

(16)

CONCEPT PLAN PROPOSAL

Applicant InformationName: The Family House at UNC Hospitals- PROPOSAL BAddress: P.O. Box 16606City: Chapel HillState: NCZip: 27516Phone (Work): 919.942.8586FAX: 919.493.7306-Mail: zack@corleyredfootzack.com***Property Owner Information (included as attachment if more than one owner)***Name: The University of North CarolinaPhone Susan Arthur, PA; 843-2085Address: Giles Horney Building, Airport RdCity: Chapel HillState: NCZip: 27514***Development Information***Name of Development: The Family House @ UNC HospitalsTax Map: _____ Block: _____ Lot(s): _____ Parcel ID #: 7.73..1Address/Location: Mason Farm Road, adjacent to Ronald McDonald HouseExisting Zoning: 01-2 New Zoning District if Rezoning Proposed: N/AProposed Size of Development (Acres / Square Feet): 5.8 ac / 255,294 SFPermitted / Proposed Floor Area (Square Feet): 67,398 SF / 32,000 SFMinimum # Parking Spaces Required: 64 # Proposed 53Proposed Number of Dwelling Units: 40 bedrooms # Units per Acre 7 bedrooms/acreExisting / Proposed Impervious Surface Area (Square Feet): -0- / 37,715 SFIs 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: _____

Date: March 1, 04

Please submit 20 sets of all materials, or 35 sets of all materials including reduced (8 ½" by 11") copies of all plans if the Concept Plan is subject to additional review by the Town Council, no later than the first day of the month. Materials must be collated and folded to fit into a 12" x 15" envelope. The Community Design Commission meets regularly on the third Wednesday of each month. Meetings with the Town Council will be scheduled after the Community Design Commission meeting. For confirmation of a meeting dates and the placement of your request on the agenda, please call the Planning Department at (919) 968-2728.

(17)



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PO Box 16963 ■ Chapel Hill, North Carolina ■ 27516-6963 ■ (919) 933-9300 Fax

Developer's Program

The Family House at UNC Hospitals (A Residential Support Facility)

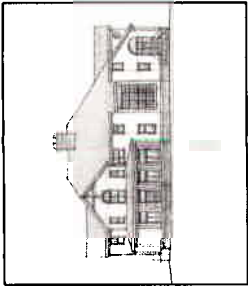
Statement of Compliance with Chapel Hill Design Guidelines

