



THE UNIVERSITY
of NORTH CAROLINA
at CHAPEL HILL

UNIVERSITY ARCHITECT AND DIRECTOR
FACILITIES PLANNING DEPARTMENT

ATTACHMENT 2

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March 15, 2006

Ms. J.B. Culpepper
Town of Chapel Hill Planning Office
306 North Columbia Street
Chapel Hill, North Carolina 27514

Re: Development Plan Modification 3- Concept Plan

Dear Ms. Culpepper:

Enclosed please find a Concept Plan Application for Development Plan Modification 3, as required by the OI-4 zoning regulations.

We have prepared plans showing previously approved projects, projects that have received Site Development Permits and the projects proposed as part of this modification. Also enclosed is a description of each project. We look forward to presenting this concept plan to the Council on April 19, 2006.

Please let me know if any additional information is required.

Sincerely,

Anna A. Wu, AIA

- c. Ms. Pat Crawford
Ms. Mary Jane Felgenhauer
Mr. Bruce Runberg
Ms. Nancy Suttentfield

CONCEPT PLAN

DEVELOPMENT PLAN MODIFICATION 3 PROJECTS

The Development Plan shows the buildings that the University and UNC Health Care System plan to build in the near future. The Town of Chapel Hill approved the University's Development Plan in October 2001, Modification No. 1 in June and August 2003 and Modification No. 2 in March of 2004.

The Development Plan Modification No. 3 will amend the location, size, and/or type of buildings and structures the University and the UNC Health Care System plan to construct under the Development Plan. The projects proposed in this Concept Plan are shown in Modification #3, Map 2, dated March 8, 2006. The accompanying list describes the scale and program use for each project.

A-14 Dental Science Building

Approximately 175,000 SF of additional space are planned for this building; the existing Dental Office Building and Dental Research Building will be demolished.

A 84,990 SF building was approved at this location in the Development Plan. The larger facility currently planned will allow the School of Dentistry to increase its enrollment by 50% to meet the health care needs of North Carolina. This facility will provide the research, academic and clinical science capacity to educate more dental students.

A-20 School of Information and Library Sciences

The School of Information and Library Sciences (SILS) will be housed in approximately 125,000 SF on the south side of Blythe Drive. This facility will provide a consolidated location for the SILS program near complementary users on campus and will address the current deficit of classroom, library, and office space for the school.

A-22 Replacement of Davie Hall

The replacement of Davie Hall is planned to be a 25,000 square foot footprint with 3 floors for a total of 75,000 square feet. This building will restore the streetscape and pedestrian connection along Cameron Avenue to the Arboretum by setting the building away from the street. It will also provide updated classroom, research and office space for the Department of Psychology.

A-21 Bell Tower Academic Building & R-1,2,3

This update to the Bell Tower Development shows the latest configuration of Research Buildings 1, 2, and 3, a smaller parking deck (P-4) and a new academic building (A-21) to screen the parking deck from the green space. The design also includes a pedestrian bridge across South Road. A-21, the only new footprint in this area, will house research and office support services in approximately 80,000 SF.

P-4 Bell Tower Parking Deck

In order to preserve an appropriate scale of development in the Bell Tower area, the design has been refined. A key decision that keeps a balance of building and open space in this area is to reduce the size of the approved 1600 space parking deck by 890 spaces for a new total of 710 spaces in Bell Tower. These spaces will shift to the expanded Craige Deck and a connector road that had been planned from the deck to Manning Drive will be eliminated.

P-11 Craige Parking Deck Expansion

This expansion would add 3 new levels to the existing Craige deck. Approximately 990 parking spaces that were previously approved for the Bell Tower site (890) and unassigned spaces from other parking projects (100) would move to the Craige deck.

P-12 Tennis Deck Site

This deck would be on the site of the tennis courts on Bowles Drive. The deck would provide parking on two levels with new tennis courts on the top of the deck. These new tennis courts will be accessible from the new open space created by the new Ram Village residence halls. This deck will accommodate the remaining 230 unassigned permit parking spaces.

