



THE UNIVERSITY OF NORTH CAROLINA

AT
CHAPEL HILL

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July 3, 2001

Mr. Cal Horton, Town Manager
Town of Chapel Hill
306 North Columbia Street
Chapel Hill, North Carolina 27516

Dear Mr. Horton:

The University of North Carolina at Chapel Hill is pleased to submit to the Town of Chapel Hill the enclosed Development Plan for the Office/Institutional - 4 Zoning District approved by the Town Council on July 2, 2001. The following areas are addressed in this document:

- **Description of Proposed Development**
- **Noise and Lighting Analysis**
- **Environment**
- **Transportation**
- **Stormwater Management**
- **Public Utilities**
- **Historic District**
- **Perimeter Transition Areas**

The projects in the development plan serve purposes critical to the best long-term interests of the University, the UNC Health Care System, and the Town. The development plan describes University and UNC Health Care System buildings that will begin construction in the next eight years and be completed within the next ten years.

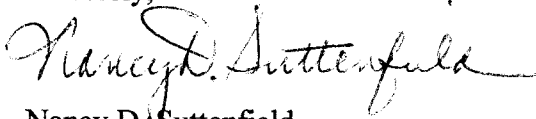
The development plan outlines the University's plans for buildings supporting academic, research, student life, administration, utility improvements, parking structures and undergraduate and student family housing. The development plan includes buildings for the UNC Health Care System critical to its continuing patient care, and public service mission to meet the health care needs of North Carolinians. It also includes additions to the Ackland Museum, Morehead Planetarium, and Memorial Hall – three facilities whose programs enrich the lives of both the local and campus communities.

The development plan allows the University and the Town to look comprehensively at the University's plan for controlled, responsible, and clearly defined growth. It addresses general location, size and proposed uses of new buildings. It includes infrastructure projects to expand utilities plant capacity and distribution systems to support buildings in the development plan, constructs parking decks to replace lost surface parking spaces, and outlines storm water management practices to mitigate buildings included in the development plan. It outlines anticipated impacts on streets and walkways, air quality, noise and lighting and describes mitigation of these impacts.

The development plan identifies perimeter transition areas to guide the University and UNC Health Care System in the design of buildings located on the borders of the OI-4 zone. It outlines the intent of proposed development in these areas and addresses how impact to adjacent properties is mitigated.

The University looks forward to coordinating this Development Plan effort to a successful conclusion with the Town, the Mayor and the members of the Town Council.

Sincerely,

A handwritten signature in black ink, reading "Nancy D. Suttentfield". The signature is written in a cursive style with a large, stylized "N" and "S".

Nancy D. Suttentfield
Vice Chancellor for Finance and Administration

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**Description of
Development Plan**

UNC CHAPEL HILL DEVELOPMENT PLAN

INTRODUCTION – DEVELOPMENT PLAN

The Campus Master Plan provides the University and UNC Health Care System with a framework for planned growth. The Campus Master Plan seeks to export the planning principles of the historic north campus to the south by extending the open space network and strengthening the north to south pedestrian connections. It locates new buildings that define new open spaces. (See attached Map 1.) The design guidelines will recommend footprints and heights that are sensitive to the scale of adjacent buildings and on the boundaries of the campus adjacent to neighborhoods. The transportation, environmental and utility components of the Campus Master Plan address the parking, transportation, and utilities infrastructure demands of this growth while also providing a strategy to protect the environmental resources of the campus and region.

The Development Plan is a significant first step in the implementation of the Campus Master Plan. This plan proposes buildings that support the University and UNC Health Care System's mission of teaching, research and service. New buildings for academic, research, health care, student life programs and additional student housing address documented space deficiencies for existing programs and provide additional space to meet the University's increased student enrollment.

The Development Plan is a comprehensive plan that includes projects to meet programmatic needs as well as infrastructure projects that support and mitigate the impacts of growth. The Science Complex is an example of comprehensive planning that addresses a series of challenges. Phase I will build updated science facilities to accommodate the current occupants of Venable Hall. Once completed, Venable Hall will be vacated and demolished. Phases II and III will then provide academic and research space to address significant space deficiencies. Also included in Phases II and III are a chiller plant to meet the increased cooling load and a parking deck to replace surface parking eliminated by construction. Some of the existing surface parking will also be transformed into a new quadrangle.

