

**COMMUNITY HOUSE
MEN'S SHELTER
THE INTER FAITH COUNCIL
CHAPEL HILL, NORTH CAROLINA**

**CHAPEL HILL
TOWN COUNCIL**

**COMMUNITY
DESIGN
COMMISSION**



CONCEPT PLAN

MAY 15, 2009

**GGA ARCHITECTS, PA
BALLANTINE ASSOCIATES, PA**

TOWN OF CHAPEL HILL CONCEPT PLAN PROPOSAL

Applicant Information

Name: THE INTER-FAITH COUNSEL c/o JOSH GURLITZ
 Address: 308 W. ROSEMARY ST., SUITE 302
 City: CHAPEL HILL State: NC Zip: 27516
 Phone (Work): 929.7595 FAX: 967.9636 E-Mail: JOSH@1-gga.com

Property Owner Information (included as attachment if more than one owner) SEE ATTACHED
 U.N.C. % Name: JANNICE ASHLEY, JD, AICP Phone 962-9063
 Address: 103 AIRPORT DR., SUITE 128, GILES HORNEY BLDG. CB 1060
 City: CHAPEL HILL State: NC Zip: 27599

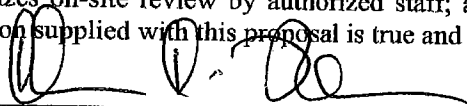
Development Information

Name of Development: COMMUNITY HOUSE
 Parcel ID #: 9880-21-3142 Historic District: Yes No
 Address/Location: W. SIDE, MARTIN LUTHER KING JR., BLVD.
 Existing Zoning: O1-2 New Zoning District if Rezoning Proposed NO
 Proposed Size of Development (Acres / Square Feet): 1.65 / 71,836 S.F.
 Permitted / Proposed Floor Area (Square Feet): 20,861 / 16,000 S.F.
 Minimum # Parking Spaces Required: 16 #Proposed 18
 Proposed Number of Dwelling Units: NA # Units per Acre NA
 Existing / Proposed Impervious Surface Area (Square Feet): 0 / 19572
 Is this Concept Plan subject to additional review by Town Council? YES

Fee – See Planning Department Fee Schedule

Submittal schedule attached

The undersigned applicant hereby certifies that: a) the property owner authorizes the filing of this proposal b) authorizes on-site review by authorized staff; and c) to the best of his/her knowledge and belief, all information supplied with this proposal is true and accurate.

Signature:  Date: 5.15.09

TOWN OF CHAPEL HILL

Presentations must be kept under 15 minutes as required by Town Council

The full address of the Property Owner is:

University of North Carolina at Chapel Hill
Jannice Ashley, JD, AICP, Director
University Property Office
The University of North Carolina at Chapel Hill
103 Airport Dr., Suite 128, Giles Horney Bldg.
CB #1060
Chapel Hill, NC 27599
Phone: 919-962-9063
Fax: 919-966-3297

The full address of the Property Leasee is:

Town of Chapel Hill
Roger Stancil, Manager
Town of Chapel Hill
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514-5705
Phone: 919-968-27413

The full address of the Applicant is:

The Inter Faith Council
Chris Moran, Executive Director
110 West Main Street
Carrboro, North Carolina 27510
Phone: 919-929-6380
FAX: 919-929-3353

May 15, 2009

The Inter Faith Council
Men's Shelter Summary
Concept Plan Phase

Site:

Zone	01-2
Leased Land Area	71,800 s.f.
Impervious Surface	19,500 s.f.
Parking	18 cars

Building:

Total Area	16,000 s.f.
Total Allowable area	20,800 s.f.
Max.Height	26'
Materials	Masonry with steel frame
Service Features:	50 Beds, standard overnight capacity
	Medical Exam
	Dental Exam
	General Counseling
	Job Coaching
	Job Files

Features:

- Storm water re-use
- Natural Day-lit daytime interiors
- Efficient solar orientation
- Solar thermal hot water heating
- Solar transpired air supplement
- Energy efficient building shell construction
- Walk to sidewalk
- Easy access to public transportation
- Exterior vegetable garden space
- Graduated residential pattern
- Thermal efficient wall system

Appendix A: About the Applicant

The Inter-Faith Council for Social Service (IFC) meets basic needs and helps individuals and families to achieve their goals. Staff, volunteers and partner groups offer assistance everyday to people in need of food, fuel, medicine, rent, referrals and utility assistance; and emergency shelter and long-term housing for homeless men, women and children. We accomplish this through strong partnerships with volunteers, staff and those we serve. We rely on the active involvement of caring individuals, congregations, local governments and other community organizations.