MARCH 1, 2004

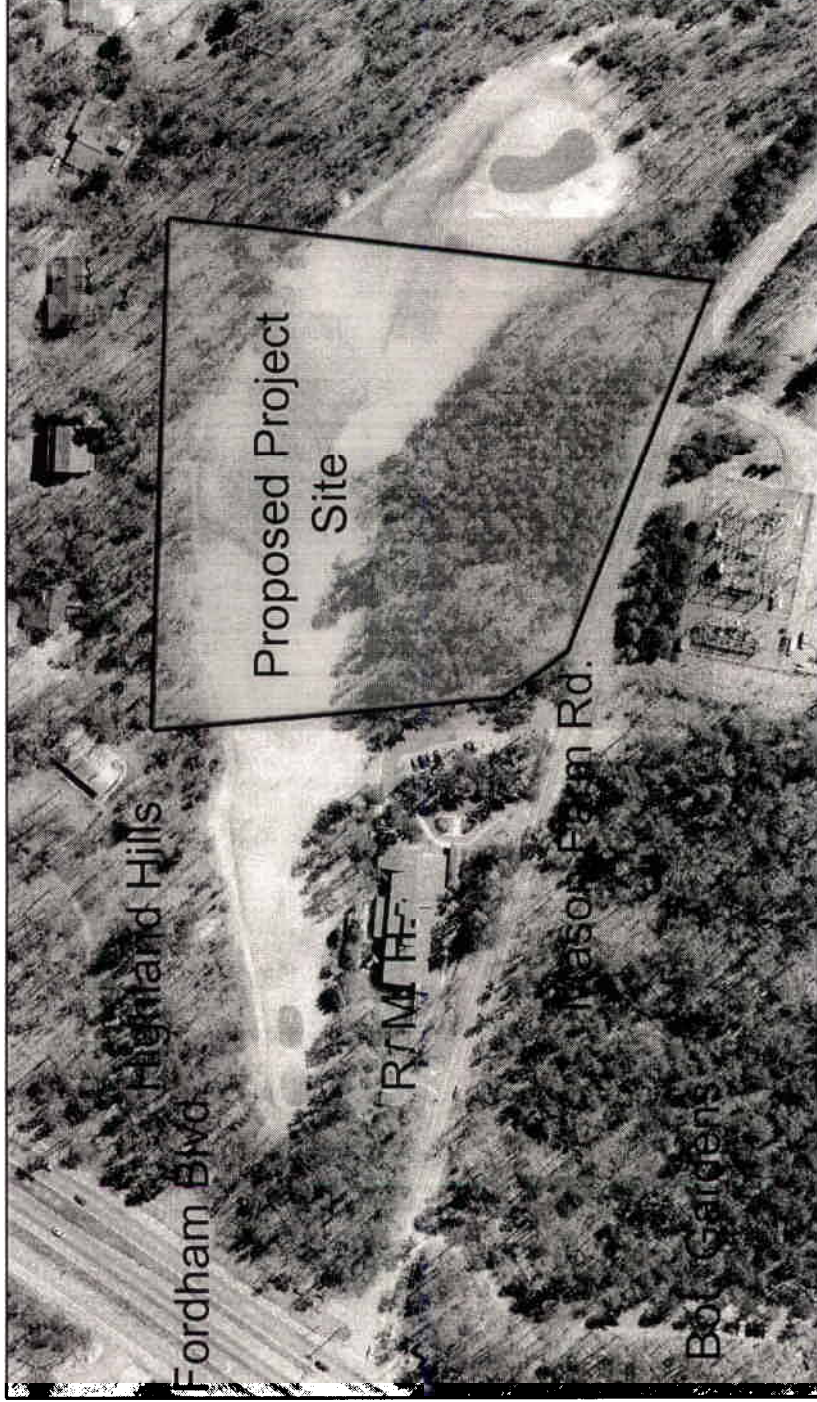
The Family House at UNC Hospitals is to be constructed on 5.85 acres of University of North Carolina leased property adjacent to the Ronald McDonald House on Mason Farm Road. This 26,000 square foot, two-story facility will eventually serve up to 40 families. We understand the Town's ordinance controlling a residential support facility only allows service to 30 families, and we will be requesting the Town Council approve a modification to this ordinance to allow for a 10-family increase. This facility will be planned and operated very similarly to the Ronald McDonald House, with the exception that the families being served will have adult family members at the Hospital as patients. 53 parking spaces are planned around the side of the facility. Most of the visitors to this facility will park their vehicles and ride the Hospital Shuttle back and forth to the Hospital.

This facility is planned to have a strong residential feeling to it, from the design of the exterior throughout the interior. Specific design guidelines are as follows:

1. Minimize paving materials and locate parking areas around the sides of the property, utilizing the natural contour lines of the lot. A large existing treed buffer will be left along Mason Farm Road to provide screening of the parking area.
2. Maintain and enhance natural buffers on all sides of the facility.
3. Storm water management will be provided by various methods from porous pavement to rain gardens to containment basins. Reuse of storm water for irrigation is also being considered. However, the use of native, drought-resistant plants may not require irrigation.
4. This site has a manageable slope upward from Mason Farm Road to the rear of the site, which will be dealt with by a set of accessible ramps/stairs, variable finished floor heights and terracing of garden areas.
5. Neighborhood review meetings will be held periodically to receive the neighbor's comments and address concerns.
6. This facility will be designed with energy and resource conservation as a priority. The Triangle J High Performance Building Standards will be followed, under the supervision of a LEED (Leadership in Energy and Environmental Design) certified designer.



