

**Wesley Foundation Supplemental Developer Statement for  
March 10, 2008 Concept Review by Chapel Hill Town Council  
Alternative Plan**

Our existing Wesley facility at 214 Pittsboro Street is showing its age with increasing demands for significant structural repairs and major maintenance expenses, and our ability for staffing and programming is limited to the same scope and scale as it has been for the past forty years.

For over a year now we have been planning to rebuild at our current location in a manner that will enable us to:

- Substantially increase the scope and scale of our service to the campus and community
- Be financially self-sufficient
- Increase our staff and both residential and nonresidential programming to reflect the growth in the university and community over the past forty years

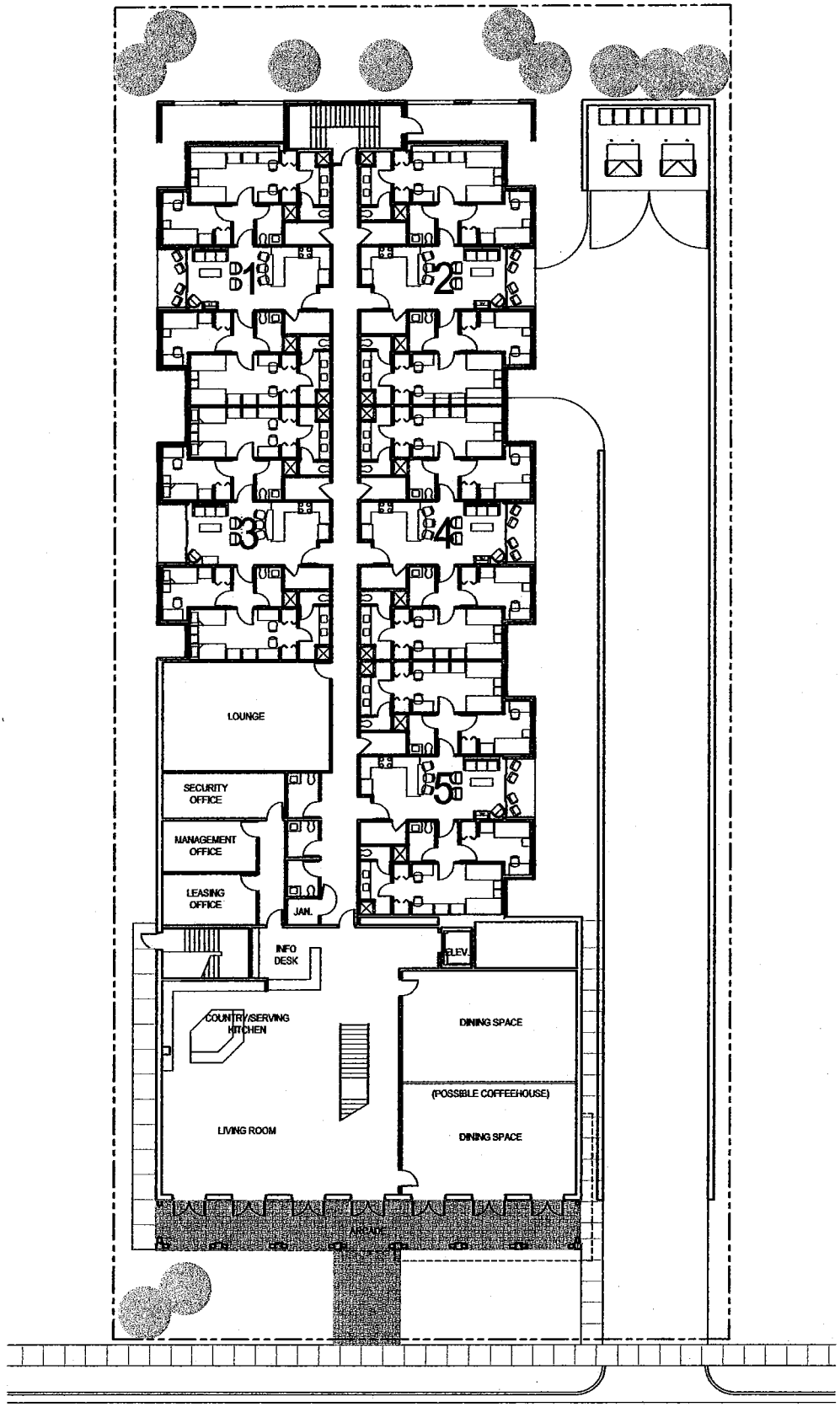
We continue to solicit feedback and advice on our proposed project submitted to the town November 15, 2007, for Concept Plan Review. Many Wesley neighbors and others across the community have voiced support for our original proposed project that consists of a 5 story building, 160 beds, program space, worship space, and 54 on-site parking spaces using an innovative Klaus vehicle stacking and storage system. HDC reviewed this proposal on December 13, 2007, and provided a number of helpful comments and suggestions. Some Wesley neighbors and community members have raised thoughtful concerns and objections to the scale of our proposed project. In a sincere effort to be responsive to this constructive feedback we have developed an alternative version of our project also for Town Council consideration that consists of a 4 story building, 148 beds, program space, worship space, and 31 on-site basement parking spaces with a secure off-site vehicle storage area. In either plan, this project adjacent to campus will be extremely "green" as it is designed to be pedestrian and bicycle friendly, make use of ZIP cars, and achieve at least LEED Silver plus exceed ASHRAE standards by more than 20%.

