



Chapel Hill Town Council
Concept Plan Presentation
for the
Wesley House
Chapel Hill, North Carolina
November 16, 2009





- **Private, nonprofit faith-based 501/c/3 located at 214 Pittsboro since 1965**
- **Serves the public good**
 - **Operate exclusively for charitable, educational and religious purposes by providing a religious center and substance free alcohol free intentional student housing**
 - **Student residents, and the community of students and faculty at UNC**
 - **Broader communities of Chapel Hill and Carrboro**
- **Previously granted expedited review on the Pittsboro Street project and we are seeking expedited review on the Wesley House on Rosemary Street.**



Goal is to renew Wesley to serve the campus and community for the next generation 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 programming to reflect the growth in the university and community over the past forty years**

Dual location strategy:

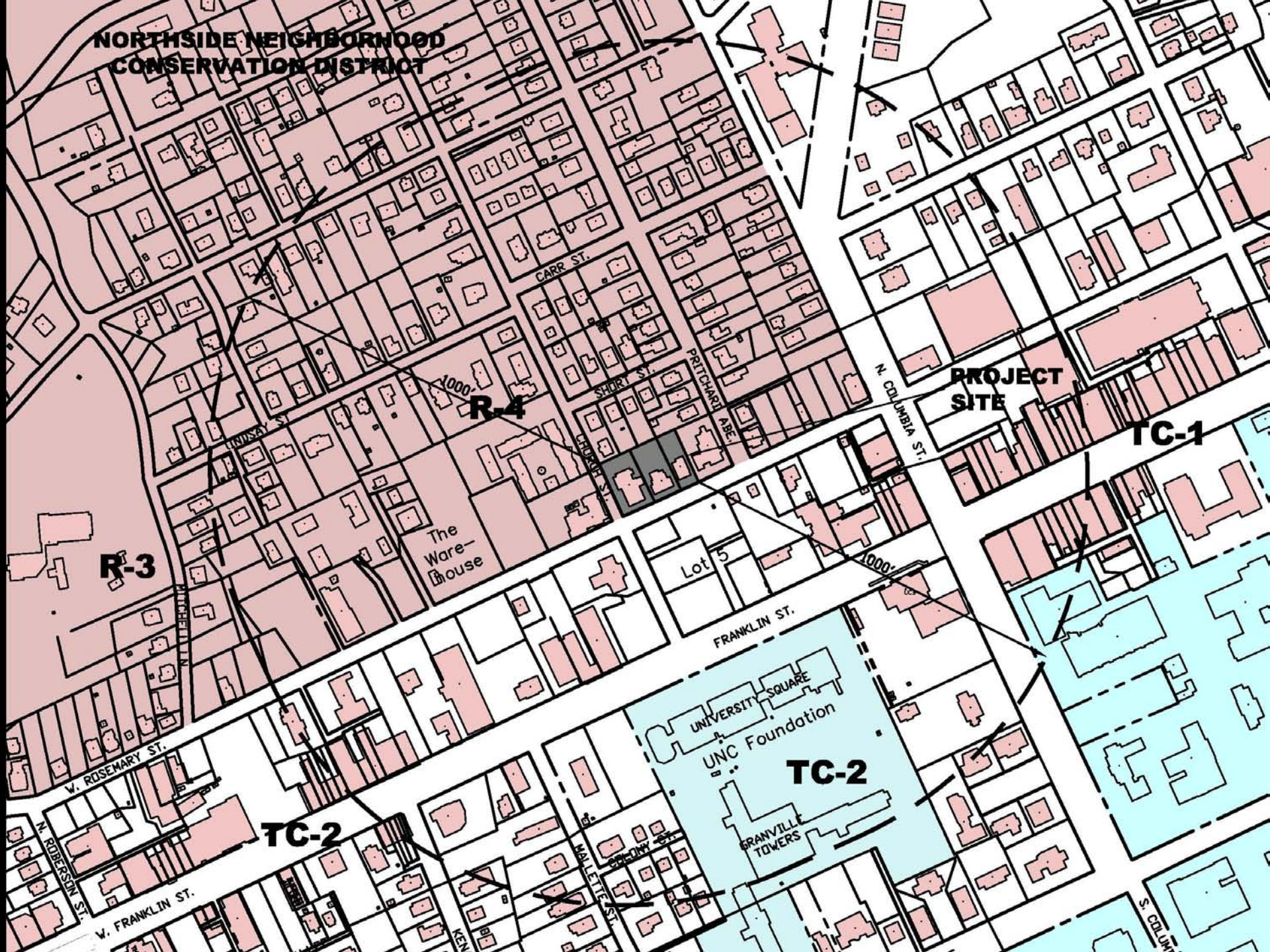
- 1. Wesley House at Rosemary and Church -- residential facility with programming and community engagement**
- 2. Wesley Campus Ministry at 214 Pittsboro Street – nonresidential campus ministry with programming and community engagement**



