



TOWN OF CHAPEL HILL  
Planning Department

405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514-5705

phone (919) 968-2728 fax (919) 969-2014  
www.townofchapelhill.org

### Development Application

#### Section A: Project Information

Application Type:  Use Group:

Parcel Identifier Number (PIN):  Zoning District:

Parcel Identifier Number (PIN):  Zoning District:

Parcel Identifier Number (PIN):  Zoning District:

Project Name:

Property Address:  Zip Code:

Proposal Summary:

#### Section B: Applicant, Owner, and/or Contract Purchaser Information

Applicant Information (to whom correspondence will be mailed)

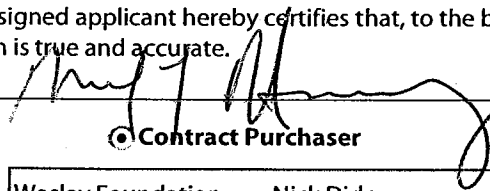
Name:

Address:

City:  State:  Zip Code:

Phone Number:  E-Mail:

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature:  Date:

Owner  Contract Purchaser

Name:

Address:

City:  State:  Zip Code:

Phone Number:  E-Mail:

The undersigned hereby authorize(s) the filing of this application and authorize(s) on-site review by authorized staff.

Signature:  Date:

For Internal Use only:

Received by: \_\_\_\_\_ Date: \_\_\_\_\_

Project Number: \_\_\_\_\_

Date:

## **Developer Statement**

Wesley Foundation is a private corporation determined by the IRS to be a nonprofit 501(c)3 organization in 1974. Wesley Foundation serves the public good as it is operated exclusively for charitable, educational and religious purposes by providing a religious center and student housing to facilitate the spiritual, emotional and intellectual growth of its residents and the community of students and faculty of University of North Carolina. Wesley also serves the public good of the broader communities of Chapel Hill and Carrboro.

Wesley desires to construct a multi-use facility on the sites that currently make up 212, 214 and 220 West Rosemary Street. Student housing to serve 144 students is proposed with a mix of Wesley program space and retail space on the ground floor. A small parking facility for cars and bikes is planned in a basement with access off North Church Street. The proposed properties are located in the Northside Neighborhood Conservation District and will therefore be subject to the enhanced zoning requirements that the district imposes on the site. Wesley intends to adhere to all such restrictions as it develops this project. At this time, Wesley is submitting this Application for Concept Plan Review to receive feedback from the Community Design Commission and the Town Council for the project and set into motion a schedule to receive approval of an SUP and ZCP. Wesley respectfully requests that this project be placed on an expedited review schedule, just as the previous Wesley project was, due to its benefit to the community and its sustainable design features.

**WESLEY HOUSE  
DEVELOPER'S RESPONSE TO CHAPEL HILL'S COMPREHENSIVE PLAN THEMES  
October 2, 2009**

Following are the Developer's Responses to the 12 Major Themes presented in Chapel Hill's Comprehensive Plan. The Wesley House will conform to these major themes as follows:

- ***Maintain the Urban Services/Rural Buffer Boundary:*** This policy was established in 1986 and has helped the community avoid the patterns of sprawl that characterize many high-growth areas. Maintaining the integrity of this boundary is of paramount importance and sets the context for the rest of the plan.  
**The Wesley House project will maintain the urban services/rural buffer boundary as it is planned as an infill project located in the town center.**
  - ***Participate in the regional planning process:*** Because of the growth of the region and its inevitable impact on Chapel Hill, the Town cannot afford to plan for its future in isolation from the region as a whole. Instead, the community needs to be actively represented in planning and decision-making at the regional level.  
**The Wesley House project will contribute to Chapel Hill's residential base by providing higher densities in the town center enhancing the potential for public transit on a regional basis.**
  - ***Conserve and protect existing neighborhoods:*** Some residential neighborhoods will face pressures for infill development and redevelopment. This is especially true for neighborhoods immediately surrounding downtown and the main campus of the University of North Carolina at Chapel Hill (UNC).<sup>1</sup> The character of these neighborhoods needs to be conserved.  
**The Wesley House project will conserve and maintain the existing Northside Conservation District by conforming to the established zoning restrictions and creating an appropriately scaled design that helps make the transition between the town center and the Northside Neighborhood.**
  - ***Conserve and protect the natural setting of Chapel Hill:*** The Town's beautiful natural environment, including open spaces, meadows, forested areas, scenic vistas, wildlife habitat, and creeks, lakes, and wetlands, is a key component of community character. While some of these areas are identified and protected, others need to be inventoried and guidelines established for their conservation.  
**The Wesley House project will conserve and protect the natural setting of Chapel Hill by developing a previously developed and underutilized property in the town center, thus maintaining the natural setting.**
-

- ***Identify areas where there are creative development opportunities:*** Conversely, there are areas of Chapel Hill that represent opportunities for growth and/or redevelopment that support community objectives. Identification of these areas and consideration of creative new development forms, such as “mixed-use” and “conservation” developments, is an important part of achieving a positive future for Chapel Hill, in a manner that meets the needs of current and future residents and enhances community life.