R-5 UNC Imaging Center

The Imaging Center will allow the Medical School to centralize all the MRI and other imaging processes in a single location; they are currently scattered throughout campus. This building will connect to the Lineberger building on its south side and be approximately 330,000 SF.

O-4 Medical Office Building

This new office building on North Medical Drive will provide space for a portion of the Medical School faculty and staff who currently occupy Medical School Wings B, C, D, E and F. This will allow future redevelopment of this area for hospital expansion projects. It will also help meet the unfulfilled demand for Medical School faculty offices that already exists on campus. The building is currently planned to be 180,000 SF.

0-5 Addition to Alumni Center

This project is a small addition to the existing alumni center to provide more office and meeting space. The addition would be approximately 12,000 SF.

1-6 Grounds Facility (PTA)

This project will provide administrative office and storage space for the Grounds Department. The Grounds Department is currently located in temporary facilities slightly north of the proposed site. The total square footage for these buildings and structures is approximately 48,000 SF. The proposed site is south and west of Mason Farm Road and is on the site currently occupied by Odum Village buildings #700 - #711.

1-7 Reclaimed Water Tank

This tank is a joint project with OWASA to provide a reclaimed water system on campus, just south of the Manning Steam Plant. A water storage facility is a necessary component of this overall project.

ATH-1 Boshamer Stadium Improvements (PTA)

Planned improvements include: additional seating, concessions and toilets, a new batting tunnel, field and landscape improvements, lighting improvements, circulation changes and a field maintenance building. Pedestrian improvements on Ridge Road between Boshamer and Henry Stadiums are also included in this project.

ATH-2 Kenan Stadium Improvements

Planned improvements include additional box seats on the south side of the stadium and new seating areas on the east side. Additional toilets, concessions, a structured concourse and a pedestrian connection to Rams Head Plaza are also included. New seats would total 8,804 and new building area would total 125,000 SF.

The University of North Carolina at Chapel Hill

Development Plan Modification #1 and Modification #2

- Through 6/01
- 7/01 - 6/02
- 7/02 - 6/03
- 7/03 - 6/04
- 7/04 - 6/05
- 7/05 - 6/06
- 7/06 - 6/07
- 7/07 - 6/08