Wesley House at Rosemary and Church Streets

- **4 story mixed use building**
 - **Considering a grocery store and coffee shop on first floor, plus Wesley program space and multi-faith space**
 - **144 +/- beds for intentional student residents on top 3 floors**
 - **On-site below grade parking plus surface parking**
- **Extremely “green” and pedestrian and bicycle friendly, ZIP cars, at least LEED Silver plus exceed ASHRAE standards by over 20%**
- **Property tax negative (?), sales revenue and sales tax positive, community engagement positive for downtown Chapel Hill**

**NORTHSIDE NEIGHBORHOOD
CONSERVATION DISTRICT**



**PROJECT
SITE**

TC-1

R-3

**1000
R-4**

The Warehouse

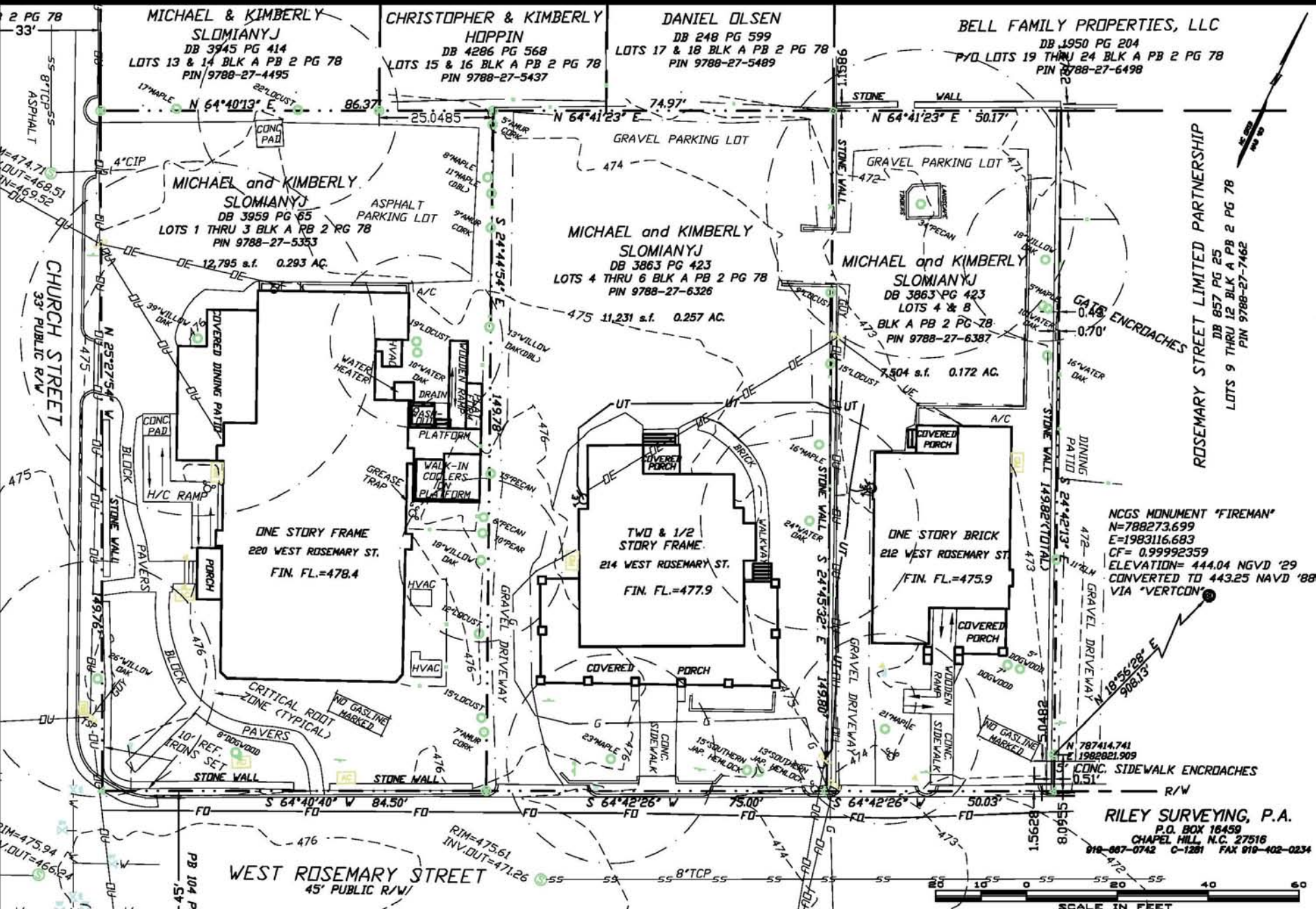
UNIVERSITY SQUARE
UNC Foundation

TC-2