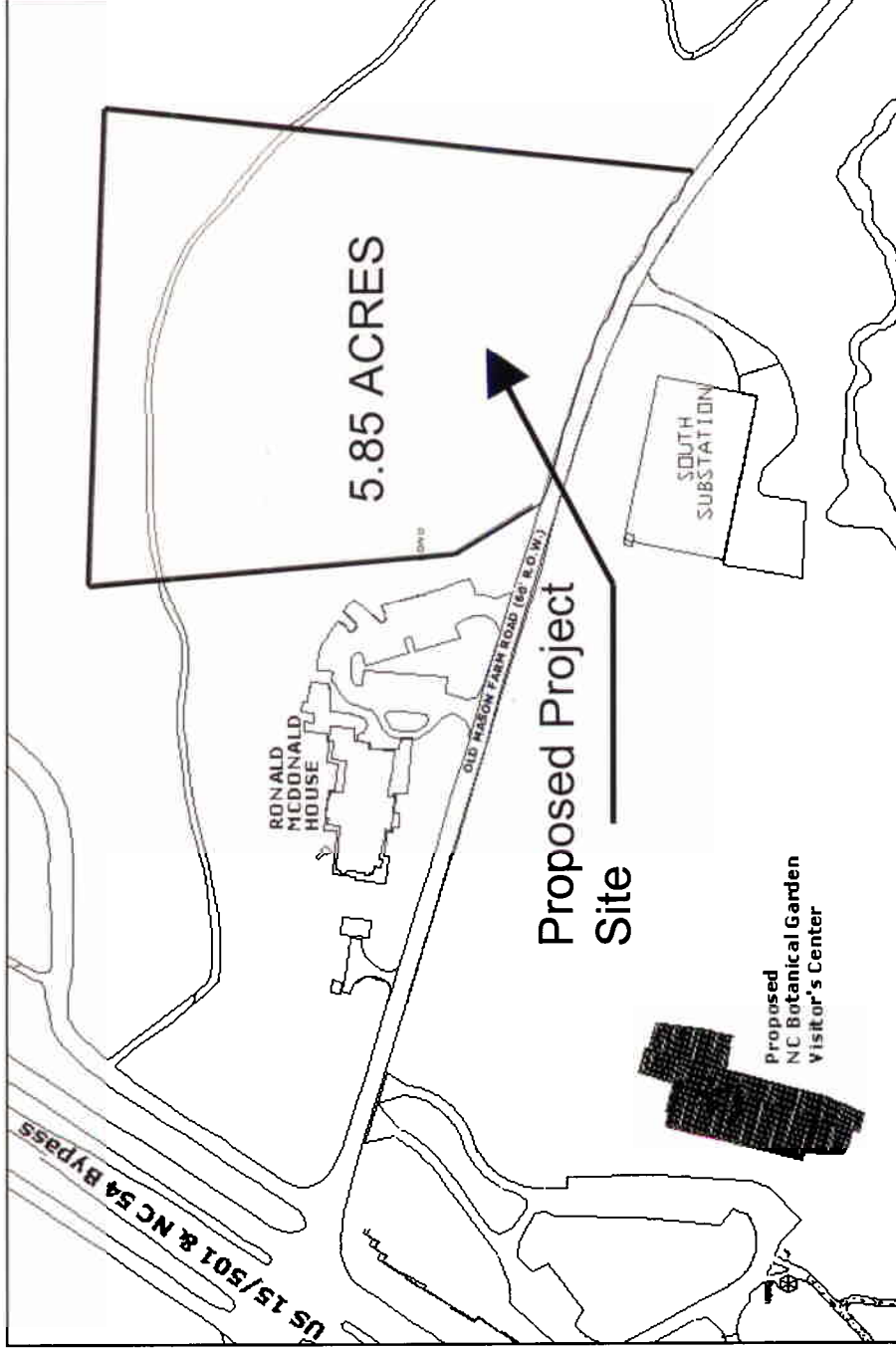
The Family House at UNC Hospitals



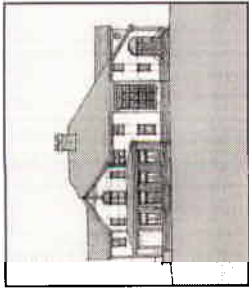
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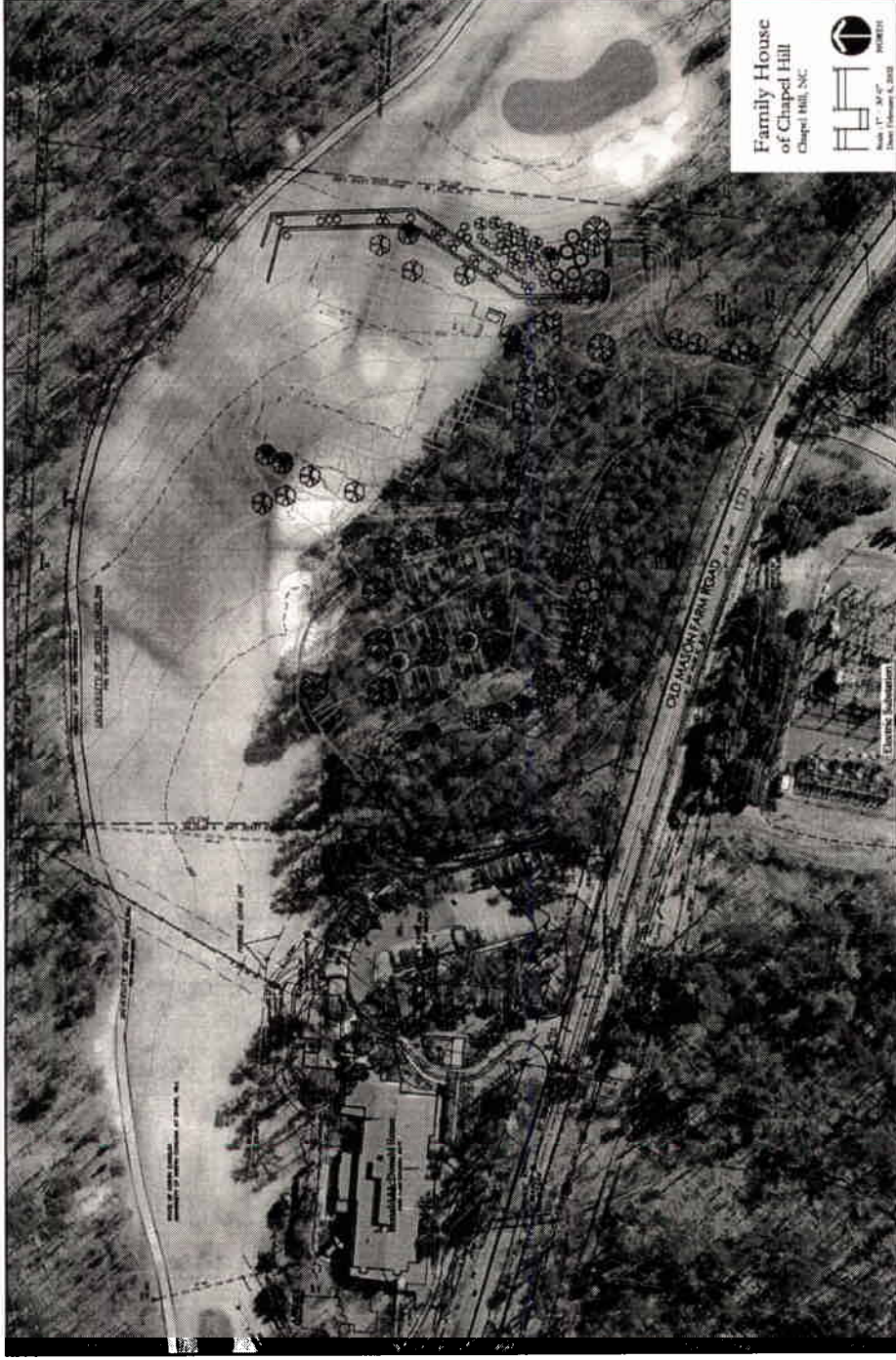
