



THE UNIVERSITY OF NORTH CAROLINA
AT
CHAPEL HILL

May 3, 2004

Mr. Cal Horton, Town Manager
Town of Chapel Hill
306 North Columbia Street
Chapel Hill, North Carolina 27516

Re: Development Plan Modification No. 2 – Supplement #1

Dear Mr. Horton,

We are pleased to submit this Supplement to Development Plan Modification No. 2. This Supplement addresses the Town of Chapel Hill's Staff Comments received by the University on April 20, 2004. The University submitted the Development Plan Modification No. 2 to the Town on March 15, 2004 and the Town accepted the Development Plan Modification No. 2 as complete on April 1, 2004.

In addition to submitting this Supplement, we propose to increase the square footage for the Addition to 410 East Franklin Street (A-19 Mod.). Since submitting the Modification No. 2, we have continued the design and seek an increase in square footage from the 900 SF originally requested to 1600 SF. This increase is due to code requirements as well as a request from the Chapel Hill Preservation Society to maintain part of the existing James Love House as period rooms. We have attached additional information which includes a revised site plan and description of the changes.

We look forward to working with you on the approval of Development Plan Modification No. 2.

Sincerely,

A handwritten signature in black ink that reads "B. L. Runberg".

Bruce L. Runberg
Associate Vice Chancellor for Facilities Planning and Construction



THE UNIVERSITY OF NORTH CAROLINA
AT
CHAPEL HILL

**Development Plan Modification #2
Supplement #1
May 3, 2004**

The University's additional information is noted in **bold**.

1. Additional Description of Development Plan Modification No. 2:

- a. Please include an 8 ½" by 11" map of the March 2001 UNC Master Plan in the Supplement, for background information.

This map is included with the Supplement.

- b. The first paragraph in the application notes "fourteen projects." Our records identify ten projects. Please clarify.

The University has received Site Development Permits for the following ten projects:

Alexander, Connor, Winston Residence Halls – July 2002 (SDP 2002-1)

Rams Head Center – July 2002 (SDP 2002-2)

Carrington Hall Addition – July 2002 (SDP 2002-3)

Science Complex Phase I – July 2002 (SDP 2002-4)

Memorial Hall Renovations – July 2002 (SDP 2002-5)

Dental Building Renovations – July 2002 (SDP 2002-6)

Medical Science Research Building – May 2003 (SDP 2003-1)

Thermal Storage Facility – July 2003 (SDP 2003-2)

Manning Drive Steam Plant – October 2003 (SDP 2003-3)

Student Family Housing – December 2003 (SDP 2003-4)

- c. It would be very helpful if you would provide a narrative, describing all proposed changes from previously approved Development Plans. For example discuss the proposed change to the green roof on the Bell Tower Deck and the impact on stormwater management and pedestrian circulation. Another example: please mention all proposed pedestrian bridges not previously described in prior applications.

The changes proposed in this modification occur in six locations:

- **Science Complex:** The 600 car parking deck and 10,000 ton chiller plant are deleted from the Science Complex Phase II. Both of these facilities were envisioned to be constructed beneath laboratory and office space in the Science Complex. The depth of the rock below the surface at the Science Complex site, and the need for vibration-free space for the state-of-the-art research laboratories, make it infeasible to construct these two facilities as part of the Science Complex Phase II. They are both being relocated to the Bell Tower development.
- **Bell Tower Development:** The approved Development Plans include a 1,000 car parking deck and three research buildings in the Bell Tower parking lot. The North Chiller Plant, located at the south end of the Bell Tower parking lot, was previously planned to be renovated and its chillers replaced. The modification increases the size of the parking deck from 1,000 cars to 1,600 cars, incorporating the cars previously planned for the Science Complex Phase II. The modification also provides for a new chiller plant, combining the capacities of the chiller plant deleted from the Science Complex Phase II and the existing North Chiller Plant. The Bell Tower Development will maintain the pedestrian path from North Campus to the Medical School; however, the additional 600 cars in the parking deck will alter the original concept of the “green roof” on the deck. Any alteration of this “green roof” will not impact the University’s overall stormwater management strategy, as the project will employ alternative methods for stormwater management to meet the required goals. The pedestrian circulation system will continue to provide a strong connection between the North Campus and the Medical Campus. Its precise location will be determined during the design of the project. An elevated pedestrian walkway that will span South Road, connecting the unnamed Science building under construction adjacent to Kenan Laboratories with the Stone Center/Bell Tower Development is also included in this project.
- **Morehead Planetarium:** This project consists of an addition to the E: Franklin Street side of the Planetarium. The addition will provide enhanced spaces for visitors; it will not change any parking counts, locations, or pedestrian pathways.
- **Physicians’ Office Building:** The office building will be located south of Manning Drive and north of the future Jackson Circle parking deck. As part of this project, the existing pedestrian bridge from the Dogwood Parking Deck will connect to a plaza adjacent to the planned Physicians’ Office Building, and then will continue on past the new Cancer Center toward the Neurosciences Hospital. This bridge will be reconstructed during the development of the project so that it is more level and pedestrian and patient friendly than the existing bridge. It will also accommodate the golf cart shuttle, just as it does today.

