

TOWN OF ^①CHAPEL HILL ATTACHMENT 4

CONCEPT PLAN PROPOSAL

Applicant Information

Name: EAST WEST PARTNERS MANAGEMENT CO. INC.
Address: 190 FINLEY GOLF COURSE RD.
City: CHAPEL HILL State: NC Zip: 27514
Phone (Work): 919-929-0660 FAX: 919-967-0959 E-Mail: jwiley@ewp-nc.com

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

Name: UNIVERSITY INN ASSOC. LLC Phone 919-929-0660
Address: 190 FINLEY GOLF COURSE RD.
City: CHAPEL HILL State: NC Zip: 27514

Development Information

Name of Development: UNIVERSITY VILLAGE
Tax Map: 7.65.C3A ; 7.65.BB PIN# 9798597612 ; 9798343837
Address/Location: NC HWY 54 / RALEIGH ROAD
Existing Zoning: CC New Zoning District if Rezoning Proposed N/A
Proposed Size of Development (Acres / Square Feet): 9.11 / 10.02 AC / 496,514 SF
Permitted / Proposed Floor Area (Square Feet): 187,264 SF / 337,500 SF
Minimum # Parking Spaces Required: 769 #Proposed 631 + 34 PRESTON RD = 665
Proposed Number of Dwelling Units: 191 DU # Units per Acre 19 DU/AC
Existing / Proposed Impervious Surface Area (Square Feet): 126,000 SF / 218,257 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: [Signature] Date: 2/16/04

Please submit 20 sets of all materials, or 35 sets of all materials including reduced (8 1/2" 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.

Revised February 20, 2003

* 218,257 sf equals 55% of 9.11 acres net land area.

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University Village

Chapel Hill, North Carolina

A Proposed Mixed Use Community

Developer's Program And Statement of Compliance

May 27, 2004

East West Partners Management Co. (Developer)
Scott T. Murray, Inc. (Landscape Architecture)
Dishner Moore Architects LLP (Architecture)
John R. McAdams Company (Engineering)
Resolute Building Company (Building Contractor)

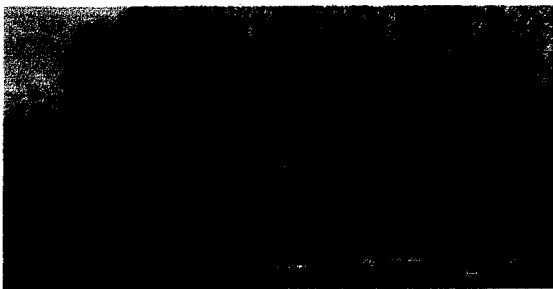
Developer's Program

University Village is proposed as a mixed-use community designed to enhance the existing residential focus of the Glen Lennox area. Small retail shops, offices and residences are planned to create a lively, pedestrian-friendly sidewalk streetscape, oriented around a public commons area. A significant percentage (30%) of the residential units are proposed for affordable housing and all of University Village will be designed to meet or exceed the Silver Level as established by the Green Building Council's LEEDS Program.

The following summary highlights key components of the Development Program. The design concepts included will help to insure that University Village becomes a leading example of how a visually sensitive re-development site, utilizing state of the art building concepts and alternative transportation programs can balance both economic needs and the needs of the community.

Existing Conditions

Built in 1951, the University Inn was designed to serve travelers visiting Chapel Hill along NC Highway 54 (Raleigh Road). Since that time it has been expanded and now includes 84, "motel-style" (outside entry) rooms. The growth in the Chapel Hill area throughout the 90's, the expansion of other local inn facilities and a trend away from "motel style" lodging has combined to render the University Inn obsolete in this market. As such, re-development of the University Inn site is inevitable.



The University Inn site, including the adjacent vacant lot, encompasses 9.11 acres. In the mid 1990's an easement was granted to OWASA to extend a public sanitary sewer force main across the site to serve the community. Most of the site is void of vegetation with the exception of a stand of large oaks along the entryway and older pines along the perimeter. A large, flat central ridge forms the high point of the property, from which the land slopes and drains towards the western and eastern boundaries.

