



TOWN OF CHAPEL HILL
Planning and Sustainability

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TO: Town of Chapel Hill Advisory Boards and Commissions

FROM: Gene Poveromo, Development Manager
Kay Pearlstein, Senior Planner

SUBJECT: Application for Special Use Permit – University of North Carolina at Chapel Hill Arts and Sciences Foundation, 523 E. Franklin Street (Project #14-071)

Recommended Action

- That the Historic District Commission, Transportation and Connectivity Board, and Environmental Stewardship Advisory Board forward a recommendation to the Planning Commission and the Council; and that the Planning Commission also forwards a recommendation to the Town Council.

Background

- Proposes to reuse a 12,255 s. f. building for university offices previously home to a Town of Chapel Hill Library. The change of use and accompanying rezoning requires Council approval.
- No exterior change to the building is proposed other than routine maintenance of roof and gutters. Interior updates and site improvements to the landscaping, parking lot, ingress/egress, and dumpster area are proposed. The existing parking lot contains parking for 31 vehicles on a 1-acre site.

Key Review Considerations

- Proposal complies with the 2020 Comprehensive Plan and is within the Franklin-Rosemary Historic District.
- A Preservation Easement encumbers the building.

Explanation of Recommendation

- The Council's Advisory Board Policy Manual requires that the Historic District Commission, Transportation and Connectivity Board, and Environmental Stewardship Advisory Board forward a recommendation to the Planning Commission for the Commission's consideration. The Land Use Management Ordinance requires that the Planning Commission forward a recommendation to the Council.
- In crafting their recommendation, it is Council's expectation that the Planning Commission will consider the comments from other Boards and Commissions. The Council is seeking a recommendation from the Planning Commission that evaluates and balances potential conflicts between the desires and interests of the community and the opportunities and consequences of the proposed project.

Fiscal Note

- Upon rezoning and the subsequent execution of Preservation North Carolina's Option to Purchase this property from the Town, the Town will realize proceeds from the payment-in-lieu of taxes and sale of the property.

Chapel Hill 2020 Goal:

- Facilitate Getting Around
- Develop Good Places New Spaces
- Nurture Our Community
- Town and Gown Collaboration

Attachments

- Staff Report
- Resolution A Special Use Permit Resolution of Approval
- Resolution B Special Use Permit Resolution of Denial
- Traffic Impact Analysis Exemption
- Applicant Materials
- Site Plans
- Area Map

STAFF REPORT

SUBJECT: Application for Special Use Permit – University of North Carolina at Chapel Hill Arts and Sciences Foundation, 523 E. Franklin Street (Project #14-071)

DATE: January 27, 2015

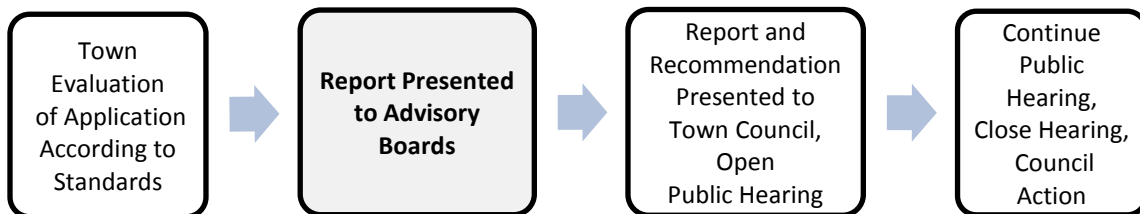
INTRODUCTION

Attached for your consideration is a Special Use Permit application, submitted by Weinstein Friedlein Architects, which proposes to change the use from a Public Cultural Facility (municipal museum and public library) to a business, office-type for office space. The one acre site is located at 523 E. Franklin Street. The application proposes to retain the existing building with no modifications and make site and ingress/egress improvements.

An accompanying Zoning Atlas Amendment application proposes to rezone the site from the existing Residential-2 (R-2) to the Office/Institution-1-Conditional (OI-1-C) zoning district. Please see the associated rezoning memorandum for additional information.

These applications are proposed to be considered at the Council's public hearings, tentatively scheduled for March 16, 2015.

PROCESS



BACKGROUND

- | | |
|-----------|---|
| 1966-1994 | The Chapel Hill Public Library occupies the building. |
| 1999 | Council approves use as a Public Cultural Facility. |
| 2007 | The Town enters into an easement agreement with Preservation North Carolina (PNC) with the mutual interest of retaining the subject property's historically and architecturally significant interior and exterior features. |
| 2012 | The Town asks Preservation North Carolina to help negotiate the sale of the property. |

- April 2014 The Town enters into an option to purchase and Preservation North Carolina markets the property for sale.
- July 2, 2014 The Arts and Science Foundation enter into an option to purchase agreement with Preservation of North Carolina.
- October 14, 2014 The Historic District Commission reviews a concept plan for The Arts and Science Foundation.
- October 27, 2014 Rezoning and Special Use Permit applications submitted for review.

EXISTING CONDITIONS / DEVELOPMENT PROPOSAL SUMMARY

The Special Use Permit modification application is proposing the following changes with details indicated in the tables below.

Site Description		
Address	523 East Franklin Street, Chapel Hill	
Property Description	A 1.0 acre (44,096 s. f.) site, located at 523 E. Franklin Street in the Franklin-Rosemary Historic District, on the northwest corner of N. Boundary Street and E. Franklin Street.	
Orange County Parcel Nos.	9788-68-1663 and 9788-68-1722	
Existing Site Conditions / Proposed Development Description		
	Existing	Proposed
Existing Use and Proposed Special Use Permit Description	Location of Chapel Hill Historical Society.	Change of use from Public Cultural facility to office with site improvements.
Height	Approximately 19 feet – one story with walk-out basement.	No change
Vegetation	50% canopy (hardwoods and shrubs)	50% canopy coverage and modification to all four buffers.
Vehicular Parking	32 parking spaces	30 parking spaces (2 ADA spaces)
Bicycle Parking	6	14 spaces

Vehicular and Pedestrian Access	One-way driveway entrance from E. Franklin St. Two driveways (one-way in/one-way out) on N. Boundary St.	One-way driveway exit on E. Franklin St. Two driveways (one-way in/one-way out) on N. Boundary St.
Land Disturbance Since 1/27/2003	0	600 s. f. (driveway improvements and new dumpster pad)
Impervious Surface	25,850 s.f. (59%)	26,170 s. f. (320 s. f. new)
Zoning	Residential-2 (R-2)	Office/Institutional-1-Conditional (OI-1-C)
Overlay Zones	Franklin-Rosemary Historic District	

ANALYSIS OF THE SPECIAL USE PERMIT APPLICATION

The Town staff has received this application for compliance with the themes from the 2020 Comprehensive Plan, the designated uses on the 2020 Land Use Plan, the standards of the Land Use Management Ordinance, and the Design Manual, and offers the following evaluation:

Comprehensive Plan and Land Use Plan: The Chapel Hill 2020 Land Use Plan, a component of the Chapel Hill 2020 Comprehensive Plan, designates this site as Institutional. We believe the proposed business offices for the Arts and Science Foundation complies with the land use plan designation because of the proposal’s compliance with themes in the 2020 Comprehensive Plan as indicated below.

The following are themes from the 2020 Comprehensive Plan, adopted June 25, 2012:

Conforms	No.	2020 Comprehensive Plan Themes
	1	A Place For Everybody
	2	Community Prosperity and Engagement
✓	3	Getting Around
✓	4	Good Places, New Spaces
✓	5	Nurturing Our Community
✓	6	Town and Gown Collaboration

We believe the offices for the Arts and Science Foundation complies with four themes of the 2020 Comprehensive Plan. For information on how this proposed development addresses these themes and goals of the Comprehensive Plan, please refer to the analysis of the Rezoning Application section below and the attached applicant’s Statement of Justification.

Comparison of Concept Plan and Special Use Permit Proposals

	Concept Plan (HDC – 10/14/2014)	Special Use Permit Application
Floor Area Proposed	12,255 s. f.	No change
Impervious Surface	25,850 s. f.	26,170 s. f.
Max. Building Ht.	Approx. 19 ft.	No change
Buildings	1 building	No change
Vehicular Parking	32 total (1 ADA)	30 total (2 ADA)
Bicycle Parking	8	14 total (6 new)
Vehicular Access	E. Franklin and N. Boundary St.	Change E. Franklin from entrance to exit only

PROPOSED MODIFICATIONS TO REGULATIONS

Proposed Modification to Regulations: The applicant requests that the Council approve a modification to Land Use Management Ordinance (LUMO) regulations, for:

- landscape buffers along all property lines;
- landscape buffer between parking/drive aisles and building face.
- minimum vehicular parking spaces; and
- minimum Class I bicycle parking spaces.

A description of each modification is described below.

Landscape Buffers: Table 5.6.6-1

- A landscape bufferyard on E. Franklin Street is required to be a 30 foot wide Type D buffer. A 30-foot width is provided, some encroachments such as a terrace, bicycle rack, walls, sidewalks, and steps. Existing plantings are less than required.
- A landscape bufferyard on N. Boundary Street is required to be a 20 foot wide Type C buffer. A 20-foot width is provided with several existing encroachments such as a terrace, steps, walls, and parking. Existing plantings are less than required.
- A landscape bufferyard on the west property line is required to be a 20 foot wide Type C buffer. A reduced width buffer is requested. The existing driveway, parking, and dumpster enclosure encroach into the buffer. An existing 6-foot evergreen hedge exists along the property line as well as the adjacent neighbor's garage wall. A modification to the amount of required plantings and reduced width is requested.
- A landscape bufferyard on the north property line is required to be a 20 foot wide Type C buffer. A reduced width buffer is requested. Existing parking and wooden fence encroach into the buffer. A modification to the amount of required plantings and reduced width is requested.

Staff Response: Staff believes the Council could make the public purpose finding for the modification to landscaping because this is an existing condition. The existing building is a contributing structure in the Franklin-Rosemary Historic District and a Preservation Easement

protects the exterior and interior building elements from alteration. The view of the building from E. Franklin and N. Boundary Streets is one to promote and provide visual access of the historic architectural.

In some areas, additional trees and shrubs are proposed including a new street tree on E. Franklin Street.

Landscape between parking and buildings Section 5.9.6 (a)

- A 5 foot landscape buffer is required between parking area and the building. The current site includes areas where the buffer is less than the required 5-foot width (3 feet to zero).

Staff Response: Staff believes Council could make the public purpose finding because this is an existing condition. On the north side, a 3-foot grade separation occurs between the parking pavement and the building's sidewalk and in another location a 3-foot wide strip of ground cover exists. Improvements to site lighting are also proposed to make the site safer.

Minimum vehicular and bicycle parking Section 5.9.7

- The LUMO requires a minimum of 35 vehicular parking spaces; the applicant is proposing 31 spaces. One ADA-compliant parking space exists. The applicant is proposing a second ADA-compliant parking space for vans. In addition, a parking space for carpool or alternative fuel vehicles is proposed.

Staff Response: Staff believes the Council could make the public purpose finding based on the proposal that an exemption to vehicular parking requirements would be appropriate given the fact that additional parking is available for this particular use on the UNC campus and the parking is proposed to be upgraded to meet ADA requirements. A parking space is also proposed to be reserved for a carpool or alternative fuel vehicle.

- The LUMO requires a minimum of 14 bicycle parking spaces, with 11 spaces as Class I spaces and three spaces as Class II spaces. The applicant is proposing 14 Class II spaces.

Staff Response: Staff believes the Council could make the public purpose finding based on the proposal that an exemption to the Class I bicycle parking requirement for would be appropriate because interior existing space is not conducive to storage of bicycles. The preservation easement also restricts interior alterations. An existing bicycle rack provides eight spaces and the applicant is proposing to provide an additional rack for six spaces. We believe that the 6-foot roof overhang where the new rack is proposed will provided protection from the weather.

Council Findings and Public Purpose: The Council has the ability to modify the regulations, according to Section 4.5.6 of the Land Use Management Ordinance. We believe that the Council could modify the regulations if it makes a finding in this particular case that public purposes are satisfied to an equivalent or greater degree. The Council may deny the proposed modification

from regulations at its discretion. If the Council chooses to deny a request for modifications to regulations, the applicant's alternative is to revise the proposal to comply with regulations. If the Council does not agree that public purposes are satisfied to an equivalent or greater degree, the Council may choose to not support the requested modification to regulations or may approve a lesser variation thereof.

Transportation

Traffic Impact: The number of vehicle trips expected to be generated by the development is 135 trips per day. Since the proposed change of use is not expected to generate more than 500 trips nor more than 250 vehicles will access local or collector roads, it is reasonable to expect that little to no significant traffic impact will be generated by the change of use. The applicant received a Traffic Impact Analysis exemption from the Town on January 5, 2014.

Access and Circulation

Parking Lot Access: Currently there are two driveways on N. Boundary Street and one driveway on E. Franklin Street. The driveway on E. Franklin Street is currently full access. One driveway on N. Boundary Street is currently one-way in and the other driveway is one-way out. The N. Boundary driveway for ingress is proposed to be widened to accommodate emergency and service vehicles with new curb and gutter, concrete apron, and new brick sidewalk. No changes are proposed to the second N. Boundary Street driveway. The driveway on E. Franklin Street is proposed to be one-way out and right turn only.

Parking Lot Improvement for a Dumpster: A new dumpster pad and fence is proposed to be added for future solid waste collection. The applicant is proposing to use a private company for garbage and recycling collection.

Vehicular Parking: The Land Use Management Ordinance specifies vehicular parking standards for business offices; minimum is 35 spaces and a maximum of 49 parking spaces. The applicant is requesting a modification to the Town's parking regulations and proposes a total of 31 parking spaces, including 2 handicapped parking spaces. A carpool or alternative fuel vehicle is also proposed. The existing parking lot provides 32 vehicular spaces.

