

TOWN OF CHAPEL HILL CONCEPT PLAN PROPOSAL

Applicant Information

Name: Kenneth E. Redfoot, AIA, Corley Redfoot Zack, Inc.
 Address: 222 Cloister Court
 City: Chapel Hill State: NC Zip: 27514
 Phone (Work): 919-401-8586 FAX: 919-493-7306 E-Mail: dtaylor@corleyredfootzack.com

Property Owner Information (included as attachment if more than one owner)

Name: UNC Wesley Foundation Phone 919-942-2152
 Address: 214 Pittsboro Street
 City: Chapel Hill State: NC Zip: 27514

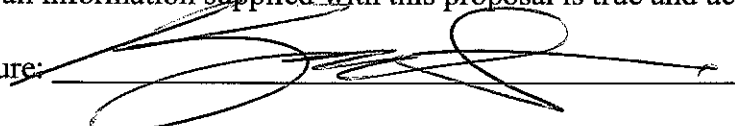
Development Information

Name of Development: UNC Wesley Foundation
 Parcel ID #: 9788354796 Historic District: Yes No
 Address/Location: 214 Pittsboro Street
 Existing Zoning: OI-2 New Zoning District if Rezoning Proposed _____
 Proposed Size of Development (Acres / Square Feet): 0.673 ac / 29,316 sf
 Permitted / Proposed Floor Area (Square Feet): _____ / 70,000 sf
 Minimum # Parking Spaces Required: 30 #Proposed 28
 Proposed Number of Dwelling Units: 30 # Units per Acre 45
 Existing / Proposed Impervious Surface Area (Square Feet): 22,194 sf / 23,910 sf
 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: February 13, 2009

TOWN OF CHAPEL HILL

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

**Why are we
before Town
Council this
evening?**

- **To seek Council's guidance regarding an appropriate course of action related to zoning issues**
- **To gain Council's input on how to proceed**
- **To continue dialogue with the Council as this projects moves forward**

Why is the Wesley Foundation seeking to build this project?

- **To expand our program and resources to better serve the needs of current and future generations of University students, faculty and staff**
- **Aging existing facility**
- **Significant structural repairs and major maintenance expenses are forthcoming**
- **Facility is functionally obsolete**

What steps has Wesley Foundation taken to date?

- **Initial Feasibility Study in October 2006**
- **Began meetings with neighbors in July of 2007**
- **Concept Plan Review by the HDC on December 13, 2007**
- **Concept Plan Review by Town Council on March 10, 2008**
- **Continued meetings with neighbors and other stakeholders in Fall of 2008**

**Why is the
Wesley
Foundation
Project the size
and scope it is?**

- **Increase the scope of our service to the campus and the community**
- **Expand our program to reflect growth of the campus and the community**
- **Financial sustainability**
- **This project must move forward or Wesley's long-term viability is uncertain**

What is the financial sustainability plan for the Wesley Foundation Project?

- **Predevelopment loan from Harrington Bank**
- **\$10-\$12M Renewal Project**
- **\$3M Capital Campaign is underway**
- **Tax-exempt Revenue Bonds or 30-year Conventional Financing**
- **Sustainability for expanded staff and programming, operating costs, upkeep and debt retirement from residential student revenues and annual donations**

How do we assist the neighborhood from being inundated with students?

- **Wesley will provide 148 beds for intentional Wesley students on the edge of campus reducing the pressure on the neighborhood for families and homeowners.**