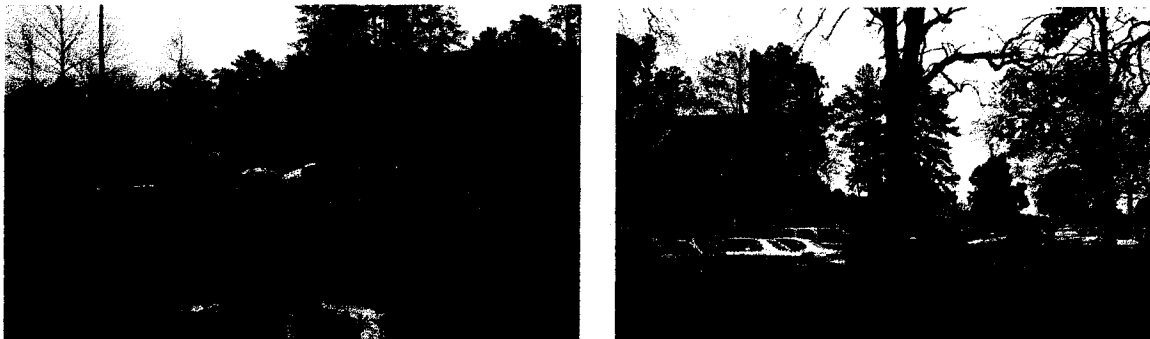
Adjacent to the site the Oaks Townhomes, Oakwood/Rogerson Drive and Glen Lennox neighborhoods provide an established residential character to the area, north of NC Hwy 54.



West of the residential area, conventional "strip" type shopping provides some basic retail services but fails to create an identifying pedestrian-friendly focus for the community.



Several small business offices, Aurora's Restaurant/McClean's Office and the Town's Fire Station are located immediately adjacent to the site. Construction is underway on the Prestwick offices, which abut the site to the east, located behind Aurora's.



Market

The residential housing within University Village will appeal primarily to employees of the Town, UNC Hospital and University. Convenient access to daily shopping services and alternative transportation modes that link major employment centers will create unparalleled opportunities for affordable and market rate housing in an attractive and lively residential setting. The office space and a significant portion of the residential is planned to be located above the retail shops.

Uses and Floor Area Proposed

University Village proposes the following mixture of residential, office and retail uses.

Residential	164,500 sf	(including 30% affordable "for sale")
Retail Shops	60,000 sf	(max. individual space 15,000 sf)
Office	113,000 sf	

Entryway Preservation

Preservation of the "tree-shaded oak lawn" that has served to establish much of the character of the entryway into Chapel Hill and the foreground of the University Inn is a key component of the development plans. Park benches, landscaping and walkways could be included at the Town's discretion, to enable residents and visitors to enjoy the setting from a more intimate perspective.

LEEDS Program - Silver Certification

The U.S. Green Building Council provides oversight for the Leadership in Energy and Environmental Design Program (LEED). Designed to promote sustainable and environmentally sensitive development projects, LEED establishes standards for planning, design and construction of development programs. A verification process for the certification of performance is an integral component of the program. University Village is planned to meet or exceed the Silver Certification level as a condition of its approval. This program will ensure the highest standards of conservation of our environmental resources are met.

Architecture

The architectural character of University Village is planned with 1, 4 & 5 story buildings, designed to fit the Chapel Hill vernacular and to provide an appropriate landmark for the area. Buildings will include a high level of architectural detailing to maintain a sense of human scale and visual variety.

Transportation

University Village provides excellent access to alternative transportation systems that currently serve the area. Existing bus routes include stops along NC Hwy. 54 providing convenient access to the University, Friday Center, UNC Hospital and Chapel Hill Town Center. The proposed TTA mass transit route is planned to connect UNC Hospital with the Friday Center, ¼ mile to the east. Special facilities for bicycles and electric vehicles are proposed on-site as an integral part of the community.

Parking

The visual impact of large parking areas will be minimized by the provision of an underground parking level (501 spaces) that serves all of the residential and much of the retail and office uses. On-street parallel parking (34 spaces) is proposed along with the improvements to Prestwick Road. The surface parking is planned so as to not increase what currently exist for the University Inn. The internal "commons" concept will help to screen the vehicular areas serving the retail shops. Other parking areas are to be screened in a manner consistent with the Town's Development Ordinance.

Traffic

A Preliminary Trip Generation report has been prepared to enable the comparison of the traffic impact if the site were developed as permitted by current CC zoning, to the mixture of uses proposed. Prestwick Road is assumed to be terminated east of its' intersection with Hamilton Road limiting vehicular access from University Village only to Finley Golf Course Rd. See the attached letter from Kimley-Horn and Associates, dated 5/26/04, addressing trip generation.