An existing parking space in the northwest corner of the parking lot is proposed to be removed for a future dumpster pad and another existing space will be used to partially satisfy handicapped parking requirements. We think the proposed 31 vehicular parking spaces are adequate because the University has proposed additional parking to be made available to Arts and Science Foundation staff on nearby University lots on Park Drive and the outdoor theater lot. By bringing the parking lot up to ADA code requirements by providing two handicapped parking spaces, allows the parking lot to be more in conformance with Town requirements. The site is located on a major transit corridor allowing convenient access to the site by bus. The Town's required

annual updated Transportation Management Plan will encourage walking, bicycling, and transit as other means of getting to work.

Bicycle Parking: The Land Use Management Ordinance specifies a minimum of 4 spaces plus 2 additional spaces per 2,500 s. f. of floor area. In this case, a total of 14 spaces are required. The Design Manual calls for 80% of the spaces to be Class I and 20% Class II. In this case, 11 spaces would need to be Class I, in a locked enclosure or supervised area within a building. Three Class II spaces in a bicycle rack are required. The site currently has a bicycle rack with eight spaces. The applicant is proposing an increase of six additional parking spaces under the building’s roof 6-foot overhang in “U-shaped” racks, meeting the requirement for 14 spaces. The existing and proposed bicycle parking spaces would all be Class II. The existing building has limited storage area for interior bicycle parking. The location of a storage locker on-site is prohibitive as most of the site is proposed to be used for other functions. The applicant is requesting a modification to the Class I bicycle parking spaces. Please refer to the modification section for additional information.

Pedestrian Access and Improvements: Public sidewalks exist along E. Franklin Street and N. Boundary Street. The applicant has identified an area on N. Boundary Street adjacent to the entrance driveway where the existing brick sidewalk is proposed to be replaced. The applicant is required to make safety improvements to the existing brick sidewalks prior to issuance of a Certificate of Occupancy. We have included this as a stipulation in Resolution A.

The existing handicapped ramp within the E. Franklin Street and N. Boundary Street right-of-way does not meet current ADA standards (raised domes). We have included a stipulation in Resolution A for replacement of the existing handicapped ramp on the southwest corner of E. Franklin and N. Boundary Streets with a ramp that is ADA-compliant (includes the raised domes).

Transit Improvements: Several Chapel Hill Transit routes provide downtown service along E. Franklin Street and one provides service on N. Boundary Street. An existing bus stop and bench are located in front of the building on E. Franklin Street. Chapel Hill Transit has not requested that the applicant provide any additional improvements to this stop.

Landscape and Architecture

Landscape Buffers: Following are the Land Use Management Ordinance standards for landscape bufferyards on this site, and the bufferyards proposed by the applicant:

Location	Buffer Required	Proposed Buffer
Southern Property Line (E. Franklin Street)	30 ft. wide Type D	Modified Buffer varies from 12 - 30 ft.; reduced plant material (encroachment of patio; bicycle racks; 3 sidewalks)

Western Property Line (Single-Family)	20 ft. wide Type C	Modified Buffer varies from 4 – 20 ft.; reduced plant material (encroachment of drive aisles and parking)
Northern Property Line (Single-Family)	20 ft. wide Type C	Modified Buffer varies from 9-15 ft.; reduce plant material (encroachment of parking and fence)
Eastern Property Line (N. Boundary Street)	20 ft. wide Type C	Modified Buffer varies from 0 – 20 ft.; reduced plant material (encroachment of patio; parking; walls; sidewalks)

Please see the Modifications to Regulations section of this report for additional information.

E. Franklin Street Street-Tree: A new street tree along the property’s E. Franklin Street frontage is required. The applicant is to have the location and type of tree approved by the Town Manager prior to issuance of a Zoning Compliance Permit and installation prior to issuance of a Certificate of Occupancy. We have included this as a stipulation in Resolution A.

Historic District Commission Review: The Historic District Commission will be asked to review and approve the Building Elevations that include the building, curb cuts, dumpster fence, and new HVAC units and Site Lighting prior to issuance of a Zoning Compliance Permit.

Environment / Stormwater Management

Impervious Surface: Existing total impervious surface area on the site is 25,850 square feet. After widening the N. Boundary Street driveway entrance and installing a dumpster pad, the applicant’s impervious proposal would increase by 320 square feet for a new impervious surface total of 26,170 s. f. Since less than 500 sq. ft. of impervious surface is proposed to be added, no changes to stormwater facilities on the site other than replacement of the existing gutters and downspouts are required.

Energy Management Plan: In 2007, the Council adopted a resolution specifying the Council’s expectations for energy efficiency and an energy management plan for applicants seeking approval of rezoning applications. The applicant has submitted an application to rezone a portion of the site from the Residential-2 (R-2) zoning district to Office/Institutional-1-Conditional (OI-1-C) zoning district. The applicant has also submitted an Energy Management Plan to reduce energy consumption. The Energy Management Plan shall include the energy performance of the building and a goal of 20 percent more energy efficient feature relative to the 2010 energy

efficiency standard of the American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE). See the attached Applicant’s Materials.

Miscellaneous

Additional Stipulations in Special Use Permit Resolution A (see resolution for detailed requirements)

<i>Accessibility Requirements</i>	The interior of the building will need to comply with NC Building Code. One ADA parking space exists and an additional space is proposed. Handicapped access is available from both N. Boundary and E. Franklin Streets.
<i>Off-Site Construction Easements</i>	Prior to any land disturbing activities on adjacent properties the applicant shall provide documentation of approval from property owners affected by off-site construction. We do not anticipate land disturbing activities off-site other than the rights-of-way.
<i>Landscape Protection, Screening and Shading Plan</i>	We have included our standard stipulations for approval of landscape buffers, including tree protection fencing, screening of parking areas and buildings, as well as a maintenance schedule, canopy trees and shading plan.
<i>Building Elevations and Lighting</i>	Prior to the issuance of a Zoning Compliance Permit, building elevations and lighting plans must be approved by the Historic District Commission.
<i>Erosion Control</i>	Prior to commencement of land-disturbing activities the applicant shall provide a performance guarantee in accordance with Section 5-97.1 Town Code of Ordinances.
<i>Lighting Plan</i>	The applicant shall submit plans and documents to satisfy the lighting requirements in Section 5.11 of the Land Use Management Ordinance.
<i>Overhead Power Lines</i>	That the applicant shall comply with Section 5.12.2 of the Land Use Management Ordinance.
<i>Safety Plan</i>	The applicant shall provide a detailed safety plan.
<i>Fire</i>	The applicant shall obtain Fire Marshall approval for required fire safety features and infrastructure.

<i>Transportation Management Plan</i>	Town Council policy calls for provision of a Transportation Management Plan to decrease automobile trips.
<i>Solid Waste Management Plan</i>	The applicant shall obtain approval of a Solid Waste Management Plan (SWMP) from Orange County Solid Waste Department.
<i>Construction Management Plan</i>	The applicant shall provide a Construction Management Plan that details construction site management, street closures, and parking, and other construction site considerations.
<i>Utilities</i>	Prior to the issuance of a Zoning Compliance Permit, the applicant provide final utility/lighting plans.
<i>Traffic and Pedestrian Control Plan</i>	The applicant shall provide a Work Zone Traffic Control Plan for vehicular and pedestrian movement on public streets that will be disrupted during construction activity.

SPECIAL USE PERMIT APPLICATION FINDINGS OF FACT

The applicant's materials are included as attachments to this memorandum. All information submitted at the public hearing will be included in the record of the hearing. Based on the evidence that is submitted, the Council will consider whether or not it can make each of four required findings for the approval of the Special Use Permit modification for the Arts and Science Foundation of UNC Chapel Hill. The four findings are:

Finding #1: That the use or development is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;

Finding #2: That the use or development would comply with all required regulations and standards of the Land Use Management Ordinance;

Finding #3: That the use or development is located, designated, and proposed to be operated so as to maintain or enhance the value of contiguous property, or that the use or development is a public necessity; and

Finding #4: That the use or development conforms to the general plans for the physical development of the Town as embodied in the Land Use Plan and in the Comprehensive Plan.

Following the public hearing, we will prepare an evaluation of the evidence submitted in support of and in opposition to this application.

RECOMMENDATIONS

Staff Recommendation: We recommend that the advisory boards review the Special Use Permit application and make a recommendation to the Town Council. We recommend that the advisory boards recommend that the Council adopt the Change of Use with conditions, contingent upon the approval of the accompanying rezoning application.

We also recommend that the Planning Commission make recommendations that the Town Council enact the Resolution of Consistency with the Comprehensive Plan and adopt the Ordinance to approve the requested rezoning of the Arts and Science Foundation UNC, Chapel Hill from the existing Residential-2 (R-2) to the Office/Institutional-1-Conditional (OI-1-C).

ATTACHMENTS

1. Resolution A – Special Use Permit Resolution of Approval
2. Resolution B – Special Use Permit Resolution of Denial
3. Traffic Impact Analysis Exemption
4. Applicant's Materials
5. Site Plans
6. Area Map

PROJECT FACT SHEET REQUIREMENTS

Checklist of Regulations and Standards Special Use Permit Application

Arts and Science Foundation, UNC Chapel Hill	STAFF EVALUATION BASED ON OI-3-C ZONING	
	COMPLIANCE	NONCOMPLIANCE
Use Permitted	√	
Gross Land Area – 1.0 acres	√	
Minimum Lot Width	√	
Maximum Floor Area	Non-conforming; existing condition	
Maximum # Dwelling Units	NA	
Minimum Recreation Space	NA	
Impervious Surface Limits	√	
Land Disturbance Minimized	√	
Minimum # Vehicular Parking Spaces	√ (with modification to regulations)	
Minimum # Bicycle Parking Spaces	√ (with modification to regulations for Class I)	
Minimum Setbacks	√	
Maximum Primary Height Limits	√	
Maximum Secondary Height Limits	√	
Minimum Landscape Bufferyards	√ (with modification to regulations)	
Maximum Land Disturbance in the Resource Conservation District	NA	
Steep Slopes Compliance	NA	
Stormwater Management	√	
Public Water and Sewer	√	
Adequate Public Schools Facilities	NA	

RESOLUTION A

(Approving the Special Use Permit Application)

A RESOLUTION APPROVING AN APPLICATION FOR A SPECIAL USE PERMIT FOR THE ARTS AND SCIENCE FOUNDATION AT UNC CHAPEL HILL (PROJECT #14-071)

BE IT RESOLVED by the Council of the Town of Chapel Hill that it finds that a Special Use Permit application, proposed by Weinstein Friedlein Architects for The Arts and Science Foundation at UNC Chapel Hill at 523 E. Franklin Street, on property identified as Orange County Property Identifier Numbers 9788-68-1663 and 9788-68-1722, located in the Office Institutional-1-Conditional (OI-1-C) zoning district, if developed according to the Site Plan dated December 15, 2014 and revised January 5, 2015, the conditions listed below would:

1. Be located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;
2. Comply with all required regulations and standards of the Land Use Management Ordinance;
3. Be located, designed, and operated so as to maintain or enhance the value of contiguous property; and
4. Conform with the general plans for the physical development of the Town as embodied in the Land Use Management Ordinance and in the 2020 Comprehensive Plan.

Modifications to Regulations

BE IT FURTHER RESOLVED by the Council of the Town of Chapel Hill that it finds, in this particular case, that the proposed development with the following requested modifications to regulations satisfy public purposes to an equivalent or greater degree:

1. Modification of Table 5.6.6-1 of the Land Use Management Ordinance to modify the landscape bufferyards as noted in the below table:

Location	Modified Buffers
West – Residential, Single-Family; Buffer required- 20 ft. Type C	Existing; Encroachments and less than required plantings; buffer varies from 4 to 24 ft.
North – Residential, Single-Family; Buffer required - 20 ft. Type C	Existing; Encroachments and less than required plantings; buffer varies from 9 to 15 ft.
East – N. Boundary Street; Buffer required – 20 ft. Type C	Existing; Encroachments and less than required plantings; buffer varies from 0 to 20 ft.
South – E. Franklin Street; Buffer required - 30 ft. Type D	Existing; Encroachments and less than required plantings; buffer varies from 12 to 35 ft.

This finding is based on a determination that the public purposes are satisfied to an equivalent or greater degree as the buffers are an existing condition and additional landscaping is proposed that would provide more visual privacy to the parking lot and business entrances.

2. Modification of Section 5.9.6 of the Land Use Management Ordinance to not provide the full required minimum five foot parking lot buffer between the internal parking areas/drive aisles and exterior building facades but provide 3 feet to 0 feet.

This finding is based on a determination that the public purposes are satisfied to an equivalent or greater degree as the conditions are existing and no expansion is proposed to the parking areas or internal sidewalks.

3. Modification of Section 5.9.7 of the Land Use Management Ordinance to providing a minimum of 31 vehicular parking spaces.

This finding is based on a determination that the public purposes are satisfied to an equivalent or greater degree as the parking lot is an existing condition and no expansion of the parking lot is proposed. Additional parking is proposed in nearby University parking lots and the building is located on a highly-active transit corridor with expectation that a some users would be accessing the site via public transit.

4. Modification of Section 5.9.7 of the Land Use Management Ordinance to providing a minimum of 14 Class II bicycle parking spaces.

This finding is based on a determination that the public purposes are satisfied to an equivalent or greater degree as the applicant is providing six additional Class II spaces and indoor storage and an outdoor storage locker are not able to be accommodated in the building or on site.