The Family House at UNC Hospitals



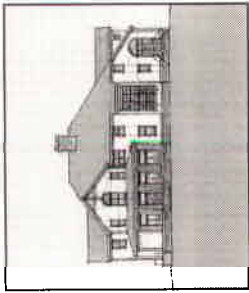
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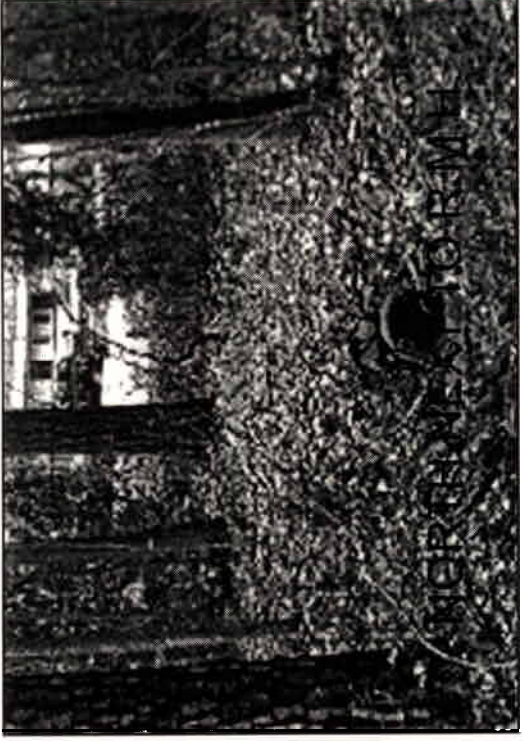
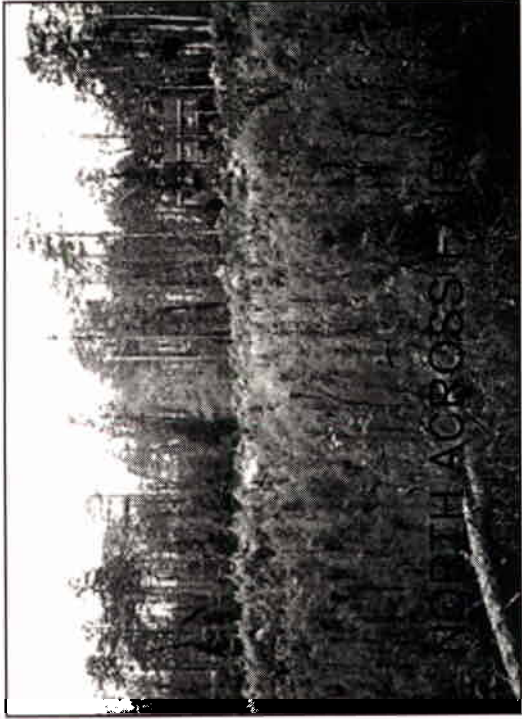
The Family House at UNC Hospitals