The Development Plan also includes projects that extend the pedestrian and open space network and export the character of north campus to the south. The Ramshead Development and Student Services Building provide space for student life programs to support the students who will live in the new and existing residence halls on south campus. Again, the buildings for program are coupled with infrastructure projects that replace lost parking, extend the utilities distribution network and introduce storm water management systems to mitigate this growth. The roof of the parking deck is designed as a new open space that is formed by new buildings for campus recreation and dining. Existing pedestrian paths are extended through this open space and connect to the network of open spaces formed by the new residence halls and existing high rises.

The Development Plan provides a comprehensive plan to provide additional housing for students and student families. During the Campus Master Plan additional on campus housing was identified as one strategy to reducing the number of cars coming to campus. This additional housing also answers the University's commitment to provide housing for the increased undergraduate enrollment. From the first concept plan for the Campus Master Plan, student family housing has been seen as an appropriate neighbor to the Mason Farm neighborhood. There is a carefully sequenced schedule for new construction of housing that supports the renovation schedule of existing undergraduate residence halls. The University commitment to improving student life on campus is evident in the development plan. The plan will transform south campus from the bedroom community it is now and new development will bring the character of open spaces and rich intellectual climate to this part of campus.

Planned development for the UNC Health Care System is designed to meet the needs of patients from the local community, region, and state. One example is the replacement of the Clinical Cancer Center. This project will allow for decompression and expansion of care programs for people with cancer, while also

providing an opportunity for demolition of the Gravely Building and the creation of green space in front of the UNC Hospitals complex. This new park setting will become part of the south campus open space network. The UNC Health Care System's new facilities are planned to respond to the need and demand for health care.

The Development Plan shows the buildings that the University and UNC Health Care System will put into construction within eight years and complete within ten years. (See attached Map 2.) The map is color coded to indicate the year a building is expected to begin construction. The buildings are also numbered and coded to reference planned building use. The accompanying spreadsheet describes size, scale and program use for each building. (See attached Table 1.)

AAW/pes DP11

The University of North Carolina at Chapel Hill

Development Plan

- Through 6/01
- 7/01 - 6/02
- 7/02 - 6/03
- 7/03 - 6/04
- 7/04 - 6/05
- 7/05 - 6/06
- 7/06 - 6/07
- 7/07 - 6/08