BE IT FURTHER RESOLVED that the Council of the Town of Chapel Hill hereby approves the application for a Special Use Permit for The Arts and Science Foundation of UNC Chapel Hill, in accordance with the plans listed above and with the conditions listed below:

Stipulations Specific to the Development

1. Construction Deadline: That construction begin by _____ (2 years from the date of approval), to be completed by _____ (4 years from the date of approval).
2. Land Use Intensity: This Special Use Permit authorizes the following:

Use: Business, Office	
Gross Land Area	44,096 square feet
Existing Floor Area (OI-1-C zoning)	12,255 square feet
Total Floor Area Allowed	11,641 square feet; nonconforming feature
Maximum Vehicular Parking Spaces	31 spaces, with modification
Minimum Bicycle Parking Spaces	14 spaces, with modification

Impervious Surface	26,170 square feet
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3. Detailed Plan Review and Approval: Prior to the issuance of a Zoning Compliance Permit, final detailed site plans, grading plans, utility/lighting plans, stormwater management plans (with hydrologic calculations), landscape plans, and landscape maintenance plans shall be approved. Such plans shall conform to plans approved by the Council and demonstrate compliance with all applicable regulations and standards of the Land Use Management Ordinance and the Design Manual.

Plans, plats, and associated detailed requirements as set forth in the stipulations of this resolution and incorporated into the special use permit shall be reviewed and approved by the Town Manager, or his designee, as well as outside agencies, such as NCDOT, OWASA and Duke Energy, where indicated.

Access

4. Sidewalks: Prior to issuance of a Certificate of Occupancy, the developer shall improve any existing sidewalk along the property's frontage as determined by the Town Manager.
5. E. Franklin / N. Boundary Street Accessible Ramp: That prior to the issuance of a Certificate of Occupancy, the applicant replace the existing accessible ramp, at the corner of E. Franklin / N. Boundary Streets with an ADA compliance ramp.
6. Accessibility Requirements: That prior to issuance of a Certificate of Occupancy, the applicant shall provide the minimum required handicapped parking spaces and design all handicapped parking spaces, ramps, and crosswalks, and associated infrastructure according to Americans with Disabilities Act standards, North Carolina Building Code, American National Standards Institute (ANSI) Code, and Town standard.
7. Performance Bond: Prior to commencing construction activity for the improvements in the public right-of-way, a performance bond shall be provided to the Town Manager to insure the construction and installation of the improvements in accordance with the standards and provisions approved by the Town as part of the project.
8. Parking Lot Signage: That prior to issuance of a Certificate of Occupancy, the applicant shall provide a directional signage plan including 1-way, entrance, exit, and right turn only signs subject to Town Manager approval.
9. N. Boundary Street Driveway Widening: That prior to issuance of a Zoning Compliance Permit, the N. Boundary Street driveway entrance shall be widened to accommodate service vehicles with a concrete apron. Any repairs to the brick sidewalk and rock wall shall be made with Town Manager approval.
10. E. Franklin Street Driveway: That the E. Franklin Street driveway shall be exit only and that driveway signage shall indicate that only right turns are permissible.

Transportation

11. Repairs in Public Right-of-Way: Prior to issuance of a Certificate of Occupancy, it will be necessary to repair all damage for work in the public right-of-way related to the construction of this project. The design must be reviewed and approved by the Town Manager prior to a Zoning Compliance Permit.
12. Street Closure Plan: That prior to the issuance of a Zoning Compliance Permit, the developer shall provide a street closure plan, subject to Town Manager approval, for any work requiring street, sidewalk, or lane closures.
13. Work Zone Traffic Control Plan: Prior to issuance of a Zoning Compliance Permit, it will be necessary to provide a Work Zone Traffic Control Plan and a Construction Management Plan for approval by the Town Manager. The Work Zone Traffic Control Plan shall comply with the Manual on Uniform Traffic Control Devices. The Construction Management Plan shall provide staging, construction worker parking, construction vehicle routes, and hours of construction.
14. Bicycle Parking: That prior to the issuance of a Zoning Compliance Permit, the developer shall provide dimensioned details for 14 bicycle parking spaces that comply with Town parking standards. The bicycle parking design must comply with the spring 2010 Association of Pedestrian and Bicycle Professionals Guidelines.
15. Transportation Management Plan: A Transportation Management Plan for the development shall be approved prior to issuance of the Zoning Compliance Permit with annual updates required. The required components of the Transportation Management Plan shall include:
 - a) Designation of a Transportation Coordinator to communicate and promote alternate modes of transportation.
 - b) Submission of an Occupancy Survey due 90 days after issuance of the final Certificate of Occupancy.
 - c) Submission of an updated annual Transportation Management Plan Report and Resident and Employee Surveys during survey years.
 - d) Measures to gradually attain the goals of the program.
 - e) Annual survey of employees for any increase demand for additional bicycle parking.

Landscape and Architecture

16. E. Franklin Street Street-Tree: That prior to the issuance of a Certificate of Occupancy, the applicant plant a new street tree along the property's E. Franklin Street frontage. The location and type of tree shall be approved by the Town Manager prior to issuance of a Zoning Compliance Permit.
17. Landscape Protection: Prior to issuance of a Zoning Compliance Permit, a detailed Landscape Protection Plan shall be approved. The plan shall include which trees will be

removed and which will be preserved, critical root zones of all rare and specimen trees, and clearly indicate names and species.

18. Tree Protection Fencing Prior to Construction: Prior to issuance of a Zoning Compliance Permit, the developer shall provide a note on the Final Plans indicating that tree protection fencing will be installed prior to land-disturbing activity on the site. Tree protection fencing shall be provided around construction limits and indicated construction parking and materials staging/storage areas, and Town standard landscaping protection notes, subject to Town Manager approval.
19. Landscape Planting Plan: Prior to issuance of a Zoning Compliance Permit, the developer shall provide a detailed Landscape Planting Plan with a detailed planting list, subject to Town Manager approval. The Plan shall include canopy trees to shade surface any surface parking areas.
20. Lighting Plan Approval: Prior to issuance of a Zoning Compliance Permit, the Historic District Commission shall approve a lighting plan for this site and shall take additional care during review to ensure that the proposed lighting plan will minimize 1) upward light pollution and 2) offsite spillage of light.
21. Historic District Commission Approval: That the applicant obtain Historic District Commission approval of building elevations, including the location and screening of all HVAC/Air Handling Units for this project, fences, walls, and new curb cuts prior to issuance of a Zoning Compliance Permit.

Environment

22. Energy Management Plan: That prior to issuance of a Zoning Compliance Permit, the applicant shall provide an Energy Management Plan (EMP) for Town approval. The plan shall work towards a goal of “20 percent more energy efficient” feature to outperform the American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE) energy efficiency standard in place at the time of approval. The property owner shall provide, by the Certificate of Occupancy date, a letter sealed by a licensed professional engineer showing the anticipated energy performance of the building.

Stormwater Management

23. Silt Control: That the applicant takes appropriate measures to prevent and remove the deposit of wet or dry silt on adjacent paved roadways.
24. Erosion Control Inspections: That, in addition to the requirement during construction for inspection after every rainfall, the applicant shall inspect the erosion and sediment control devices daily, make any necessary repairs or adjustments to the devices, and maintain inspection logs documenting the daily inspections and any necessary repairs.

25. As-Built Plans: That prior to the issuance of a Certificate of Occupancy, the applicant shall provide certified as-built plans for building footprints, parking lots, street improvements, storm drainage systems and stormwater management structures, and all other impervious surfaces, and a tally of the constructed impervious area. The as-built plans should be in DXF binary format using State plane coordinates and NAVD 88.
26. Phasing Plan: That prior to issuance of a Zoning Compliance Permit, the applicant shall obtain approval of a Phasing Plan that provides details of which improvements are to be constructed during each phase. The phasing plan shall detail public improvements and stormwater management structures will be completed in each phase prior to requesting a Certificate of Occupancy. Construction for any phase may not begin until all public improvements in previous phases are complete, with a note to this effect on the final plans and plats.
27. Repair/Replacement of Damaged Stormwater Infrastructure: Existing stormwater infrastructure that is damaged as a result the project demolition or construction, must be repaired or replaced, as specified by the Stormwater Management Engineer, prior to requesting a Certificate of Occupancy.

Water, Sewer, and Other Utilities

28. Utility/Lighting Plan Approval: That the final utility/lighting plan shall be approved by Orange Water and Sewer Authority, Duke Energy Company, and other local utility service providers, and the Town Manager before issuance of a Zoning Compliance Permit. The property owner shall be responsible for assuring that these utilities can continue to serve the development. In addition, detailed construction drawings shall be submitted to OWASA for review/approval prior to issuance of a Zoning Compliance Permit.
29. Lighting Plan: That prior to issuance of a Zoning Compliance Permit, the applicant shall submit site plans and other required documents to satisfy the lighting requirements of Section 5.11 of the Land Use Management Ordinance including submission of a lighting plan, providing for adequate lighting on public sidewalks, including driveway crossings, and beneath awnings, demonstrating compliance with Town standards, sealed by a Professional Engineer, for Town Manager approval.
30. Relocation of Overhead Utilities Underground: Prior to issuance of a Certificate of Occupancy, it will be necessary to provide for the underground installation of all public utilities as require by Section 5.12.2 of the Land Use Management Ordinance.
31. Water/Sewer Line Construction: That all public water and sewer plans be approved by OWASA and constructed according to their standards. Where sewer lines are located beneath drive aisles and parking areas construction methods approved by OWASA shall be employed, to ensure that sewer lines will not be damaged by heavy service vehicles. That prior to issuance of a Zoning Compliance Permit, final plans shall be approved by OWASA and the Town Manager.

32. OWASA Approval: That prior to issuance of a Zoning Compliance Permit, easement plats and documentation as required by OWASA and the Town Manager, shall be recorded if necessary.

Fire Safety

33. Fire Sprinklers: That the applicant shall install sprinklers under the North Carolina Fire Code prior to a Certificate of Occupancy. Prior to issuance of a Zoning Compliance Permit, the plans shall show all proposed fire department connections to such systems.
34. Hydrants Active: That the applicant shall provide active fire hydrant coverage, acceptable to the Fire Department, for any areas where combustible construction materials will be stored or installed, prior to having such materials delivered to the site. All required fire hydrants must be installed, active, and accessible for the Fire Department use prior to the arrival of combustible materials on site. That fire protection systems shall be installed according to Town Ordinance, the NC Fire Code, and NFPA 13.
35. Fire Hydrant and FDC Locations: That the Final Plans shall indicate the locations of existing and proposed fire hydrants and Fire Department Connections (FDC). Fire Department Connections shall be located on the street side of the building within 100 feet of a hydrant. Hydrant spacing shall comply with the Town Design Manual. Design shall be reviewed and approved by the Town Manager prior to issuance of a Zoning Compliance Permit.
36. Firefighting Access during Construction: That as required by NC Fire Code (Section 1410.1 Required Access), vehicle access for firefighting shall be provided to all construction or demolition sites including vehicle access to within 100 feet of temporary or permanent fire department connections and hydrants. Vehicle access shall be provided by either temporary or permanent roads capable of supporting vehicle loading under all weather conditions.

Solid Waste Management and Recycling

37. Solid Waste Management Plan: That prior to issuance of a Zoning Compliance Permit a detailed Solid Waste Management Plan, including a recycling plan and a plan for managing and minimizing construction debris, shall be approved by the Town Manager. The plan shall include dimensioned, scaled details of any proposed refuse/recycling collection areas, associated screening, and protective bollards, if applicable. Each bulk waste container shall be labeled as to type of material to be collected.

Prior to issuance of a Zoning Compliance Permit, the developer shall provide documentation of an agreement for solid waste collection if by a private provider.

38. Construction Waste: Clean wood waste, scrap metal and corrugated cardboard, all present in construction waste, must be recycled. All haulers of construction waste must be properly licensed. The developer shall provide the name of the permitted waste disposal facility to which any land clearing or demolition waste will be delivered.

State and Federal Approvals

39. State or Federal Approvals: That any required State or federal permits or encroachment agreements (e.g., 401 water quality certification, 404 permit) shall be approved and copies of the approved permits and agreements be submitted to the Town of Chapel Hill prior to the issuance of a Zoning Compliance Permit.
40. North Carolina Department of Transportation Approvals: Prior to issuance of a Zoning Compliance Permit, plans for any improvements to State-maintained roads or in associated rights-of-way shall be approved by NCDOT prior to issuance of a Zoning Compliance Permit.

Miscellaneous

41. Recombination Plat: That prior to issuance of a Certificate of Occupancy, the applicant shall record a recombination plat for the two parcels proposed for the Special Use Permit.
42. Construction Management Plan: That a Construction Management Plan be approved by the Town Manager prior to issuance of a Zoning Compliance Permit. The construction management plan shall: 1) indicate how construction vehicle traffic will be managed, 2) identify parking areas for on-site construction workers including plans to prohibit parking in residential neighborhoods, 3) indicate construction staging and material storage areas, 4) identify construction trailers and other associated temporary construction management structures, and 5) indicate how the project construction will comply with the Town's Noise Ordinance.
43. Traffic and Pedestrian Control Plan: That the applicant shall provide a Work Zone Traffic Control Plan for movement of motorized and non-motorized vehicles on any public street that will be disrupted during construction. The plan must include a pedestrian management plan indicating how pedestrian movements will be safely maintained. The plan must be reviewed and approved by the Town Manager prior to the issuance of a Zoning Compliance Permit. At least 5 working days prior to any proposed lane or street closure the applicant must apply to the Town Manager for a lane or street closure permit.
44. Construction Sign Required: That the applicant shall post a construction sign at the development site that lists the property owner's representative and telephone number, the contractor's representative and telephone number, and a telephone number for regulatory information at the time of issuance of a Building Permit, prior to the commencement of any land disturbing activities. The construction sign may have a maximum of 32 square feet of display area and maximum height of 8 feet. (5.14.3(g) of Land Use Management Ordinance). The sign shall be non-illuminated, and shall consist of light letters on a dark background. That prior to the issuance of a Zoning Compliance Permit, a detail of the sign shall be reviewed and approved by the Town Manager.