Storm water

A program to capture, filter and re-use the storm water runoff from the site is another key component of the development of University Village. Techniques proposed are planned to include pervious pavement areas, subsurface and surface retention/filtration and storm water re-use for irrigation. Existing storm water management requirements will be met or exceeded and no variance to these standards is being requested.

Statement of Compliance

The Development Program for University Village proposes floor areas and building heights that are consistent with those permitted in Mixed-Use Village and Town Center Zones in Chapel Hill. Approval within the Community Commercial (CC) Zone may be made through the special use permit process.

The University Village Development Program proposes an alternative to the straight commercial uses permitted in the Community Commercial Zoning District. The following points illustrate the how the proposal is consistent with many of themes and objectives of the Comprehensive Plan and the Chapel Hill Design Guidelines.

Maintain the Urban Services/Rural Buffer Boundary - University Village proposes the re-development of the University Inn and an adjacent infill lot presently served by public utilities and public transportation.

Participate in the Regional Planning Process - Regional planning efforts promote the development of mixed-use areas of high-medium density within close proximity of existing and proposed mass transit hubs. TTA has identified the Meadowmont/Friday Center area, (1/4 mile to the east), for a transit hub.

Conserve and Protect Existing Neighborhoods - A fine mix of small shops, office and residential uses, is designed to create a pedestrian-friendly "sidewalk" atmosphere that serves as a focus for the proposed community and adjacent neighborhoods. The careful balance of this mixture of uses combined with human-scale architecture, characteristic of urban forms, will insure that University Village enhances the "livability" of the entire Glen Lennox area. The high percentage of residential floor area and extensive pedestrian walks within the development will serve to help strengthen the residential character of the overall community.

Conserve and Protect the Town's Existing Natural Setting - The "wooded lawn" created by the stand of large mature oaks along the NC Hwy. 54 Entryway will be preserved. The pine backdrop that is formed by the wooded area south of Prestwick Road completes the natural character and will be supplemented by additional plantings along these boundaries of the site. Indigenous plants give the Glen Lennox landscape its' natural character. Xeriscape guidelines will be employed in order to conserve natural resources and minimize the need for artificial cultivation practices.

Identify Areas Where There Are Creative Development Opportunities - Few development sites exist within the Urban Services boundary, that offer the accessibility to alternative transportation modes, as the University Village.

Minimal environmental constraints and existing high-intensity zoning combine to create unique development opportunities where residents could enjoy a lifestyle supported by convenient public transportation.

Encourage Desirable Forms of Non-Residential Development; Create and Preserve Affordable Housing Opportunities; – University Village is planned with small shops, offices and residences oriented around a lively and pedestrian-friendly commons area. The retail shops are designed with offices and residential housing above to front on shop lined walkways with outdoor dining and gathering areas. Only a minimal amount of convenience parking will be provided above grade with additional parking accessible below the shops and commons area. A significant percentage of the residential housing (30%) will meet the Town's affordable guidelines serviced with minimal convenience parking.

Work Toward A Balanced Transportation System – University Village is within ¼ mile of the proposed Friday Center TTA hub and is connected by existing sidewalks and bike paths. Bike lanes extend westward 1 mile from the site to the UNC Campus. Existing bus routes include stops at the site, which combine to make University Village a critical link in balancing alternative transportation modes with convenient living opportunities. Facilities and programs will be provided that encourage bicycle and "alternative fuel vehicle" use over that of private automobiles. These programs will help to disseminate information related to "alternative transportation modes" to residents and visitors.

Complete the Bikeway/Greenway/Sidewalk Systems – Improvements are proposed to extend the bikeway along University Village frontage. Sidewalk connections will also be made to provide convenient and safe access by the residents and the public throughout the site. The adjacency of the UNC cross-country trail provides additional recreational and transportation opportunities.

Provide Quality Facilities and Services – Facilities needed for daily shopping by the residents of the community and adjacent neighborhoods will be given priority when designing and leasing the retail and office space. This will help to insure that residents will have the opportunity of obtaining the daily essentials without having to rely on unnecessary automobile trips.

Specific "Design Guideline Criteria" will be addressed during the design process through a collaborative effort of the developer's team and the Town. Careful attention will be given to the "livability" of University Village by balancing the delicate inter-relationships of the basic themes addressed above. The architectural character, creation of activity centers, views and visual impact will develop from the concepts and ideals expressed during this process.