**How do we
keep student's
cars from
being parked
all over our
neighborhood?**

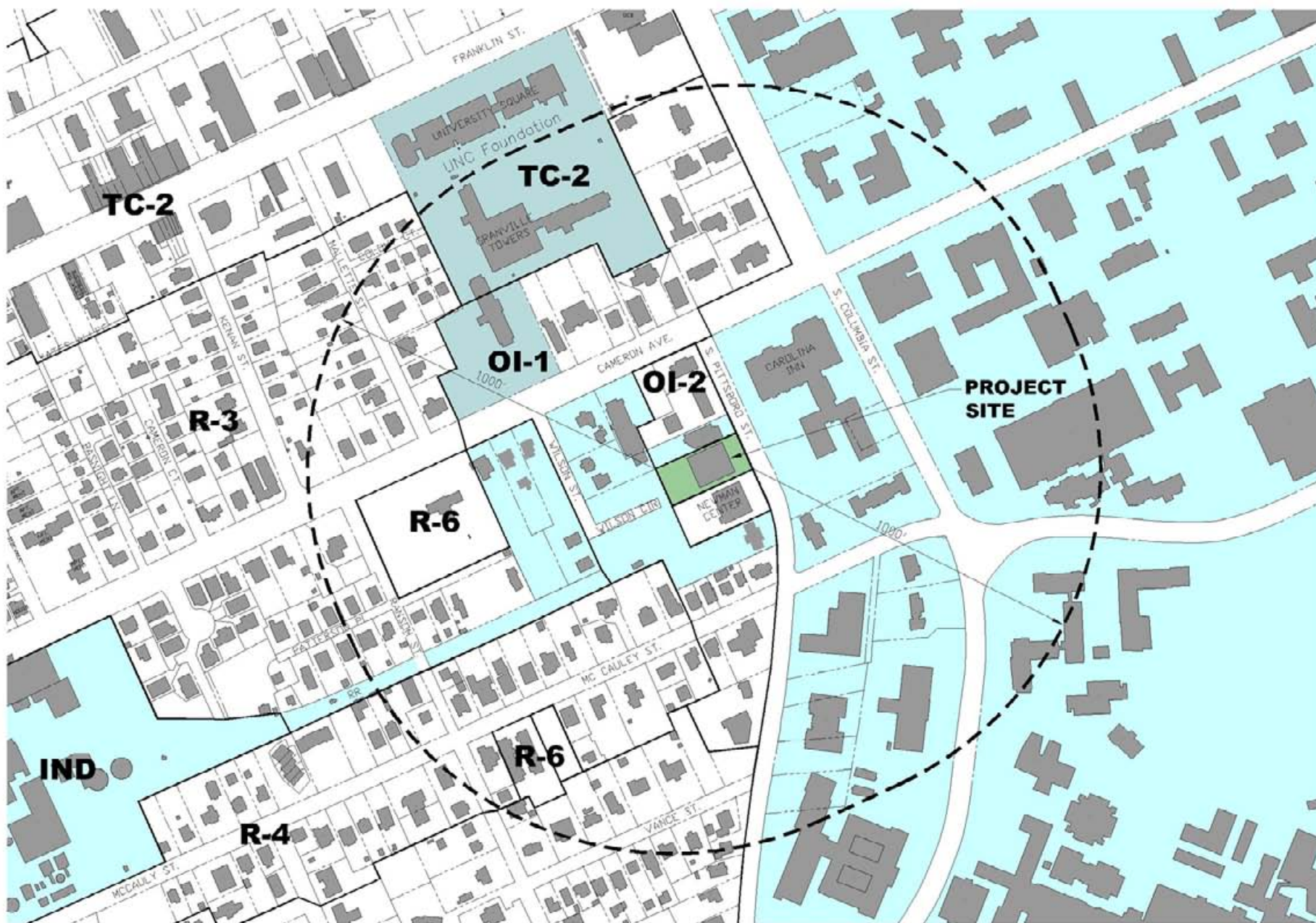
- **Purchase of a remote parking facility is part of the project**
- **24/7 Shuttle provided for access to remote parking**
- **Implementation of a Zip-car for routine student use**
- **Encourage the use of mass transit and alternative modes of transportation**

How do we keep excessive noise, bad behavior and litter from affecting our neighbors?

- **Wesley Foundation will be a substance-free facility**
- **Enforce high standards of behavior for all residents**
- **Wesley will continue to be a good, respectful neighbor**

**Why should
the Wesley
Foundation
remain in this
location?**

- **Promote downtown development and increase sales tax revenue**
- **Its proximity to campus and downtown = more pedestrians and bicycles, and increased mass transit usage**
- **Green design and operation, LEED Silver certification and 30% better than ASHRAE**