45. Open Burning: That the open burning of trees, limbs, stumps, and construction debris associated with this development is prohibited.
46. Detailed Plans: That prior to the issuance of a Zoning Compliance Permit, final detailed site plans, grading plans, utility/lighting plans, stormwater management plans (with hydrologic calculations), landscape plans, and landscape maintenance plans shall be approved by the Town Manager. Such plans shall conform to plans approved by this application and demonstrate compliance with all applicable regulations and the design standards of the Land Use Management Ordinance and the Design Manual.
47. As-Built Plans: That prior to issuance of a Certificate of Occupancy, the applicant shall provide certified as-built plans for building footprints, parking lots, street improvements, storm drainage systems and stormwater management structures, and all other impervious surfaces. The as-built plans should be in DXF binary format using State plane coordinates and NAVD 88. The applicant shall also contact the Town's Engineering and Design Services Division for address assignment of each unit.
48. Vested Right: This Special Use Permit constitutes a site specific development plan establishing a vested right as provided by N.C.G.S. Section 160A-385.1 and Appendix A of the Chapel Hill Land Use Management Ordinance.
49. Continued Validity: That continued validity and effectiveness of this approval shall be expressly conditioned on the continued compliance with the plans and conditions listed above.
50. Non-Severability: That if any of the above conditions is held to be invalid, approval in its entirety shall be void.

BE IT FURTHER RESOLVED that the Council hereby approves the application for a Special Use Permit for The Arts and Science Foundation at UNC Chapel Hill at 523 E. Franklin Street.

This the _____ day of _____ 2015.

RESOLUTION B
(Denying the Special Use Permit Application)

A RESOLUTION DENYING AN APPLICATION FOR SPECIAL USE PERMIT FOR THE ARTS AND SCIENCE FOUNDATION AT UNC CHAPEL HILL (PROJECT #14-071)

BE IT RESOLVED by the Council of the Town of Chapel Hill that it finds that a Special Use Permit application proposed by Weinstein Friedlein Architects, for The Arts and Science Foundation at UNC Chapel Hill, located at 523 E. Franklin Street on property identified as Orange County Property Identifier Numbers 9788-68-1663 and 9788-68-1722 if developed according to the Site Plan dated December 15, 2014 and revised January 5, 2015, and the conditions listed below would not:

1. Be located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;
2. Comply with all required regulations and standards of the Land Use Management Ordinance;
3. Be located, designed, and operated so as to maintain or enhance the value of contiguous property; and
4. Conform with the general plans for the physical development of the Town as embodied in the Land Use Management Ordinance and in the 2020 Comprehensive Plan.

BE IT FURTHER RESOLVED that the Town Council hereby denies the application for a Special Use Permit for The Arts and Science Foundation at UNC Chapel Hill, 523 E. Franklin Street.

This the ____ day of _____.

The Arts and Sciences Foundation, University of North Carolina at Chapel Hill
523 East Franklin Street, Chapel Hill, NC

Written Narrative

The College of Arts and Sciences, the oldest and largest school at the nation's first public university, will use the property as the headquarters of the Arts and Sciences Foundation. The Foundation currently occupies office space elsewhere on East Franklin, and the College seeks a long-term, stable, permanent home for this organization so vital to its success.

The former Chapel Hill Library location is ideal for these uses since it is just a block from the main campus of UNC-Chapel Hill. This central location will allow our alumni to visit the College Foundation when they are in town. The business offices will be convenient to College faculty, staff and students. Employees in the building will also have access to the parking and transportation resources already available through the University, such as two nearby lots for employees on Park Place and adjacent to the Koch Memorial Forest Theatre. Beyond the building's use as offices, the Foundation foresees using the facility as a site for meetings of advisory boards of the College and related activities, such as events for distinguished alumni and guests.

The property at 523 E. Franklin St. is a distinguished mid-century landmark in Chapel Hill's National Register Historic District (with local ordinance Historic District status). The neighborhood abuts the main campus of UNC-Chapel Hill, and its residents include many alumni and university supporters, as well as faculty and staff employed by the University.

The property can be renovated and repurposed to present-day needs while remaining respectful of its history and environs. The Foundation does not require any alterations or changes in the color, material or surfacing of the exterior of the building to accommodate its use, nor does it plan to alter the building footprint with an addition. The Foundation agrees to maintain the grounds and exterior property in a manner that is compatible with the covenants of the historic district.

The University is a proven good neighbor in maintaining buildings off its main campus. The College of Arts and Sciences, in particular, has demonstrated this with its thoughtful and respectful renovation of the nearby Love House (410 E. Franklin St.) in 2006-07. This historic farmhouse is now the headquarters of the College's acclaimed Center for the Study of the American South (CSAS) and has been successfully integrated into the surrounding neighborhood.

We also find an undeniable synchronicity in this property—once home to the Town's library and the Chapel Hill Museum and dedicated to promoting arts and culture—being given a second life as a home to a Foundation dedicated to advancing the very same causes through its support of the College of Arts and Sciences, the jewel of higher education in the State of North Carolina.

The Arts and Sciences Foundation, University of North Carolina at Chapel Hill
523 East Franklin Street, Chapel Hill, NC

Statement of Justification

The project under review is the re-use of the former Chapel Hill Library, a two-story, 12,000 square foot building located at 523 East Franklin Street. The sale of this building to the Arts and Sciences Foundation is contingent upon the approval of a re-zoning and a special use permit.

The Arts and Sciences Foundation has two divisions, Development and Business Operations. They are currently in two locations in town, about 4 miles apart. This proposal allows all personnel for the Foundation to be located under one roof creating greater efficiency and reducing travel between offices and campus.

The building was constructed in 1967 and operated as the community public library until new quarters off Estes Drive opened in 1994. The old library became home to the Chapel Hill Museum, which closed in 2010, and the Chapel Hill Historical Society, which continues to use the lower level.

In 2007 the Town of Chapel Hill, which owns the property, entered into a Historic Preservation Agreement with the Historic Preservation Foundation of North Carolina, Inc. The agreement places covenants that run with the land protecting the historic integrity of features, materials, appearances, workmanship and environment of the property. The covenants apply to exterior of the building and, on the interior, to the window trim, fireplace and mantle, and entry doors. Changes in design, material or appearance require advance approval by the HPF.

A feasibility study conducted in Spring 2014 found the requirements of the Arts and Sciences Foundation and the available space at 523 East Franklin are very compatible. The feasibility study design team analyzed the building systems and concluded:

- . The building structure is in overall good condition. A stone wall above the rear exit stair from the lower floor has failed after a previous repair and should be rebuilt on new footings and with internal steel reinforcing. On the interior, low headroom at the main stair landing can be addressed by reconfiguring the stair runs while not altering the size of the structural stair opening.
- . The roof is estimated to be at mid-life but complete re-roofing is recommended given the expected length of the new occupancy and the need to install new rooftop mechanical equipment, requiring new curbs and penetrations of the membrane.
- . Mechanical systems are largely original and as such are outdated and should be replaced. New equipment would be more efficient and better suited for office use. The building has significant roof overhangs which effectively shades the exterior glazing. Unless the exterior envelope is altered, existing insulation and single-pane glazing can remain.
- . The electrical systems, wiring and lighting should be replaced to reduce risk of fire and to accommodate the new office floor arrangements.
- . A new fire alarm and, under Town of Chapel Hill rules, an automatic sprinkler system, are required.
- . Plumbing fixtures and plumbing piping in the building should be replaced due to existing systems' age and noncompliance with current building codes. Among the needs are

The Arts and Sciences Foundation, University of North Carolina at Chapel Hill
523 East Franklin Street, Chapel Hill, NC

relocation of the incoming water main, addition of backflow protection, and configuring accessible toilet facilities on both levels.

- . A two-stop elevator is required, along with associated shaft and sump work. Elevator location should be closely coordinated with the buildings' existing structural bays.
- . Pipe insulation and adhered floor tile possibly containing asbestos is present but not in unexpected quantities for a building of the former library's age. Testing of those and other suspect items such as ceiling tile and textured ceiling paint will be needed to determine the extent of such hazardous material and appropriate remediation methods.

The Arts and Sciences Foundation, University of North Carolina at Chapel Hill
523 East Franklin Street, Chapel Hill, NC

Construction Management Plan

Construction, staging and parking areas for renovating 523 E Franklin St will take place on the existing parking lot, located on the site directly north of the building as drawn on L3.0 Site Plan. This zone includes the following:

- Construction trailer
- Construction personnel parking
- Construction equipment parking
- Staging and materials storage area

Emergency vehicle and delivery trucks will access the building from existing entrances on E. Franklin St. and N. Boundary St. Signage will be posted to direct traffic and identify loading zones, storage and parking.

Energy Management Plan

a) Description of how project will be 20% more energy efficient than ASHRAE Standards

Detailed architectural and engineering drawings await SUP and Rezoning approval. The project narrative incorporates design and control strategies to reduce energy consumption including the following:

- . High efficiency lighting
- . Lighting control through occupancy sensors
- . Demand control ventilation (CO₂ sensors)
- . Supply air temperature reset
- . Building air-side economizer

b) Description of utilization of sustainable forms of energy (solar, wind, hydroelectric, and biofuels)

The design team will explore use of solar panels to heat water for hand washing.

c) Participation in NC GreenPower Program

TBD

d) Description of how project will ensure air quality, adequate access to natural lighting, and allow for proposed utilization of sustainable energy.

Indoor air quality will be monitored with the use of CO₂ sensors in order to increase the amount of outside air in the event of a CO₂ level rise in the space. The amount of outside air will be verified with the use of an airflow monitoring station.

The Arts and Sciences Foundation, University of North Carolina at Chapel Hill
523 East Franklin Street, Chapel Hill, NC

The existing building has a main level with windows that allow natural light to reach most of the interior space. The lower level is built into the site reducing the potential for natural daylight with some natural light brought into the space from the east terrace. The design proposal allows natural light to filter down into the lower level through three lightwells placed adjacent to existing windows.

Daylight sensors will be provided to limit the amount of artificial light used when natural lighting through windows and lightwells is available.

Response to HDC Comments

The UNC Arts & Sciences Foundation and project architect attended the Historic District Commission meeting at Town Hall on October 14, 2014 and presented the project. The project has no comments from the HDC requiring response at this time.

Solid Waste Plan

523 E Franklin Street will be used as an office for The Arts & Sciences Foundation. Approximately 55-60 people will work in the office. Office paper will be the primary waste generated, most of which is planned to be recycled.

The site has an existing, screened refuse area, identified on drawing L3.0 Site Plan. The existing area is ample for the building and its new use. Reusing the existing refuse area will help keep the renovation impact to a minimum and allow the site to remain close to its historic nature.

We propose two wheeled carts for solid waste, collected by the Town of Chapel Hill, and two wheeled carts for recycling, collected by Orange County.

Stormwater Impact Statement

No site development or alterations are proposed for this project and therefore impacts to stormwater management are not anticipated. Please refer to the drawings L1.0-L3.0 for existing stormwater structures and strategies.

Stormwater Management Plan

No site development or alterations are proposed for this project and therefore impacts to stormwater management are not anticipated. Please refer to the drawings L1.0-L3.0 for existing stormwater structures and strategies.

The Arts and Sciences Foundation, University of North Carolina at Chapel Hill
523 East Franklin Street, Chapel Hill, NC

Statement of Justification Summary

The College of Arts and Sciences, the oldest and largest school at the nation's first public university, will use the property as the headquarters of the Arts and Sciences Foundation. The Foundation currently occupies office space elsewhere on East Franklin, and the College seeks a long-term, stable, permanent home for this organization so vital to its success.

The former Chapel Hill Library location is ideal for these uses since it is just a block from the main campus of UNC-Chapel Hill. This central location will allow alumni to visit the College Foundation when they are in town. The business offices will be convenient to College faculty, staff and students. Beyond the building's use as offices, the Foundation foresees using the facility as a site for meetings of advisory boards of the College and related activities, such as events for distinguished alumni and guests.

The property at 523 E. Franklin St. is a distinctive mid-century landmark in Chapel Hill's National Register Historic District (with local ordinance Historic District status). The neighborhood abuts the main campus of UNC-Chapel Hill, and its residents include many alumni and university supporters, as well as faculty and staff employed by the University.

The property can be renovated and repurposed to present-day needs while remaining respectful of its history and environs. The University is a proven good neighbor in maintaining buildings off its main campus. The College of Arts and Sciences, in particular, has demonstrated this with its thoughtful and respectful renovation of the nearby Love House (410 E. Franklin St.) in 2006-07. This historic farmhouse is now the headquarters of the College's acclaimed Center for the Study of the American South (CSAS) and has been successfully integrated into the surrounding neighborhood.

The Arts and Sciences Foundation, University of North Carolina at Chapel Hill
523 East Franklin Street, Chapel Hill, NC

Statement of Justification Required Findings of Fact

Finding #1

"That the use or development is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare."

The Setting

The project under review is the re-use of the former Chapel Hill Library, a two-story, 12,255-square-foot building located at 523 East Franklin Street. The sale of this building to the Arts and Sciences Foundation is contingent upon the approval of a re-zoning and a special use permit.

Traffic

The Arts and Sciences Foundation has two divisions, Development and Business Operations. They are currently in two locations in town, about 4 miles apart. This proposal allows more personnel for the Foundation to be located under one roof, creating greater efficiency and reducing travel between offices and campus. The driveway entrance on Boundary Street will be improved for emergency vehicle access and the curb cut on Franklin Street will be used as a right-turn-only exit.

Historic Character

The building was constructed in 1967 and operated as the community public library until new quarters off Estes Drive opened in 1994. The old library became home to the Chapel Hill Museum, which closed in 2010, and the Chapel Hill Historical Society, which continues to use the lower level. In 2007 the Town of Chapel Hill, which owns the property, entered into a Historic Preservation Agreement with the Historic Preservation Foundation of North Carolina, Inc. The agreement places covenants that run with the land protecting the historic integrity of features, materials, appearances, workmanship and environment of the property.

Streetscape

While the Chapel Hill Historical Society occupies space on the lower level of 523 East Franklin Street, the building has not added activity to the street in a very long time. The parking lot remains mostly empty, no one uses the main entry and no lights are on in the main space. The Arts & Sciences Foundation will have people coming and going throughout the day and will add energy and continuity along Franklin Street for all who pass by and enter the building.