We would prefer to do this project on our existing site at 214 Pittsboro Street, which will require a zoning modification. We have met twice with the leaders of the Cameron-McCauley Neighborhood Association. They have indicated that although they like many things about our proposed project, they support the programming of Wesley and the idea of housing students close to the university campus; nonetheless their longstanding position is blanket opposition to any rezoning within the neighborhood. As a result, Wesley has initiated exploratory, preliminary discussions with UNC concerning a possible property swap of the 214 Pittsboro Street site for a site owned by the university at 223 East Franklin Street.

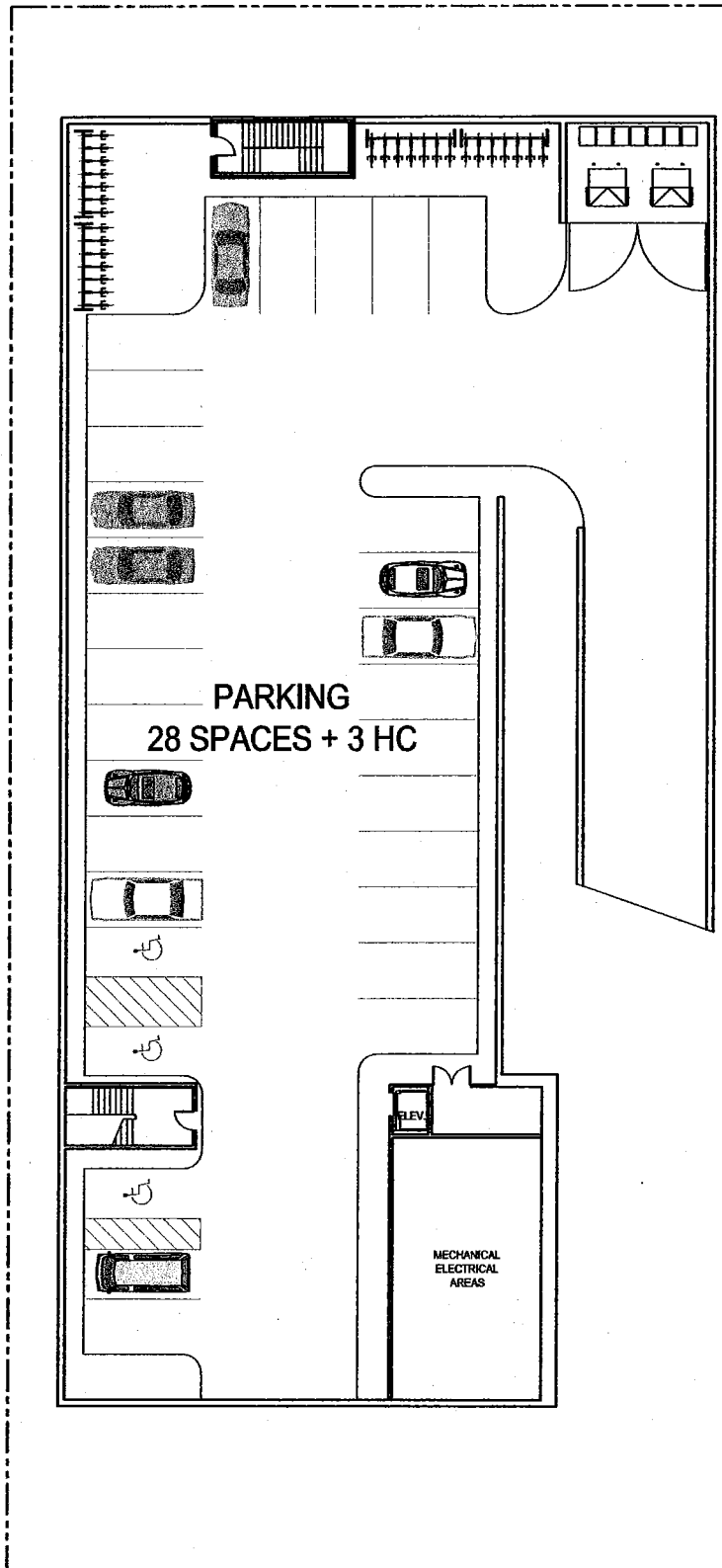
At either location this project will be property tax neutral and sales revenue and sales tax positive for downtown Chapel Hill as it will increase the number of students living within walking distance of both the campus and downtown.

