

TOWN OF CHAPEL HILL



Applicant Information

Name: Orange United Methodist Church c/o Page McAdams
Address: 1220 Martin Luther King Blvd.
City: Chapel Hill State: NC Zip: 27514
Phone (Work): 932-1023 FAX: 942-2888 E-Mail: page.mcadams@mindspring.com

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

Name: Orange United Methodist Church Phone 942-2825
Address: 1220 Martin Luther King Blvd.
City: Chapel Hill State: NC Zip: 27514

Development Information

Name of Development: Orange United Methodist Church
Tax Map: 24 Block: . . Lot(s): 36 Parcel ID #: 9880-30-0704
24E A 10 9880-30-2035
Address/Location: 1220 Martin Luther King Blvd
Existing Zoning: R2/R1 New Zoning District if Rezoning Proposed R3/R1
Proposed Size of Development (Acres / Square Feet): 13.68 ac. / 595,905 SF
Permitted / Proposed Floor Area (Square Feet): 64,336 SF / existing:19,501; new 38,089
Minimum # Parking Spaces Required: 900 seats/223spaces # Proposed 236 total:57,590 SF
Proposed Number of Dwelling Units: none # Units per Acre N/A
Existing / Proposed Impervious Surface Area (Square Feet): 53,816 SF / 172,807 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: 8/23/05

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.

Orange United Methodist Church- Conceptual Plan- 2005

I. Applicant/Developer Information

The Property Owner

Orange United Methodist Church (OUMC) is the oldest Methodist Church in Orange County. The church has been in existence for over 180 years and was founded by Orange county landowners. As such, it has been an active and vital part of the life of the community for nearly two centuries. We are known throughout the community as a friendly and welcoming church that is actively involved in the community. Our current facilities are used heavily for both church and community-based activities. Community outreach programs our church has or is involved in include:

- We actively participate in the Inter-Faith Council shelter and project Homestart. Many of the meals for these programs are prepared on-site. Future expansion plans include a new kitchen facility (in the Gymnasium building) that should improve our ability to deliver meals.
- A new Korean congregation is using our facilities on Sunday afternoons. They will need more space as their congregation grows.
- We host several growing boy and Girl Scout troops.
- We run a large pre-school. Most (over 90%) of the children are from families that do not attend OUMC. Future plans call for adding a kindergarten and seeking full state accreditation – a step that will require new classrooms, but will help us serve the community better.
- We run an afterschool program for Seawell and Estes Hills Elementary schools. This is a very significant need for working parents in our community. The afterschool program is “out of room” and needs expansion space to grow. We also fund scholarships for families that cannot afford to pay.
- We have hosted Narcotics Anonymous meetings and similar organizations.
- Other organizations frequently use our facilities for meetings and fundraising events.
- We have partnered with other local organizations, including Chapel Hill High School, on Habitat for Humanity house-building projects.
- We have a very active youth program that involves middle and high school youth in numerous community service and outreach activities.
- We have been active for a long-time in local prison ministry. We recently hosted a "one day with God camp" that brought inmates at the Orange Correctional Facility together with their children for a day of fun, games and relationship building.
- We have a great desire to do more with the Hispanic community in the future.

The Consultants

Wes McClure, FAIA, who is a principal for **McClure Hopkins Architects**, is serving as the architect and land planner for this project.

Phil Post, P.E. who is a principal for **Phil Post and Associates, Engineers** is serving as project manager.

DEVELOPER'S PROGRAM

This is a new application and replaces the one approved .

We believe that God has done powerful work at and through OUMC for over 180 years. He has worked in mighty ways in the lives of church members, in their homes and families, and in the community surrounding the church. Our community continues to grow in terms of size and diversity with each passing year, and our congregation reflects that in many ways. We take seriously the OUMC mission statement -- to produce fully devoted followers of Jesus Christ. We believe that our mission requires that we engage the surrounding community and be aware constantly of new and changing opportunities to live out our mission. We understand the rich heritage of our church and its great tradition of discipleship, of living out our faith in real and challenging ways. We believe that some of our current *ministries* and worship opportunities — ways we help produce followers of Christ -- may be limited by or even stifled by space and facility constraints. We believe that God, as is often the case, is ready to do A NEW THING at OUMC and thus this is a critical juncture in the history of our church. We believe that effectively living out our mission in our community require new facilities.

Our last facilities expansion was in 1990 with the addition of a fellowship hall/education building. A long-range planning committee reported in 1991 (one year after occupancy of the new facility) that the church had critical space needs in terms of increased education space and worship space. The current sanctuary was built in the 1920's and has a maximum seating capacity of 240.

In 2003, the church appointed a facilities assessment team to review current and future space needs. The team met for almost 18 month and conducted an in-depth survey of the various constituent ministries at OUMC. The team found that there were currently significant or soon-to-be significant space limitations in four areas: (1) Education space (particularly for youth and adults), (2) Parking, (3) Worship and worship support space, and (4) Office and work space.