GRANVILLE
TOWERS

TC-2

S. COLUMB



2 PG 78
33'
58' TOPSS ASPHALT

MICHAEL & KIMBERLY SLOMIANYJ
DB 3945 PG 414
LOTS 13 & 14 BLK A PB 2 PG 78
PIN 9788-27-4495

CHRISTOPHER & KIMBERLY HOPPIN
DB 4286 PG 568
LOTS 15 & 16 BLK A PB 2 PG 78
PIN 9788-27-5437

DANIEL OLSEN
DB 248 PG 599
LOTS 17 & 18 BLK A PB 2 PG 78
PIN 9788-27-5489

BELL FAMILY PROPERTIES, LLC
DB 1950 PG 204
P/O LOTS 19 THRU 24 BLK A PB 2 PG 78
PIN 9788-27-6498

MICHAEL and KIMBERLY SLOMIANYJ
DB 3959 PG 65
LOTS 1 THRU 3 BLK A PB 2 PG 78
PIN 9788-27-5353
12,795 s.f. 0.293 AC.

MICHAEL and KIMBERLY SLOMIANYJ
DB 3863 PG 423
LOTS 4 THRU 6 BLK A PB 2 PG 78
PIN 9788-27-6326
4,751 s.f. 0.257 AC.

MICHAEL and KIMBERLY SLOMIANYJ
DB 3863 PG 423
LOTS 4 & 8
BLK A PB 2 PG 78
PIN 9788-27-6387
7,504 s.f. 0.172 AC.