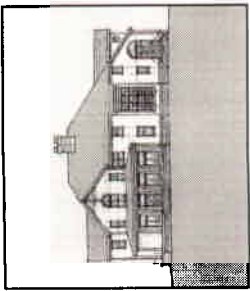
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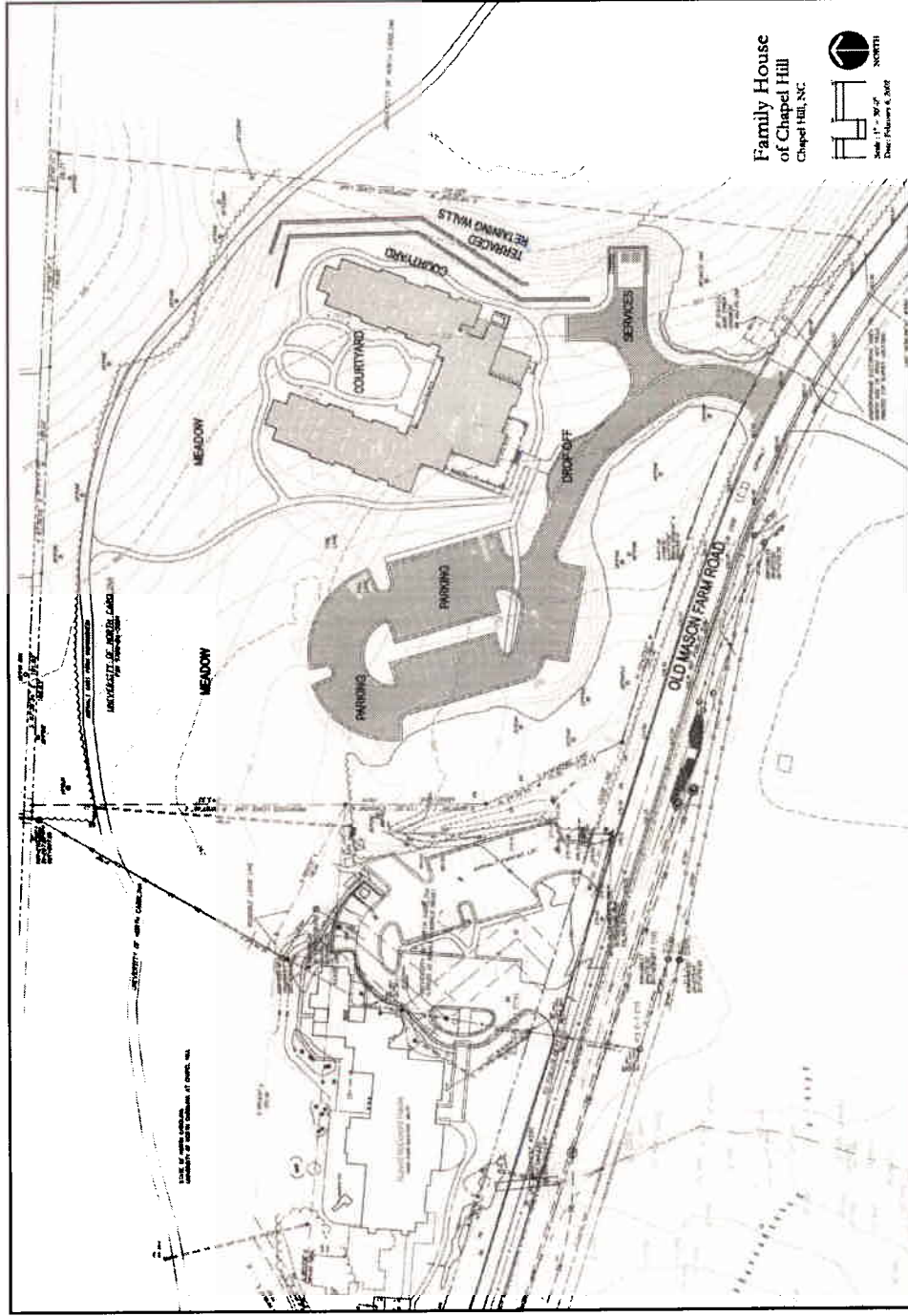
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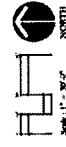
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The Family House at UNC Hospitals