In January 2004, OUMC engaged Mr. Wes McClure to develop a program document summarizing our current and near-future space needs and to develop a master plan for

development of our campus, which was completed and approved in October 2004. This is the plan that we are seeking approval for, and reflects a multi-year, multi-phase build-out of the campus.

A building team was appointed in November 2005, and based upon assessment of recent changes in worship demographics, recommended that the first building phase should address these needs: worship, nursery, youth and adult education space and parking. In June of 2005, the administrative council approved the conceptual design of a worship/education building and has recommended to the church that this be the first building built. This building would initially be built with a seating capacity of approximately 450, but would be expandable to 650. Because of our service structure, we anticipate that we will continue to use the current sanctuary for early services. Further, it may be necessary to continue to hold worship services in the fellowship hall. Because these services could eventually run concurrently with services held in the new sanctuary, we could serve as many as 900 worshippers on the campus at one time. For this reason, expansion of paved parking is included in Phase I expansion plans. All plans are contingent, of course, on the results of a capital funds campaign to be held in the fall of 2005.

We anticipate that the second building phase would begin in four or five years and encompass a new education building and addition of an administrative core building that would serve as a link between the education buildings and the new worship building. We then anticipate addition of the gymnasium/new fellowship building beginning in eight to nine years.

III. Statement of Compliance with Town Design Guidelines

The project has been designed and will be developed in accordance with the Town's Design Guidelines and with LUMO.

- Significant tree masses will remain as a part of the streamside and managed use zones within the RCD all along Booker Creek and all along the southern boundary of the project. More than sixty percent of the site will remain undisturbed throughout this campus development project.

The project will incorporate state of the art devices for stormwater control, stormwater quality and erosion control. The site borders Booker Creek, in close proximity to Lake Ellen. The Church is well aware of the neighborhood concerns about Lake Ellen and desires to conduct this project as a "model" effort to mitigate impacts from erosion, storm runoff and water quality. We will plan and design and build a "state-of-the-art" stormwater facility to protect our downstream neighbors.



In addition to “state-of-the-art” facilities, vegetative buffers will be maintained along perennial and intermittent streams, and all disturbed areas will be re-vegetated as quickly as possible to maintain maximum stream quality.

The RCD Area and extensive buffers along the northeast, east and south sides of the project will provide a permanent buffer for our residential neighbors.

- The Airport Road and Homestead intersection already have some of the best sidewalk and light-controlled pedestrian crosswalks within the Town limits of Chapel Hill. OUMC will provide new sidewalk connections and a pedestrian movement plan that will compliment and enhance the fine public system.
- Paved parking will be modestly increased, and this is an important feature of the Campus Master Plan. The current sanctuary seats 240 and there are currently about 110 paved spaces. The new worship areas will accommodate 900 persons and parking will expand to 232 spaces, an increase of 122 spaces. The Town guidelines suggest that the minimum spaces should be 222 and maximum should be 244, therefore the proposed spaces conform to Town guidelines.
- Impervious surface is projected to be 28%. The design team is working very hard, as these conceptual plans are refined into final working drawings, to bring the impervious ratio below 25%.
- Bike Parking facilities, two dumpsters, a recycling area, and underground utilities will all be part of the new plans.
- Street access will remain at the same locations as presently exist. The southern-most entrance will be one-way in. The main, two-way entrance, controlled by the Homestead Road signal, will be enhanced by a traffic circle on the site that will channelize all on-site traffic, and provide adequate, interference-free stacking distance to the signalized intersection. Because Orange United Methodist operates primarily on Sunday morning, we do not believe the church will cause any new significant traffic impacts.
- The most important feature of the new designs will be the preservation of the NC 86/Martin Luther King Blvd. Streetscape and entryway appearance. Orange Methodist has been at this entrance for 180 years, as an entryway “asset” to Chapel Hill. The church is determined, and believes that the conceptual plans reflect this determination, that the next 180 years will be as good and as attractive as the first 180 years. Therefore, the architecture is scaled and the existing vocabulary is repeated so that the “streetscape” appearance of this campus will maintain the same, pleasant, welcoming appearance that has drawn residents to this Orange County landmark for the past 18 decades.

IV. Statement of Consistency with the Town’s Comprehensive Plan

The conceptual plans for Orange United Methodist Church are consistent with the Towns' 2002 Comprehensive Plan, and further several, if not all, of the goals and objectives such as:



- Enhance entryways and vistas along corridors entering Chapel Hill.
- Preserve and Protect existing neighborhoods.
- Provide the highest quality storm runoff controls for erosion, water quality and water quantity.

The applicant believes the Conceptual Plans and Rezoning Application for Orange United Methodist Church will be a well-designed, highquality asset to Chapel Hill, just as the Church has been an asset to the community for the past 180 years.