- **Fetzer Gym:** This project consists of an addition to the Stadium Drive side of Fetzer Gym. The project will not change any parking space counts or locations. The project will include the addition of an elevated pedestrian walkway that will span South Road, connecting the Frank Porter Graham Student Center with Fetzer Gym.
 - **Addition/Rehabilitation to 410 East Franklin Street:** This project consists of an addition to the building located at 410 East Franklin Street. One new handicap parking space will be added to the existing lot. Vehicular access to the site will remain in its existing location. The project will not impact the surrounding pedestrian walks.
- d. Please write a paragraph or two describing proposed building demolitions associated with this Modification No.2.

None of the projects identified in Modification No. 2 require the demolition of existing buildings. The demolition of the North Chiller Plant will occur at a future date once the Bell Tower chiller plant (I-5 Mod) is operational.

- e. Please Revise Modification #2- Map 1.
- i. Remove deleted building #'s H-1, H-2, P-7

See attached revised Modification #2-Map 1.

- f. Please Revise Modification #2- Map 2.
- i. Included a "construction timetable."
 - ii. Remove deleted building #'s H-1, H-2
 - iii. Note relocation of chiller from building A-8

See attached revised Modification #2-Map 2.

- g. For each proposed project please clearly identify all planned vehicular access points.
- **Bell Tower parking deck (P-4) – The planned vehicular access points for this project are the existing vehicular access from South Road on the north and a new vehicular access point from Manning Drive on the south.**
 - **Bell Tower chiller plant (I-5) – The planned vehicular access for this project from Manning Drive from the south, the same as for the Bell Tower parking deck.**
 - **Addition to the Morehead Planetarium (C-5) – The planned vehicular access point for this project is the existing vehicular access from E. Franklin St.**
 - **Physicians' Office Building (UNCH-4) – The planned vehicular access point for this project is from New East Drive.**
 - **Addition to Fetzer Gym (SL-4) – The planned vehicular access point for this project is the existing vehicular access to Fetzer Gym from Stadium Drive.**

- **Addition/Rehabilitation to 410 East Franklin Street (A-19) – The planned vehicular access point for this project is the existing vehicular access from Battle Lane.**
- h. Table 2 and Table 3 Summary and Spreadsheet have a number of cells that appear to conflict or not add up. For example, for several projects you note the approved square footage for a project, and then list the completed square footage as a significantly larger number. For at least some of these projects, the explanation is that a minor change was approved that changed the "approved" maximum sizes. Perhaps the addition of another column to report on approved changes would be helpful. We would be glad to meet and discuss this issue in person and highlight the cells that we find problematic.

Please see attached revised Table 2 and Table 3.

- i. Please submit one large size map of the Development Plan Modification No. 2 Plan (map #2) that we can use for display purposes.

This map is included with the Supplement.

2. Transportation:

- a. In order to insure compliance with an exemption granted with a previous Traffic Impact Analysis, it will be necessary to confirm the proposed vehicular access points to the Bell Tower deck.

The access to the Bell Tower parking lot remains as approved in the original Development Plan. Access from the north will be from the existing drive from South Road (connecting as a signalized intersection between South Columbia Street and Stadium Drive). Access from the south will be via a connection with Manning Drive at the signalized intersection of Morrison/Craige Drive. The traffic impact analysis is based on these two access points.

- b. Please clearly identify all elevated pedestrian walkways on Figure 4-12

Please see attached revised Figure 4-12.

- c. Please revise the Summary of Traffic Impact Analysis, to incorporate the supplemental traffic information submitted on March 30, 2004, so that this can be a single, revised comprehensive summary.

Please see the attached revised Executive Summary.

- d. Figure 4-12 needs to be accompanied by an implementation schedule for roadway improvements in order to fully understand the proposed improvements.

Figure 4-12 is attached. The figure has been revised to include elevated pedestrian walkways.