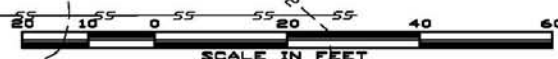
CHURCH STREET
33' PUBLIC R/W

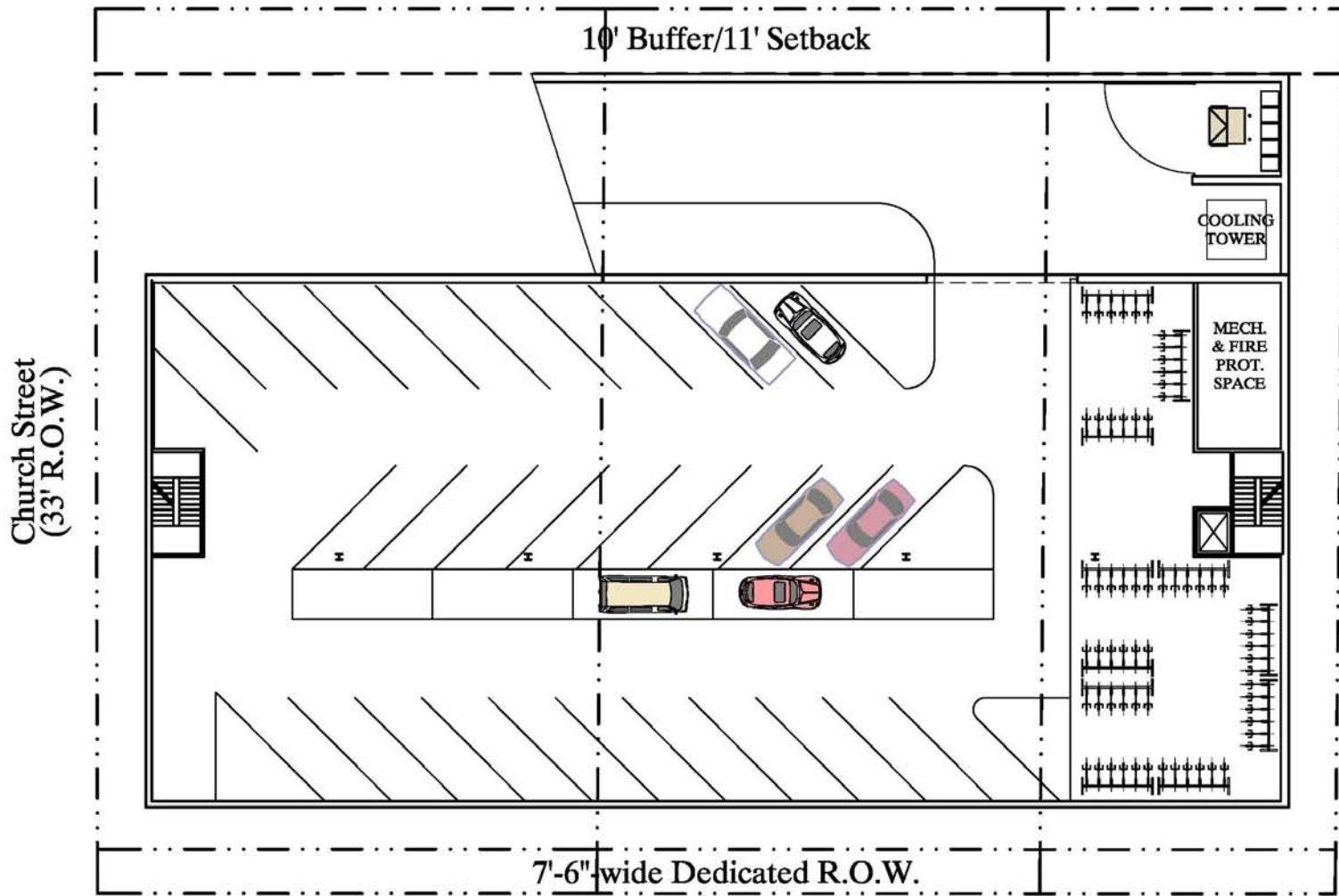
ROSEMARY STREET
45' PUBLIC R/W

ROSEMARY STREET LIMITED PARTNERSHIP
DB 857 PG 25
LOTS 9 THRU 12 BLK A PB 2 PG 78
PIN 9788-27-7462

NCGS MONUMENT "FIREMAN"
N=788273.699
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 18459
CHAPEL HILL, N.C. 27516
910-687-0742 C-1281 FAX 910-402-0234