The Inter-Faith Council for Social Service (IFC) was founded in 1963 to address the significant gaps that existed in the social safety net of our community. With no paid staff or office space, IFC began providing crisis intervention programs for people in dire need. Today the IFC is a nondenominational, not-for-profit social service organization with 16 FT, 13 PT staff and 6 AmeriCorps/student interns continuing its work of fulfilling the unmet needs of our poorest neighbors in Carrboro, Chapel Hill and Orange County.

Major IFC programs and activities include:

Advocacy and Community Education – promote public awareness about local issues, and push for outcomes to reduce poverty, homelessness and hunger

Food Programs – increase food security among households and hungry persons

Food Pantry – supplies groceries to those who work or live in Carrboro and Chapel Hill

Community Kitchen – offers three hot, nutritious meals per day, 365 days a year, free of charge to Community House guests and other community members

Prevention Programs – offers consultation, referrals and financial support to prevent homelessness

Residential Services – provide a safe, structured and supportive environment for homeless individuals

Community House – offers emergency shelter to homeless men in downtown Chapel Hill

HomeStart – offers emergency and longer term housing to homeless women and children on the Southern Human Services campus

Robert Nixon Clinic for the Homeless – volunteer health professionals provide ongoing medical and mental health services to homeless residents

Other services – job coaching, social work, community resource referrals, partner agency projects, laundry and postal services and emotional support provided to residents

**COMMUNITY HOUSE CAMPUS
MARTIN LUTHER KING JR. BOULEVARD
CHAPEL HILL, N.C.**

**DEVELOPER'S PROGRAM
CONCEPT PLAN REVIEW
MAY 2009**

Introduction

This is a request for review of a Concept Plan describing the development and construction of a new Community House Campus as described herein and on the accompanying plans, on Martin Luther King Jr. Boulevard. The proposed redevelopment property is located wholly Chapel Hill and within an existing OI-2 zoning district.

Background

The property on which Community House is proposed is a part of a larger lot that was, until recently, occupied by Duke Power. When this site was originally developed by Duke Power it was located outside of the Chapel Hill town limits and within the jurisdiction of Orange County. Duke Power sought, and received, zoning approval and a Special Use Permit from the Orange County Commissioners in 1982. Simultaneous with making the request to Orange County, Duke Power showed their plans on a courtesy basis to Town of Chapel Hill boards and commissions and the results of these courtesy reviews were communicated to the Orange County Commissioners to be considered as part of their decision making.

Shortly after Duke Power received their regulatory permitting, this property was annexed into the Town of Chapel Hill and continued to be used subject to the terms and conditions of the existing Special Use Permit and subsequent use permits approved by the Town of Chapel Hill.

The University of North Carolina has purchased the larger lot from Duke Energy (aka Duke Power) and entered into a cooperative partnership with the Town of Chapel Hill to provide a location for Community House. UNC has agreed to lease a portion of the larger lot to The Town of Chapel Hill, who in turn will lease the property to The Inter-Faith Council. The Inter-Faith Council will develop and run Community House.

The property that Community House is proposed to occupy is a 79,000 s.f. lot in the extreme north east corner of the larger UNC lot. It will be developed totally independent of the larger lot and will not share access, egress or utilities with the larger lot.

General Site Description

The property consists of a leased parcel of land totaling approximately 79,000 square feet, located on the west side of Martin Luther King Jr. B between the intersection of Homestead

Road and Stateside Drive Extension. The area map that accompany this request show the exact location of the property. At present this part of the property is unoccupied.