Following is the schedule for the various improvements:

- Various traffic and pedestrian signal improvements – these will be completed by December 31, 2005.
- Speed table on Ridge Road at Rams Head – this is included in the Rams Head parking deck project and will be completed prior to the opening of that deck.
- Potential upgrading of the Country Club Road/Battle Lane/Boundary Street intersection – a study of alternatives has been completed a draft report submitted to the Town on April 20, 2004. The selected alternative will be completed prior to the opening of the Cobb parking deck opening.
- Narrowing of South Columbia Street between Manning Drive and South Road – The University has commenced to study options for achieving this. Since the road is owned by NCDOT, they (as well as the Town) must be involved in the study and ultimately approve any changes. The construction of any improvements also must be coordinated with building construction projects in the immediate area. For these reasons, a completion date cannot be confirmed at this point.
- Proposed elimination of right turn lane at South Columbia Street and South Road – this is being studied as part of the South Columbia Street narrowing study.
- Potential landscaped median on Manning Drive at Ridge Road – this improvement is labeled “potential” as it is subject to the implementation of the proposed new south access road and the completion of several major projects along Manning Drive. For these reasons, a completion date cannot be confirmed at this point.
- Elevated pedestrian walkway over South Road at Bell Tower Drive - this walkway will be constructed as part of the Bell Tower project.
- Elevated pedestrian walkway over South Road at Student Recreation Center/Fetzer Gym - this walkway will be constructed as part of the proposed expansion to the Gym.
- Elevated pedestrian walkways north and south of the Rams Head project - these walkways are being constructed as part of the Rams Head project.

- **Elevated pedestrian walkway from the Dogwood Deck to the NC Cancer Center – This walkway currently exists. It will be reconstructed to be more pedestrian friendly and to connect to the new Physicians’ Office Building and the Cancer Center.**

3. Stormwater Management:

- a. Please offer a description of how the proposed change to the Bell Tower green roof will impact previously proposed and approved stormwater management strategies, with discussion of rate, volume and water quality.

The proposed changes to the Bell Tower parking deck (P-4) will not impact the rate, volume, or quality of stormwater runoff. A number of stormwater management strategies can be employed to meet the OI-4 requirements. The specific stormwater management strategies to be used will be identified during the design of the project.

- b. Consider deleting information on Storage/Infiltration Beds with Pervious Paving for projects not located within the OI-4 zoning district.

This information was provided to illustrate the University’s progress and commitment regarding stormwater best management practices. The University prefers this additional information remain in the Development Plan Modification #2.

4. Pedestrian Circulation:

- a. Please describe all proposed elevated pedestrian walkways that have not been part of prior Development Plan applications. Include a brief statement how these improvements fit into the overall pedestrian patterns.

Two new elevated pedestrian walkways are indicated in the Development Plan Modification #2. The Student Union/Fetzer Gym walkway will cross South Road, connecting the Pit area of North Campus with Fetzer Gym. The Science Complex/Stone Center walkway will also cross South Road, connecting the unnamed science building under construction adjacent to Kenan Laboratories with the Stone Center.

Both walkways are located at heavily trafficked pedestrian crossings along South Road. As elevated crossings, they will not only provide a safer separation between pedestrian and vehicular traffic at these locations but will also provide accessible routes between North and Central campus.

The pedestrian bridge from the Dogwood Deck to the area of the new Cancer Center already exists and therefore is an existing bridge in the Development Plan.

- b. Please describe how the proposed change to the Bell Tower "green roof" will impact pedestrian circulation patterns.

The deletion of the "green roof" on the Bell Tower Parking deck will not impact pedestrian circulation patterns. The strong pedestrian connection between North Campus and the Medical School complex envisioned by the Master Plan will remain. The final alignment of the pedestrian corridor will be defined during the project's design.

- c. This recent application includes a revised pedestrian count (24,000) on South Road. Please describe the proposed changes to pedestrian circulation in light of this updated figure.

The pedestrian count undertaken on South Road in the area of the Bell Tower/Stadium Drive in fall 2003 and included in the January 2004 Transportation Impact Analysis (TIA) update showed an almost doubling of pedestrians compared to the fall 2001 count included in the January 2002 update. In that time, construction has required making Stadium Drive one-way southbound between South Road and Ridge Road. As a result, the bus routes that used Stadium Drive northbound from Ridge Road to South Road have been rerouted, resulting in a longer trip. It appears that the riders have altered their travel patterns, including which bus routes and stops they use, resulting in many more pedestrians in the Bell Tower area.

5. Public Utilities:

- a. Please revise Modification #2-Map 5
- i. Identify new utility corridors not proposed by previous Development Plan applications.

See attached Modification #2-Map 5.

- ii. Remove buildings H-1, H-2.

See attached Modification #2-Map 5.

- b. Insert a general description of proposed utility improvements.

The only proposed utility improvement in the Development Plan Modification #2 is the extension of a utility corridor along South Road. This utility corridor will contain electrical/telecommunications duct bank.