Building Systems

At the time this building was constructed, automatic fire suppression systems were not required in buildings of its type and scale. As now required by current Chapel Hill ordinance, an NFPA 13 automatic fire sprinkler system will be designed and installed. This will create a safer environment for those working and visiting in the building as well as the surrounding neighborhood.

Utilities and Town Services

Water and sewer service will be provided by OWASA.

Duke energy will provide electricity.

The Town will provide fire protection and emergency services.

Solid waste and recycling receptacles will be stored in a screened area in the northwest corner of the property. A private waste service provider will provide solid waste management. Orange County will provide recycling services.

The Arts and Sciences Foundation, University of North Carolina at Chapel Hill
523 East Franklin Street, Chapel Hill, NC

Stormwater Management

Addition of a screened trash dumpster pad will improve trash and recycling collection for the property while adding less than 1% to the site's impervious surface area, requiring no additional stormwater management devices.

Finding #2

"That the use or development complies with all required regulations and standards of the Land Use Management Ordinance."

The re-use of 523 East Franklin Street meets the standards of the Town of Chapel Hill's Land Use Management Ordinance with the exception of some dimensional requirements of the OI-3 district that cannot be met because of existing built conditions and constraints. LUMO Section 4.5.6 Permits Modifications of Regulations as follows:

"Where actions, designs, or solutions proposed by the applicant are not literally in accord with applicable special use regulations, general regulations, or other regulations in this appendix, but the town council makes a finding in the particular case that public purposes are satisfied to an equivalent or greater degree, the town council may make specific modification of the regulations in the particular case. Any modification of regulations shall be explicitly indicated in the special use permit, or modification of special use permit."

Landscape Buffer:

Section 5.6 of the Land Use Management Ordinance specifies Landscaping, Screening and Buffering. Based on Table 5.6.6-1, Schedule of Required Buffers, 523 East Franklin Street is required to provide the following buffers:

South (along Franklin Street)	Type 'D'
East (along Boundary Street)	Type 'C'
North	Type 'C'
West	Type 'C'

Required buffers on the South, East and North property lines are met. The buffer on the west property line does not meet the buffer requirement due to the original and existing configuration of the building and driveway.

Proposed:

The West property line requires a Type 'C' buffer of 20' minimum width, which is wider than the available land between the existing driveway and the property line. The applicant requests a modification to the required Type 'C' buffer based on maintaining the existing conditions of the site.

Justification:

Existing conditions, illustrated on the Site Analysis Plan L2.0 and the Site Plan L3.0 show the installed six-foot tall evergreen privet hedge along the west side of the driveway at the neighboring property line. Further to the north, the existing garage for 517 E. Franklin St. sits on the edge of the property boundary (within the adjoining property setbacks), which serves to provide additional screening and buffer. There is also an existing Hackberry tree located at the corner of that garage. These conditions have existed on the western boundary since the former town library building was constructed in 1967.

The Arts and Sciences Foundation, University of North Carolina at Chapel Hill
523 East Franklin Street, Chapel Hill, NC

Car Parking:

Section 5.9 of the Land Use Management Ordinance specifies Parking and Loading requirements. Based on Table 5.9.7, Minimum and Maximum Off-Street Parking Space Requirements, 523 East Franklin Street is required to provide the following:

1 per 350 sq ft of floor area = Minimum number of parking spaces required
 $12,255 \text{ sq ft} / 350 \text{ sq ft} = 35$ Minimum number of parking spaces

1 per 200 sq ft floor area = Maximum number of parking spaces allowed
 $12,255 \text{ sq ft} / 250 \text{ sq ft} = 49$ Maximum spaces allowed

Proposed:

The site plan shows 31 regular parking spaces and 1 handicap space for a total of 32 spaces.

Justification:

In addition to parking onsite, employees of 523 East Franklin Street will have access to the parking and transportation resources already available through the University, including two nearby lots for employees on Park Place and adjacent to the Koch Memorial Forest Theatre.

Bicycle Parking:

Section 5.9 of the Land Use Management Ordinance specifies Bicycle Parking requirements. Table 4.1 in Section 4.1.1 of the Town Design Manual shows the following requirement:

14 bicycle parking spaces with 80% Class I and 20% Class II for Office use.

Proposed:

The site plan shows the existing bike rack on the south side of the building, which accommodates 6 bicycles (Class II) and U-racks that accommodate 4 bicycles (Class I) on the north side of the building under the cover afforded by the 6' cantilever roof. This combination will provide a total of 10 bicycle parking spaces, 40% Class I and 60% Class II.

Justification:

523 East Franklin Street is the reuse of an existing building that has little space available within the building to store bicycles. This mid-century modern building does have a very generous roof extension that allows 6' of protected area for bicycles during inclement weather.

The Arts and Sciences Foundation, University of North Carolina at Chapel Hill
523 East Franklin Street, Chapel Hill, NC

Finding #3

"That the use or development is located, designed and proposed to be operated so as to maintain or enhance the value of contiguous property, or that the use or development is a public necessity."

523 East Franklin Street is currently an underused building on an important corner of downtown Chapel Hill. The Arts & Sciences Foundation proposes to bring daily activity to the building and occasional evening gatherings. This mid-century building will be carefully brought back to life and will once again contribute energy and life to East Franklin Street.

The properties contiguous to 523 East Franklin Street are single-family residences. During initial public information meetings, neighbors have been very active and expressed positive comments about the reuse of this building and seeing it become a contributing element on East Franklin Street once again.

The Arts and Sciences Foundation, University of North Carolina at Chapel Hill
523 East Franklin Street, Chapel Hill, NC

Finding #4

"That the use or development conforms with the general plans for the physical development of the Town as embodied in the Land Use Management Ordinance and in the Comprehensive Plan."

A Zoning Atlas Amendment for this project is currently under review. When the site is rezoned from its current R-2 to OI-3 it will meet the general plans for the development of this site and district.

The 2020 Comprehensive Plan is organized around 6 themes that speak to community goals. They are:

1. A place for everyone
2. Community prosperity and engagement
3. Getting around
4. Good places, new spaces
5. Nurturing our community
6. Town and gown collaboration

The rezoning and location of the UNC Arts and Sciences Foundation in the former Town library building addresses goals in themes 3, 4, 5 and 6.

Theme 3: Getting Around – The library location on East Franklin Street is well connected with sidewalks and public transportation. (GA.1) Locating in the renovated former library will bring more of the Arts and Sciences Foundation staff under one roof, reducing inter-office trips that add to traffic loads.

Theme 4: Good Places, New Spaces – The Arts and Sciences Foundation will put a contemporary, low-intensity office use into a historic building no longer suitable for its original use. The rezoning gives the building new purpose and avoids disruption of the surrounding neighborhood.

Theme 5: Nurturing Our Community - The proposed development preserves an existing, mature landscape on Franklin Street, maintaining tree coverage and adding no stormwater, traffic, light or noise impacts. (NOC.2 & NOC.8)

Theme 6: Town and Gown Collaboration – There is no better example of town and gown collaboration than a university-affiliated program's acquisition, occupancy and maintenance of a former civic building, continuing its active use in harmony with the surrounding neighborhood. (TGC.1)

SPECIAL USE PERMIT APPLICATION



TOWN OF CHAPEL HILL
Planning Department
405 Martin Luther King Jr. Blvd
Chapel Hill, NC 27514
phone (919) 968-2728 fax (919) 969-2014
www.townofchapelhill.org

Parcel Identifier Number (PIN): 9788681663 & 9788681722

Date: 01/06/15

Section A: Project Information

Project Name: The Arts & Sciences Foundation at UNC Chapel Hill

Property Address: 523 E. Franklin St Zip Code: 27514

Use Groups (A, B, and/or C): B Existing Zoning District: R-2

Project Description: Re-use of the (former) Chapel Hill Library for the offices of the Arts & Sciences Foundation at UNC Chapel Hill.

Section B: Applicant, Owner and/or Contract Purchaser Information

Applicant Information (to whom correspondence will be mailed)

Name: Weinstein Friedlein Architects, Attn: Ellen Weinstein

Address: 302 E. Pettigrew St., #110

City: Durham State: NC Zip Code: 27701

Phone: 919-968-8333 Email: ellen@wfarchitecture.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature:  Date: 01/06/15

Owner/Contract Purchaser Information:

Owner

Contract Purchaser

Name: UNC Arts & Sciences Foundation

Address: 134 E. Franklin St., CB #6115

City: Chapel Hill State: NC Zip Code: 27599-6115

Phone: 919-962-2531 Email: merklein@unc.edu

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: _____ Date: 01/06/15

PROJECT FACT SHEET

TOWN OF CHAPEL HILL

Planning Department

Section A: Project Information

Application type: Special Use Permit Date: 01/06/15

Project Name: Arts & Sciences Foundation at UNC Chapel Hill Offices

Use Type: (check/list all that apply)

Office/Institutional Residential Mixed-Use Other: _____

Overlay District: (check all those that apply)

Historic District Neighborhood Conservation District Airport Hazard Zone

Section B: Land Area

Net Land Area (NLA): Area within zoning lot boundaries		NLA=	40,088	sq. ft.
Choose one, or both, of the following (a or b), not to exceed 10% of NLA	a) Credited Street Area (total adjacent frontage) x ½ width of public right-of-way	CSA=	4,008	sq. ft.
	b) Credited Permanent Open Space (total adjacent frontage) x ½ public or dedicated open space	COS=		sq. ft.
TOTAL: NLA + CSA and/or COS = Gross Land Area (not to exceed NLA + 10%)		GLA=	44,096	sq. ft.

Section C: Special Protection Areas, Land Disturbance, and Impervious Area

Special Protection Areas: (check all those that apply)

Jordan Buffer Resource Conservation District 100 Year Floodplain Watershed Protection District

Land Disturbance	Total (sq ft)
Area of Land Disturbance (Includes: Footprint of proposed activity plus work area envelope, staging area for materials, access/equipment paths, all grading, including off-site clearing)	0
Area of Land Disturbance within RCD	0
Area of Land Disturbance within Jordan Buffer	0

Impervious Areas	Existing (sq ft)	Demolition (sq ft)	Proposed (sq ft)	Total (sq ft)
Impervious Surface Area (ISA)	25,850	None	770	26,620
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA) %	59%	None	1%	60%
If located in Watershed Protection District, % of impervious surface on 7/1/1993	N/A*	None	None	No Change*

*according to LUMO table 3.8-1, impervious surfaces existing before Jan 27, 2003 are not applicable to non-conformance.

PROJECT FACT SHEET

TOWN OF CHAPEL HILL

Planning Department

Section D: Dimensions

Dimensional Unit (sq ft)	Existing (sq ft)	Demolition (sq ft)	Proposed (sq ft)	Total (sq ft)
Number of Buildings	1 building: 12,255 sf	None	None	1 building: 12,255 sf
Number of Floors	2 floors: 6,210 sf + 6,045 sf	None	None	2 floors: 6,210 sf + 6,045 sf
Recreational Space	N/A	None	None	No Change

Residential Space

Dimensional Unit (sq ft)	Existing (sq ft)	Demolition (sq ft)	Proposed (sq ft)	Total (sq ft)
Floor Area (all floors – heated and unheated)				
Total Square Footage of All Units				
Total Square Footage of Affordable Units				
Total Residential Density				
Number of Dwelling Units				
Number of Affordable Dwelling Units				
Number of Single Bedroom Units				
Number of Two Bedroom Units				
Number of Three Bedroom Units				

Non-Residential Space (Gross Floor Area in Square Feet)

Use Type	Existing	Proposed	Uses	Existing	Proposed
Commercial					
Restaurant			# of Seats		
Government					
Institutional					
Medical					
Office	12,255	12,255			
Hotel			# of Rooms		
Industrial					
Place of Worship			# of Seats		
Other					

Dimensional Requirements		Required by Ordinance	Existing	Proposed
Setbacks (minimum)	Street	24' (existing), 0' proposed	34'	No Change
	Interior (neighboring property lines)	8' (existing), 0' proposed	39'	No Change
	Solar (northern property line)	11' (existing), 0' proposed	30' to N. Parking Lot	No Change
Height (maximum)	Primary	29' (existing), N/A	19'	No Change
	Secondary	60' (existing), N/A	30'	No Change
Streets	Frontages	40' (existing), 15' proposed	205' & 196'	No Change
	Widths	50' (existing), 15' proposed	100' & 60'	No Change

PROJECT FACT SHEET

TOWN OF CHAPEL HILL

Planning Department

Section F: Adjoining or Connecting Streets and Sidewalks

(Note: For approval of proposed street names, contact the Engineering Department)

Street Name	Right-of-way Width	Pavement Width	Number of Lanes	Existing Sidewalk*	Existing curb/gutter
E. Franklin Street	100'	50'	4	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes
N. Boundary Street	60'	30'	2	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes

List Proposed Points of Access (Ex: Number, Street Name): 1, E. Franklin St; 2, N. Boundary St.

*If existing sidewalks do not exist and the applicant is adding sidewalks, please provide the following information: N/A

Sidewalk Information			
Street Names	Dimensions	Surface	Handicapped Ramps
			<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
			<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

Section G: Parking Information

Parking Spaces	Minimum	Maximum	Proposed
Regular Spaces	33		31 (existing)
Handicap Spaces	2		1 (existing)
Total Spaces	12,255sf/350sf = 35		32 (existing)
Loading Spaces	0		0 (existing)
Bicycle Spaces	14		6 (existing), 4 (new)
Surface Type	Primarily asphalt, with some small gravel locations		

Section H: Landscape Buffers

Location (North, South, Street, Etc.)	Minimum Width	Proposed Width	Alternate Buffer	Modify Buffer
North 'C'	20'	No Change	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
West 'C'	20'	No Change	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes
East 'C'	20'	No Change	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
South 'D'	30'	No Change	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes

PROJECT FACT SHEET

TOWN OF CHAPEL HILL
Planning Department

Section I: Land Use Intensity

Existing Zoning District: R-2

Proposed Zoning Change (if any): O/I-3

Note: Refer to Table 3.8-1 (Dimensional Matrix) in the Land Use Management Ordinance for help completing this table.