The site slopes from the west toward the east, with a predominant east/south east exposure. The slope becomes steep at the setback line from Martin Luther King, Jr. Boulevard. The site is evenly covered with mature pine extending from the south line up to an northern line that defines a Duke Energy power line easement. North of the Duke Power easement is land owned and occupied by the United Church of Chapel Hill.

Goals and Objectives:

Inter-Faith Council for Social Service (IFC) plans to relocate its Community House residential program for homeless men from the Old Municipal Building at 100 W. Rosemary Street to the land described above on Martin Luther King Jr. Boulevard in Chapel Hill, NC. The IFC will develop and build a 50 -bed emergency and transitional housing facility for homeless men on a 1.66-acre of property leased by the University of North Carolina to the Town of Chapel Hill. The Town then plans to make the site available to the IFC for the construction of the project. The leases from UNC and the Town will both be for 50 years.

The Community House campus, adjacent to the United Church of Chapel Hill, will be approximately 16,000 square feet and will include floor space, emergency beds and transitional accommodations, a resident dining room with seating for 28 persons, staff offices, counseling rooms, meeting areas and a free medical clinic for homeless residents. Some of the shared space may also be available to community volunteers and groups that provide specialized services to homeless residents. As detailed architectural plans develop, the general plan is to configure bed space that includes emergency beds for 20 residents (two 10 bed dormitories with bunk beds); and transitional housing accommodations for 30 residents (four quads to accommodate 16 men, seven doubles to accommodate 14 men).

Community House's service-enriched residential program uses both an emergency and rehabilitative model that promotes self-governance; partnerships with the Town of Chapel Hill, congregations, community volunteers and organizations; and assists residents with the necessary resources to overcome homelessness and transition back into the community. Community House is a place that accomplishes many things based on continuum of care model that residents need in association with community support systems.

Community House's beneficiaries are homeless men facing a myriad of challenges including chronic mental illness, substance abuse, and health issues. Approximately 60% are between the ages of 31 and 54 and about 10% are over 55 years of age. Many are older veterans. A minimum of 50 homeless men a night will be sheltered at Community House's new facility and receive services. In addition, on an as need basis, homeless men requesting emergency shelter during difficult weather conditions will be given floor space. The Community House campus will also include the *Robert Nixon Free Clinic for the Homeless* where volunteer health professionals will provide medical, dental and mental health services for Community House and Home Start residents.

COMMUNITY HOUSE COMPREHENSIVE PLAN EVALUATION

**1315 MARTIN LUTHER KING JR. BOULEVARD
CHAPEL HILL, N.C.**

Introduction

This is a request for review of a Concept Plan describing the development of a facility for homeless men in Chapel Hill.

Background

The Chapel Hill Comprehensive Plan is a living document created and updated by citizens committees working in concert with the Planning Board, CDC, staff and elected officials. The current Comprehensive Plan was generated in the year 2000 and is organized around 12 themes that received near unanimous agreement when they were proposed for inclusion. Many of these themes appeared in previous versions of our Comprehensive Plan and describe a core set of values that we hold as a community. Among the themes that we agree, through many iterations of the Comprehensive Plan, reflect our sense of community are:

- 1) Respect for the Rural Buffer as an urban services boundary.
- 2) Neighborhood protection.
- 3) Housing affordability.
- 4) High quality community facilities.
- 5) A focus on public transportation.
- 6) Respect for our natural environment.

Following is a summary of how we believe Community House supports, and is consistent with, the current Chapel Hill Comprehensive Plan.

THEMES:

1 Maintain The Urban Services Area/Rural Buffer Boundary

Community House is proposed to be developed within the Urban Services Area on land that has been zoned OI-2 for nearly 30 years. This project represents the re-development of a part of an already developed property.

2 Participate in the Regional Planning Process.

This theme is not immediately relevant to the development of this project because it refers to actions of town government. However, the Inter-Faith Council for Social Service (IFC) is a constant participant in regional dialogue about homelessness, the inter-governmental 10-Year Plan to End Homelessness and the strategies to address how to care for and serve homeless people. The Inter-Faith Council has been a regional leader in this dialogue and the central provider of emergency shelter and transitional housing programs for many years.