**Though the Wesley House project is still in the concept plan level, there are opportunities for mixed-use development that could enhance the future of Chapel Hill.**
- ***Encourage desirable forms of non-residential development.*** Maintaining a mix of private, non-residential uses (e.g., office, retail, and service establishments) is important to the future health and economic vitality of the community. In addition to augmenting the tax base, appropriate forms of non-residential development can help achieve such objectives as making it easier for people to live and work in Chapel Hill, increasing local shopping opportunities, and supporting mixed-use development forms.

**Though the Wesley House project is still in the concept plan level, there are opportunities within the project to increase the potential for local shopping and other community-oriented, non-residential facilities.**
- ***Create and preserve affordable housing opportunities:*** The historic and valued diversity of Chapel Hill is threatened by a robust housing market that results in high housing costs. Aggressive intervention tactics can help ensure that some segments of Chapel Hill’s housing stock will remain affordable to low, moderate, and middle income families in the future. By emphasizing affordable housing, the Town can help maintain Chapel Hill’s traditional socio-economic diversity.

**The Wesley House project is intended to provide affordable housing for students at the university.**
- ***Cooperatively plan with the University of North Carolina at Chapel Hill:*** The fulfillment of the missions of UNC and the UNC Health Care System will be accompanied by growth of those institutions. Good communication and cooperative planning are critical to assuring that this growth can be absorbed by and integrated into the surrounding community.

**The Wesley Foundation will inform and/or work cooperatively with the UNC Student Housing Office so both entities will be aware of the housing needs of students and the opportunities for new student housing as the university enrollment continues to grow.**
- ***Work toward a balanced transportation system:*** This plan suggests an aggressive, new approach to transportation. This approach shifts the emphasis from the automobile to other means of travel – walking, biking, transit, and park-and-ride – in order to achieve a community-wide, multi-modal transportation system. One positive result of efforts in this

direction should be increased use of non-automobile forms of transportation. However, another result is likely to be increased levels of traffic congestion, as the emphasis shifts away from widening streets and accommodating automobiles as the top transportation priority.

**The Wesley House project will emphasize the use of alternative modes of transportation by limiting the on-site vehicular parking availability, by providing ample bicycle racks and by its proximity to the university and public transit routes.**

- ***Complete the bikeway/greenway/sidewalk systems:*** A major component of the new transportation approach is an aggressive program to complete Chapel Hill's town-wide network of sidewalks, bikeways, and greenways.

**The Wesley House project will remedy an existing major gap in the sidewalk system along West Rosemary Street.**

- ***Provide quality community facilities and services:*** With the continued growth of Chapel Hill and UNC, parts of the Town are developing a more urban character and form. This growth creates the need to develop or upgrade community facilities and services in order to provide the level of quality that citizens expect.

**The Wesley House project is intended to be a more urban response to development in the town center, and provide high quality development to the level that citizens expect.**

- ***Develop strategies to address fiscal issues:*** Many of the recommendations of this plan require sound funding programs to ensure implementation. This fact, combined with a desire to maintain and improve the fiscal health of the community, suggests the need to develop specific strategies to allow us to identify how we will pay for what we want.