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

10' Buffer/11' Setback

COOLING
TOWER

MECH.
& FIRE
PROT.
SPACE

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

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

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



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

10' Buffer/11' Setback

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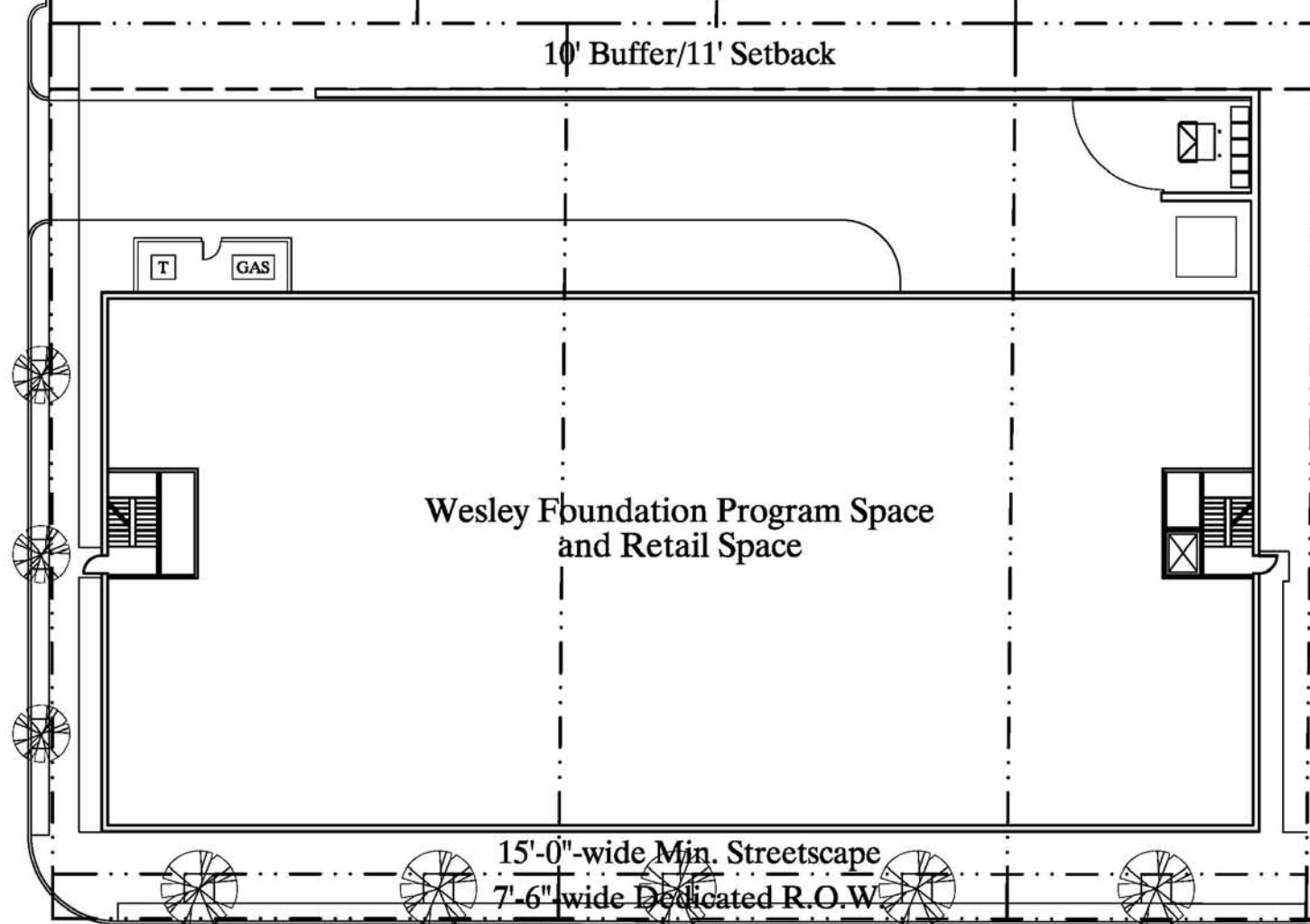
Wesley Foundation Program Space
and Retail Space