The model for the service component of Community House is based on a strategy that was first tried at The Healing Place in Raleigh that we have modified and fine tuned for Chapel Hill. Community House will continue its public/private partnership with the Town of Chapel Hill, a local government that has provided in-kind space and utilities to the IFC at the Old Municipal Building since 1986.

3 Conserve and Protect Existing Neighborhoods.

This project is located on a piece of property that is directly adjacent to lands owned by the University of North Carolina at Chapel Hill and the United Church of Chapel Hill. It is not directly adjacent to residential neighborhoods and is separated from residential neighborhoods by major thoroughfares. From a services perspective, the project is in close proximity to HomeStart, IFC's residential facility for homeless women and children, and the Southern Human Services Center on Homestead Road.

This project is being developed in partnership with its direct neighbor, the United Church, as shown in the site plan. The United Church has been a viable partner with the IFC for more than thirty years. This neighbor and approximately sixty other congregations and the IFC share a commitment to serving the homeless.

4 Conserve and Protect the Natural Setting of Chapel Hill.

This project is located on a site that has been already been partly developed and is adjacent to a major arterial. The building is planned to face south, consistent with best practices for solar accessibility. Healthy existing trees will be retained on the south and west sides of the site and part of the east side of the site. The north side of the site is within a Duke Energy easement and is kept cleared to protect the high power lines within the easement.

5 Identify areas where there are Creative Development Opportunities

The location of a residential use on land zoned OI-2 represents a creative use of this property. This building will be only two stories high and could help develop a transition between the arterial street to the east and possible future development deeper into the larger piece of property to the west.

6 Encourage desirable forms of Non-Residential Development.

This theme is not directly applicable because this planned project is a residential use.

7 Create and preserve Affordable Housing Opportunities.

Inter-Faith Council has been a past developer and sponsor of affordable housing complexes (Adelaide Walters Apartments, Chase Parks, Elliot Woods, Orange House and Manley Estates). Affordable Housing is best understood as a part of a continuum of residential needs. This continuum, in Chapel Hill, extends from: a) shelter for the homeless; to b) rental housing for low income residents; to c) mid range housing; to d) housing for people earning up to 80% of the area median income. Currently Orange Community Housing and Land Trust and Empowerment are principal service providers for people at the 80% income level. Habitat for Humanity of Orange is the principal service provider for housing ownership for people with lower incomes, down to about 30% of the area median. Empowerment is the main provider for affordable rentals and the Inter-Faith Council is the main service provider for housing for the homeless. This proposed project, along with HomeStart (an existing Inter-Faith Council project) represents the core service for homeless individuals in Chapel Hill. The Comprehensive Plan states that “By emphasizing affordable housing, the Town can help maintain Chapel Hill’s traditional socio-economic diversity”.

8 Cooperatively plan with the University of North Carolina.

Community House represents the best of cooperative planning. The University of North Carolina owns this land. When approached by the Town of Chapel Hill, UNC agreed to lease the land to the town for the express purpose of locating a shelter for homeless men. The town is leasing the land to the Inter-Faith Council, a not-for-profit community agency, which will develop and run this important community facility.

9 Work toward a Balanced Transportation System.

Most shelter residents do not own or use automobiles making this location, on a major bus route, optimal. The Comprehensive Plan encourages “a community wide multi-modal transportation system”. By locating this facility on a bus route we can make it easier for both residents and volunteers to access the facility by bus or bike. We are including parking for only 20 automobiles, less than the number of beds or the number recommended for a building of this size. By limiting parking we are giving further encouragement to use alternative modes of transit.