At the suggestion of town staff, we have submitted this additional plan and supplemental statement for Concept Plan Review to receive feedback and direction March 10, 2008, from Chapel Hill Town Council on the two versions of our project currently under consideration (5 story or 4 story), and to receive feedback and direction as to which of the two possible sites (214 Pittsboro Street or 223 East Franklin Street) is more appropriate for the project, including zoning modifications necessary to allow a building of the mass and scale as proposed to be approved.

We are seeking to renew Wesley to serve the campus and community for the next 50 years and look forward to receiving feedback and direction from Chapel Hill Town Council the evening of March 10, 2008.



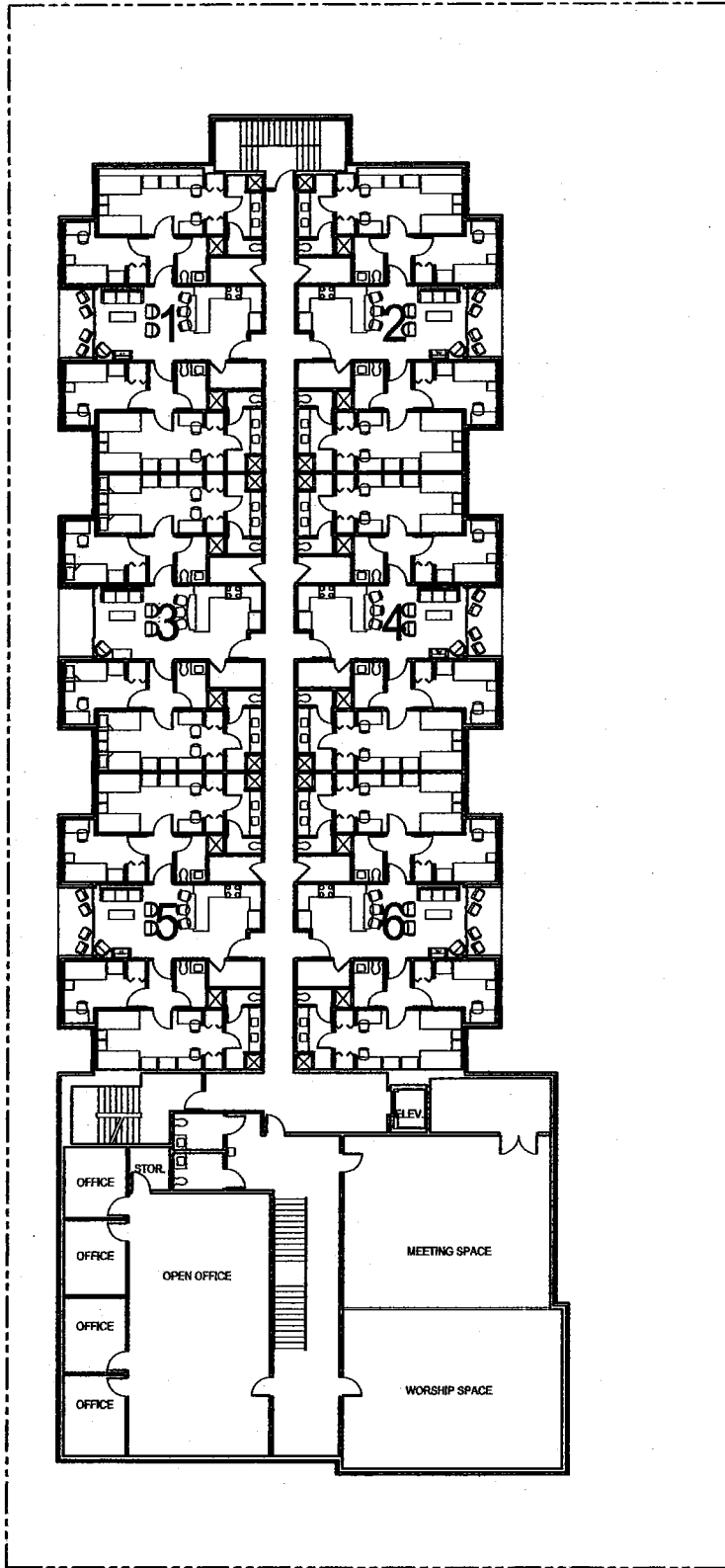
FIRST FLOOR



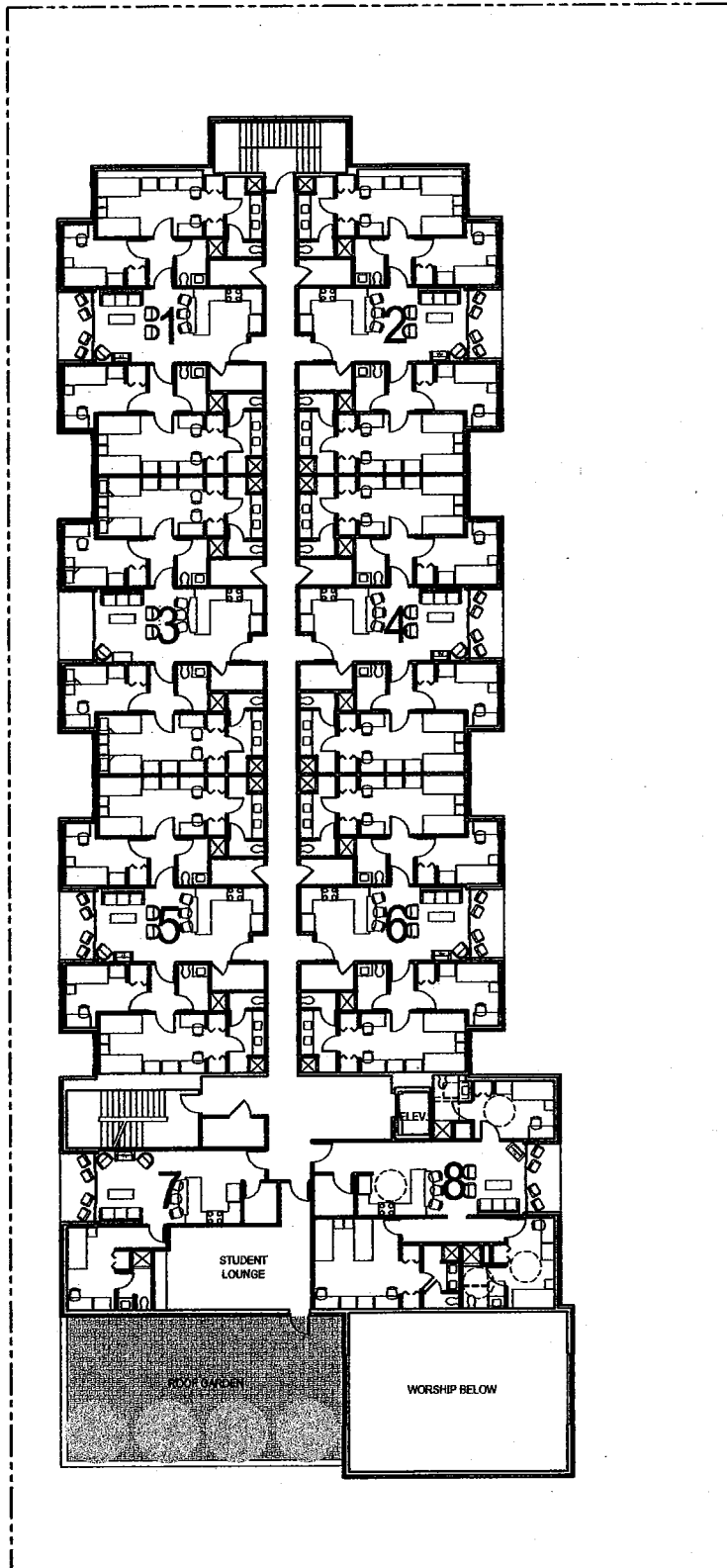
PARKING  
28 SPACES + 3 HC

MECHANICAL  
ELECTRICAL  
AREAS

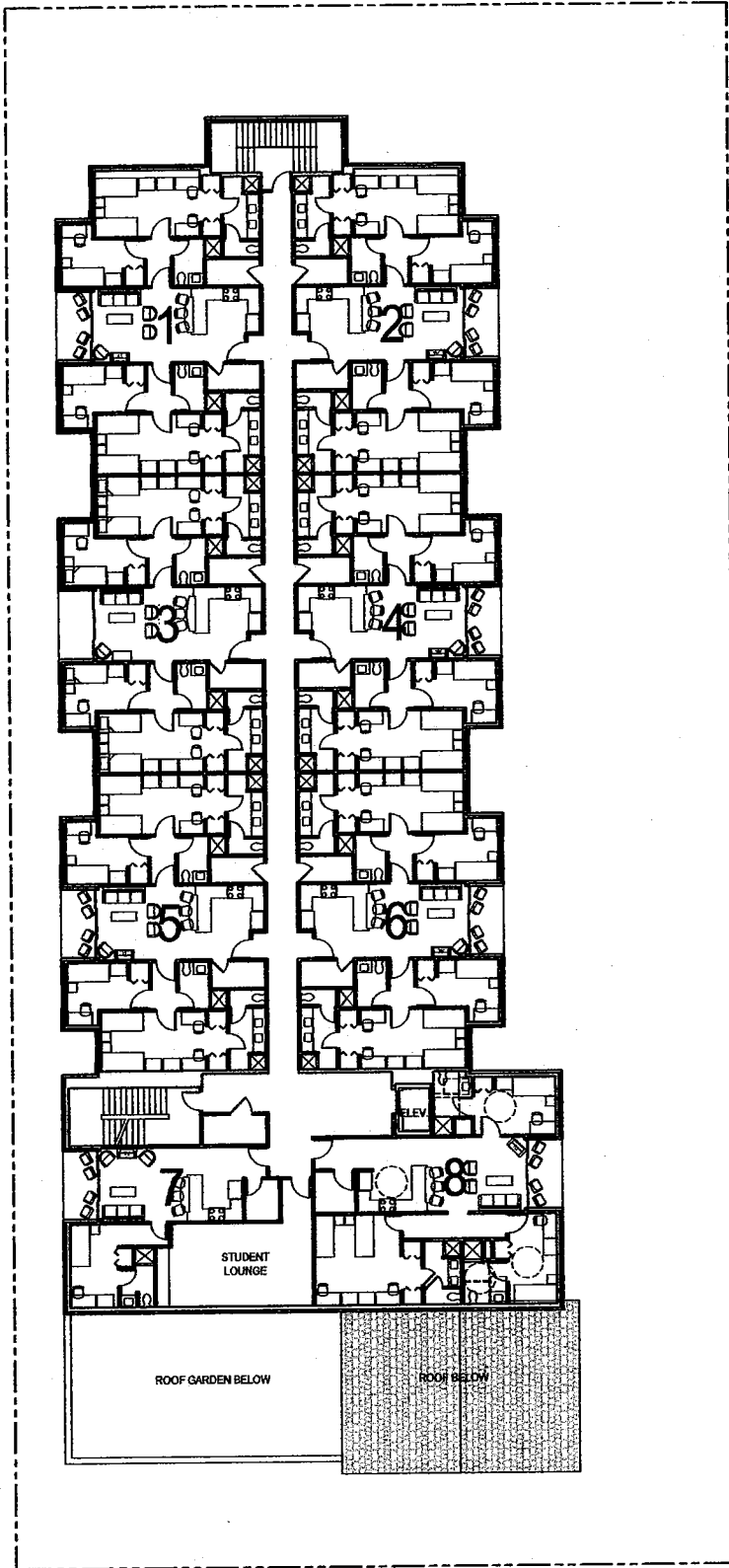
BASEMENT



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR  
STUDENT HOUSING (R-2)