15'-0" wide Min. Streetscape

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

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

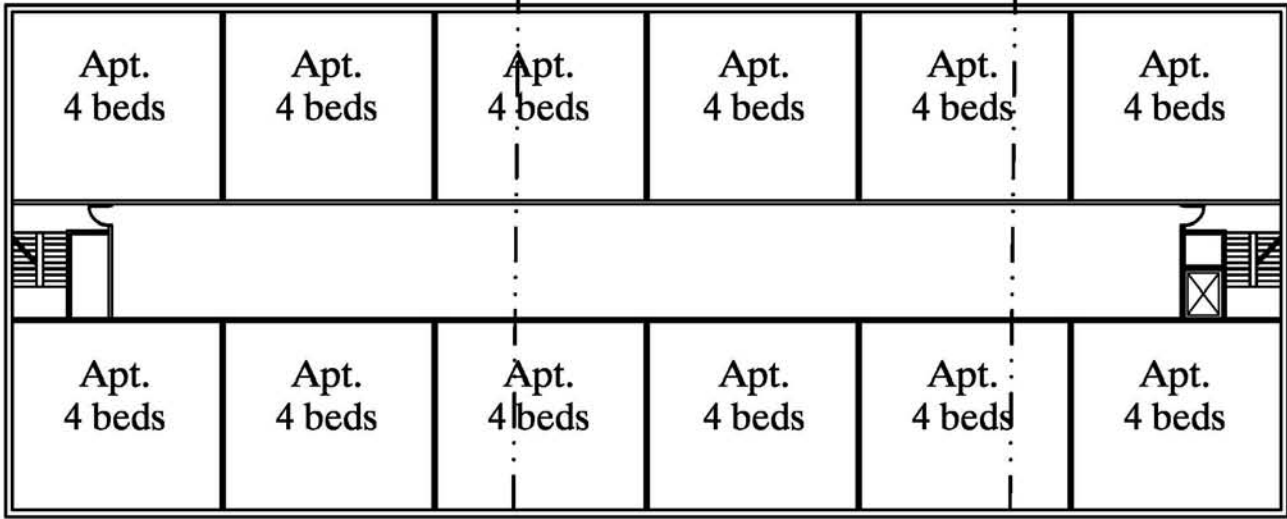