Color indicates year
Construction begins

Existing buildings

Proposed parking decks

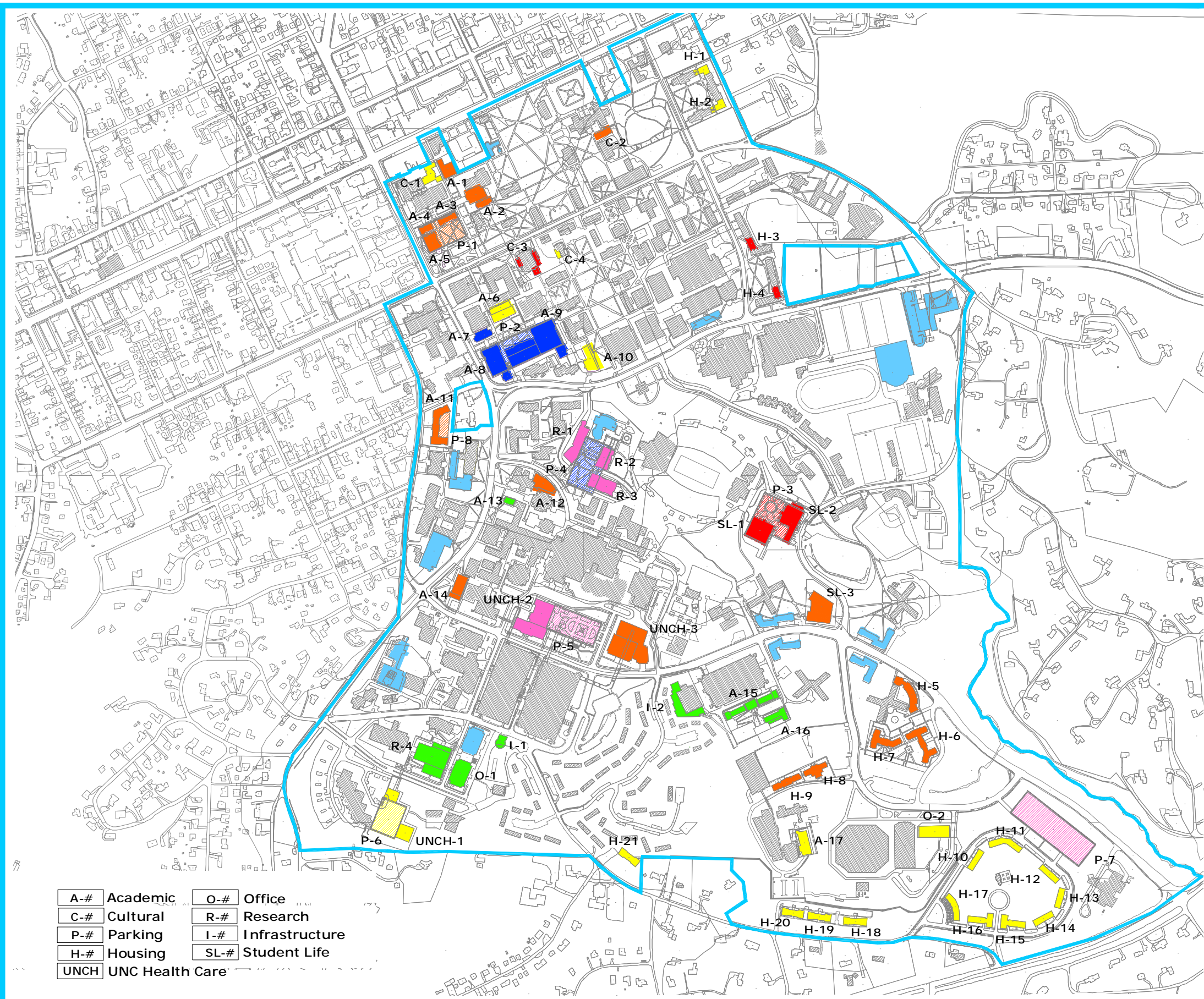
Proposed
OI-4 Zoning



0 300 600 900 1200
Scale in Feet

Map 2
3 July 2001

- | | |
|----------------------|--------------------|
| A-# Academic | O-# Office |
| C-# Cultural | R-# Research |
| P-# Parking | I-# Infrastructure |
| H-# Housing | SL-# Student Life |
| UNCH UNC Health Care | |



THE UNIVERSITY OF NORTH CAROLINA AT CHAPEL HILL
DEVELOPMENT PLAN - SUMMARY
 JULY 3, 2001

<u>Classification</u>	<u>Square Footage</u>	<u>Parking Spaces</u>
Academic	1,383,090	
Cultural	102,725	
Housing	635,612	
Infrastructure	135,600	
Office	163,200	
Parking	1,885,000	5,330
Research	457,400	
Student Life	307,300	
UNC-Health Care	831,350	
Totals	5,901,277	5,330

THE UNIVERSITY OF NORTH CAROLINA AT CHAPEL HILL DEVELOPMENT PLAN

Area Calculations for Proposed Buildings

July 3, 2001

Building	Building Type	Area Per Floor, gsf	Number of Floors	Phase I Total Area Above Grade	Parking Spaces	Anticipated Construction Start Date	Anticipated Construction Completion
A-1	Academic	10,600	3	31,800		03/05	02/07
A-2	Academic	13,400	4	73,100		03/05	02/07
A-3	Academic	6,400	4	25,600		03/05	02/07
A-4	Academic	5,000	4	20,000		03/05	02/07
A-5	Academic	13,800	4	55,200		03/05	02/07
A-6	Academic	18,000	5	90,000		07/03	06/05
A-7	Academic	8,200	5	41,000		02/06	08/08
A-8	Academic	30,900	4	154,500		02/06	08/08
A-9	Academic	11,700	4	396,700		02/06	08/08
A-10	Academic	18,750	6	112,500		07/03	06/05
A-11	Academic	27,335	3	82,000		03/04	02/06
A-12	Academic	9,928	7	69,500		11/01	10/03
A-13	Academic	3,400	3	10,200		08/02	07/04
A-14	Academic	14,165	6	84,990		08/04	08/06
A-15	Academic	19,900	3	59,700		03/04	02/06
A-16	Academic	7,700	3	23,100		03/04	02/06
A-17	Academic	13,300	4	53,200		06/02	12/03
Total Academic				1,383,090			
C-1	Cultural	12,000	3	36,000		12/02	05/04
C-2	Cultural	6,600	4	26,400		05/02	11/03
C-3	Cultural	7,000	3	37,325		12/01	01/03
C-4	Cultural	2,600	2	3,000		11/02	02/04
Total Cultural				102,725			
H-1	Housing	4,500	3	13,500		05/03	07/04
H-2	Housing	4,500	3	13,500		05/03	07/04
H-3	Housing	1,664	4	6,656		05/02	07/03
H-4	Housing	1,664	4	6,656		05/02	07/03
H-5	Housing	17,100	4	68,400		10/03	08/05
H-6	Housing	15,000	4	60,000		10/03	08/05
H-7	Housing	18,700	4	74,800		10/03	08/05
H-8	Housing	10,800	4	43,200		10/03	08/05
H-9	Housing	10,500	4	42,000		10/03	08/05
H-10	Housing	7,200	3	21,600		03/03	06/04