Land Use Intensity - Comparison

This Land Use Intensity Comparison is included to illustrate the intensity of the development proposed when compared to other mixed-use development in Chapel Hill that relies heavily on multi-modal transportation systems.

	CC Community Commercial	MU-V Mixed Use Arterial	University Village Proposal	TC Town Center
Net Land Area			9.11 ac	
Street R/W (Max. 10% of Net)			0.91 ac	
Gross Land Area (acres)			10.02 ac	
Gross Land Area (sq ft)	436,514 sf	436,514 sf	436,514 sf	436,514 sf
Maximum Building Height (Primary)	34 ft	60 ft	68 ft	44 ft
Maximum Building Height (Secondary)	60 ft	114 ft	80 ft	90 ft
Minimum Street Setback	22 ft	10 ft	22 ft	0 ft
Minimum Interior Setback	8 ft	5 ft	8 ft	0 ft
Minimum Solar Setback	9 ft	20 ft	9 ft	0 ft
Maximum Impervious Surface Ratio	55%	55%	55%	N/A
Maximum Floor Area Ratio	0.429	0.500	0.773	1.970
Maximum Floor Area	187,264 sf	218, 257 sf	337,425 sf	859,932 sf
Minimum Parking Required			769 spaces	
Total Parking Provided			665 spaces	
Surface			(130 sp)	
Below Grade			(501 sp)	
Prestwick Road			(34 sp)	



Kimley-Horn
and Associates, Inc.

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May 26, 2004

P.O. Box 33068
Raleigh, North Carolina
27636-3068

Mr. Jim Wiley
East West Partners Management Company Inc.
190 Finley Golf Course Road
Chapel Hill, NC 27507

Re: University Inn Site Trip Generation

Dear Jim:

Kimley-Horn and Associates, Inc. has completed a trip generation comparison for the University Inn property in Chapel Hill, NC. The comparison includes 2 land use scenarios; a land use consistent with the current zoning and a proposed mixed-use development that would require a special use permit.

The current zoning for this parcel allows for 187,264 square feet of retail space. It is estimated that this allowed intensity will generate 10,210 trips per day using ITE land use code 820. 228 of these trips will occur in the AM peak hour (139 in, 89 out), and 947 trips will occur in the PM peak hour (455 in, 492 out).

A proposed mixed use development requiring a special use permit under the current zoning designation would be composed of approximately 137 residential condominiums (land use code 230), 113,000 square feet of office space (land use code 710), and 60,000 square feet of general retail (land use code 820). This is expected to generate 6,351 external daily trips. 388 will occur in the AM peak hour (264 in, 124 out), and 646 will occur in the PM peak hour (260 in, 386 out). Internal capture between these uses was calculated using ITE methodology.

Trip Generation Summary - Driveway Volumes

Land Use	Intensity	units	Daily Total	AM Peak Hour			PM Peak Hour		
				Total	Enter	Exit	Total	Enter	Exit
Existing Zoning									
General Retail	187,264	s.f.	10,210	228	139	89	947	455	492
Existing Zoning Total			10,210	228	139	89	947	455	492
Proposed Mixed-Use									
Residential Condominium	137	DU	839	66	11	55	78	52	26
General Office Building	113,000	s.f.	1,466	207	182	25	205	35	170
General Retail	60,000	s.f.	4,872	115	70	45	447	215	232
Mixed-Use Subtotal			7,177	388	264	124	730	302	428
Internal Capture Subtotal			826	0	0	0	84	42	42
Proposed Mixed-Use Total			6,351	388	264	124	646	260	386

TEL 919 677 2000
FAX 919 677 2050



It should be noted that the retail space in the proposed mixed-use development will likely be a specialty retail use (land use code 814) and less traffic intensive than the general retail use (land use code 820). This would reduce the number of daily trips by approximately 23% and the number of PM peak hour trips by as much as 27%.