13,250 SF



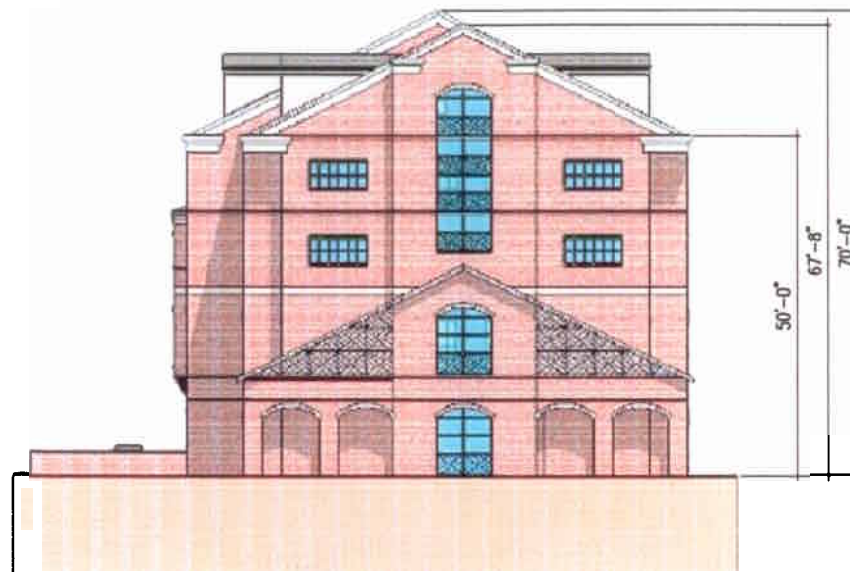
East Elevation

20



South Elevation





West Elevation



North Elevation

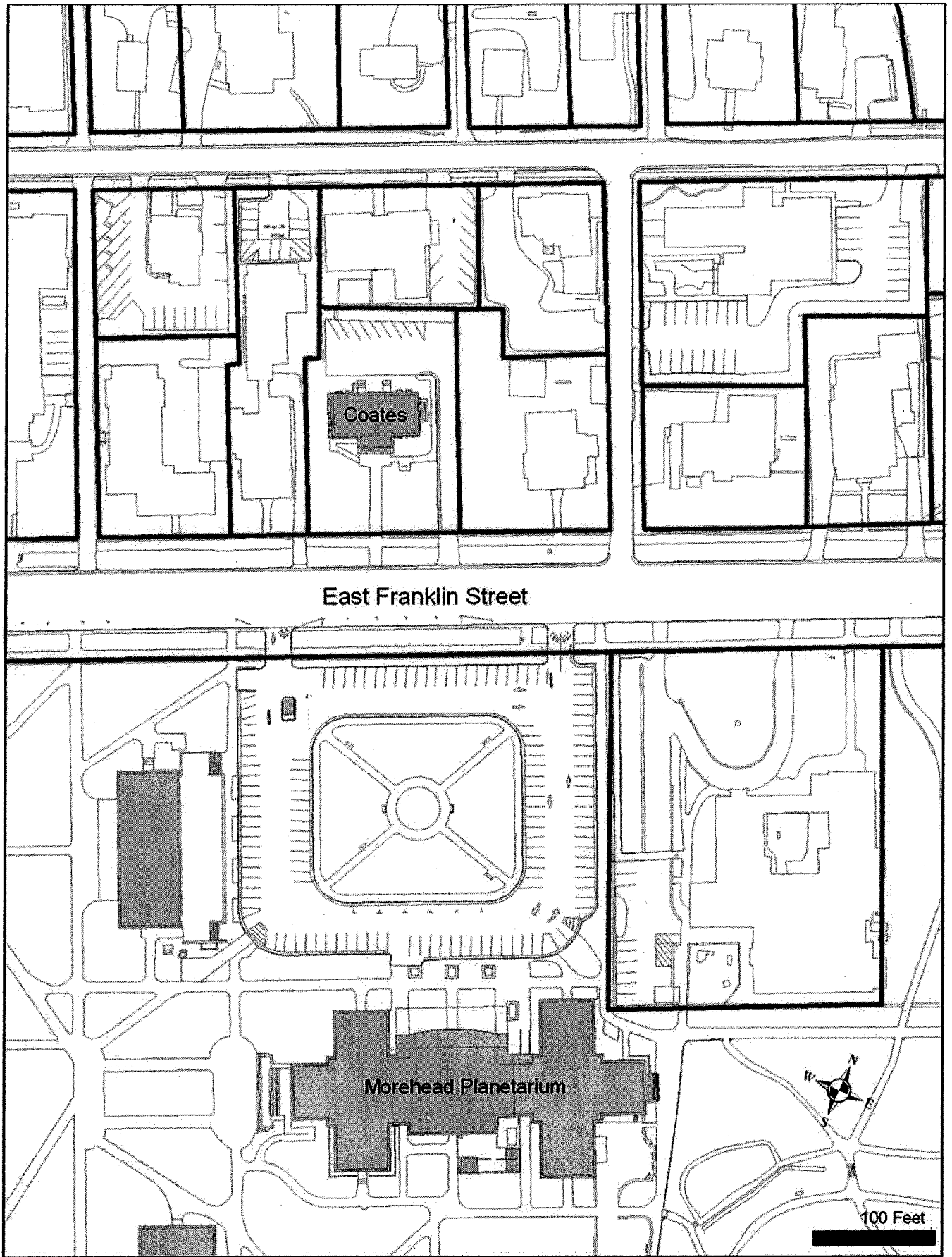
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22