10 Complete the Bikeway/Greenway/Sidewalk systems.

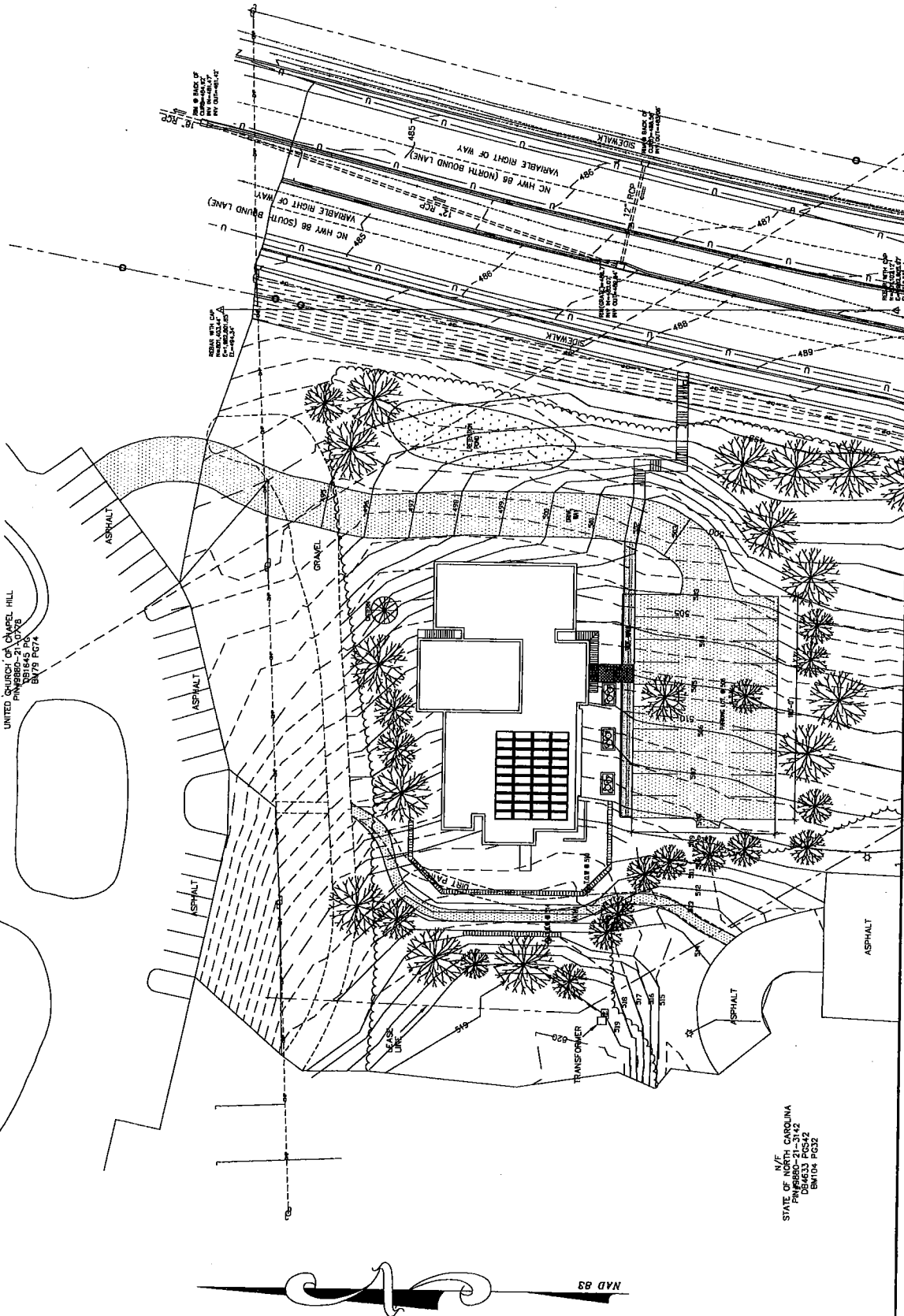
This facility is accessed by an existing sidewalk system.

11 Provide quality Community Facilities and Services.

Community House is the product of a myriad of partnerships, particularly strong partnerships with the town and University. Other partnerships with the Inter-Faith Council include relationships with local congregations, area governments, non-profit organizations, businesses and thousands of community volunteers and donors. Community House is a community facility in the best sense. This new facility will help the Inter-Faith Council to provide safe, supportive and more comprehensive emergency and longer term housing to homeless men in collaboration with the entire Chapel Hill Community.