- c. Include information on the proposed utility extension south near Jones Park. Provide information clarifying the proposed route (map?). Please note that any development (including utility work) that is proposed on private property will need a Zoning Compliance Permit before work can begin.

Please see attached Figure 2 – Recommend Route for South Campus Sanitary Sewer. Please note that no buildings are proposed for this area in this Development Plan Modification #2 and therefore a Zoning Compliance Permit is not needed for this utility work.

The University of North Carolina at Chapel Hill

Final Plan - Approved 22 March 2001



AFFILIATED ENGINEERS
MARTIN/ALEXIOU/BRYSON

ANDROPOGON ASSOCIATES, LTD.
& CAHILL ASSOCIATES

EXISTING BUILDINGS
PROPOSED BUILDINGS



PROPOSED PARKING DECKS
GRASS & TREES

AYERS/SAINTEGROSS

The University of North Carolina at Chapel Hill

Development Plan Planning Status

- Development Plan Projects
- Approved Site Development Permits

Existing buildings

Proposed parking decks

OI-4 Zoning

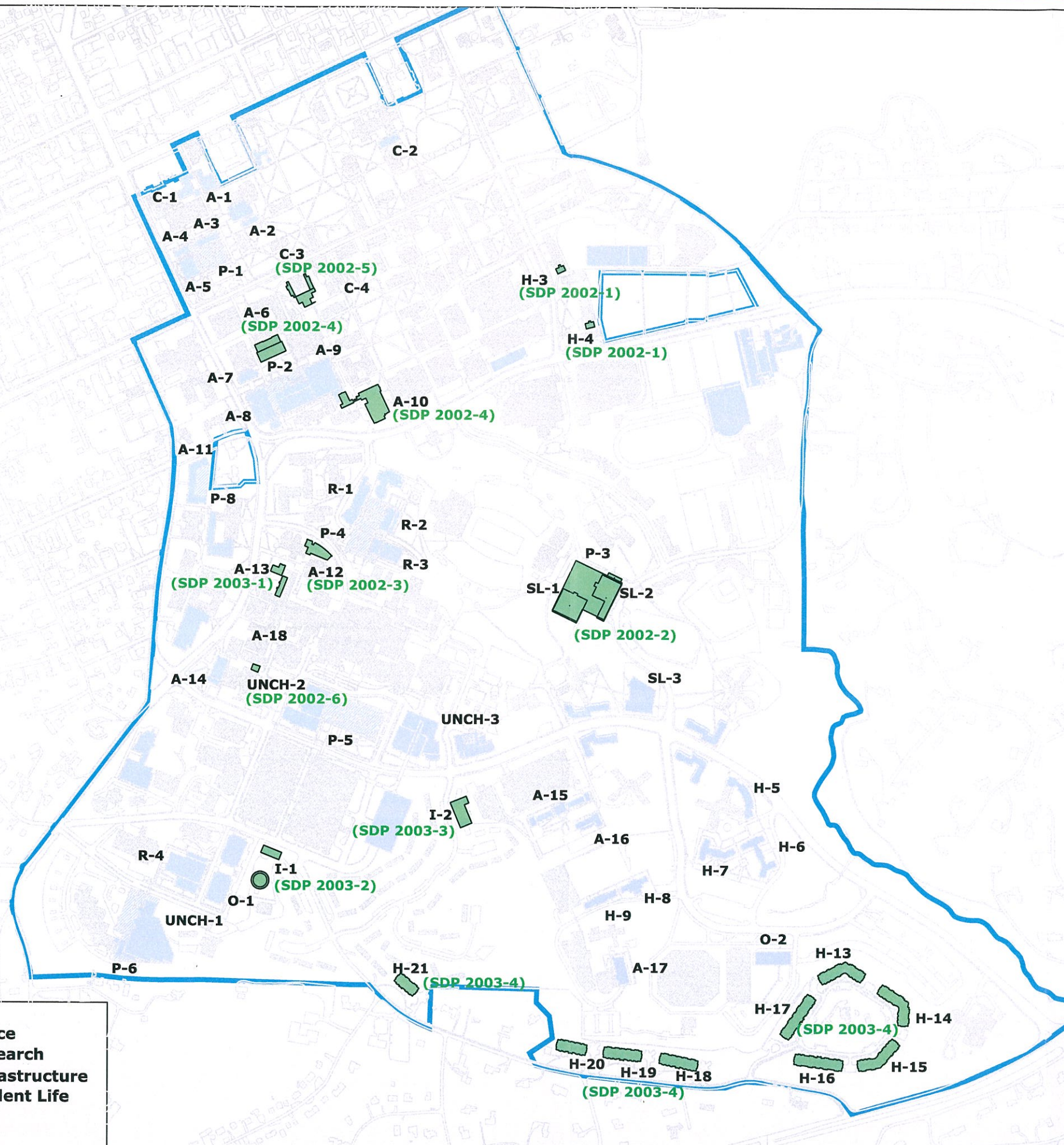


0 300 600 900 1200
Scale in Feet

Modification #2 - Map 1 Supplement

3 May 2004




A-#	Academic	O-#	Office
C-#	Cultural	R-#	Research
P-#	Parking	I-#	Infrastructure
H-#	Housing	SL-#	Student Life
UNCH	UNC Health Care		