Family House
of Chapel Hill
Chapel Hill, NC



Scale: 1" = 30'
Date: February 6, 2002

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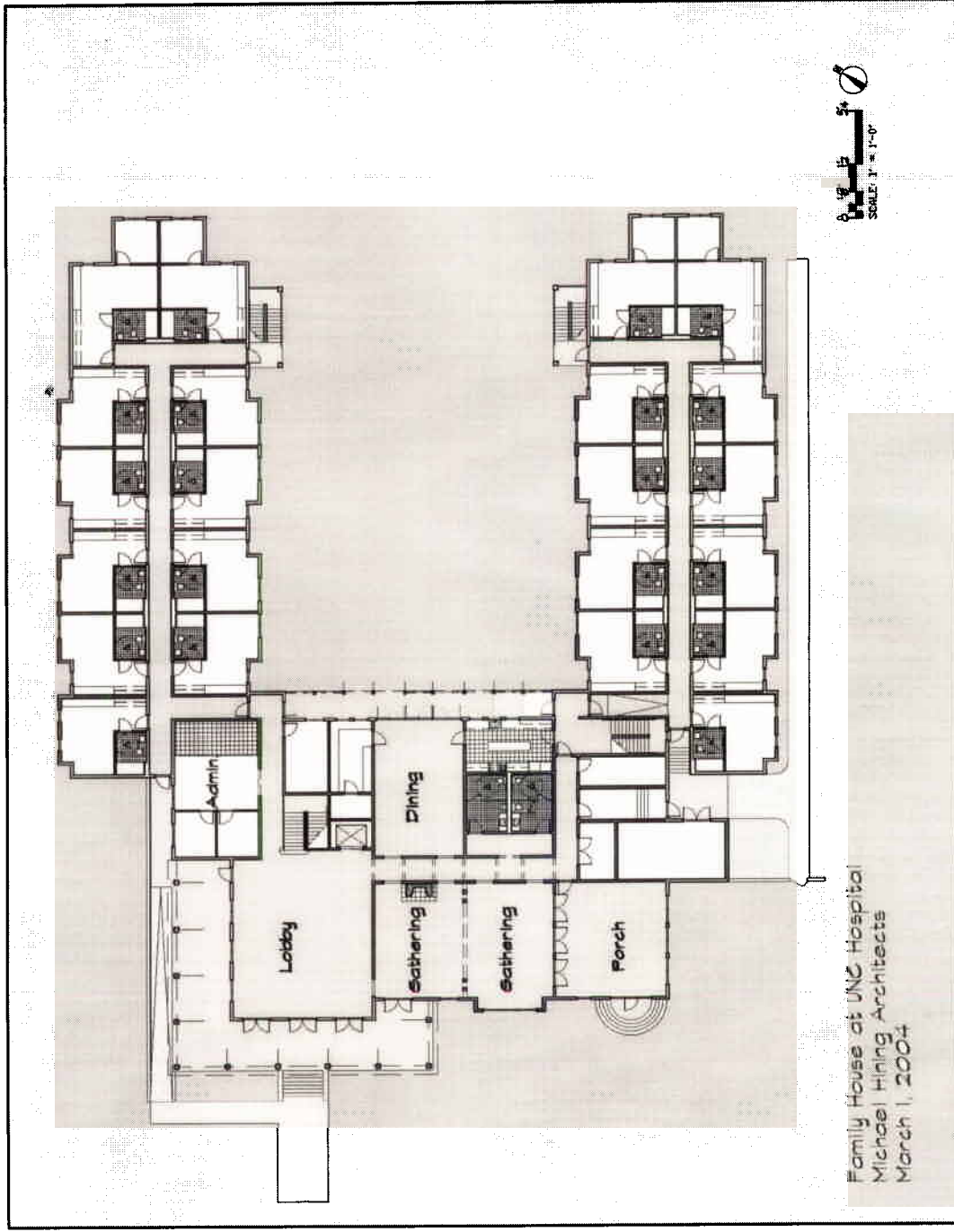
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The Family House at UNC Hospitals