12 Develop strategies to address fiscal issues.

While this theme is not directly applicable it should be noted that the Inter-Faith Council has developed successful strategies to help pay for this important community service. They includes pursuing and obtaining public and private funds, community contributions and Town of Chapel Hill in-kind services in support of this new facility that serves an important and necessary community function.



UNITED CHURCH OF CHAPEL HILL
 PARCELS 2, 10, 16
 B178 P074

N/F
 STATE OF NORTH CAROLINA
 PLAT 10433 PGS 42
 DEK433 PGS 42
 BW104 PGS 32



**MEN'S SHELTER
 THE INTER FAITH COUNCIL
 CHAPEL HILL, NORTH CAROLINA
 GGA ARCHITECTS / BALLANTINE ASSOCIATES, P.A.**

**SITE PLAN & BUILDING FOOTPRINT
 1"=20'-0"**

**BUILDING & SITE
 CONCEPT
 PLAN 4.1**

MAY 15, 2009

NOTES

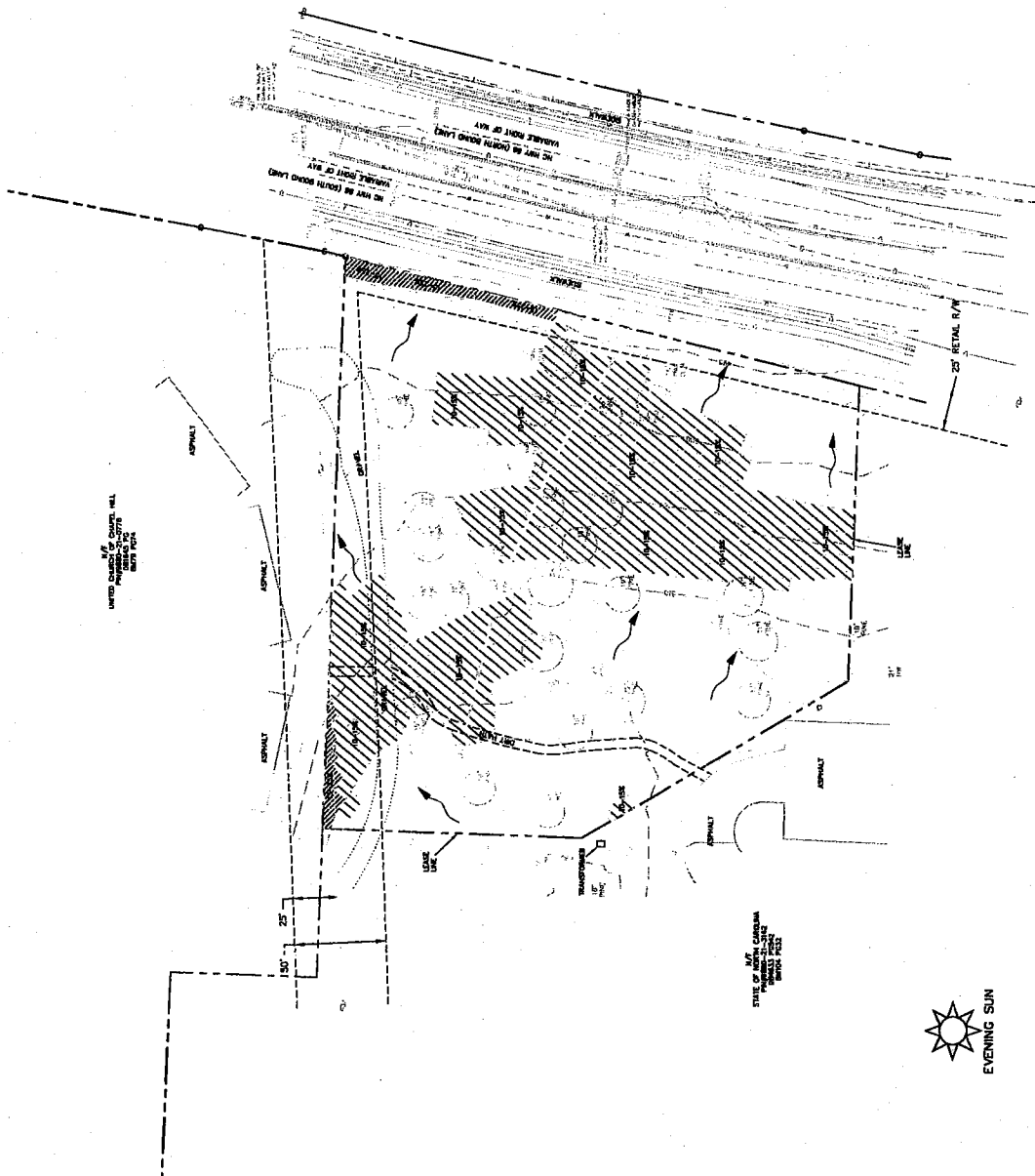
- 1. ALL EXISTING CONDITIONS SHALL BE SHOWN ON THE DRAWING. THE EXISTING CONDITIONS SHALL BE SHOWN BY A DOTTED LINE. THE PROPOSED CONDITIONS SHALL BE SHOWN BY A SOLID LINE. THE PROPOSED CONDITIONS SHALL BE SHOWN BY A SOLID LINE. THE PROPOSED CONDITIONS SHALL BE SHOWN BY A SOLID LINE.
- 2. ALL DIMENSIONS SHALL BE SHOWN IN FEET AND INCHES. DIMENSIONS SHALL BE SHOWN TO THE CENTERLINE UNLESS OTHERWISE NOTED.