**The Wesley House project is fiscally viable and will be an asset to the town center of Chapel Hill.**

# Wesley House

## UNC Wesley Foundation


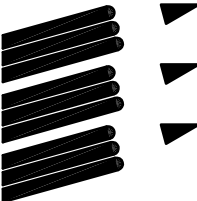
212-220 West Rosemary Street

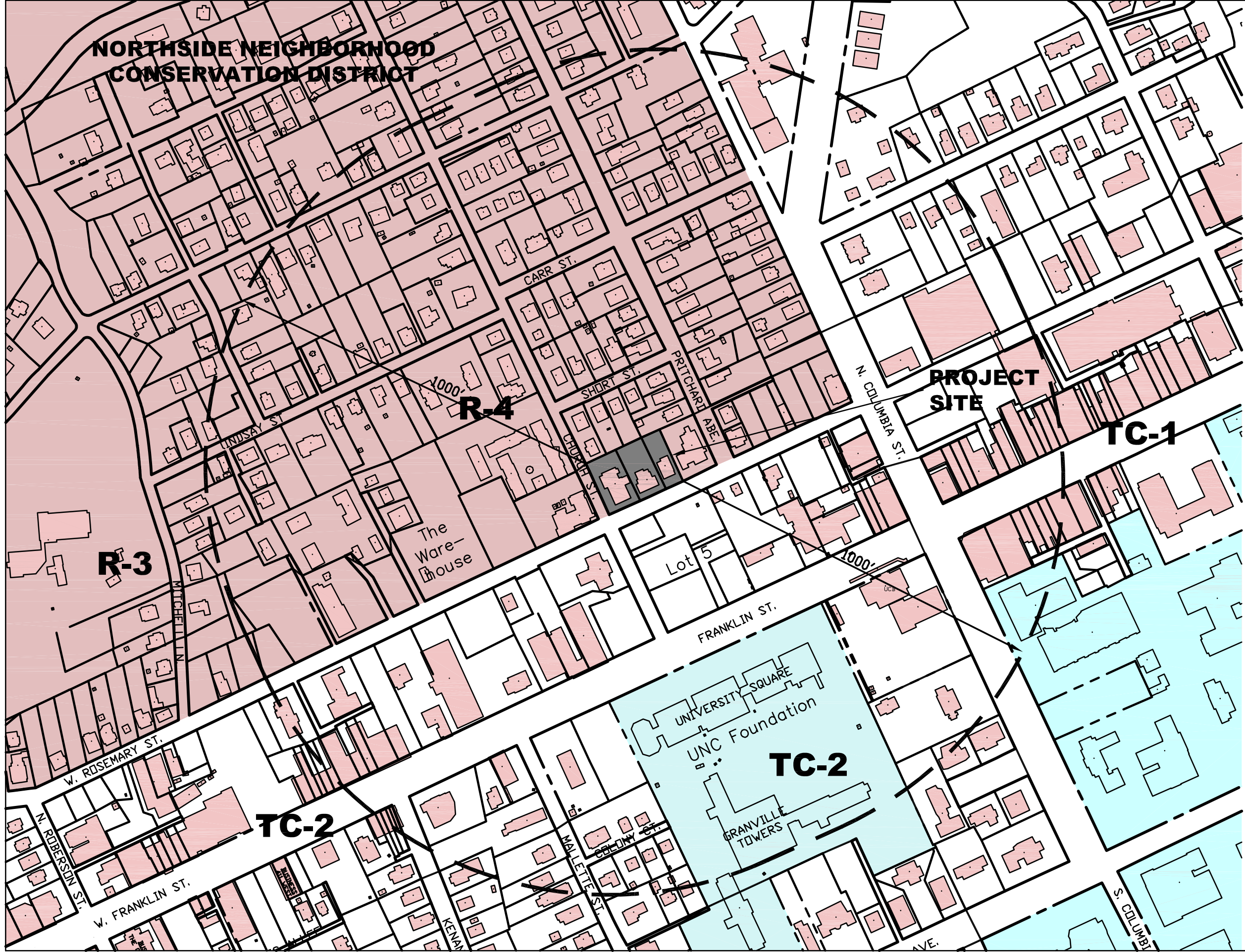
# Concept Plan Submittal

## September 16, 2009

### List of Drawings

A-0	Cover Sheet
S-1	Area Map
A-1	Property Survey
A-2	Basement Floor Plan
A-3	Ground Floor Plan
A-4	Second Floor Plan
A-5	Third and Fourth Floor Plans
Photo A	Concept Elevations
Photo B	Site Photographs of the Site
	Site Photographs of Adjacent Sites

Date	9/16/09	Dwg.	Cover
Scale	NTS	Ref. Dwg.	n.a.
Title	Cover Sheet		
 <b>WESLEY FOUNDATION</b> <small>..... a united methodist campus ministry</small>			
 <b>CORLEY REDFOOT ZACK INC.</b> <small>ARCHITECTS • ENGINEERS • PLANNERS</small> <small>PO Box 2368, Chapel Hill, North Carolina 919 942-8886</small>			



**NORTHSIDE NEIGHBORHOOD  
CONSERVATION DISTRICT**

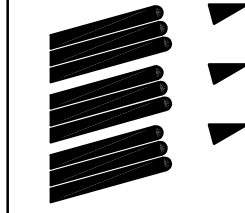
**PROJECT  
SITE**

**TC-1**

**TC-2**


**TC-2**

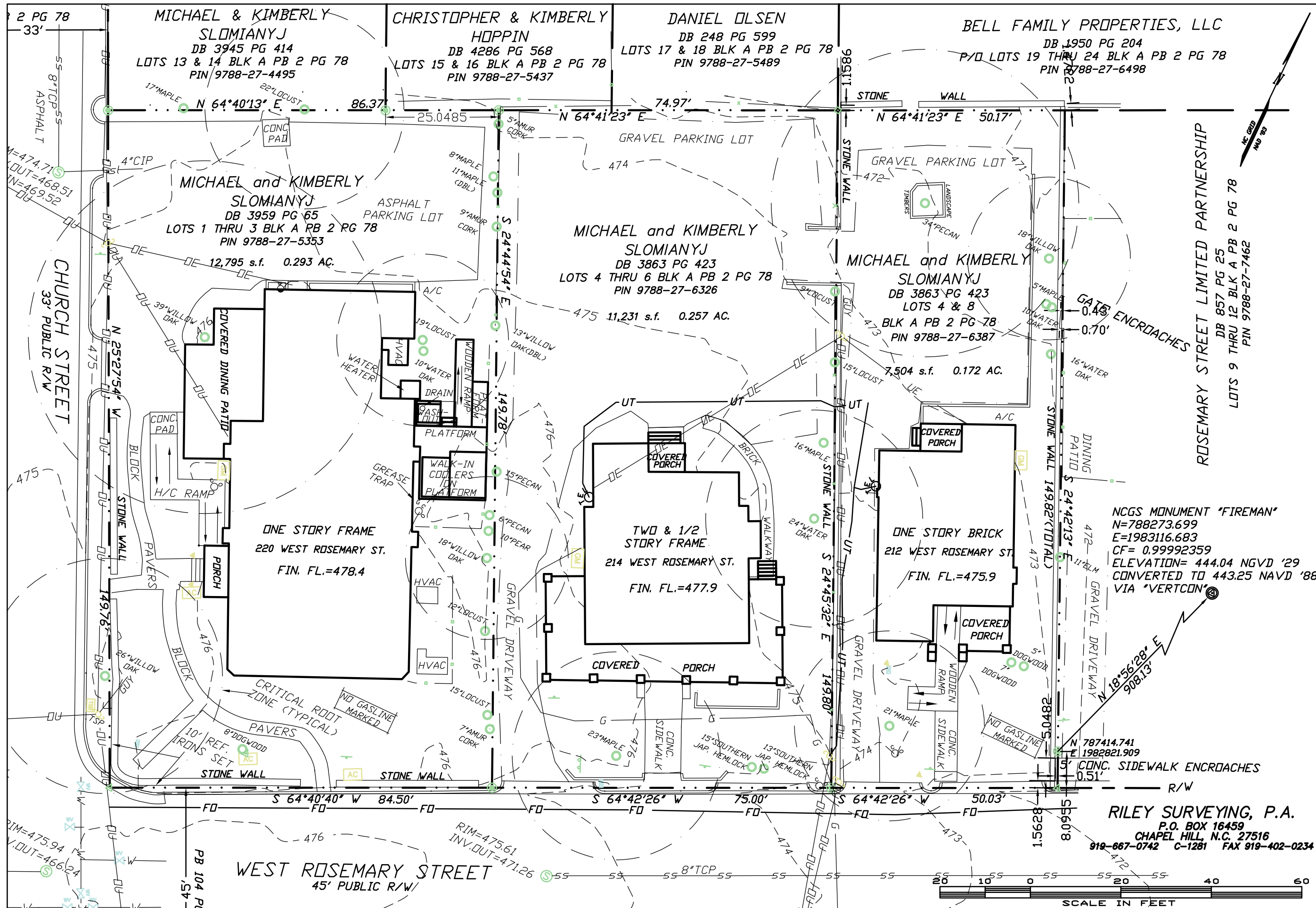
Project Name Wesley House  
 Applicant UNC Wesley Foundation  
 Contact Nick Didow, 962-3189  
 Location 212-220 West Rosemary Street  
 Property PINs 9788-27-6387, 9788-27-6326, 9788-27-5353