223 East Franklin Street Area Map

## UNC Wesley Foundation Comparative Study of Building Heights

February 15, 2008

	Number of Stories	Eave/Parapet Height	Roof Ridge Height	Top of Chimney or Penthouse Height
Carolina Inn	2 + dormer	25'-6"	45'-6"	56'-0"
Global Education Center	3 + penthouse	48'-0"	N. A.	75'-0"
Typical Fraternity House	2 + dormer	24'-0"	40'-0"	44'-0"
The Arts Common	3	60'-0"	72'-6"	N. A.
Granville Towers (East, West and South Towers)	9 + penthouse	89'-0"	N. A.	104'-0"
Morehead Planetarium	3 + domes	54'-0"	69'-0"	94'-0"
McCorkle Place Condominiums	3 + dormers	38'-0"	50'-0"	58'-0"
Kappa Delta House 219 E. Franklin Street)	2	21'-0"	31'-0"	34'-0"
Lambda Chi Alpha House (227 E. Franklin Street)	2	20'-0"	29'-0"	32'-0"
Coates Building (223 E. Franklin Street)	2	25'-0"	37'-0"	40'-0"
UNC Wesley Foundation (presented to CHHDC, 12/13/07)	5	62'-0"	82'-0"	N. A.
UNC Wesley Foundation (presented to CHTC, 3/10/08)	4	50'-0"	70'-0"	N. A.

The building heights shown are estimates based on photographs and field measurements.

CORLEY REDFOOT ZACK, INC.

Wesley Foundation:

- Private, nonprofit 501(c)(3) located at 214 Pittsboro Street in the Cameron-McCauley Neighborhood since 1965.
- Serves public good as it operates exclusively for charitable, educational and religious purposes by providing a religious center and substance free, alcohol free intentional student housing.
- Serves the public good for our residents and the community of students and faculty at UNC.
- Serves the public good of the broader communities of Chapel Hill and Carrboro
  - 1971 lunch time soup kitchen started by Irma Kirkpatrick – now known as IFC
  - Hosted community meetings about concerns over the safety of Sharon Harris

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At the suggestion of town staff, we are submitting this application for concept plan review to receive feedback from the HDC and Town Council on the project, and to receive feedback as to which of the two possible sites is more appropriate for the project, including zoning modifications necessary to allow a building of the mass and scale as proposed to be approved.

Ken Redfoot and David Taylor will review our proposed project.