The University of North Carolina at Chapel Hill

Development Plan Modification #2 Planning Status

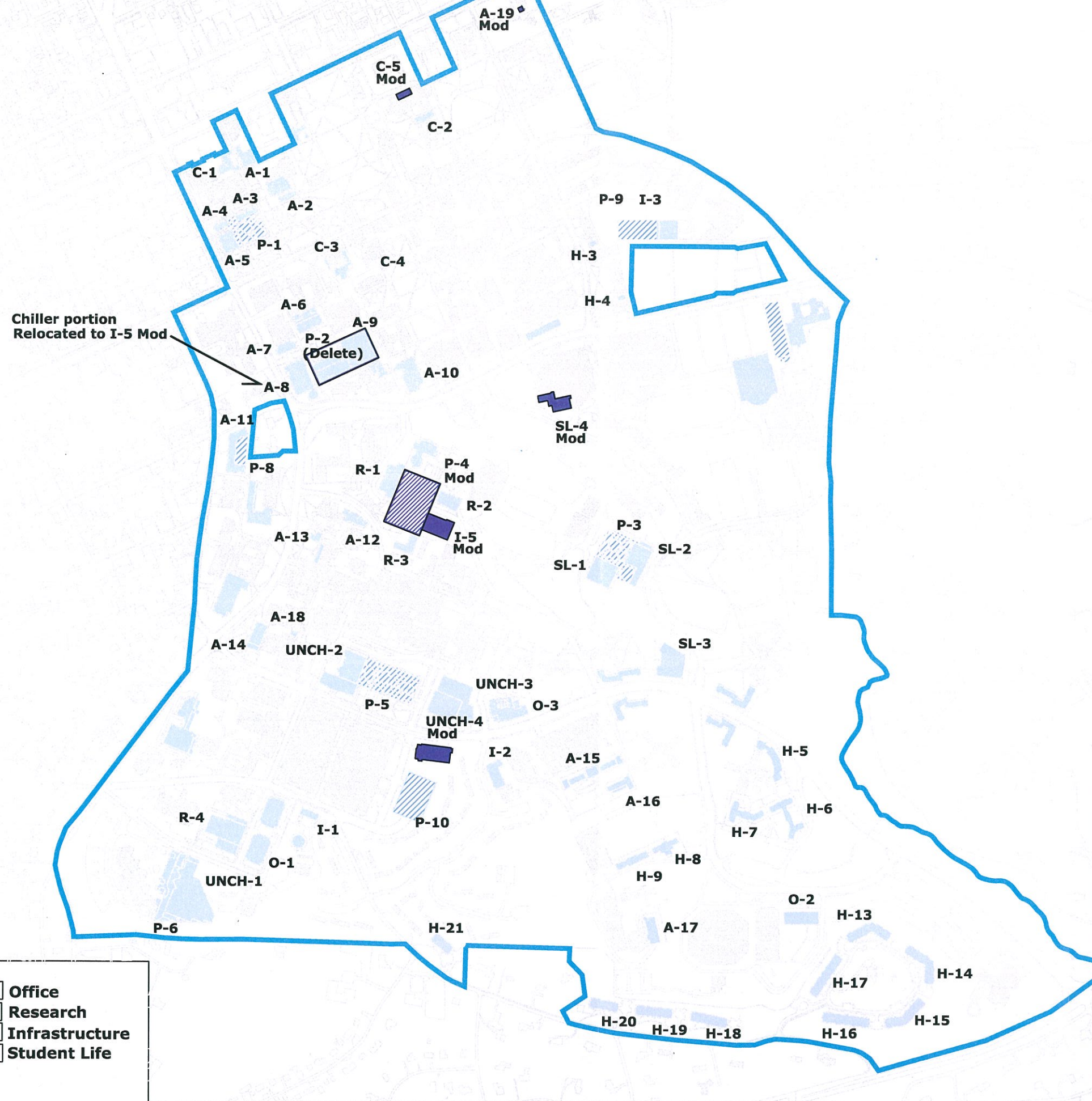
-  Development Plan Projects and Permits
-  Modification #2 Projects Construction Begins 7/06 - 6/07