Ground Floor
Floor GSF = 17,440sf





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

10' Buffer/11' Setback



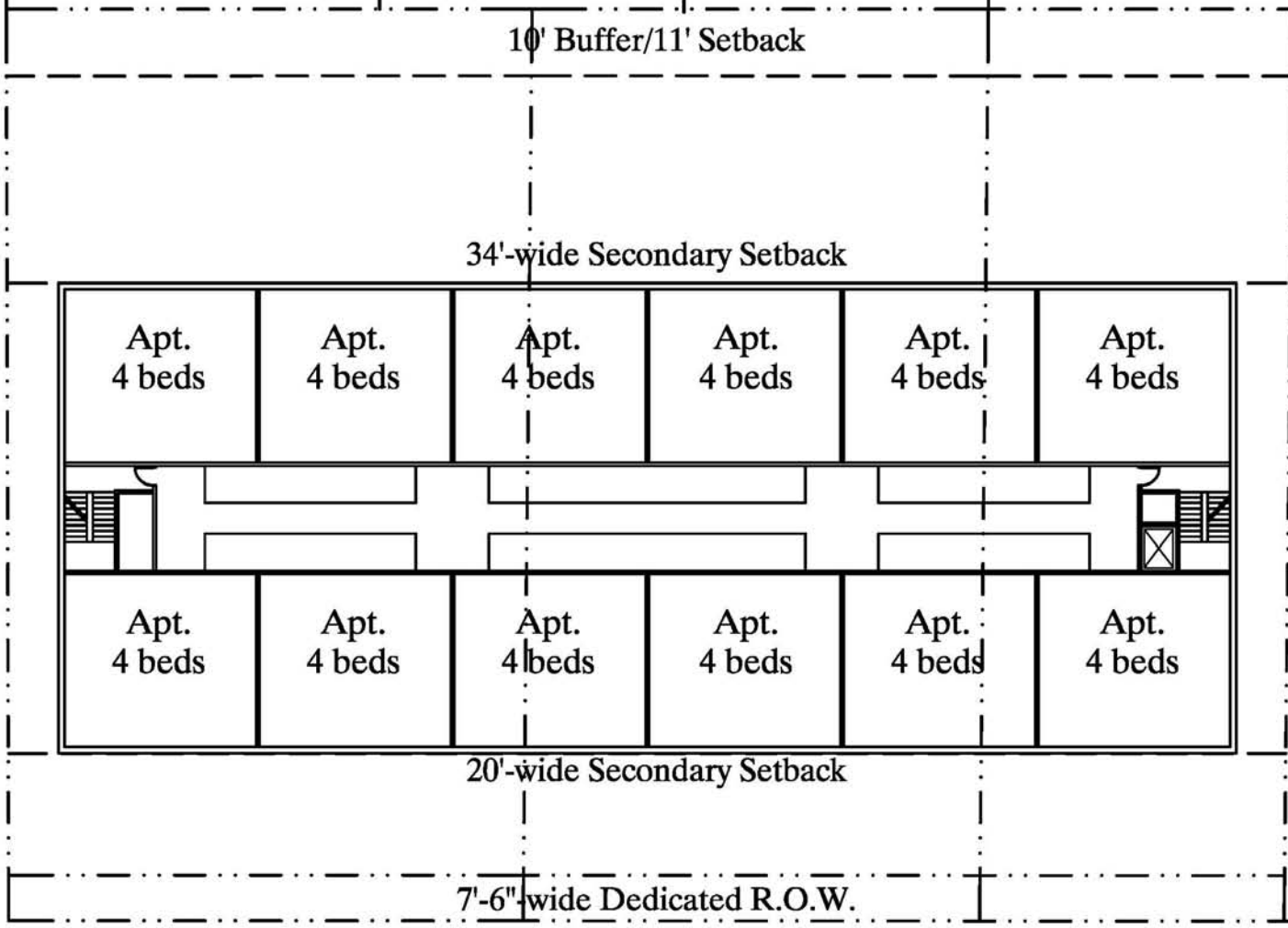
7'-6" wide Dedicated R.O.W.

