



Applicant Information

Name: UNC HOSPITALS
Address: 101 Manning Drive
City: Chapel Hill State: N.C. Zip: 27514
Phone (Work): (919) 966-1129 FAX: (919) 966-3815 E-Mail: mbeck@unch.unc.edu

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

Name: Health System Properties, LLC Phone (919) 966-1129
Address: 101 Manning Drive, c/o Mary Beck 6021 East Wing
City: Chapel Hill State: N.C. Zip: 27514

Development Information

Name of Development: UNC Hospitals Clinical Facility
Tax Map: 7.65C.5 Pin #: 9798441499 Lot(s): 1 Parcel ID #: 41819
Address/Location: 1352 Raleigh Road, Chapel Hill, N.C. 27514
Existing Zoning: CC New Zoning District if Rezoning Proposed _____
Proposed Size of Development (Acres / Square Feet): 2.29 acres / 99,752.4 square feet
Permitted / Proposed Floor Area (Square Feet): 30,000 / 30,000
Minimum # Parking Spaces Required: 120 #Proposed 117
Proposed Number of Dwelling Units: - 0 - # Units per Acre - 0-
Existing / Proposed Impervious Surface Area (Square Feet): 55,015 / 69,527 *
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: 8-31-05

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.

* 69,527 square feet equals 69% of the site area

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UNC HOSPITALS

Clinical Service Site Development

Chapel Hill, North Carolina

Developer's Program and
Statement of Compliance

August 31, 2005

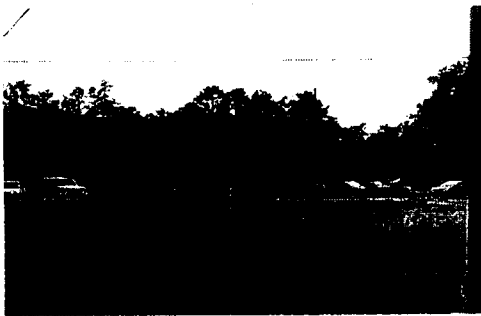
University of North Carolina Hospitals (Developer)
Mary A. Beck, Sr. Vice President for Planning (Developer's Representative)
Brown Jurkowski Architectural Collaborative (Architect)
John R. McAdams Company (Civil Engineering)

Developer's Program

UNC Hospitals plans to develop a clinical program facility at the southwest corner of N.C. Highway 54 and Finley Golf Course Road. This project will be designed to provide accessible, convenient health care services to the citizens of Chapel Hill and the surrounding area. The facility will be a single building, designed to meet the needs of patients requiring diagnostic testing and other clinical services. UNC Hospitals is in the early phases of planning, and the program to be developed on the site is still evolving. This clinical facility will be designed in conformance to all existing regulations.

Existing Conditions

The existing 2.29 acre site is where the Aurora Restaurant and McLean Building Company offices are now located. The existing building was built in 1975, and is 1 ½ stories in height. The Aurora Restaurant is about 8,600 square feet and accommodates approximately 250 seats, and serves as a fine dining site for the community. The office area is approximately 2,200 square feet. The site is almost completely impervious, with a large parking area located in front of the building. A small outbuilding or garage also sits on the property. In the mid 1990's an easement was granted to OWASA to extend a public sanitary sewer force main across a portion of the site to serve the community. Most of the site is void of vegetation except for a stand of large oaks along a portion of Finley Golf Course Road boundary and a line of oaks and pines along the western perimeter.

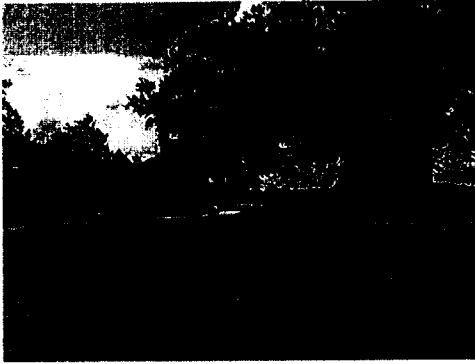


View of site at the intersection of Hwy. 54 and Finley Golf Course Road.

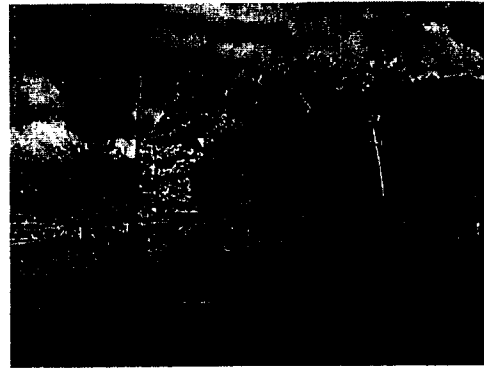


Existing site entrance from Hwy. 54 which we propose to eliminate.

Adjacent to the site are the Oaks Townhomes and the Oaks to the north. Office buildings are also located on the south side of the site. The University Inn is immediately to the west of the site. A little further distant are some components of Meadowmont and Glen Lennox housing.



View from edge of existing Parking lot (near corner of Hwy 54 and Finley Golf Course Rd.) to the western site boundary and the adjacent University Inn.



View from the western boundary across the parking lot back towards Finley Golf Course Road.

Market

The new facility will provide hospital outpatient clinical services to area patients reducing the travel requirements to the main hospital campus.

Uses and Floor Area Proposed

UNC Hospitals proposes that the property be used for clinical services. The building on the site will be two stories, and encompass approximately 15,000 gross square feet per floor. The building will also allow for a mobile clinical unit, for services such as MRI or CT radiology to be accommodated adjacent to the building but tucked away from general view.

Entryway Preservation

The proposed development will respect the long established tree lined entryway character of Highway 54 into Chapel Hill. A portion of the lines of large oaks and pines will form the backdrop for the clinic structure. New screen planting, landscaping and the building setback will reinforce the desired streetscape and town entryway character.

Architecture

The architectural character of the proposed 2 story building will be designed to fit the Chapel Hill vernacular and the landmarks of the area. The building will include appropriate levels of architectural detailing to maintain both a sense of human scale and a welcoming environment.

Transportation

The outpatient clinical site provides excellent access to alternative transportation systems that currently serve the area. Existing bus routes include stops along Hwy. 54 that provide convenient access to the University, UNC Hospitals and Chapel Hill Town Center. The proposed regional transit route will be approximately ¼ mile to the south of the site. Facilities for bicycles will be provided on the site as an integral part of the development.

Parking

The visual impact of the parking area will be minimized by the building position on the site and landscape screening in a manner consistent with the Town's Development Ordinance. Patients coming for clinical services require close-by parking.

Storm water

The management of storm water runoff from the site will be an integral part of the proposed development. Proposed storm water management techniques under consideration include pervious pavement areas, subsurface retention/filtration and the potential re-use of storm water for irrigation. The existing storm water management requirements will be met. No variances to the standards are requested.