Zoning – Area – Ratio			Impervious Surface Thresholds			Minimum and Maximum Limitations	
Zoning District(s)	Floor Area Ratio (FAR)	Recreation Space Ratio (RSR)	Low Density Residential (0.24)	High Density Residential (0.50)	Non-Residential (0.70)	Maximum Floor Area (MFA) = FAR x GLA	Minimum Recreation Space (MSR) = RSR x GLA
O/I-3	.556				.59	24,517	
TOTAL	.556						
RCD Streamside		0.01					
RCD Managed		0.019					
RCD Upland							

Section J: Utility Service

Check all that apply

Water	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Well	<input type="checkbox"/> Community Well	<input type="checkbox"/> Other
Sewer	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Septic Tank	<input type="checkbox"/> Community Package Plant	<input type="checkbox"/> Other
Electrical	<input checked="" type="checkbox"/> Underground	<input type="checkbox"/> Above Ground		
Telephone	<input checked="" type="checkbox"/> Underground	<input type="checkbox"/> Above Ground		
Solid Waste	<input checked="" type="checkbox"/> Town	<input type="checkbox"/> Private		

**SPECIAL USE PERMIT APPLICATION
SUBMITTAL REQUIREMENTS
TOWN OF CHAPEL HILL
Planning Department**

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning Department (Planning) at (919)968-2728 or at planning@townofchapelhill.org.

*	Application fee (including Engineering Review fee) (refer to fee schedule) * Property is currently owned by the Town of Chapel Hill.	Amount Paid \$	*
√	Pre-application meeting – with appropriate staff		
√	Digital Files - provide digital files of all plans and documents		
√	Recorded Plat or Deed of Property * Refer to survey		
√	Project Fact Sheet		
√	Traffic Impact Statement – completed by Town’s consultant (or exemption)		
N/A	Description of Public Art Proposal		
√	Statement of Justification		
√	Response to Historic District Commission Concept Plan comments		
N/A	Affordable Housing Proposal, if applicable		
N/A	Provide existing Special Use Permit, if Modification		
√	Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool)		
*	Mailing fee for above mailing list (mailing fee is double due to 2 mailings) * Property is currently owned by the Town of Chapel Hill.	Amount Paid \$	*
√	Written Narrative describing the proposal		
N/A	Resource Conservation District, Floodplain, & Jordan Buffers Determination - necessary for all submittals		
N/A	Jurisdictional Wetland Determination – if applicable		
N/A	Resource Conservation District Encroachment Exemption or Variance (determined by Planning)		
N/A	Jordan Buffer Authorization Certificate or Mitigation Plan Approval (determined by Planning)		
√	Reduced Site Plan Set (reduced to 8.5"x11")		

Stormwater Impact Statement (1 copy to be submitted)

- a) Written narrative describing existing & proposed conditions, anticipated stormwater impacts and management structures and strategies to mitigate impacts
- b) Description of land uses and area (in square footage)
- c) Existing and proposed Impervious surface area in square feet for all subareas and project area
- d) Ground cover and uses information
- e) Soil information (classification, infiltration rates, depth to groundwater and bedrock)
- f) Time of concentration calculations and assumptions
- g) Topography (2-foot contours)
- h) Pertinent on-site and off-site drainage conditions
- i) Upstream and/or downstream volumes
- j) Discharges and velocities
- k) Backwater elevations and effects on existing drainage conveyance facilities

**SPECIAL USE PERMIT APPLICATION
SUBMITTAL REQUIREMENTS
TOWN OF CHAPEL HILL
Planning Department**

- l) Location of jurisdictional wetlands and regulatory FEMA Special Flood Hazard Areas
- m) Water quality volume calculations
- n) Drainage areas and sub-areas delineated
- o) Peak discharge calculations and rates (1, 2, and 25-year storms)
- p) Hydrographs for pre- & post-development without mitigation, post-development with mitigation
- q) Volume calculations and documentation of retention for 2-year storm
- r) 85% TSS removal for post-development stormwater run-off
- s) Nutrient loading calculations
- t) BMP sizing calculations
- u) Pipe sizing calculations and schedule (include HGL & EGL calculations and profiles)

Plan Sets (10 copies to be submitted no larger than 24"x36")

Plans should be legible and clearly drawn. All plan sets sheets should include the following:

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property Boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Setbacks
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable
- Revision dates and professional seals and signatures, as applicable

Cover Sheet

- a) Include Project Name, Project fact information, PIN, Design team

Area Map

* Refer to L1.0 Site Context Plan

- ✓ a) Project name, applicant, contact information, location, PIN, & legend
- ✓ b) Dedicated open space, parks, greenways
- c) Overlay Districts, if applicable
- d) Property lines, zoning district boundaries, land uses, project names of site and surrounding properties, significant buildings, corporate limit lines
- e) Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicular parking areas, bicycle parking, handicapped parking, street names.
- ✓ f) 1,000' notification boundary

Existing Conditions Plan

* Refer to Survey & L2.0 Site Analysis Plan

- ✓ a) Slopes, soils, environmental constraints, existing vegetation, and any existing land features

- b) Location of all existing structures and uses
- c) Existing property line and right-of-way lines
- d) Existing utilities & easements including location & sizes of water, sewer, electrical, & drainage lines
- e) Nearest fire hydrants
- ✓ f) Nearest bus shelters and transit facilities
- ✓ g) Existing topography at minimum 2-foot intervals and finished grade
- ✓ h) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries

Detailed Site Plan

* Refer to L3.0 Site Plan

- ✓ a) Existing and proposed building locations
- ✓ b) Description & analysis of adjacent land uses, roads, topography, soils, drainage patterns, environmental constraints, features, existing vegetation, vistas (on & off-site)
- ✓ c) Location, arrangement, & dimension of vehicular parking, width of aisles and bays, angle of parking, number of spaces, handicapped parking, bicycle parking . Typical pavement sections & surface type
- ✓ d) Location of existing and proposed fire hydrants
- ✓ e) Location and dimension of all vehicle entrances, exits, and drives
- ✓ f) Dimensioned street cross-sections and rights-of-way widths
- g) Pavement and curb & gutter construction details
- ✓ h) Dimensioned sidewalk and tree lawn cross-sections
- i) Proposed transit improvements including bus pull-off and/or bus shelter
- ✓ j) Required landscape buffers (or proposed alternate/modified buffers)
- k) Required recreation area/space (including written statement of recreation plans)
- ✓ l) Refuse collection facilities (existing and proposed) or shared dumpster agreement
- ✓ m) Construction parking, staging, storage area, and construction trailer location
- n) Sight distance triangles at intersections
- ✓ o) Proposed location of street lights and underground utility lines and/or conduit lines to be installed
- ✓ p) Easements
- q) Clearing and construction limits
- r) Traffic Calming Plan – detailed construction designs of devices proposed & associated sign & marking plan

Stormwater Management Plan

* Refer to L3.0 Site Plan

- ✓ a) Topography (2-foot contours)
- b) Existing drainage conditions
- c) RCD and Jordan Riparian Buffer delineation and boundary (perennial & intermittent streams, note ephemeral streams on site)
- d) Proposed drainage and stormwater conditions
- e) Drainage conveyance system (piping)
- f) Roof drains
- ✓ g) Easements
- h) BMP plans, dimensions, details, and cross-sections

- i) Planting and stabilization plans and specifications

Landscape Protection Plan

* Refer to L3.0 Site Plan

- a) Rare, specimen, and significant tree survey within 50 feet of construction area
- b) Rare and specimen tree critical root zones
- c) Rare and specimen trees proposed to be removed
- d) Certified arborist tree evaluation, if applicable
- e) Significant tree stand survey
- f) Clearing limit line
- g) Proposed tree protection /silt fence location
- ✓ h) Pre-construction/demolition conference note
- j) Landscape protection supervisor note
- ✓ k) Existing and proposed tree canopy calculations, if applicable

Planting Plan

* Refer to L3.0 Site Plan

- a) Dimensioned and labeled perimeter landscape bufferyard
- b) Off-site buffer
- ✓ c) Landscape buffer and parking lot planting plan (including planting strip between parking and building, entryway planting, and 35% shading requirement)

Steep Slope Plan

* N/A – refer to L2.0 Site Analysis for slopes

- a) Classify and quantify slopes 0-10%, 10-15%, 15-25% and 25% and greater
- b) Show and quantify areas of disturbance in each slope category
- c) Provide/show specialized site design and construction techniques

Grading and Erosion Control Plan

* Refer to L3.0 Site Plan

- ✓ a) Topography (2-foot contours)
- b) Limits of Disturbance
- c) Pertinent off-site drainage features
- ✓ d) Existing and proposed impervious surface tallies

Streetscape Plan, if applicable

* Refer to L3.0 Site Plan

- a) Public right-of-way existing conditions plan
- b) Streetscape demolition plan
- c) Streetscape proposed improvement plan

- d) Streetscape proposed utility plan and details
- e) Streetscape proposed pavement/sidewalk details
- f) Streetscape proposed furnishing details
- g) Streetscape proposed lighting details

Solid Waste Plan

- ✓ a) Preliminary Solid Waste Management Plan
- ✓ b) Existing and proposed dumpster pads
- ✓ c) Proposed dumpster pad layout design
- d) Proposed heavy duty pavement locations and pavement construction detail
- e) Preliminary Shared dumpster agreement, if applicable

Construction Management Plan

- ✓ a) Construction trailer location
- b) Location of construction personnel parking and construction equipment parking
- c) Location and size of staging and materials storage area
- d) Description of emergency vehicle access to and around project site during construction
- e) Delivery truck routes shown or noted on plan sheets

Energy Management Plan

- ✓ a) Description of how project will be 20% more energy efficient than ASHRAE Standards
- ✓ b) Description of utilization of sustainable forms of energy (Solar, Wind, Hydroelectric, and Biofuels)
- ✓ c) Participation in NC GreenPower program
- ✓ d) Description of how project will ensure indoor air quality, adequate access to natural lighting, and allow for proposed utilization of sustainable energy
- ✓ e) Description of how project will maintain commitment to energy efficiency and reduced carbon footprint over time
- ✓ f) Description of how the project's Transportation Management Plan will support efforts to reduce energy consumption as it affects the community

Exterior Elevations

- a) An outline of each elevation of the building, including the finished grade line along the foundation (height of building measured from mean natural grade).

THE ARTS & SCIENCES FOUNDATION AT UNIVERSITY OF NORTH CAROLINA, CHAPEL HILL



Design Team

Owner:

The Arts & Sciences Foundation at
University of North Carolina
134 E. Franklin St., CB #6115
Chapel Hill, NC 27599-6115

Contact: Gordon Merklein
T: 919.383.2535
merklein@unc.edu

Architect:

Weinstein Friedlein Architects, PA
302 E. Pettigrew St. #110
Durham, NC 27701

Contact Ellen Weinstein
T: 919.968.8333
ellen@wfarchitecture.com

Landscape Architect:

Swanson & Associates, PA, Landscape Architecture
100 E. Carr St
Carrboro, NC 27510

Contact David Swanson
T: 919.929.9000
david@swansonlandscapearchitecture.com

Drawing Index

General:

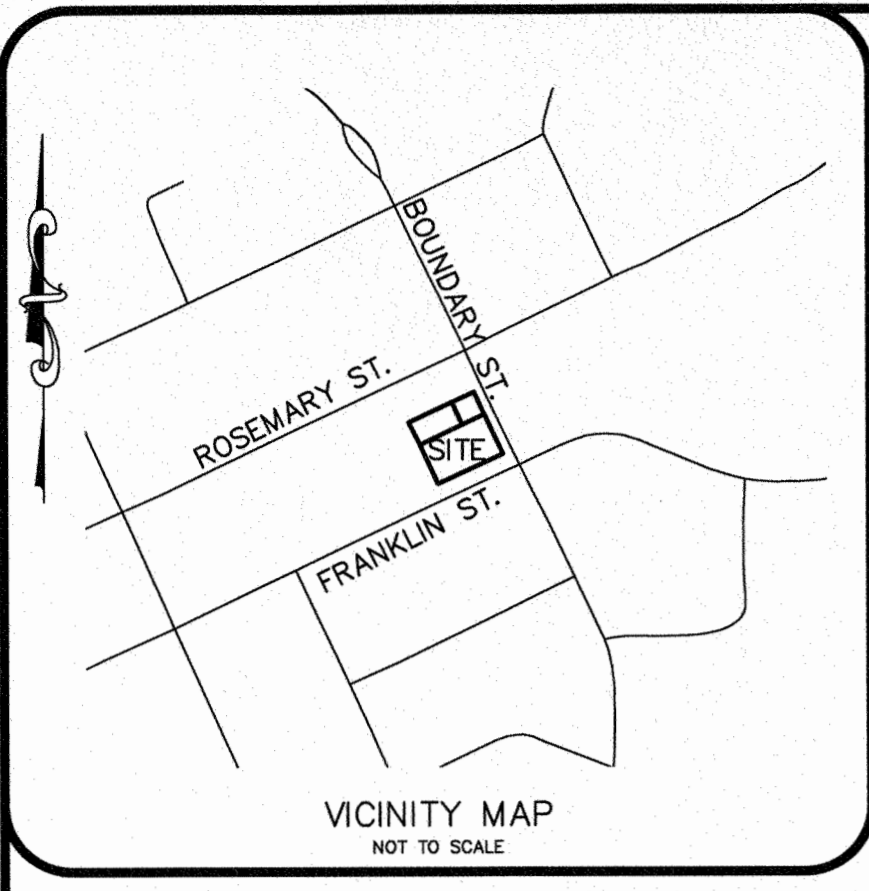
G1 Cover

Site:

1-1 Survey, McAdams
L1 Site Context Plan, Swanson
L2 Site Analysis Plan, Swanson
L3 Site Plan, Swanson

Architectural

A4 Existing South & West Elevations, Stewart
A5 Existing North & East Elevations, Stewart



I, RONALD T. FREDERICK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION RECORDED IN BOOK AND PAGE (AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AND DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE (AS SHOWN); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:140,000± AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS

3 DAY OF OCTOBER A.D. 2014
 RONALD T. FREDERICK PLS L-4720

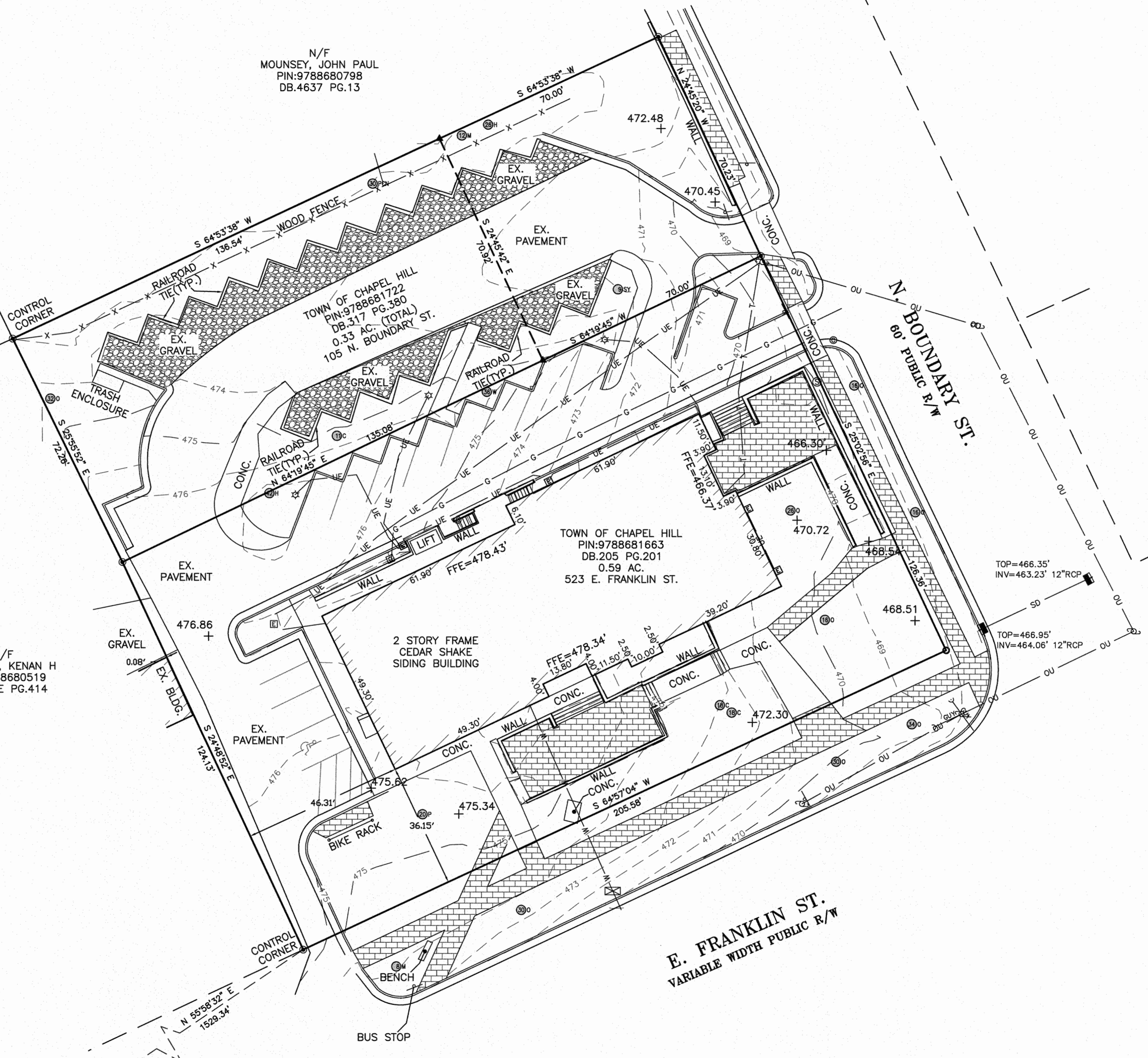


I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (1)(1)(c)(1). THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
 RONALD T. FREDERICK PLS L-4720

N/F MOUNSEY, JOHN PAUL
 PIN:9788680798
 DB.4637 PG.13

N/F STERLING, KENAN H
 PIN:9788589742
 DB.2901 PG.162

N/F STERLING, KENAN H
 PIN:9788680519
 DB.02-E PG.414

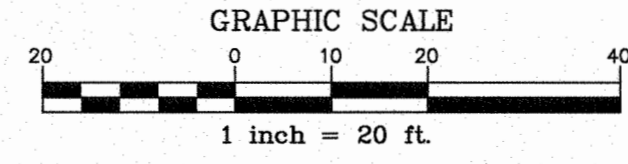


LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- ▲ CALCULATED POINT
- ⊙ BORE HOLE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ SANITARY SEWER CLEANOUT
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ FIRE HYDRANT
- ⊙ TELEPHONE PEDESTAL
- ⊙ TELEPHONE MANHOLE
- ⊙ ELECTRIC BOX
- ⊙ LIGHT POLE
- ⊙ POWER POLE
- ⊙ CURB INLET
- ⊙ STORM DRAINAGE MANHOLE
- ⊙ YARD INLET
- CONC. CONCRETE
- GRAVEL
- BRICK WALK
- STORM DRAIN PIPE
- OU OVERHEAD UTILITY LINES
- W WATER LINE
- SS SANITARY SEWER LINE
- T TELEPHONE LINE
- G GAS LINE
- UE UNDERGROUND ELECTRIC
- UT UNDERGROUND TELEPHONE
- X FENCE LINE

TREE LEGEND

- ⊙ HICKORY
- ⊙ HOLLY
- ⊙ MAGNOLIA
- ⊙ MAPLE
- ⊙ OAK
- ⊙ PECAN
- ⊙ PINE
- ⊙ SYCAMORE
- ⊙ WALNUT



GENERAL NOTES

1. THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS A TOPOGRAPHIC SURVEY.
2. BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD 83.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. ZONING: R-2
5. AREA BY COORDINATE GEOMETRY.
6. FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A. F.I.R.M COMMUNITY PANEL #37010978800J DATED FEBRUARY 02, 2007.
7. REFERENCES: DB.205 PG.201, DB. 317 PG. 380 OF THE ORANGE COUNTY REGISTRY.
8. THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
9. NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE.
10. ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD 88 DATUM.

X:\Projects\UNC-14000\Survey\Sandout\2014-09-29 UNC14000-cl.dwg, 10/23/2014, 2:04:51 PM, Taylor, Jay

THE JOHN R. MCADAMS COMPANY, INC.
 2905 Meridian Parkway
 Durham, North Carolina 27713
 Tel: 919-286-5646
 Fax: 919-286-5648
 www.mcadamsco.com

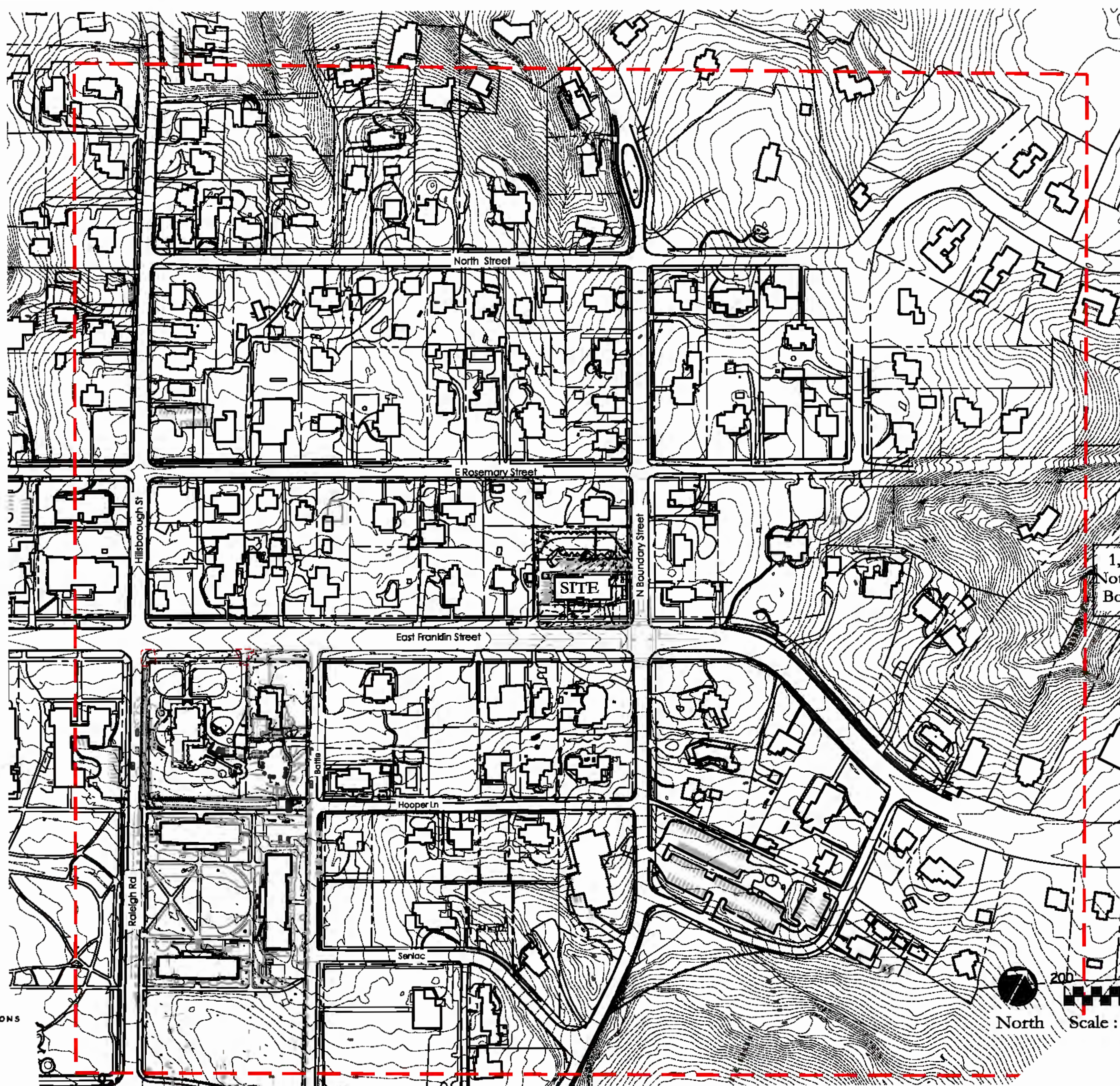
REVISIONS:

NO.	DATE	DESCRIPTION

OWNER:
 UNIVERSITY OF NORTH CAROLINA AT CHAPEL HILL
 CAMPUS BOX 1060 CHAPEL HILL, NORTH CAROLINA 27599

TOWN OF CHAPEL HILL LIBRARY PROPERTY ACQUISITION BOUNDARY AND TOPOGRAPHIC SURVEY
 TOWN OF CHAPEL HILL, ORANGE COUNTY, NORTH CAROLINA
 TOPOGRAPHIC SURVEY

PROJECT NO.	UNC-14000
FILENAME	UNC14000-C1
SURVEYED BY	RTF
DRAWN BY	JBT
SCALE	1"=20'
DATE	09-19-2014
SHEET NO.	1-1



CONTEXT PLAN with
EXISTING CONDITIONS
Scale: 1" = 200'-0"

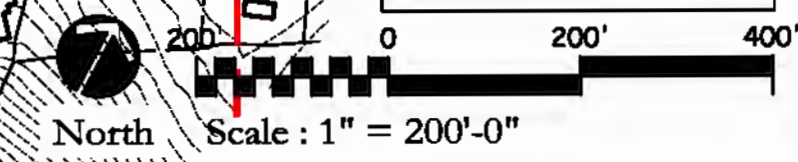


DAVID SWANSON
10/24/14

1,000 ft.
Notification
Boundary

PIN 9788681663 and 9788681722
Overlay HD-1
Current Zoning - R-2
Proposed Zoning - Q1-1

LEGEND - Site Work	
Property Line and Setback Line	
Existing Contour	
Proposed Contour	
Existing Significant Tree	
Existing Tree Line	
Proposed Tree Line	
Tree to be Removed	
Tree Protection Fencing	
Silt Fencing/Erosion Control	
Limits of Construction	
Staging Area	
Sanitary Sewer	
Water - Electric	
Pipe (Storm Drain)	
Existing Pole/Overhead Line	
Existing Edge of Pavement	
Proposed Parking Edge	
Chapel Hill Gravel Path	
Existing Building (Dotted Hatching)	
Existing Feature or Spot Elevation (in Feet) x 120.0	
Proposed Feature or Grade (Normal feet) + 120.0	



weinstein | friedlein ARCHITECTS
302 E. Peffigrew Street, Suite 110 Durham NC 27701
(p) 919.968.8333 www.wfarchitecture.com

SWANSON
and ASSOCIATES, P.A.
LANDSCAPE ARCHITECTURE
400 S. ALABAMA STREET
CHAPEL HILL, NC 27510
TEL: (919) 292-9000
FAX: (919) 292-1300
info@swansonandassociates.com

Arts and Sciences
Foundation
523 East Franklin Street
Chapel Hill,
North Carolina

for SUP
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Revised: 10.24.14
Revised:
Area Map
Context:
L1.0

Site Work Guidelines

The tree protection fencing should be installed prior to the demolition of the addition and continue until all major construction and utility work has been completed.

