

SUMMARY OF COMMUNITY DESIGN COMMISSION ACTION

Subject: University of North Carolina at Chapel Hill:
Development Plan Modification No. 1

Meeting Date: May 21, 2003

Recommendation: That the Community Design Commission forwards the following comments to the Town Council for consideration during the Council's review of the UNC Development Plan Modification No. 1 application.

Vote: 12 - 0

Comments:

1. **Traffic:** The Commission expressed concern that the proposal to delete the Manning Drive parking deck (structure P-7) and construct parking decks (Jackson Circle and Cobb Hall) internal to the campus would negatively impact traffic conditions on South Columbia Street and near the Gimghoul neighborhood.
2. **Cobb Hall Parking Deck and Chiller Plant:** Commission identified the following issues relating to the proposed development and impacts on the adjacent Chapel Hill Cemetery:
 - a. **Noise:** Concerns about noise from the chiller plant, disrupting visitors and services in the Cemetery, were expressed by the Commissioners.
 - b. **Lighting:** Lighting from the deck, including vehicle headlight, should be shielded from the Cemetery.
 - c. **Encroachment:** Construction of these two facilities, in such close proximity to the Cemetery, was viewed as not being sensitive to the existing adjacent land use or historical nature of the memorial area. The University should undertake extra measures to protect the Cemetery property during the construction period.
 - d. **Buffers:** Due to the obtrusive nature of the parking deck, the project should include adequate landscape buffer between the proposed structure and the Cemetery.
 - e. **Architecture:** All facades of the deck and chiller plant should exhibit extraordinary architectural treatment.
 - f. **Visual Impact:** Visual appearance of the structure, from South Street through the Cemetery, should be minimized.

Prepared by: Terry Eason, Chair, Community Design Commission
Gene Poveromo, Staff