-  Existing buildings
-  Proposed parking decks
-  OI-4 Zoning

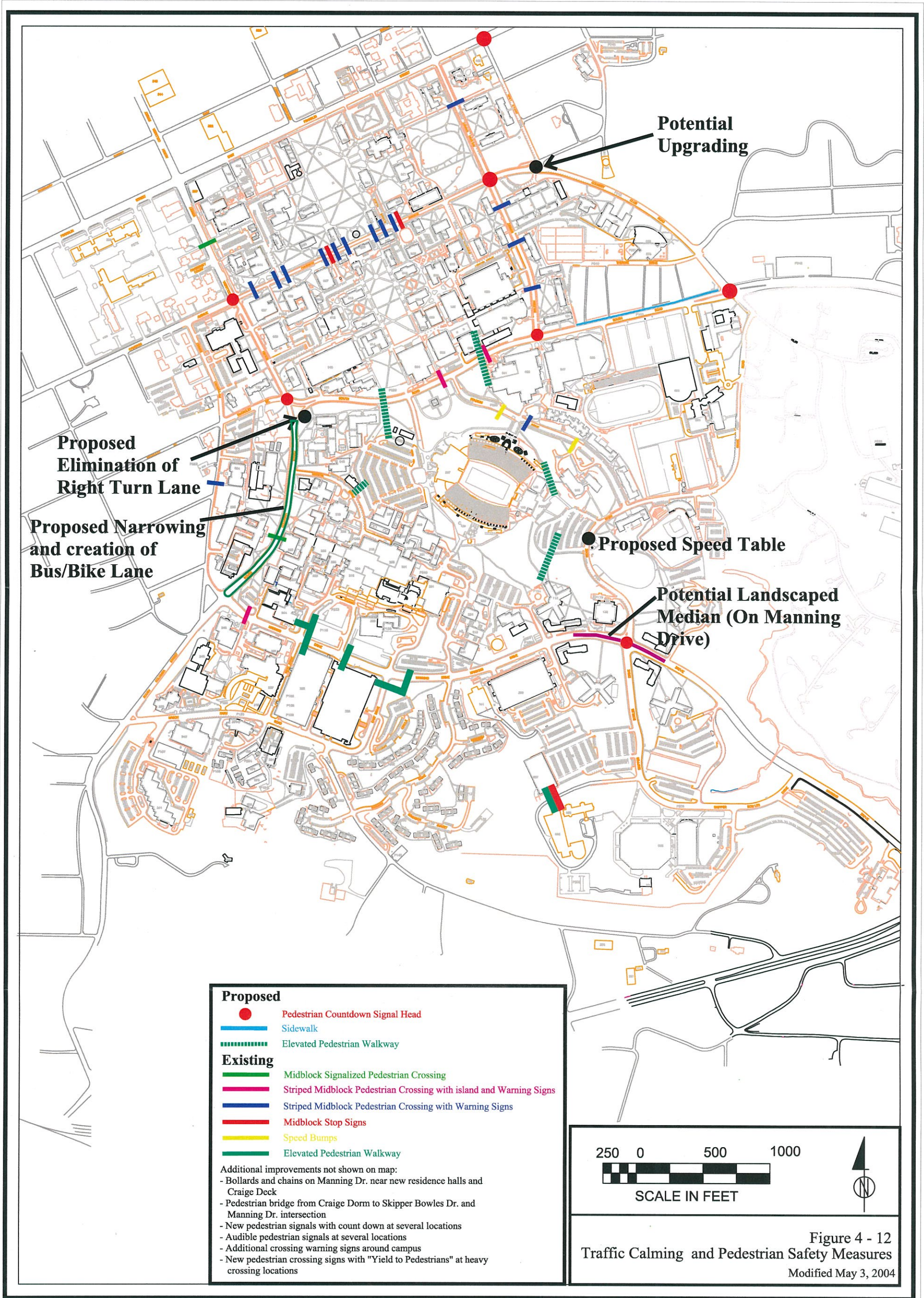


Modification #2 - Map 2 Supplement

3 May 2004



A-#	Academic	O-#	Office
C-#	Cultural	R-#	Research
P-#	Parking	I-#	Infrastructure
H-#	Housing	SL-#	Student Life
UNCH	UNC Health Care		



Proposed Elimination of Right Turn Lane

Proposed Narrowing and creation of Bus/Bike Lane

Potential Upgrading

Proposed Speed Table

Potential Landscaped Median (On Manning Drive)