Color indicates year Construction or Renovations begins

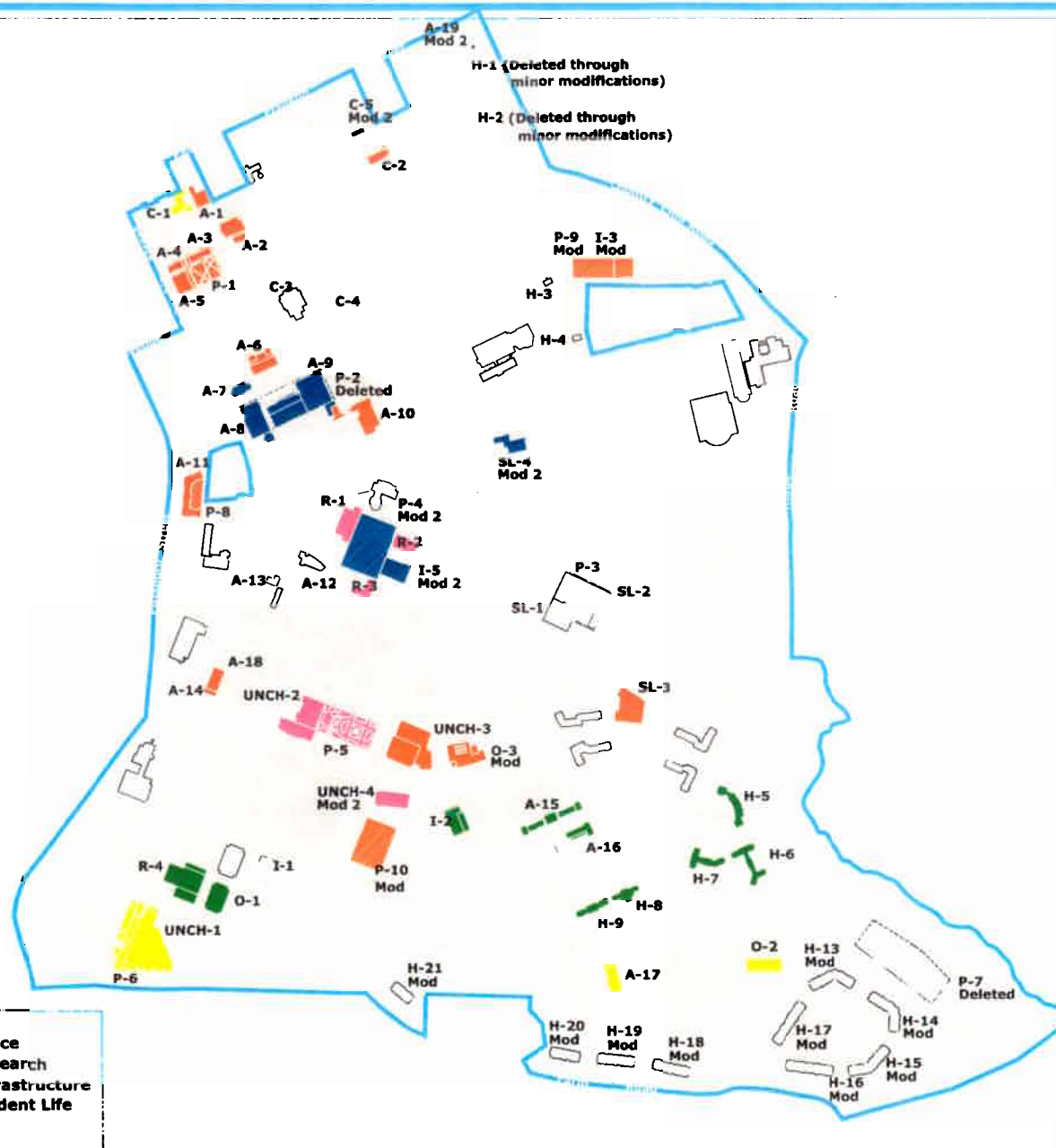
- Completed
- Existing buildings
- Proposed parking decks
- OI-4 Zoning
- Deleted



0 400 800 1200 1600
Scale in Feet

14 June 2004

A-#	Academic	O-#	Office
C-#	Cultural	R-#	Research
P-#	Parking	I-#	Infrastructure
H-#	Housing	SL-#	Student Life
UNCH	UNC Health Care		