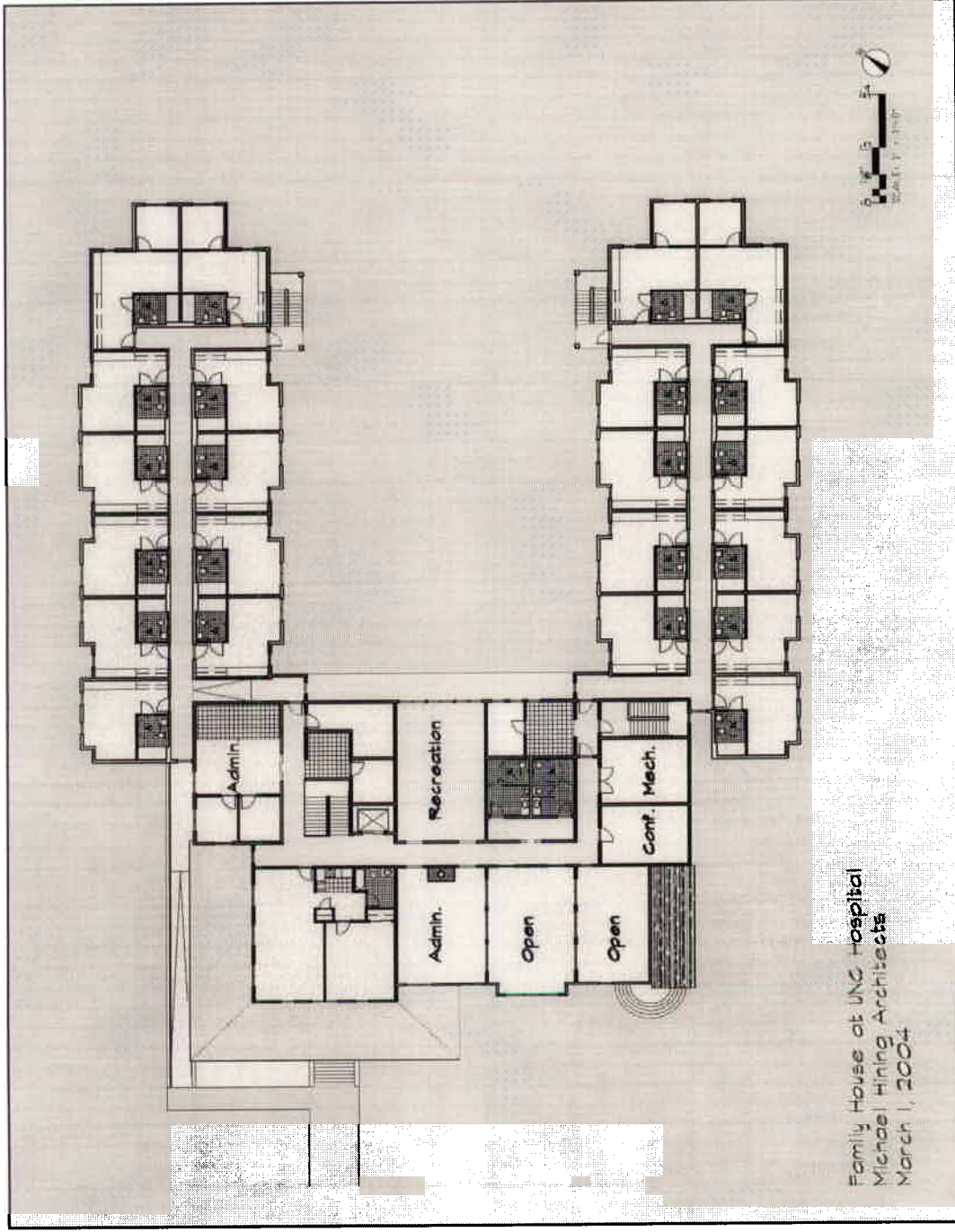
Family House at UNC Hospital
Michael Hining Architects
March 1, 2004