- Proposed**
- Pedestrian Countdown Signal Head
 - Sidewalk
 - - - - - Elevated Pedestrian Walkway
- Existing**
- Midblock Signalized Pedestrian Crossing
 - Striped Midblock Pedestrian Crossing with island and Warning Signs
 - Striped Midblock Pedestrian Crossing with Warning Signs
 - Midblock Stop Signs
 - Speed Bumps
 - Elevated Pedestrian Walkway
- Additional improvements not shown on map:
- Bollards and chains on Manning Dr. near new residence halls and Craige Deck
 - Pedestrian bridge from Craige Dorm to Skipper Bowles Dr. and Manning Dr. intersection
 - New pedestrian signals with count down at several locations
 - Audible pedestrian signals at several locations
 - Additional crossing warning signs around campus
 - New pedestrian crossing signs with "Yield to Pedestrians" at heavy crossing locations





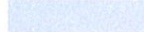





Figure 4 - 12
 Traffic Calming and Pedestrian Safety Measures
 Modified May 3, 2004

The University of North Carolina at Chapel Hill

Development Plan Modification #2

Proposed Utilities

-  **New Utility Corridors in Areas of Major Growth***
-  **Public Utility Corridor***
-  **Existing or Expanded Utility Corridors***
-  **Upgraded or New Plant**
-  **Projects and Permits**
-  **Modification #2 Projects**
-  **Existing Buildings**
-  **OI-4 Zoning**

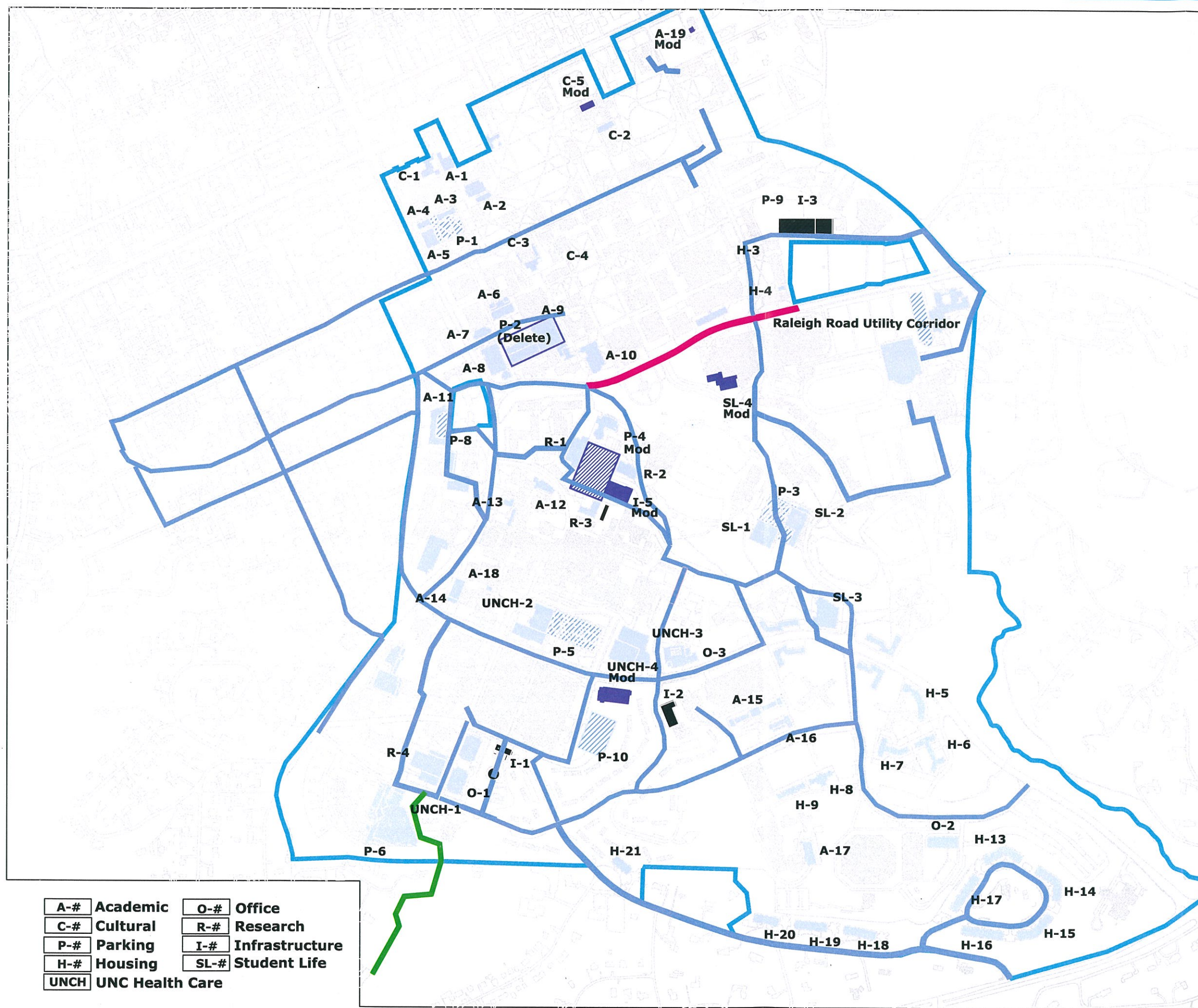
*Reference:
Energy Systems Infrastructure Improvements Study;
Carter::Burgess; Dec. 2002.