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Date	9/16/09	Dwg.	A-0
Scale	1" = 250'	Ref. Dwg.	n.a.
Title Area Map			
 <b>WESLEY FOUNDATION</b> <small>..... a united methodist campus ministry</small>			

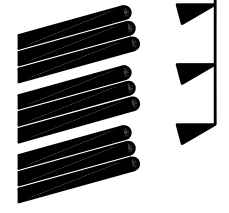


Date	9/16/09	Dwg.	S-1
Scale	1" = 20'	Ref. Dwg.	n.a.
Title	Property Survey		

unc chapel hill  
**WESLEY FOUNDATION**  
 ..... a united methodist campus ministry

NCGS MONUMENT "FIREMAN"  
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 E=1983116.683  
 CF= 0.99992359  
 ELEVATION= 444.04 NGVD '29  
 CONVERTED TO 443.25 NAVD '88  
 VIA "VERTCON"

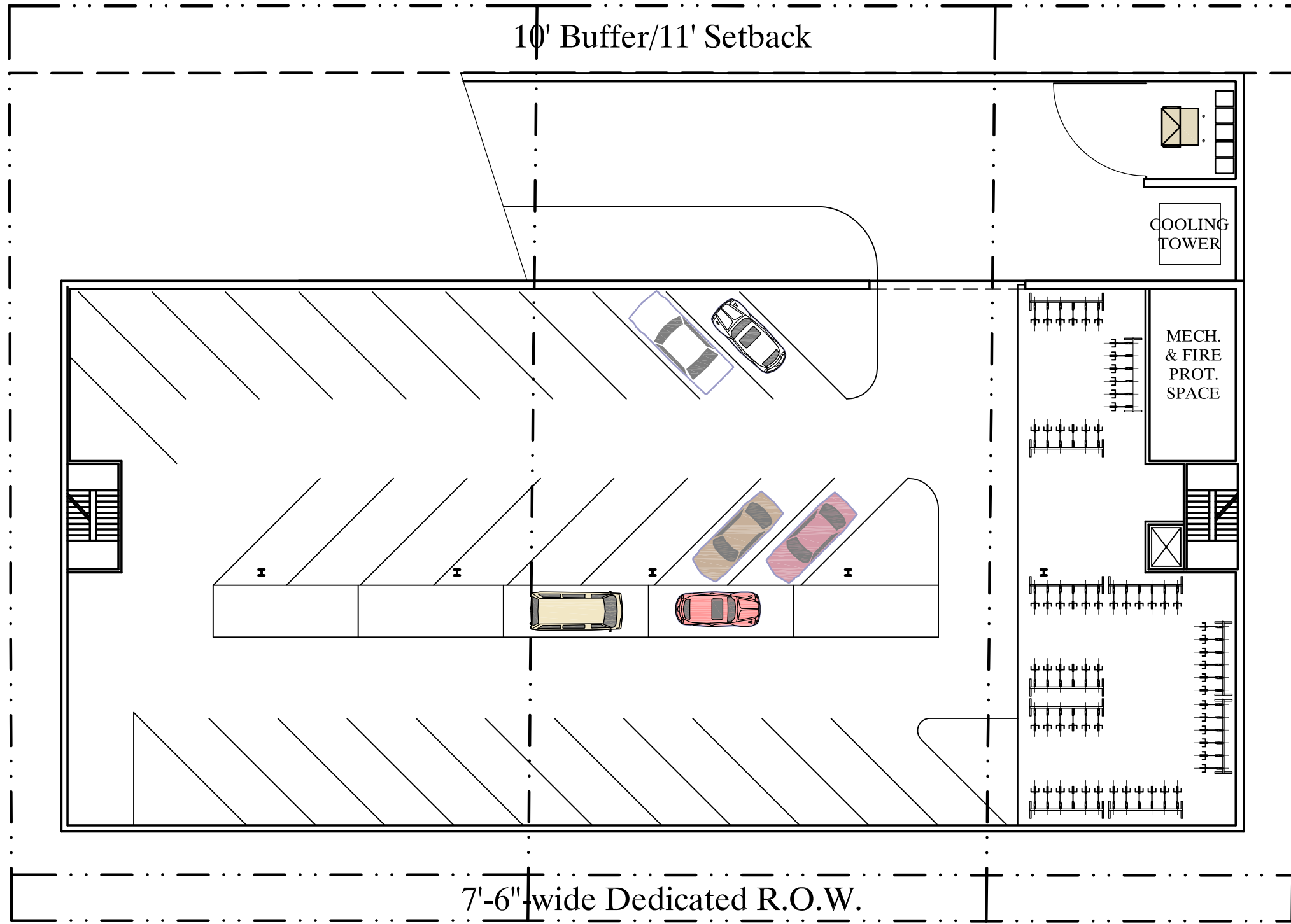
**RILEY SURVEYING, P.A.**  
 P.O. BOX 16459  
 CHAPEL HILL, N.C. 27516  
 919-667-0742 C-1281 FAX 919-402-0234



