

**CONCEPT PLAN PROPOSAL**

***Applicant Information***

Name: Dixon Weinstein Architects

Address: Suite 25, 431 w Franklin Street

City: Chapel Hill

State: NC

Zip: 27516

Phone (Work): (919) 968 - 8333 FAX: (919) 968 - 0473 E-Mail: ellen@dixonweinstein.com

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

Name: The University of North Carolina at Chapel Hill

Phone (919) 966 - 1571

Address: c/o Facilities Planning - CB#1090

City: Chapel Hill

State: NC

Zip: 27599

***Development Information***

Book: 439 Page: 93 Durham County Registry PIN: 9798-04-70-8300 Parcel ID: 141902

Deed Book/Page: 000372/000255

Address/Location: #1 Alice Ingram Circle, CB #2900, The Farm, Chapel Hill, NC

Existing Zoning: OI-2 New Zoning District if Rezoning Proposed: No

Proposed Size of Development (Acres / Square Feet): 28.25 acres/ 1,230,570 SF

Permitted / Proposed Floor Area (Square Feet): / 14,300 SF

Minimum # Parking Spaces Required: 154

# Parking Spaces Proposed: 29 paved, 176 unpaved = 205 total

Proposed Number of Dwelling Units: 0

Existing / Proposed Impervious Surface Area (Square Feet): 84,097 SF / 85,585 SF

Is this Concept Plan subject to additional review by Town Council? Yes

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: Ellen Weinstein Date: Nov. 7, 2003

## Development Program

Though they ceased to produce crops decades ago, the 28 acres of woods and pastureland on Barbee Chapel Road at the eastern edge of Chapel Hill are still known as "the Farm", and they remain productive. The property is now home to tennis courts, swimming pools, playing fields, picnic areas, a small clubhouse and an aging farmhouse, which is used as an office. This recreational haven, established and managed by the Faculty-Staff Recreation Association (FSRA), serves about 750 families. Membership in the FSRA is open to full-time and permanent part-time employees of the University of North Carolina at Chapel Hill and UNC Hospitals as well as personnel from North Carolina's consolidated university system who live in the Chapel Hill area. The UNC Board of Trustees assigned the Barbee Chapel property to the FSRA under a rental arrangement in 1967.

The proposed change to the existing property would replace the inaccessible and inefficient two-story, 3,200 square foot farmhouse structure with a new building that will house the FSRA's offices and tennis shop and provide a new classroom, exercise area, and locker rooms. The proposed building is a single-story, 3,500 square foot structure sited where the farmhouse now stands. Like the farmhouse, the new building sits among mature trees and is positioned to create a courtyard with the existing clubhouse. Building systems and materials will match the rural aesthetic of the existing buildings: light frame wood construction, asphalt shingle roofs, and simple building forms.

The FSRA's Board of Directors explored the possibility of renovating the existing farmhouse but concluded that the cost would be prohibitive due to the need for asbestos removal, electrical and mechanical upgrades, improved accessibility and related problems. A preservationist from the UNC Facilities Planning office examined the building and determined that, although it was built over 100 years ago it had neither historic significance nor architectural integrity and thus did not warrant heroic measures to save it. The preservationist's report did indicate that the fireplace mantle, which was added at some point after the building was constructed, had some historical value and should be preserved. Arrangements have been made to turn this mantle over to the UNC archives.

The FSRA leadership and management have worked diligently to maintain the rural character of the property while providing accessible recreational opportunities for the FSRA members. The proposed building is consistent with this mission and more broadly, a commitment to responsible stewardship. The guiding principles throughout the planning process have been to minimize disturbance to the site, embrace a style and palette of materials that complements the site, and thus replace an aging and inaccessible structure with one that is aesthetically pleasing, functional, and sustainable.