

CONCEPT PLAN PROPOSAL

Applicant Information

Name: Dan Jewell / Coulter Jewell Thames, PA
Address: 111 West Main Street
City: Durham State: NC Zip: 27701
Phone (Work): 682-0368 FAX: 688-5646 E-Mail: djewell@cjtpa.com

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

Name: American Board of Pediatrics Phone 929-0461
Address: 111 Silver Cedar Court
City: Chapel Hill State: NC Zip: 27514

Development Information

Name of Development: American Board of Pediatrics Expansion
Tax Map: 24 Block: K Lot(s): 5 Parcel ID #: 9880-55-1364 et al
Address/Location: 111 Silver Cedar Court
Existing Zoning: 01-2 New Zoning District if Rezoning Proposed NA
Proposed Size of Development (Acres / Square Feet): 6.34 / 276,170
Permitted / Proposed Floor Area (Square Feet): 72,350 / 60,000
Minimum # Parking Spaces Required: 171 #Proposed 171
Proposed Number of Dwelling Units: NA # Units per Acre NA
Existing / Proposed Impervious Surface Area (Square Feet): 58,000 / 99,000
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: [Handwritten Signature] Date: 5/3/05

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.



11
Coulter Jewell Thames, PA

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Planning for the Future

STATEMENT OF COMPLIANCE CONCEPT PLAN

THE AMERICAN BOARD OF PEDIATRICS

111 Silver Cedar Court

May 30, 2005

We believe this proposal complies with the many of the Goals set forth in the Chapel Hill Land Use Ordinance.

In general, the proposed phased expansion will continue the same character and sensitivity to the property that the existing facilities do, allowing the Board to remain in Chapel Hill, in a location that is becoming more desirable as the Timberline area continues to expand and improve

The development will further the Town's goals of creating a compact, urban form of development by expanding on property already subdivided and designated for office type use, with existing infrastructure in place. Recent improvements to the Kingston/Weaver Dairy intersection have facilitated traffic flow in the area. Water, sewer and other facilities already serve the property. The proposed expansion, therefore, will not require an extension of existing public facilities or infrastructure.

The development will further the Town's goals of creating a walkable community, with less reliance on the automobile. When the site was originally developed, there was very little else in the area in the way of support services for the office workers. Timberline has now grown into a multi-use work/shop neighborhood, with stores, restaurants and support services within an easy walk from the subject property. This will allow visitors and employees of the American Board of Pediatrics to conduct business and errands without necessarily needing to use their automobiles.

The development will be compatible with the character of the neighborhood. The new buildings will be of a scale and design that is in keeping with the existing office building – residential in character, one and two stories, with details and fenestration that add visual interest. Landscaping and tree preservation areas will screen parking areas from the street and adjacent properties, as well as provide an aesthetically pleasing character to the campus.

The development will not contribute to increases in storm drainage quantity or quality. Storm Water will be managed as stipulated in the LUMO so as not to degrade or damage downstream conditions.



(12)

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Planning for the Future

DEVELOPERS PROGRAM CONCEPT PLAN

THE AMERICAN BOARD OF PEDIATRICS

111 Silver Cedar Court

May 30, 2005

The American Board of Pediatrics has had its headquarters location on Silver Cedar Court in Chapel Hill since 1982. The Board undertook a fairly major expansion in 1990, and minor facilities expansions during the 1990's. During that time, the Board has acquired all of the vacant property around the existing pond, in the southeastern quadrant of the intersection of Weaver Dairy Road and Kingston Drive. They also acquired an existing building on Kingston that is directly adjacent to their other properties, with plans to expand operations into that existing facility.

The Board anticipates continued growth of its administrative and testing role over the next 10 years, and in anticipation of this growth has looked at several options for how to accommodate that growth. One option would be to relocate to a larger facility, possibly out of Chapel Hill. Another option would be to expand their existing facilities to the extents possible within the limits of the Chapel Hill Land Use Management requirements. The second option is more desirable, as it would allow phased expansion as needed, with some guarantees that the additional space (were it to be approved) would be available for construction when needed.

A Master Plan to determine growth options on the Board property was undertaken early this year, with the goal of defining a best case scenario for facilities expansion, while still preserving the wooded character of the site, create a campus-like environment, and to maintain views to the existing pond. The Concept Plan is the results of this effort.

The Plan shows approximately 25,000 square feet of new office and meeting space, to be phased over as many as 10 years. Phase one will be a connector building that joins the existing Board headquarters building to the recently acquired building on Kingston. A consequence of this will also be to connect the vehicular and pedestrian circulation, and to relocate some parking so as to create an entry courtyard or "cloister" formed by the three buildings.

Additional Phases would finish out some attic space in the existing Headquarters Building, add a second floor to the existing building on Kingston, and then to add an additional wing to that building. Phase one parking would be built to the north and west of the connector building, with possibly some additional parking if needed to the north of the pond. Phase two parking would be built north of the pond, and connected to the campus with a walking trail.

The primary development constraint on the property is the Resource Conservation District associated with the pond, which removes a good portion of the land from any potential development and also reduces the effective allowable floor area ratio.