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Church Street  
(33' R.O.W.)





7'-6" wide Dedicated R.O.W.

Rosemary Street  
(45' R.O.W.)

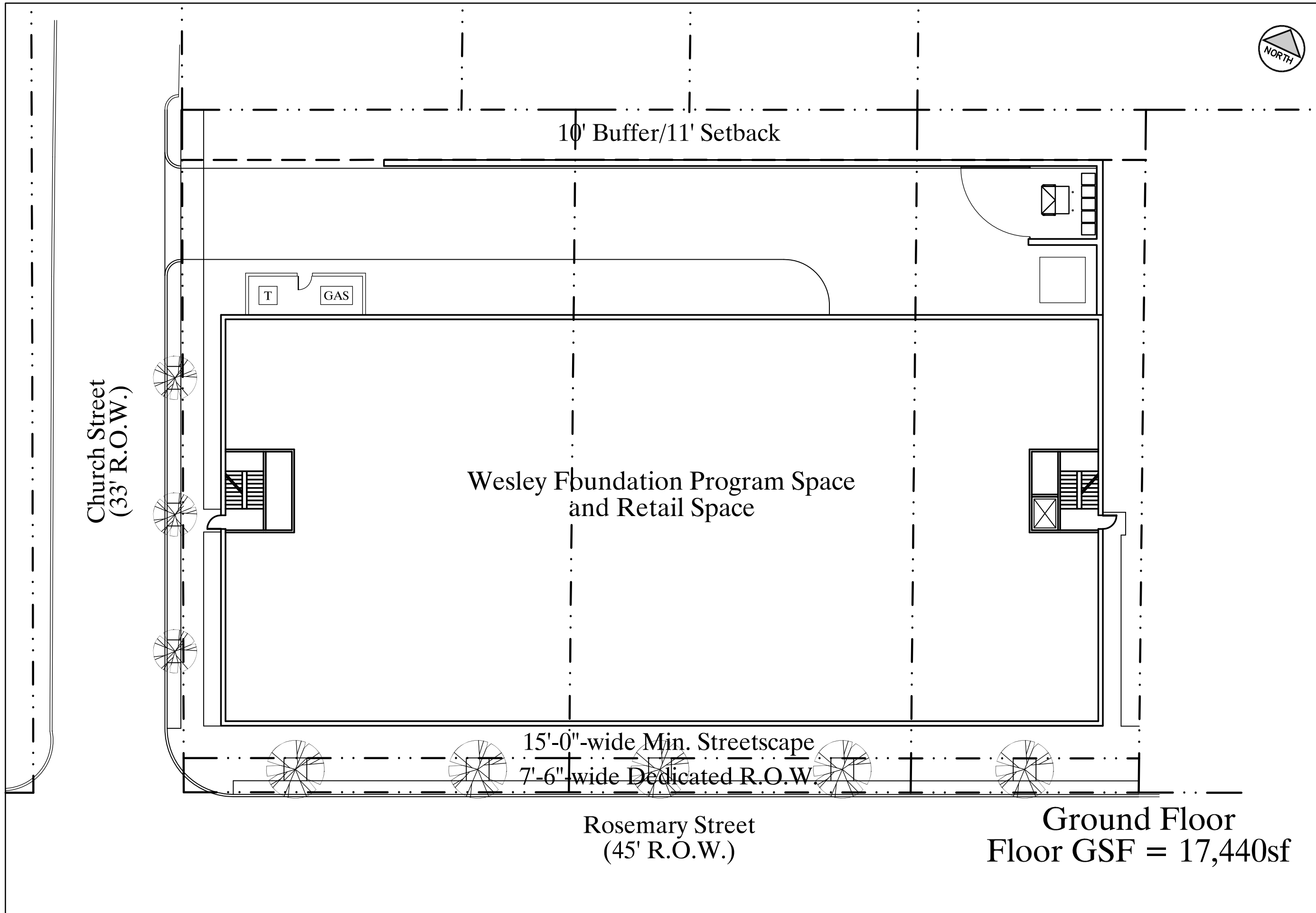
**Basement**  
Floor GSF = 17,440sf  
35 Cars/66 Bikes