The University of North Carolina at Chapel Hill

Development Plan Modification #3 Planning Status

- Development Plan Projects and Permits
- Modification #3 Projects

Existing buildings

Development Plan parking decks

Modification #3 parking decks

OI-4 Zoning

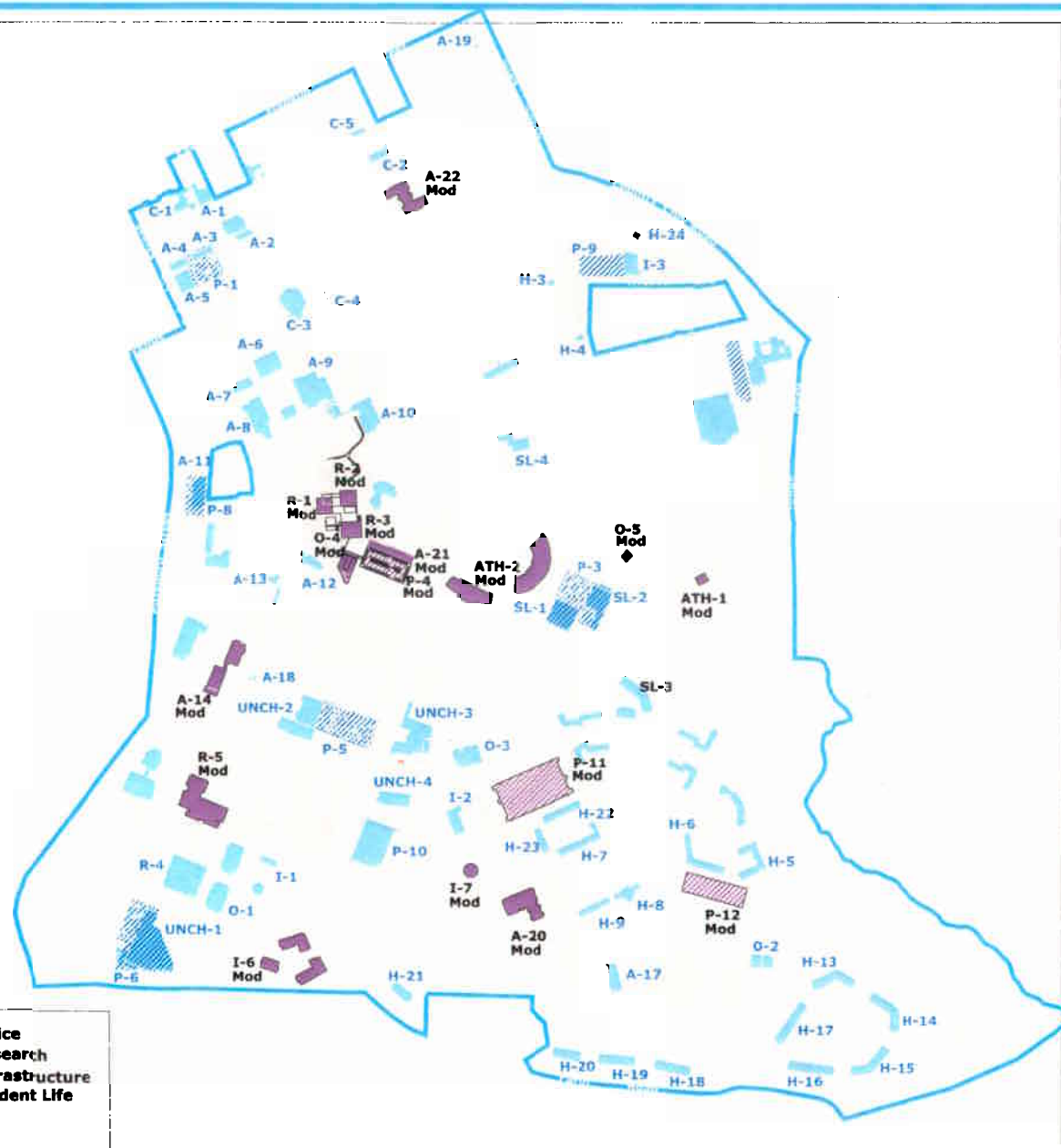
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Scale in Feet

Modification #3 - Map 2

14 March 2006



A-# Academic	O-# Office
C-# Cultural	R-# Research
P-# Parking	I-# Infrastructure
H-# Housing	SL-# Student Life
UNCH-# UNC Health Care	
ATH-# UNC Athletics	