Please do not hesitate to contact us with any questions or comments you may have.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Emily F. Hollis, PE
Project Manager

EFH/wsw



5-26-2004



Version 2.1 Registered Project Checklist

Mixed Use Retail/Residential
Chapel Hill, North Carolina

Yes ? No

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Prereq 1	Erosion & Sedimentation Control	Required
Credit 1	[REDACTED]	1
Credit 2	Urban Redevelopment	1
Credit 3	Brownfield Redevelopment	1
Credit 4.1	[REDACTED]	1
Credit 4.2	[REDACTED]	1
Credit 4.3	[REDACTED]	1
Credit 4.4	[REDACTED]	1
Credit 5.1	Reduced Site Disturbance, Protect or Restore Open Space	1
Credit 5.2	Reduced Site Disturbance, Development Footprint	1
Credit 6.1	[REDACTED]	1
Credit 6.2	Stormwater Management, Treatment	1
Credit 7.1	Landscape & Exterior Design to Reduce Heat Islands, Non-Roof	1
Credit 7.2	Landscape & Exterior Design to Reduce Heat Islands, Roof	1
Credit 8	Light Pollution Reduction	1

Yes ? No

5		
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Credit 1.1	Water Efficient Landscaping, Reduce by 50%	1
Credit 1.2	Water Efficient Landscaping, No Potable Use or No Irrigation	1
Credit 2	[REDACTED]	1
Credit 3.1	[REDACTED]	1
Credit 3.2	[REDACTED]	1

Yes ? No

9	3	
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Prereq 1	Fundamental Building Systems Commissioning	Required
Prereq 2	Minimum Energy Performance	Required
Prereq 3	CFC Reduction in HVAC&R Equipment	Required
Credit 1	[REDACTED]	1 to 10
Credit 2.1	[REDACTED]	1
Credit 2.2	Renewable Energy, 10%	1
Credit 2.3	Renewable Energy, 20%	1
Credit 3	[REDACTED]	1
Credit 4	[REDACTED]	1
Credit 5	[REDACTED]	1
Credit 6	[REDACTED]	1

Yes ? No

6 1 6

			Prereq 1	Storage & Collection of Recyclables	Required
		1	Credit 1.1	Building Reuse, Maintain 75% of Existing Shell	1
		1	Credit 1.2	Building Reuse, Maintain 100% of Shell	1
		1	Credit 1.3	Building Reuse, Maintain 100% Shell & 50% Non-Shell	1
1			Credit 2.1	[REDACTED]	1
1			Credit 2.2	Construction Waste Management, Divert 75%	1
		1	Credit 3.1	Resource Reuse, Specify 5%	1
		1	Credit 3.2	Resource Reuse, Specify 10%	1
1			Credit 4.1	[REDACTED]	1
1			Credit 4.2	[REDACTED]	1
1			Credit 5.1	[REDACTED]	1
	1		Credit 5.2	Local/Regional Materials, of 20% Above, 50% Harvested Locally	1
		1	Credit 6	Rapidly Renewable Materials	1
1			Credit 7	[REDACTED]	1

Yes ? No

10 2 3

			Prereq 1	Minimum IAQ Performance	Required
			Prereq 2	Environmental Tobacco Smoke (ETS) Control	Required
1			Credit 1	[REDACTED]	1
		1	Credit 2	Ventilation Effectiveness	1
	1		Credit 3.1	Construction IAQ Management Plan, During Construction	1
1			Credit 3.2	[REDACTED]	1
1			Credit 4.1	[REDACTED]	1
1			Credit 4.2	[REDACTED]	1
1			Credit 4.3	[REDACTED]	1
1			Credit 4.4	[REDACTED]	1
		1	Credit 5	Indoor Chemical & Pollutant Source Control	1
1			Credit 6.1	Controllability of Systems, Perimeter	1
1			Credit 6.2	Controllability of Systems, Non-Perimeter	1
1			Credit 7.1	[REDACTED]	1
1			Credit 7.2	[REDACTED]	1
	1		Credit 8.1	Daylight & Views, Daylight 75% of Spaces	1
		1	Credit 8.2	Daylight & Views, Views for 90% of Spaces	1

Yes ? No

5

1			Credit 1.1	[REDACTED]	1
1			Credit 1.2	[REDACTED]	1
1			Credit 1.3	[REDACTED]	1
1			Credit 1.4	[REDACTED]	1
1			Credit 2	[REDACTED]	1

Yes ? No

42 12 10 **Project Totals (pre-certification estimates)** **69 Points**

Certified 26-32 points Silver 33-38 points Gold 39-51 points Platinum 52-69 points



Easily achieved with thoughtful planning
Very achievable with careful planning
Careful planning required. Point achievability difficult/demanding.