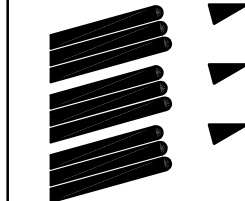
Date	9/16/09	Dwg.	A-1
Scale	1" = 20'	Ref. Dwg.	n.a.
Title Basement Floor Plan			
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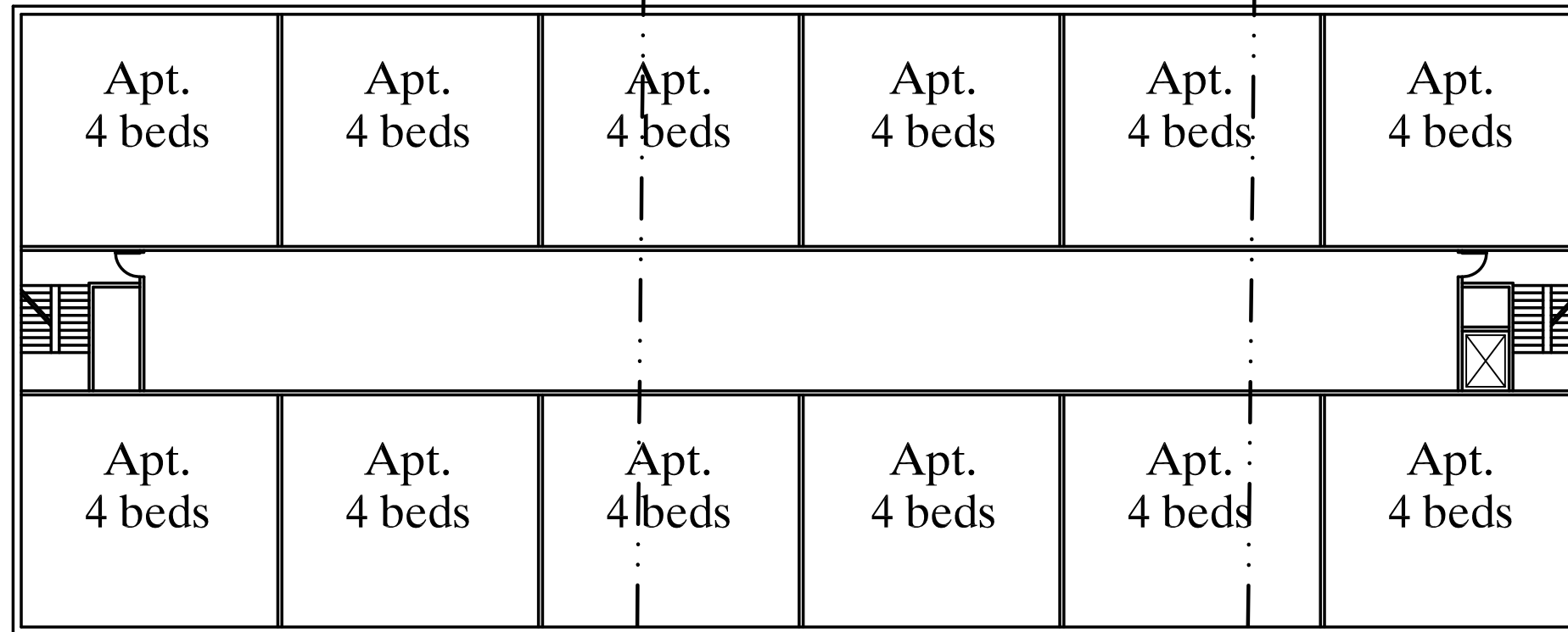
**Ground Floor**  
**Floor GSF = 17,440sf**



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Date	9/16/09	Dwg.	A-2
Scale	1" = 20'	Ref. Dwg.	n.a.
Title Ground Floor Plan			
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Church Street  
(33' R.O.W.)





7'-6" wide Dedicated R.O.W.

Rosemary Street  
(45' R.O.W.)