The University of North Carolina at Chapel Hill

Development Plan Planning Status

- Development Plan Projects
- Approved Site Development Permits

Existing buildings

Proposed parking decks

OI-4 Zoning

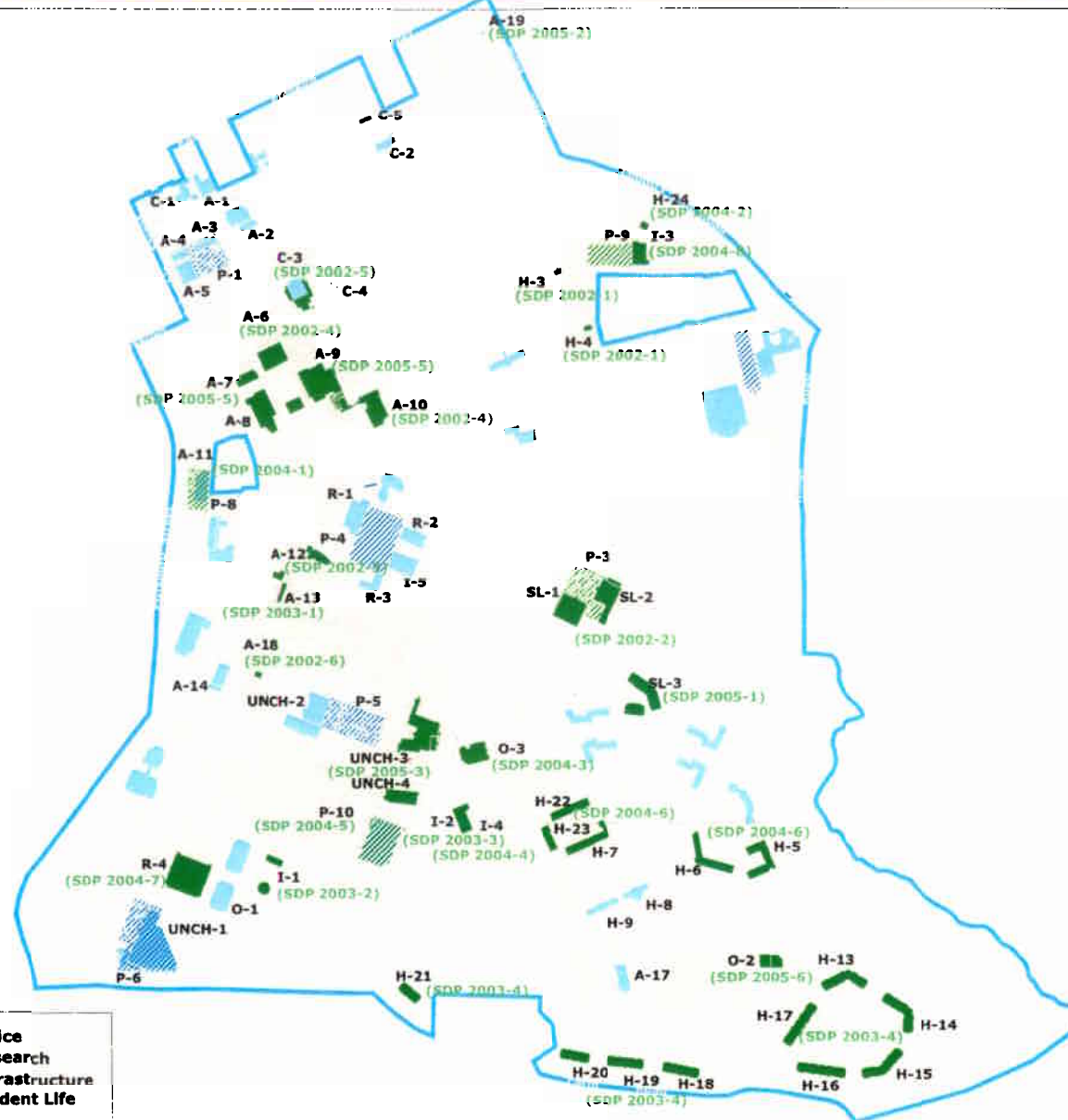
Draft



0 300 600 900 1200
Scale in Feet

Modification #3 - Map 1

8 March 2006



A-# Academic	O-# Office
C-# Cultural	R-# Research
P-# Parking	I-# Infrastructure
H-# Housing	SL-# Student Life
UNCH UNC Health Care	
ATH-# UNC Athletics	

Development Plan Modification No. 3

Concept Plan

The University has submitted an application to the Town of Chapel Hill for concept plan review of 14 projects. This is the first step in the modification process for the University's Development Plan. The key elements of the concept plan are outlined here.

Some of the projects are new proposals; others are revisions to previously approved projects. The projects include pedestrian improvements, academic, research and office buildings, infrastructure and athletic facilities. The three parking deck proposals relocate previously approved spaces and do not add additional spaces beyond what the Town has previously approved.

The development plan is tied to UNC's campus master plan, the guide for building over the next several decades. UNC trustees approved the master plan in 2001 after three years of work involving

the university, consultants, town representatives and the local and campus communities.

Ensuing joint town-gown discussions helped create a new zoning ordinance and category (OI-4, Office-Institutional 4) and main campus was rezoned to OI-4. The modification process was spelled out as part of the rezoning deliberations and is included in the town's land-use management ordinance.

This proposal would be the third modification to UNC's development plan since it was approved by the Chapel Hill Town Council in 2001. UNC's development plan included details for an initial phase of new construction for the university and health care system and specific strategies to mitigate community impacts such as traffic, stormwater and noise. The first modification was approved in June and August 2003 following work by a joint town-gown panel. The second modification was approved in 2004.