**5-STORY CONCEPT PLAN
PRESENTED TO HDC, 12/13/07**



**4-STORY CONCEPT PLAN
PRESENTED TO COUNCIL, 3/10/08**



**REVISED 4-STORY CONCEPT PLAN
PRESENTED TO COUNCIL, 3/16/09**



**5-STORY CONCEPT PLAN
PRESENTED TO HDC, 12/13/07**



**4-STORY CONCEPT PLAN
PRESENTED TO COUNCIL, 3/10/08 & 3/16/09**



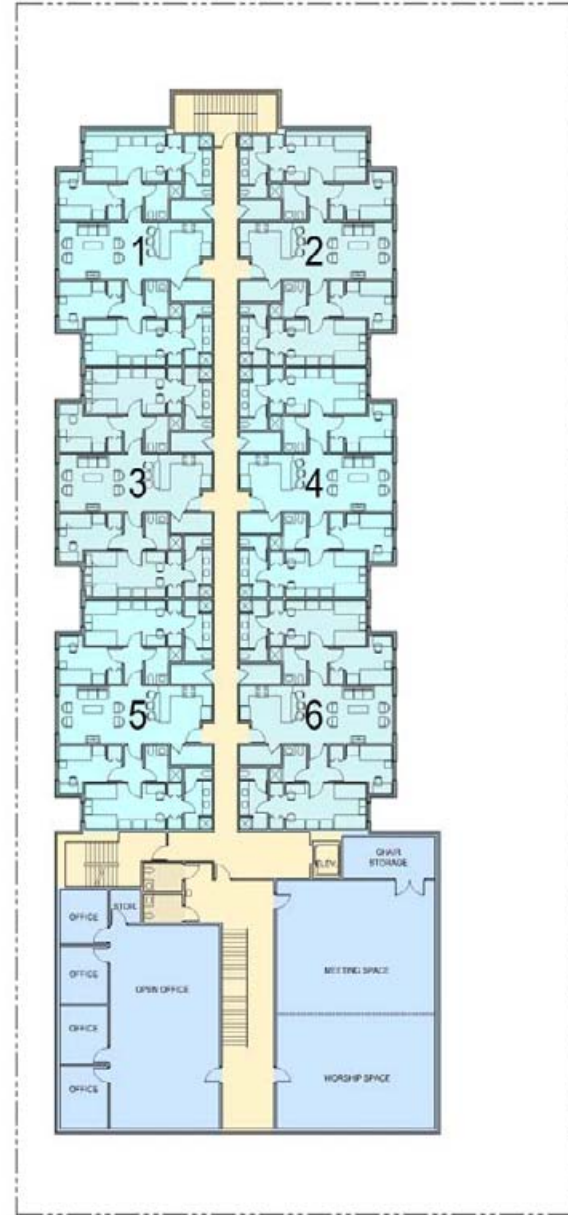
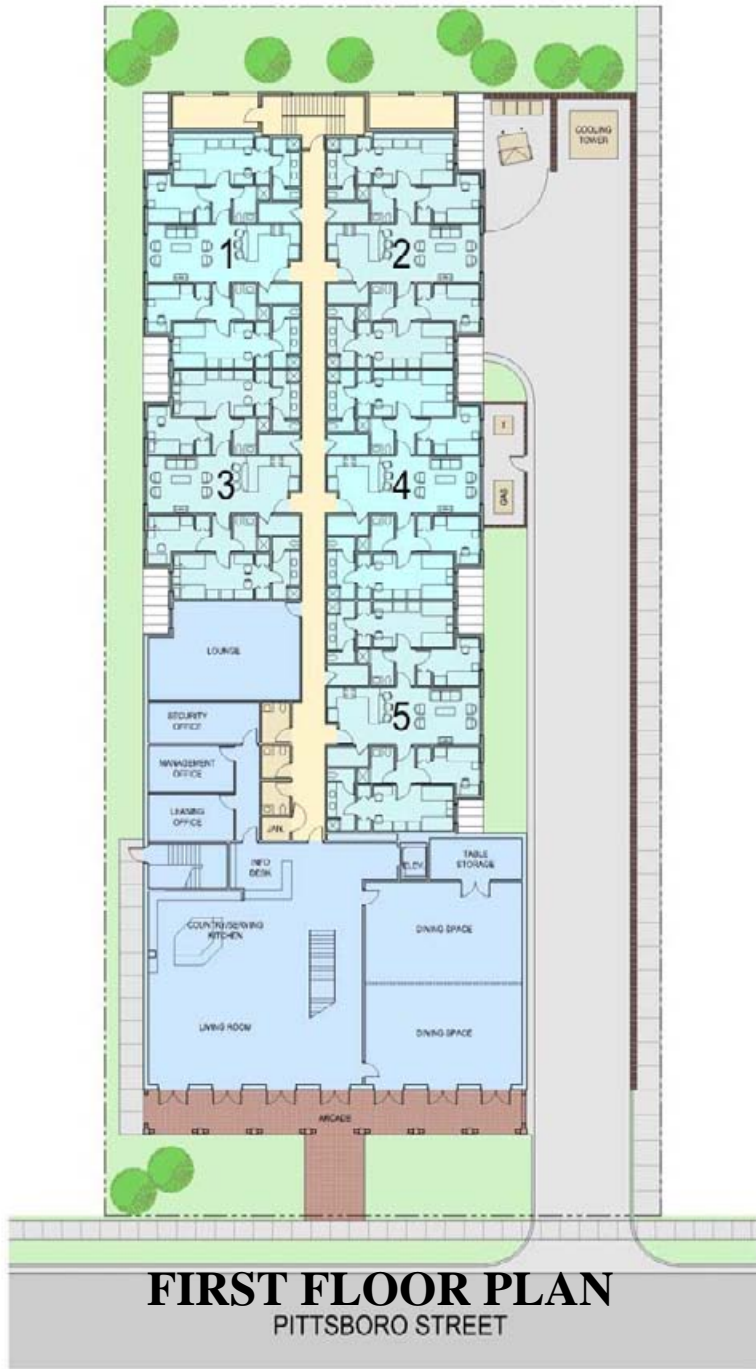
**5-STORY CONCEPT PLAN
PRESENTED TO HDC, 12/13/07**