Second Floor  
Floor GSF = 14,950sf  
48 beds

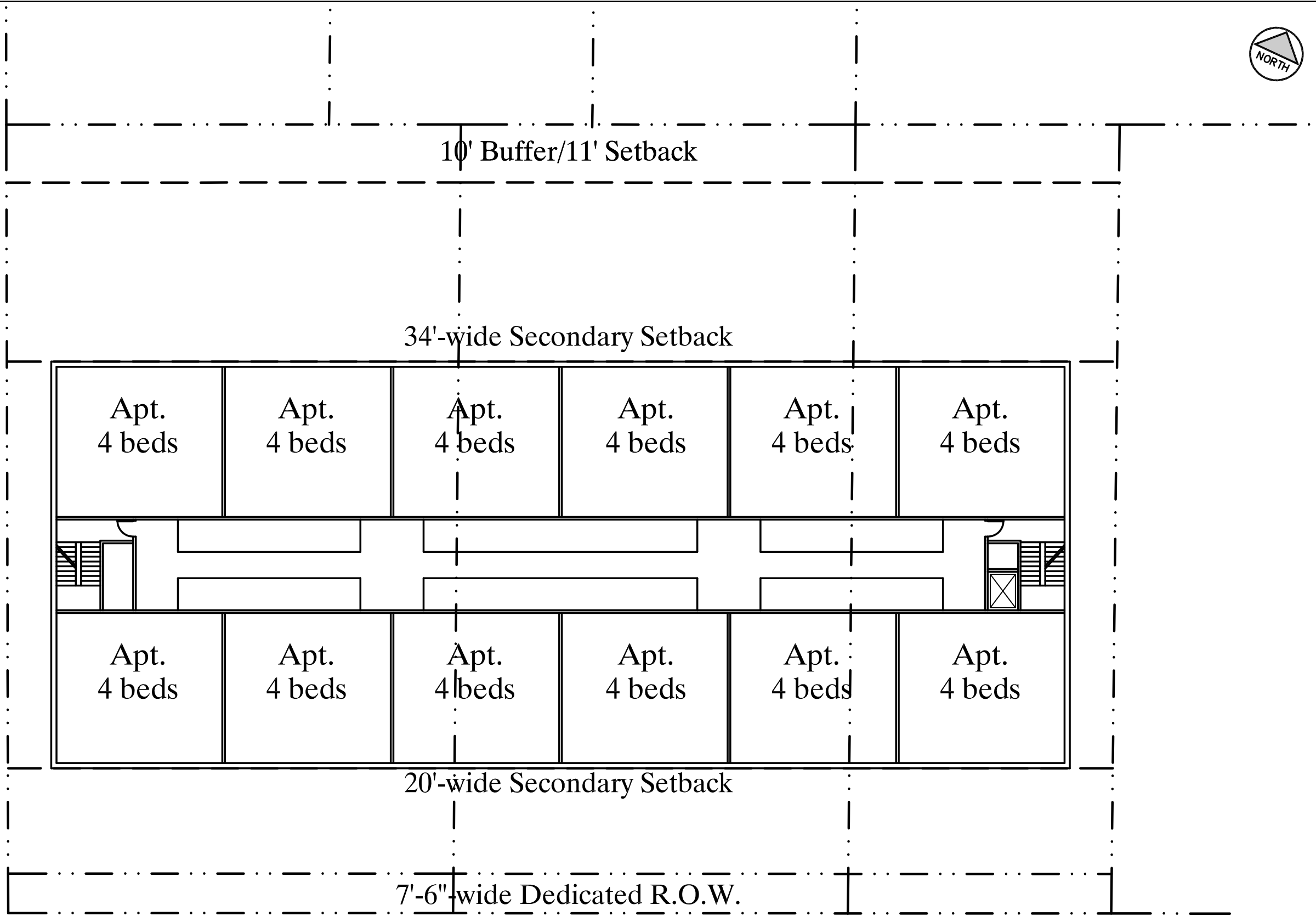


Date	9/16/09	Dwg.	A-3
Scale	1" = 20'	Ref. Dwg.	n.a.
Title Second Floor Plan			
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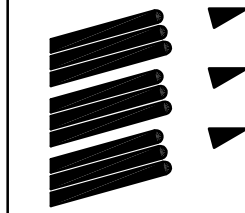
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Church Street  
(33' R.O.W.)



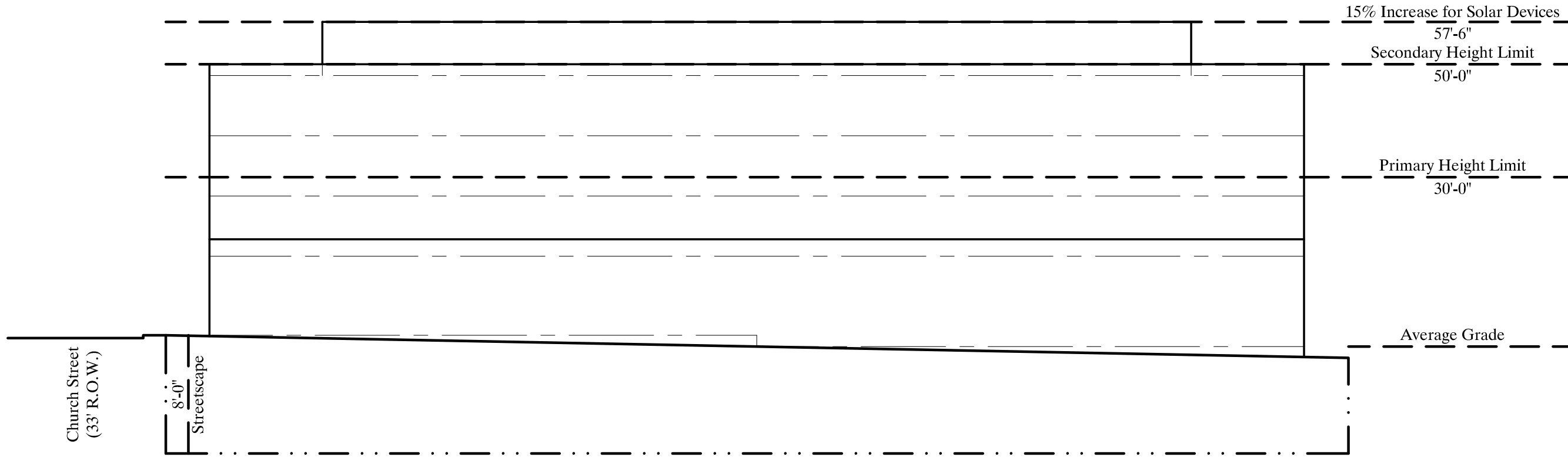
Rosemary Street  
(45' R.O.W.)

