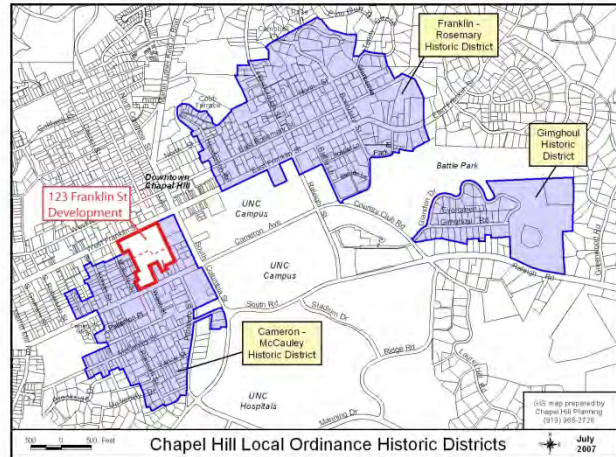


123 WEST FRANKLIN STREET PROJECT NARRATIVE

Background

123 West Franklin Street is a comprehensive redevelopment of University Square in the heart of downtown Chapel Hill. The University Square buildings were designed and developed over 40 years ago, resulting in a suburban-styled retail and office center built in a downtown district. As such, the density and configuration of the existing University Square buildings do not support Chapel Hill's goals of a vital, walkable, accessible downtown that attracts both students and town residents to work, shop, dine, etc.

123 West Franklin Street will be developed on approximately 6.15 acres fronting West Franklin Street which is currently occupied by University Square. The project is part of a larger 11.9 acre site which also includes Granville Towers. Granville Towers will remain as student housing and a new driveway will be installed on Cameron Street to connect the development. The driveway at Cameron Avenue abuts the Cameron-McCauley Historic District.



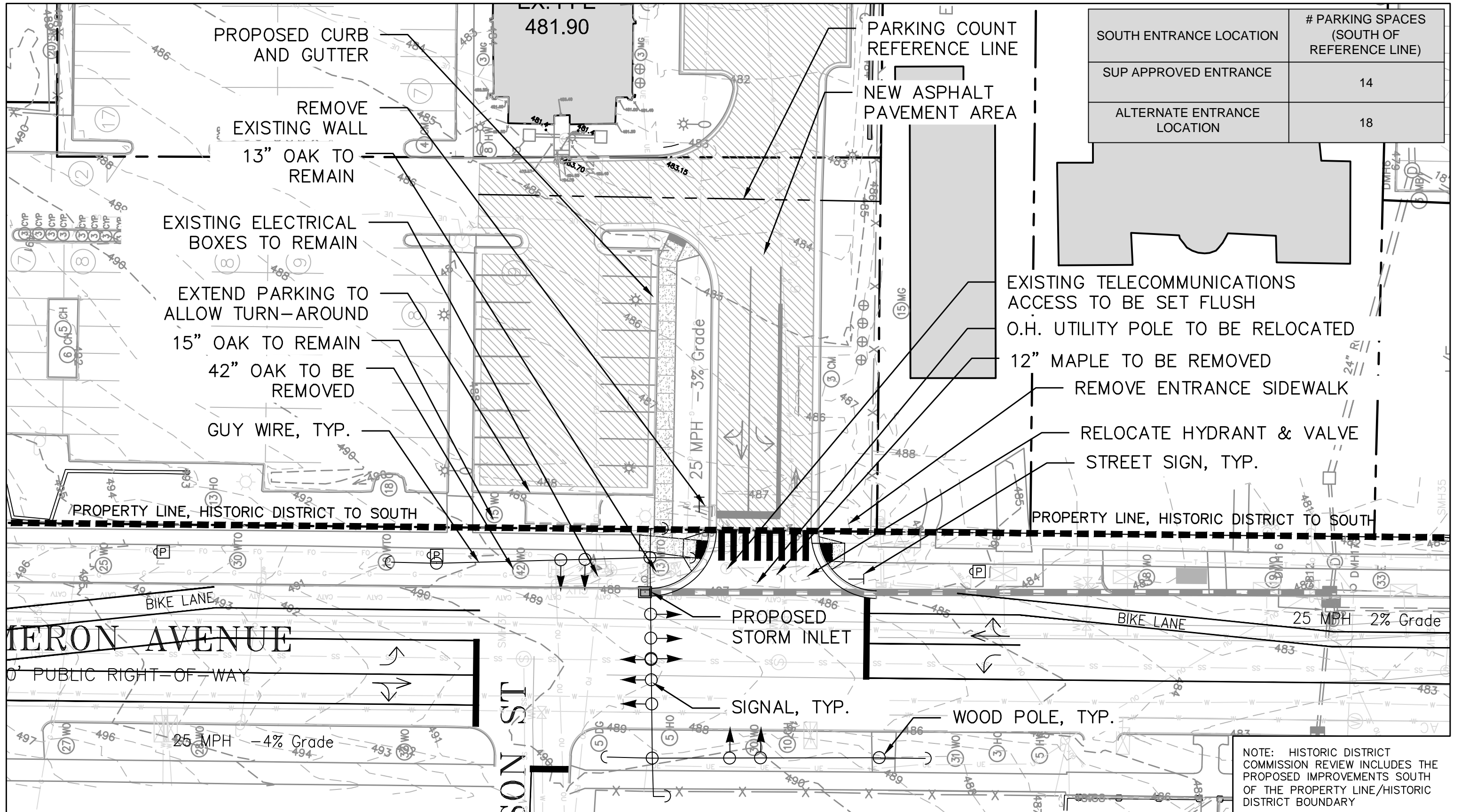
The Redevelopment/ Description of Site Changes to Approved SUP