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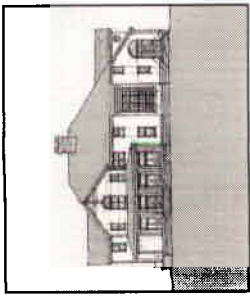
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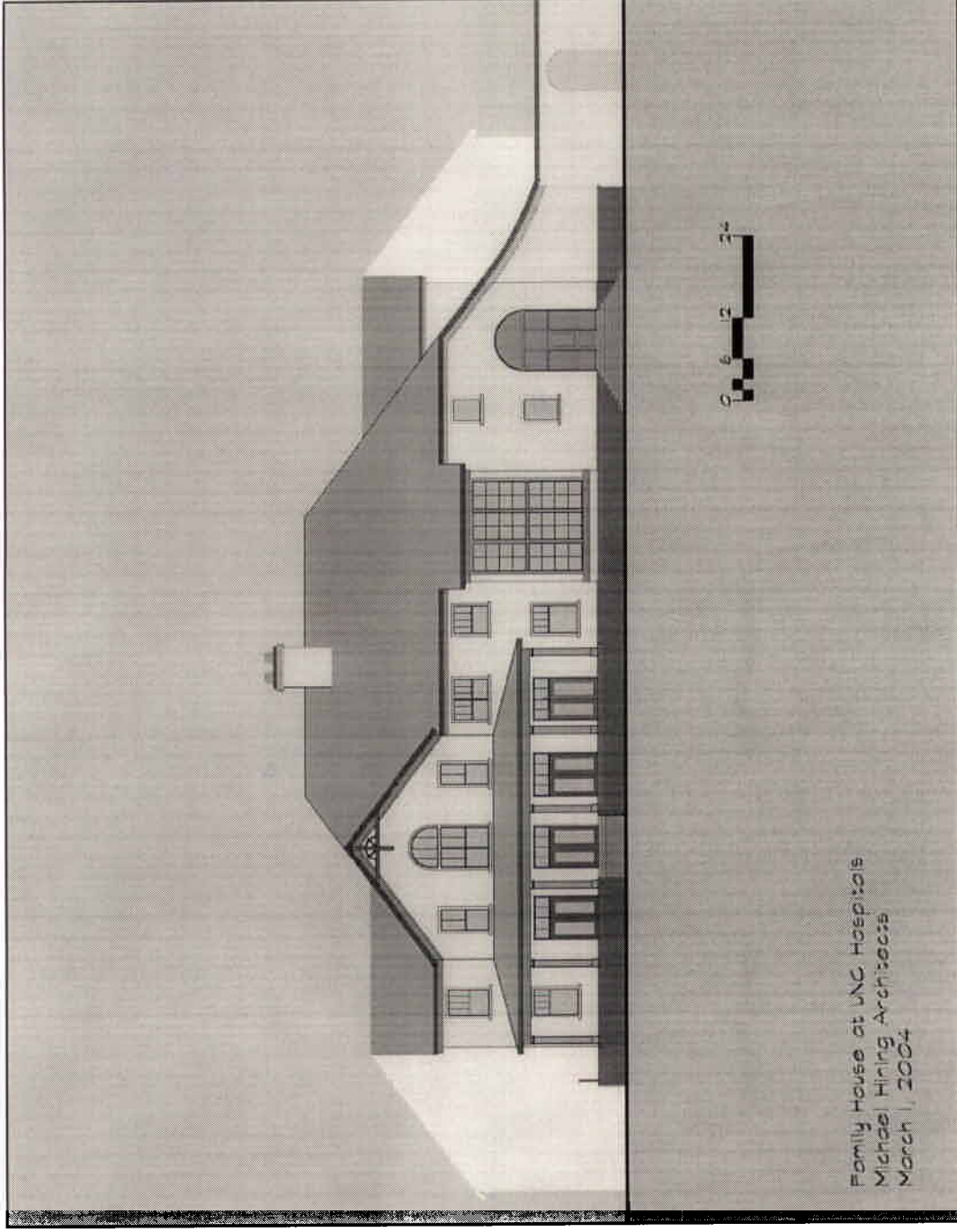
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