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

Second Floor
Floor GSF = 14,950sf
48 beds



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



10' Buffer/11' Setback

34'-wide Secondary Setback

Apt.
4 beds

Apt.
4 beds

Apt.
4 beds

Apt.
4 beds

Apt.
4 beds

Apt.
4 beds

Apt.
4 beds

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4 beds

Apt.
4 beds

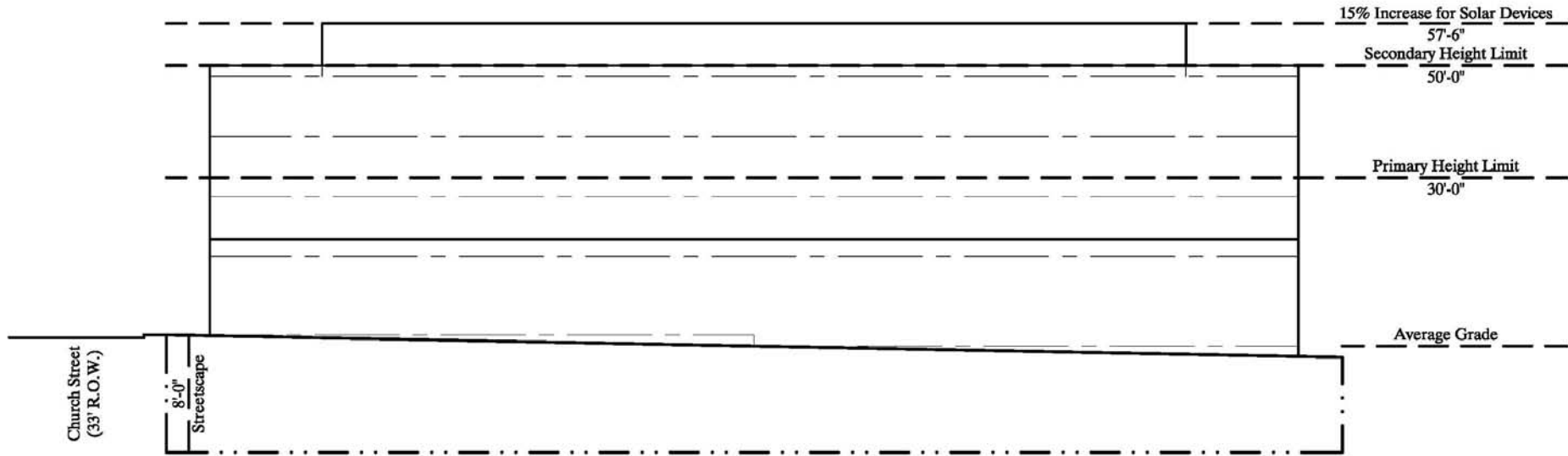
Apt.
4 beds

20'-wide Secondary Setback

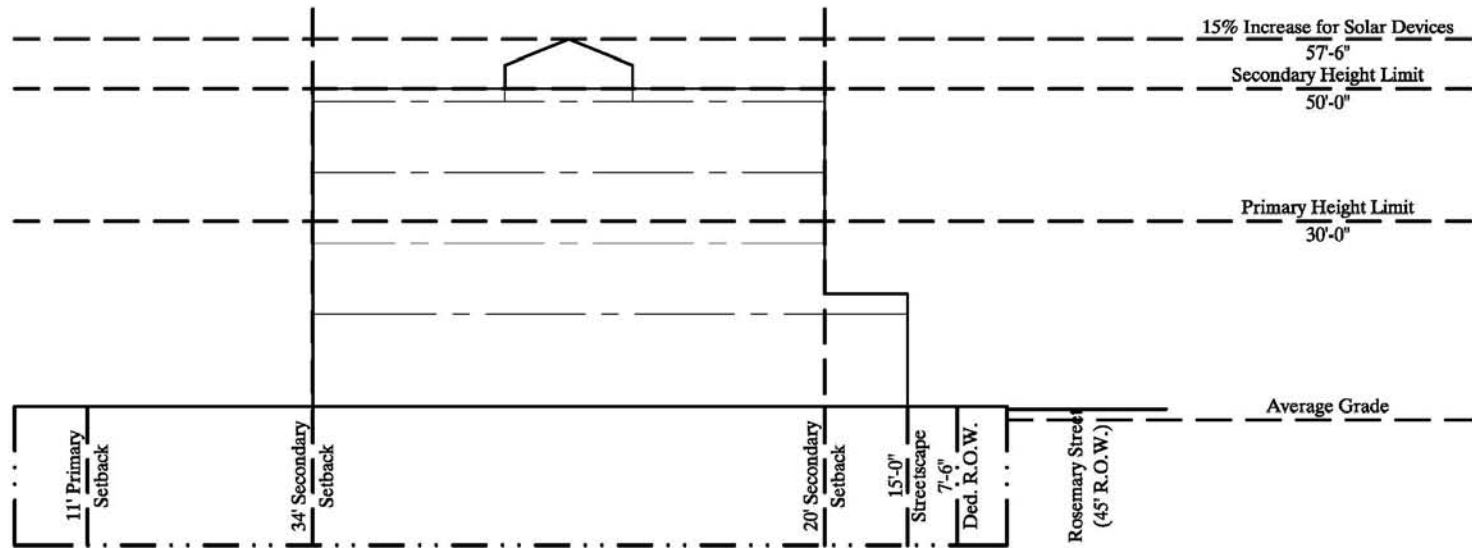
7'-6" wide Dedicated R.O.W.

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

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



Rosemary St. Elevation



Church St. Elevation



View looking north on Church Street



View looking east on Rosemary Street



View looking west on Rosemary



View looking south on Church Street



View looking west on Rosemary Street



View of The Warehouse Apartments



View of houses on Short Street



View of apartments on Church Street



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