We are proposing to replace the existing University Square buildings, in two phases, with a new mixed-use collection of buildings and common green space. The entire assemblage is designed to emphasize the public realm for the pedestrian and create a series of urban sidewalks, courts, and parks

The Historic District Commission is reviewing the **portion of Phase One** (ZCP South/North Demo) that lies within the historic district (see Alternate Entrance Plan View). This includes only the installation of the Cameron Avenue connection. Private street improvements on the Granville Towers parcel and demolition of the University Square property lie outside the boundary. Phase Two (ZCP North, Separate ZCP Application), also outside the historic district, includes construction of the new buildings and green space in the former University Square location. Phase Two is not included in the Historic District Commission review.

Relocation of existing utilities will be required to install the Cameron Avenue entrance. The owner is working with the Town of Chapel Hill and utility providers to determine the best location for the entrance. Two possible locations have been identified and are presented in this application. Renderings showing views of both scenarios are included for review. The first option is an entrance directly opposite Wilson Street and was proposed in the original Special Use Permit. Since approval of the SUP, it has become clear that this option requires intensive utility relocations discouraged by utility providers. The **preferred alternate** is a signalized driveway east of Wilson Street that aligns with the internal circulation on the Granville Towers Property. This option avoids major utility relocations and provides improved traffic control.

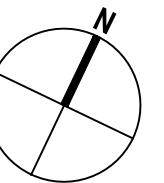
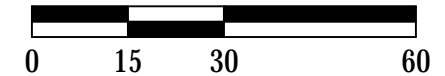
In addition to the proposed entrance on Cameron Avenue (across from Wilson Street), changes visible from the historic district include the removal of existing surface parking spaces near entrance locations, enhanced landscaping and street trees, and installation of decorative light poles in the existing parking lot. Proposed concrete sidewalks are to tie into the existing sidewalk along Cameron Avenue to enhance pedestrian connectivity.



123 W. Franklin St.
NORTHWOOD RAVIN

ALTERNATE CAMERON AVENUE ENTRANCE, LAYOUT AND DEMOLITION

Project No. 50293 Issued 9.05.14 SCALE: 1"=30'



NOTE: HISTORIC DISTRICT COMMISSION REVIEW INCLUDES THE PROPOSED IMPROVEMENTS SOUTH OF THE PROPERTY LINE/HISTORIC DISTRICT BOUNDARY