Modification #2 - Map 5 Supplement

3 May 2004

A-#	Academic	O-#	Office
C-#	Cultural	R-#	Research
P-#	Parking	I-#	Infrastructure
H-#	Housing	SL-#	Student Life
UNCH	UNC Health Care		



Addition/Rehabilitation to 410 East Franklin Street

This project consists of an addition to the building located at 410 East Franklin Street. Once the addition is completed and the existing building is restored, it will become the new home of the Center for the Study of the American South. The building lot includes a small drive located in the rear or south area of the building lot, this drive will be rework and will have one handicap parking space will be added to it. Vehicular access to the site will remain in this existing location but the drive located adjacent to the corner of Battle Lane and East Franklin Street will be converted back to a sidewalk for pedestrian entry into the house. The project will not impact the surrounding pedestrian walks.

In the Development Plan Modification No. 2, the proposed addition was nine hundred square feet. As design work has progressed the proposed addition has increased in size by seven hundred squared feet to a one thousand six hundred square foot addition. This increase in size is due to requests from the Preservation Society of Chapel Hill to use the front two parlors of the existing house as ceremonial reception rooms and historical display spaces as well as code requirements.

The proposed addition will be located on the rear or south side of the building. The addition's roof ridge height will be the same as the original ridge line of the building. The addition does not affect the architectural integrity of the house's original design or its presence on Franklin Street and Battle Lane.

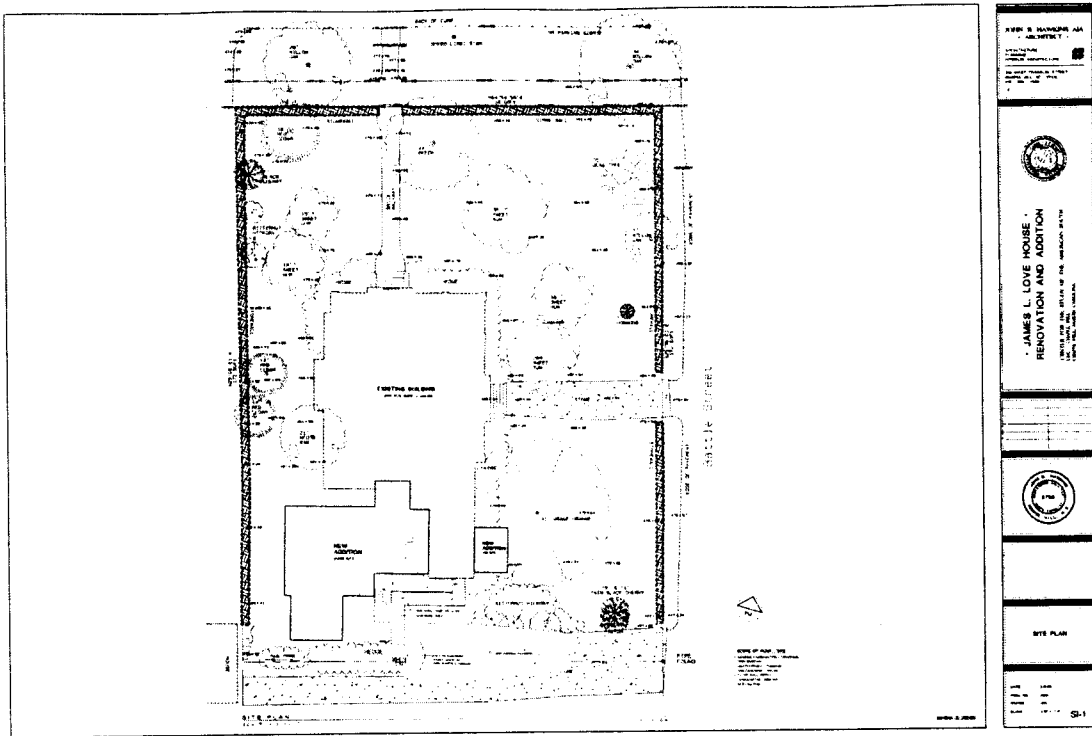


Figure 1: Site Plan for 410 East Franklin Street