THE UNIVERSITY OF NORTH CAROLINA AT CHAPEL HILL DEVELOPMENT PLAN

Area Calculations for Proposed Buildings

July 3, 2001

Building	Building Type	Area Per Floor, gsf	Number of Floors	Phase I Total Area Above Grade	Parking Spaces	Anticipated Construction Start Date	Anticipated Construction Completion
H-11	Housing	11,400	3	34,200		03/03	08/05
H-12	Housing	7,300	3	21,900		03/03	08/05
H-13	Housing	6,500	3	19,500		03/03	08/05
H-14	Housing	7,000	3	21,000		03/03	08/05
H-15	Housing	10,500	3	31,500		03/03	08/05
H-16	Housing	10,500	3	31,500		03/03	08/05
H-17	Housing	9,000	3	27,000		03/03	08/05
H-18	Housing	8,600	3	25,800		10/03	08/05
H-19	Housing	8,100	3	24,300		10/03	08/05
H-20	Housing	8,100	3	24,300		10/03	08/05
H-21	Housing	8,100	3	24,300		03/03	08/05
Total Housing				635,612			
I-1	Infrastructure	20,000		20,000		07/03	12/04
I-2	Infrastructure	28,900	4	115,600		08/03	12/05
Total Infrastructure				135,600			
O-1	Office	22,200	6	133,200		07/03	05/05
O-2	Office	15,000	2	30,000		11/02	05/06
Total Office				163,200			
P-1	Parking	58,000	2	115,500	330	12/04	05/06
P-2	Parking	115,500	2	210,000	600	08/05	04/07
P-3	Parking	84,200	3	252,600	700	05/02	10/04
P-4	Parking	73,300	4	350,000	1,000	12/05	01/07
P-5	Parking	63,900	4	255,500	730	11/07	03/10
P-6	Parking	44,800	3	134,400	350	12/02	11/05
P-7	Parking	123,500	3	525,000	1,500	08/07	09/09
P-8	Parking	20,720	2	42,000	120	03/04	07/06
Total Parking				1,885,000	5,330		
R-1	Research	21,800	5	109,000		07/07	07/10
R-2	Research	9,600	3	49,000		07/07	07/10
R-3	Research	6,300	3	74,400		07/07	07/10
R-4	Research	37,500	6	225,000		08/02	12/04
Total Research				457,400			

THE UNIVERSITY OF NORTH CAROLINA AT CHAPEL HILL DEVELOPMENT PLAN

Area Calculations for Proposed Buildings

July 3, 2001

Building	Building Type	Area Per Floor, gsf	Number of Floors	Phase I Total Area Above Grade	Parking Spaces	Anticipated Construction Start Date	Anticipated Construction Completion
SL-1	Student Life	27,200	2	54,400		06/02	07/04
SL-2	Student Life	31,725	4	126,900		06/02	07/04
SL-3	Student Life	31,500	4	126,000		06/04	08/05
	Total Student Life			307,300			
UNCH-1	UNC Health Care	64,300	3	196,280		12/02	11/05
UNCH-2	UNC Health Care	26,600	8	343,180		11/07	03/10
UNCH-3	UNC Health Care	27,000	8	291,890		03/05	02/08
	Total UNC Health Care			831,350			