LEGEND

	SHALL BE SHOWN BY A DOTTED LINE		WINDY AREA
	SHALL BE SHOWN BY A SOLID LINE		EXISTING TREE
	SHALL BE SHOWN BY A SOLID LINE		PROPOSED TREE
	SHALL BE SHOWN BY A DOTTED LINE		SHADING CRITICAL VIEW ZONE
	SHALL BE SHOWN BY A DOTTED LINE		SHADING CRITICAL VIEW ZONE

SOIL TYPES:
 GcB - SANDY SILT
 GcC - SILTY SAND
 EnB - SANDY SILT
 EnC - SANDY SILT



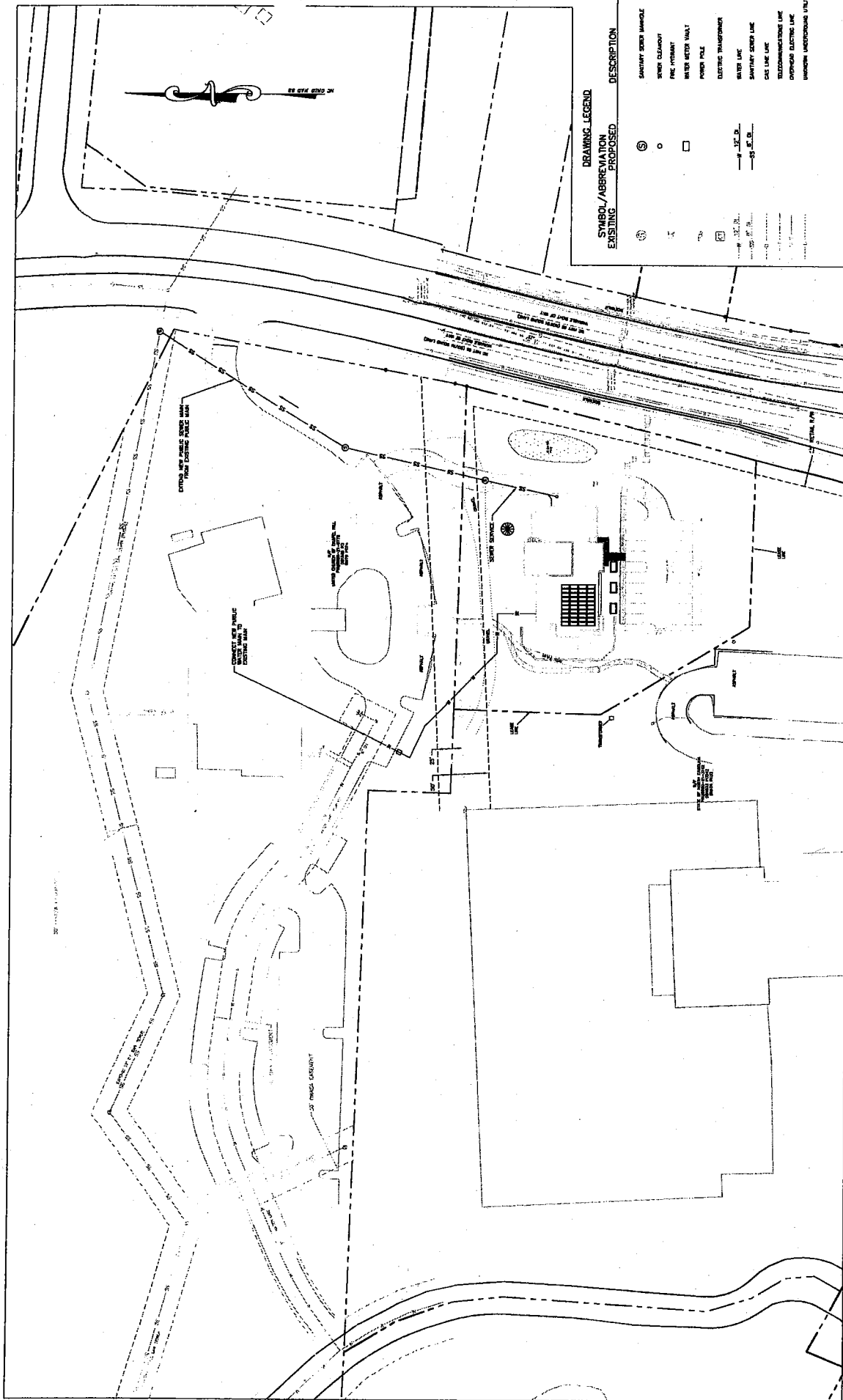
SITE ANALYSIS PLAN

CONCEPT PLAN DOCUMENTS

SCALE: 1"=30'
MAY 15, 2009

MEN'S SHELTER
 THE INTER FAITH COUNCIL
 CHAPEL HILL, NORTH CAROLINA

GGA ARCHITECTS /
 RALPH W. BALLEW
 ASSOCIATES, P.A.



DRAWING LEGEND		DESCRIPTION
SYMBOL / ABBREVIATION	PROPOSED	
(S)	(S)	SANITARY SEWER MAIN
(W)	(W)	WATER MAIN
(G)	(G)	GAS MAIN
(E)	(E)	ELECTRIC MAIN
(L)	(L)	LOW VOLTAGE CABLE