In 2005, joint town-gown discussion led to several changes to the OI-4 zoning regulations including concept plan review prior to the formal application for the development plan modification.

UNC's multi-year capital construction program is valued at about \$1.5 billion. The program represents an investment by North Carolina's taxpayers through their approval of the Higher Education Bond Referendum of 2000. The referendum is providing \$510 million for repairs, renovations, utilities and buildings. UNC is investing the rest of the funds from non-state sources, including private gifts and overhead receipts from faculty research grants, for buildings essential to continued excellence.



Draft 2006 Campus Master Plan

Contact by Email:

Anna Wu, Annaw@w.unc.edu
Facilities Planning

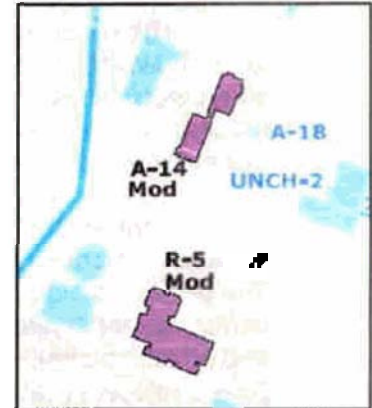
Linda Convissor, Linda_convissor@unc.edu
University Relations

<http://www.unc.edu/community/>

Projects in Concept Plan for Development Plan Modification #3

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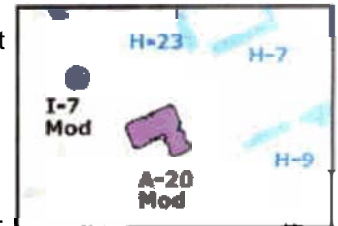


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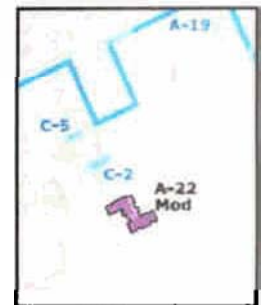


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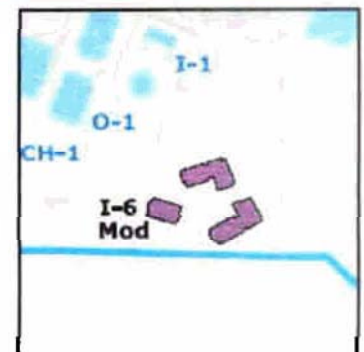
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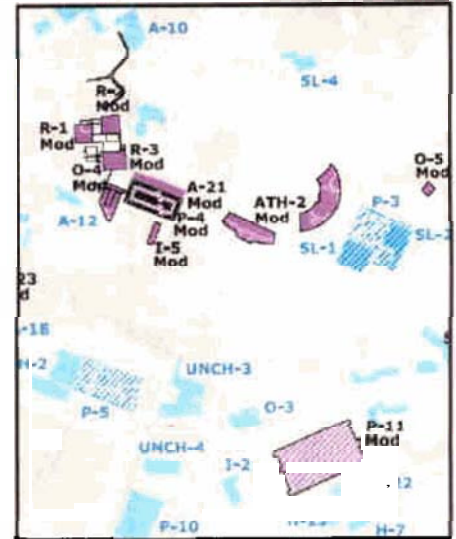
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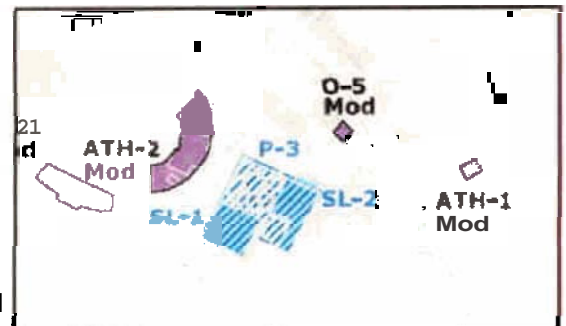
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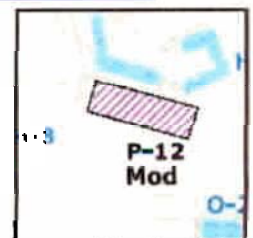