**4-STORY CONCEPT PLAN
PRESENTED TO COUNCIL, 3/10/08**

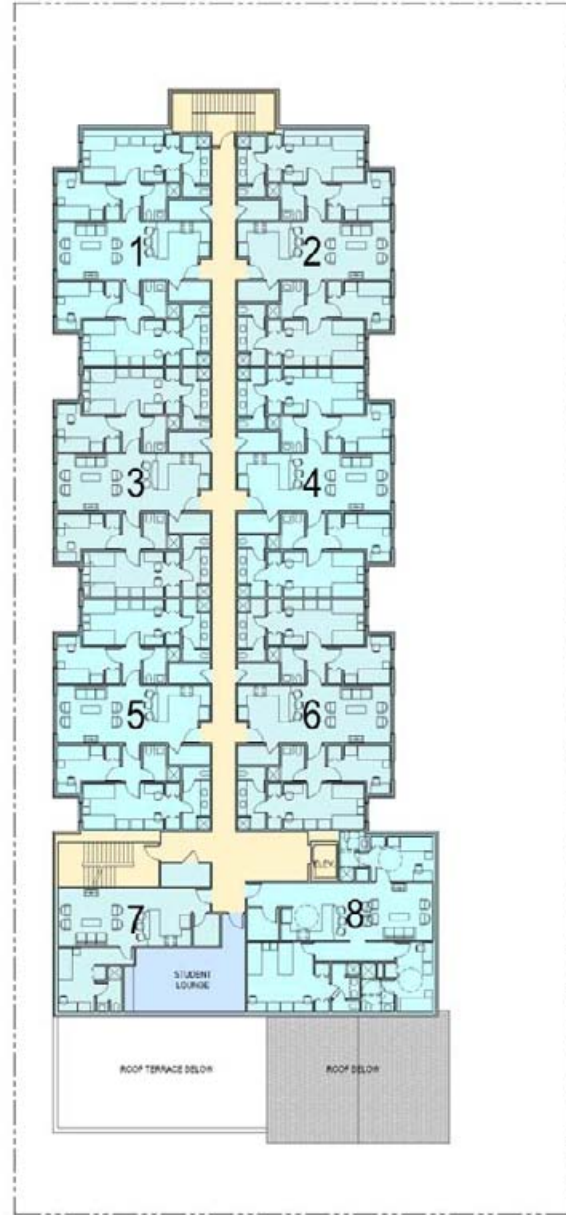


**REVISED 4-STORY CONCEPT PLAN
PRESENTED TO COUNCIL, 3/16/09**

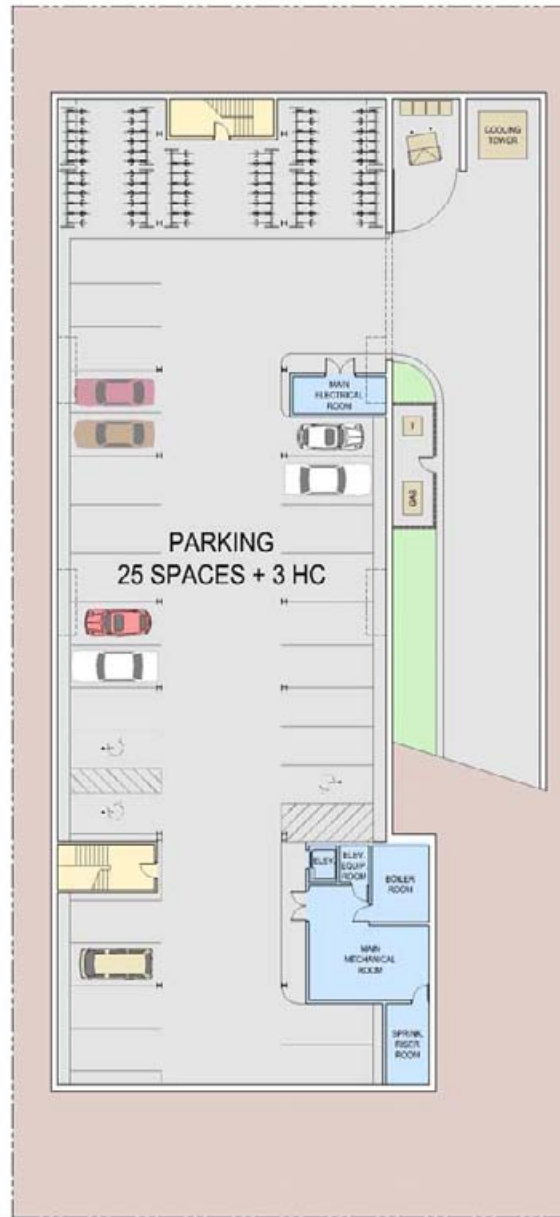




THIRD FLOOR PLAN



FOURTH FLOOR PLAN



BASEMENT FLOOR PLAN