(H)	(H)	HIGH VOLTAGE CABLE
(T)	(T)	TELEPHONE CABLE
(C)	(C)	CABLE TELEVISION CABLE
(F)	(F)	FIBER OPTIC CABLE
(M)	(M)	METAL PIPE
(P)	(P)	PLASTIC PIPE
(D)	(D)	DRAINAGE
(V)	(V)	VALVE
(R)	(R)	REGULATED VALVE
(B)	(B)	BURNER VALVE
(A)	(A)	AIR VALVE
(S)	(S)	SEWER CLEANOUT
(M)	(M)	METER
(V)	(V)	VALVE
(P)	(P)	POWER POLE
(T)	(T)	TRANSFORMER
(L)	(L)	LOW VOLTAGE
(H)	(H)	HIGH VOLTAGE
(T)	(T)	TELEPHONE
(C)	(C)	CABLE TELEVISION
(F)	(F)	FIBER OPTIC
(M)	(M)	METAL PIPE
(P)	(P)	PLASTIC PIPE
(D)	(D)	DRAINAGE
(V)	(V)	VALVE
(R)	(R)	REGULATED VALVE
(B)	(B)	BURNER VALVE
(A)	(A)	AIR VALVE

CONCEPTUAL UTILITY PLAN

CONCEPT PLAN DOCUMENTS

SCALE: 1"=40'
MAY 15, 2009

MEN'S SHELTER
THE INTER FAITH COUNCIL
CHAPEL HILL, NORTH CAROLINA
GGA ARCHITECTS /
BALLENTE ASSOCIATES PA