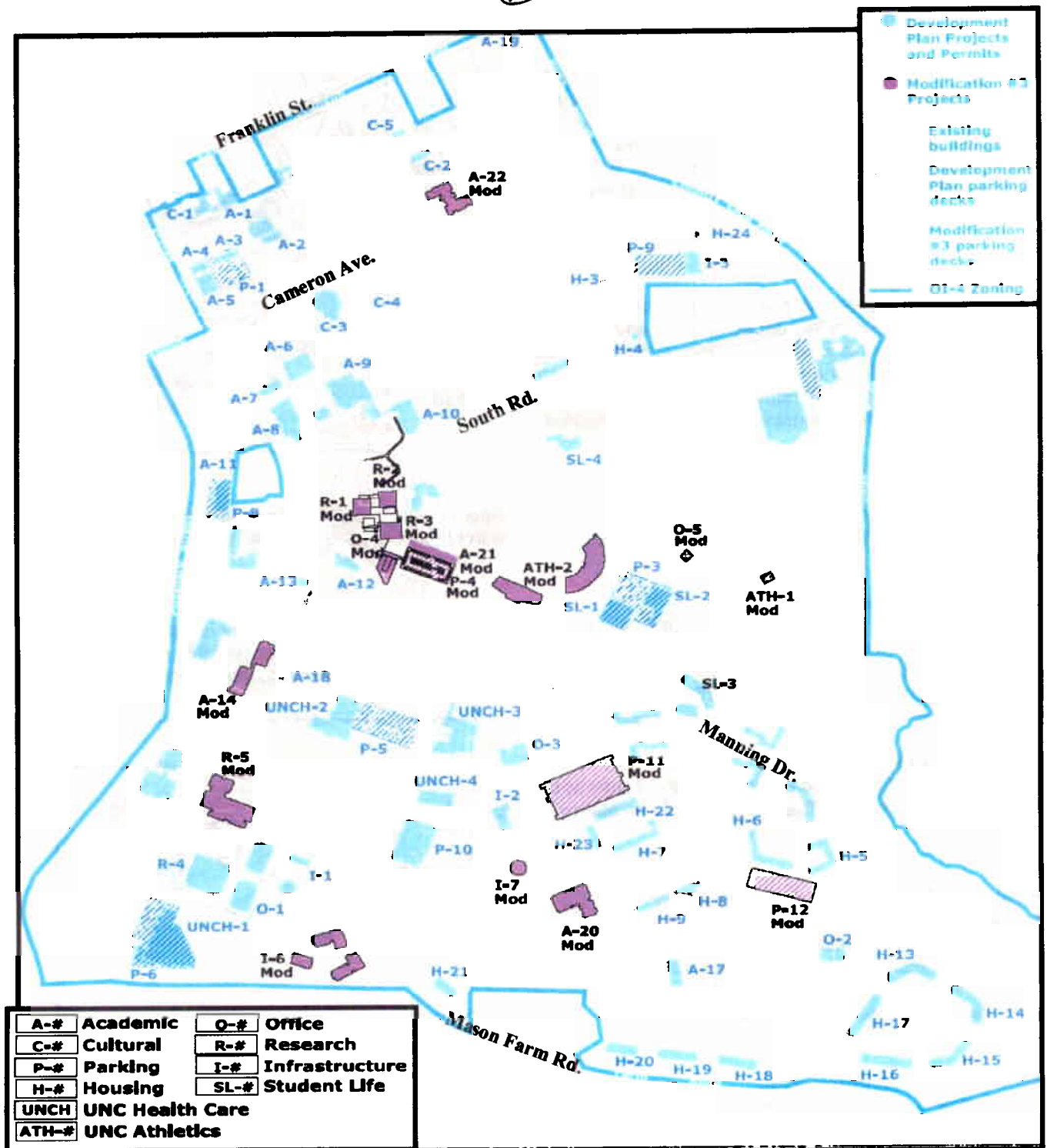
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**Proposed Projects for Development Plan Modification No. 3
Submitted to the Town of Chapel Hill on March 15, 2006**