Third and Fourth Floors  
Floor GSF = 13,470sf  
48 beds each floor

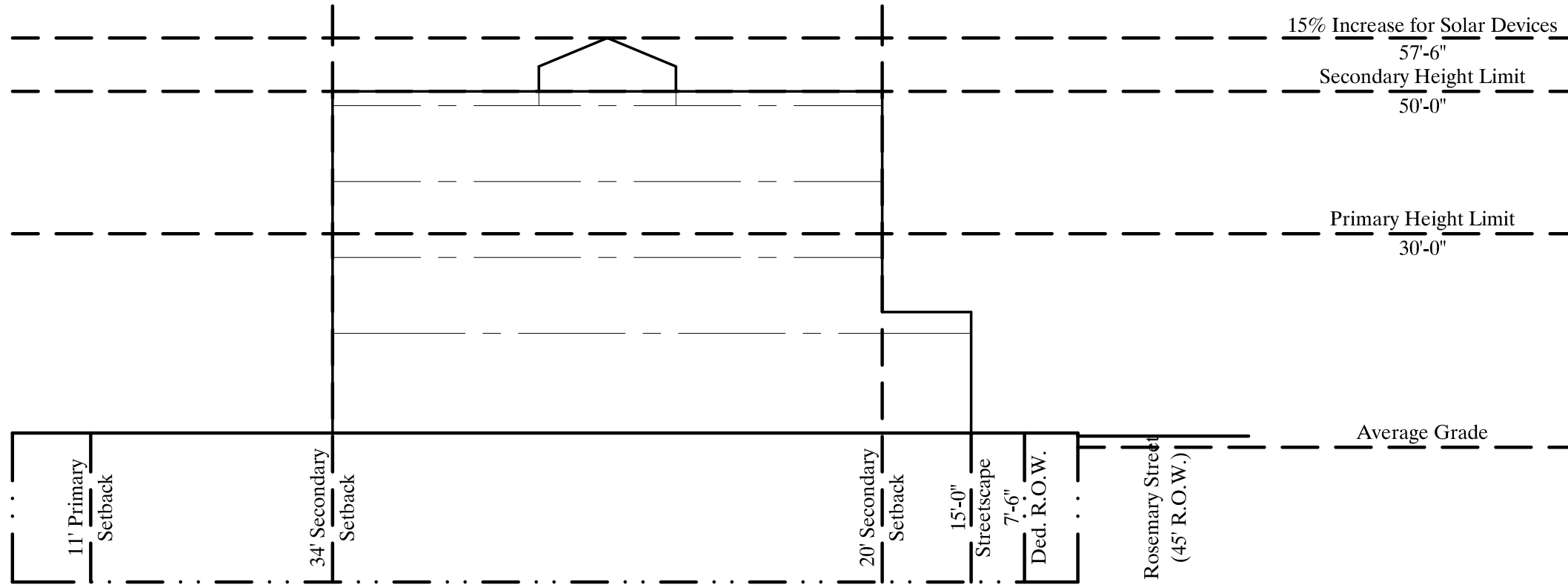


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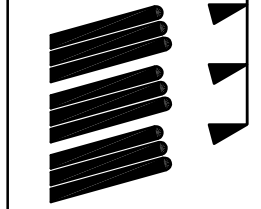
Date	9/16/09	Dwg.	A-4
Scale	1" = 20'	Ref. Dwg.	n.a.
Title Third and Fourth Floors			
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## Rosemary St. Elevation



## Church St. Elevation



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Date	9/16/09	Dwg.	A-5
Scale	1" = 20'	Ref. Dwg.	n.a.

Title Concept Elevations





View looking north on Church Street




View looking east on Rosemary Street

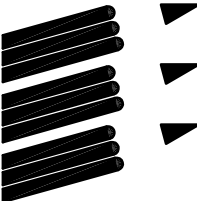


View looking west on Rosemary



View looking south on Church Street

Date	9/16/09	Dwg.	Photo A
Scale	None	Ref. Dwg.	n.a.
Title Site Photographs of Site			
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View looking west on Rosemary Street



View of The Warehouse Apartments



View of houses on Short Street



View of apartments on Church Street

Date	9/16/09	Dwg.	Photo B
Scale	None	Ref. Dwg.	n.a.
Title Site Photographs of Adjacent Sites			
 <b>WESLEY FOUNDATION</b>			



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