ALTERNATE ENTRANCE-
VIEW EAST



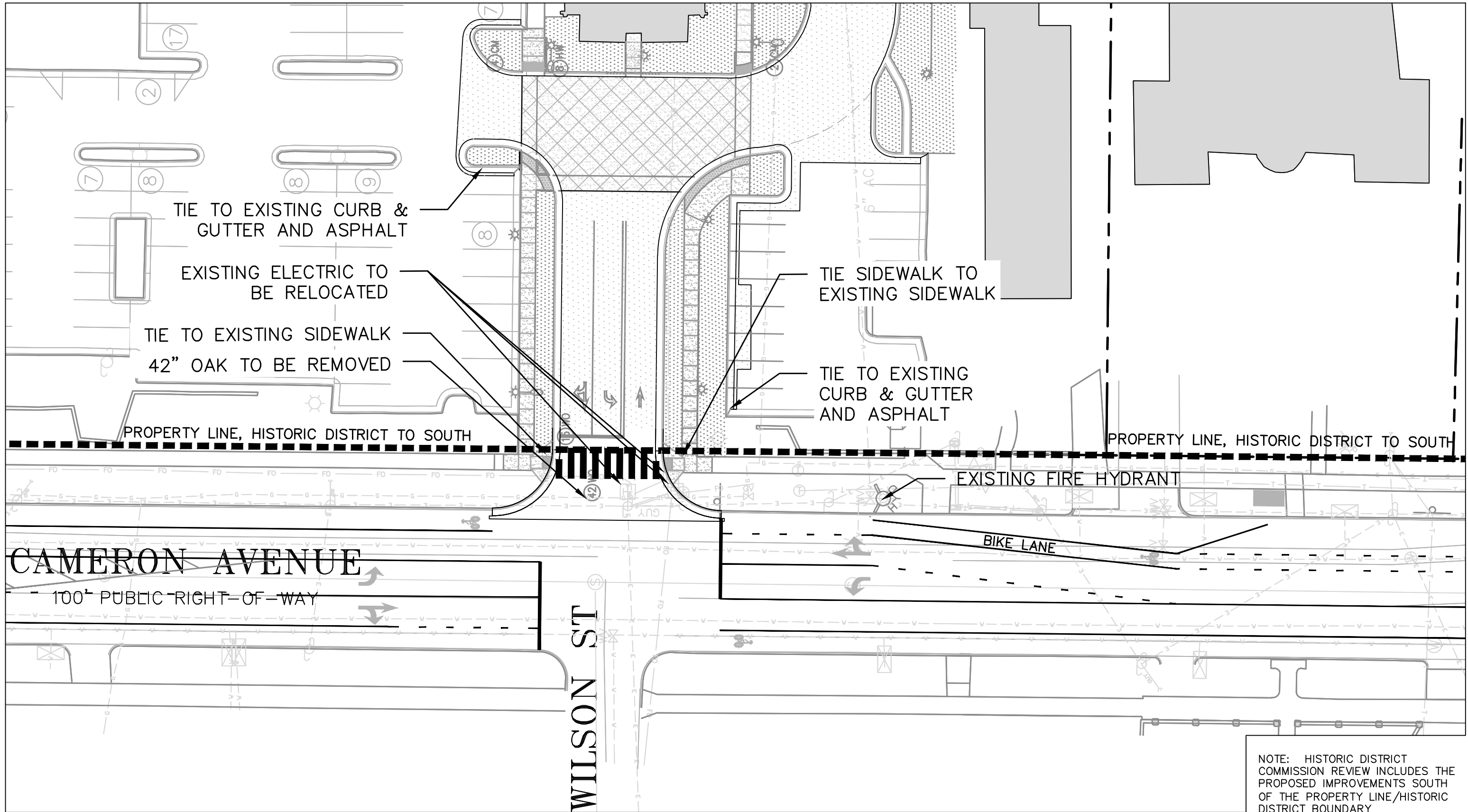
ALTERNATE ENTRANCE- VIEW NORTH



TO REQUEST GREEN & WAIT IN CYCLE

SPEED LIMIT 25

ALTERNATE ENTRANCE-
VIEW WEST



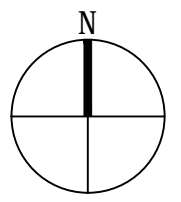
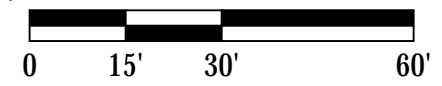
NOTE: HISTORIC DISTRICT COMMISSION REVIEW INCLUDES THE PROPOSED IMPROVEMENTS SOUTH OF THE PROPERTY LINE/HISTORIC DISTRICT BOUNDARY



123 WEST FRANKLIN STREET
 NORTHWOOD RAVIN

SUP-PROPOSED CAMERON ENTRANCE

Project No. 50293 Issued 090814 SCALE: 1"=30'





ENTRANCE- VIEW EAST



ENTRANCE- VIEW NORTH



ENTRANCE- VIEW WEST