For utility connections (gas line, CATV, etc.) a zone should be established to go through the existing trees without disturbing the tree roots - trenches to be installed no closer than 9 ft x DBH of the trees.

Tree Protection Notes

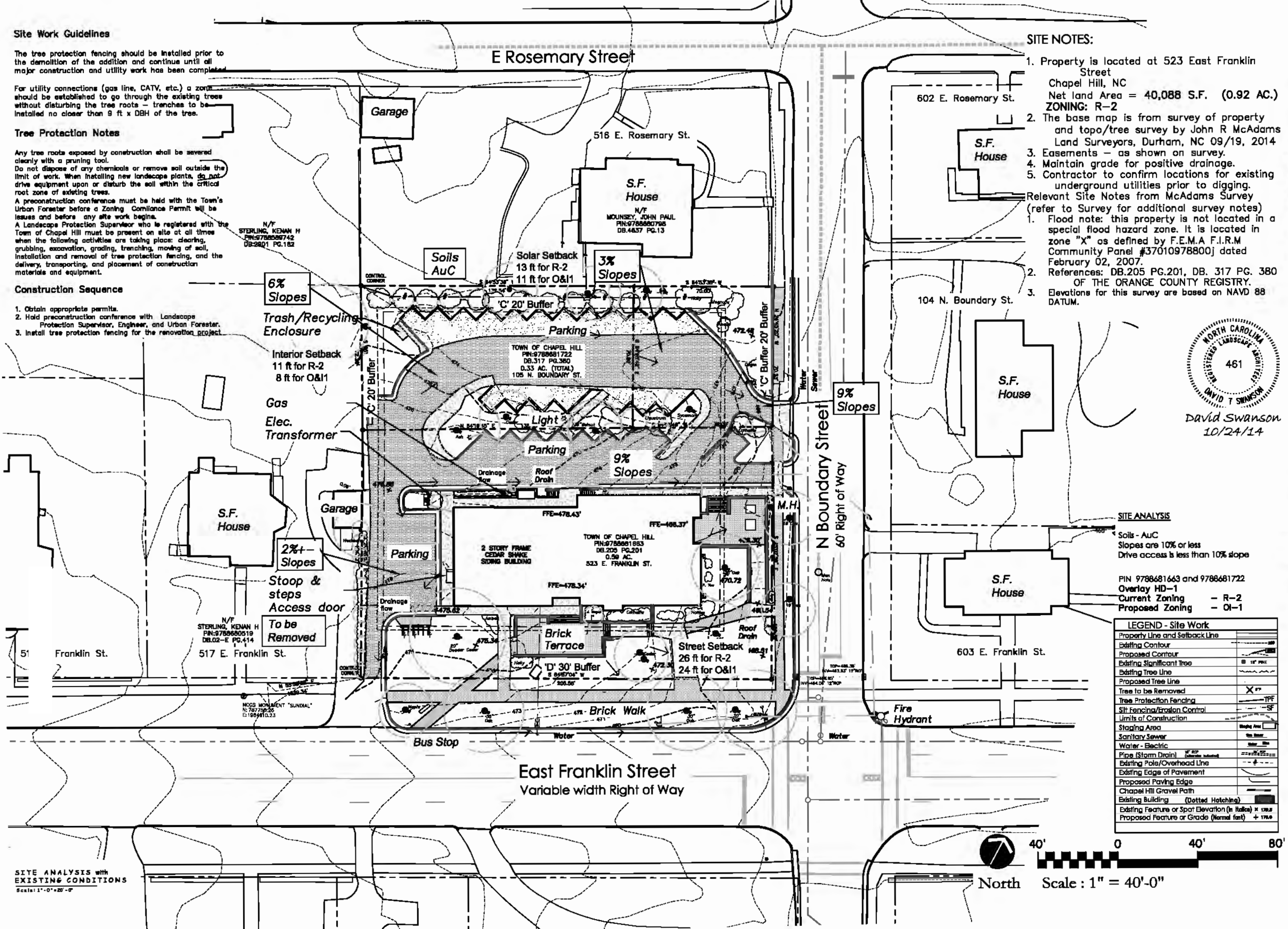
Any tree roots exposed by construction shall be severed cleanly with a pruning tool. Do not dispose of any chemicals or remove soil outside the limit of work. When installing new landscape plants, do not drive equipment upon or disturb the soil within the critical root zone of existing trees.

A preconstruction conference must be held with the Town's Urban Forester before a Zoning Compliance Permit will be issued and before any site work begins.

A Landscape Protection Supervisor who is registered with the Town of Chapel Hill must be present on site at all times when the following activities are taking place: clearing, grubbing, excavation, grading, trenching, moving of soil, installation and removal of tree protection fencing, and the delivery, transporting, and placement of construction materials and equipment.

Construction Sequence

1. Obtain appropriate permits.
2. Hold preconstruction conference with Landscape Protection Supervisor, Engineer, and Urban Forester.
3. Install tree protection fencing for the renovation project.



SITE NOTES:

1. Property is located at 523 East Franklin Street, Chapel Hill, NC. Net land Area = 40,088 S.F. (0.92 AC.) ZONING: R-2
 2. The base map is from survey of property and topo/tree survey by John R McAdams Land Surveyors, Durham, NC 09/19, 2014
 3. Easements - as shown on survey.
 4. Maintain grade for positive drainage.
 5. Contractor to confirm locations for existing underground utilities prior to digging.
- Relevant Site Notes from McAdams Survey (refer to Survey for additional survey notes)
1. Flood note: this property is not located in a special flood hazard zone. It is located in zone "X" as defined by F.E.M.A F.I.R.M Community Panel #37010978800j dated February 02, 2007.
 2. References: DB.205 PG.201, DB. 317 PG. 380 OF THE ORANGE COUNTY REGISTRY.
 3. Elevations for this survey are based on NAVD 88 DATUM.



DAVID SWANSON
10/24/14

SITE ANALYSIS

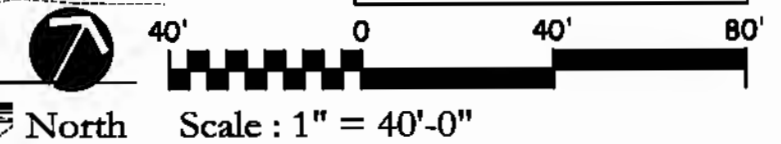
Soils - AuC
Slopes are 10% or less
Drive access is less than 10% slope

PIN 9788681663 and 9788681722
Overlay HD-1
Current Zoning - R-2
Proposed Zoning - OI-1

LEGEND - Site Work

Property Line and Setback Line	---
Existing Contour	~
Proposed Contour	~
Existing Significant Tree	⊗ 1" DBH
Existing Tree Line	---
Proposed Tree Line	---
Tree to be Removed	X
Tree Protection Fencing	TPF
Silt Fencing/Frost Control	SF
Limits of Construction	---
Staging Area	Staging Area
Sanitary Sewer	SS
Water - Electric	Water, Elec
Pipe (Storm Drain)	1" RCP (Color as indicated)
Existing Pole/Overhead Line	---
Existing Edge of Pavement	---
Proposed Paving Edge	---
Chapel Hill Gravel Path	---
Existing Building (Dotted Hatching)	---
Existing Feature or Spot Elevation (in Notes) x 120.0	---
Proposed Feature or Grade (Normal font) + 170.0	---

SITE ANALYSIS with EXISTING CONDITIONS
Scale: 1" = 40'-0"



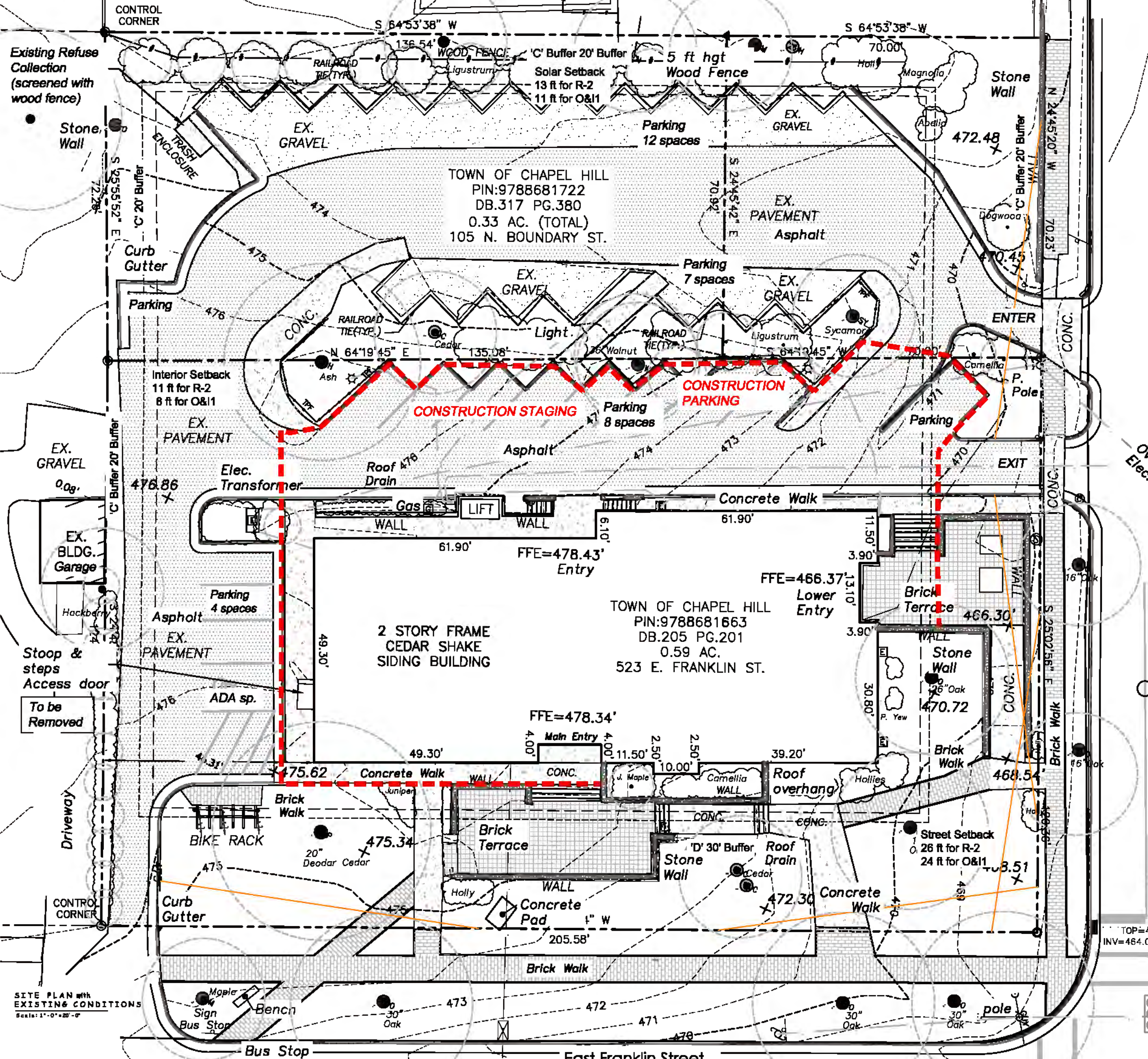
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CHAPEL HILL, NC 27510
TEL: (919) 202-9000
FAX: (919) 202-1300
info@swansonlandscape.com

Arts and Sciences Foundation
523 East Franklin Street
Chapel Hill, North Carolina

for SUP
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Issued: 10.24.14
Revised: _____
Site Analysis with Existing Conditions Landscape Protection Plan
L 2.0



SITE NOTES:

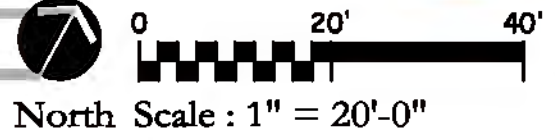
- Property is located at 523 East Franklin Street
Chapel Hill, NC
Net land Area = 40,088 S.F. (0.92 AC.)
ZONING: R-2
 - The base map is from survey of property and topo/tree survey by John R McAdams Land Surveyors, Durham, NC 09/19, 2014
 - Easements - as shown on survey.
 - Maintain grade for positive drainage.
 - Contractor to confirm locations for existing underground utilities prior to digging.
- Relevant Site Notes from McAdams Survey (refer to Survey for additional survey notes)
- Flood note: this property is not located in a special flood hazard zone. It is located in zone "X" as defined by F.E.M.A F.I.R.M Community Panel #37010978800j dated February 02, 2007.
 - References: DB.205 PG.201, DB. 317 PG. 380 OF THE ORANGE COUNTY REGISTRY.
 - Elevations for this survey are based on NAVD 88 DATUM.



PIN 9788681663 and 9788681722
 Overlay HD-1
 Current Zoning - R-2
 Proposed Zoning - OI-1

LEGEND - Site Work

Property Line and Setback Line	---
Existing Contour	~
Proposed Contour	~
Existing Significant Tree	● 18" Pot
Existing Tree Line	~
Proposed Tree Line	~
Tree to be Removed	X
Tree Protection Fencing	TPF
Site Fencing/Erosion Control	SF
Limits of Construction	---
Staging Area	---
Sanitary Sewer	---
Water - Electric	---
Pipe (Storm Drain)	---
Existing Pole/Overhead Line	---
Existing Edge of Pavement	---
Proposed Paving Edge	---
Chapel Hill Gravel Path	---
Existing Building (Dotted Hatching)	---
Existing Feature or Spot Elevation (in Italic) x 1/8" = 1' & 1/2"	---
Proposed Feature or Grade (Normal font) + 1/8" = 1' & 1/2"	---
Site Triangle (10' X 70')	---



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 info@swansonpa.com

Arts and Sciences Foundation
 523 East Franklin Street
 Chapel Hill, North Carolina

for SUP
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dated: 10.24.14
 number:
 Site Plan with Existing Conditions
L 3.0

SITE PLAN WITH EXISTING CONDITIONS
 Scale: 1" = 20'-0"



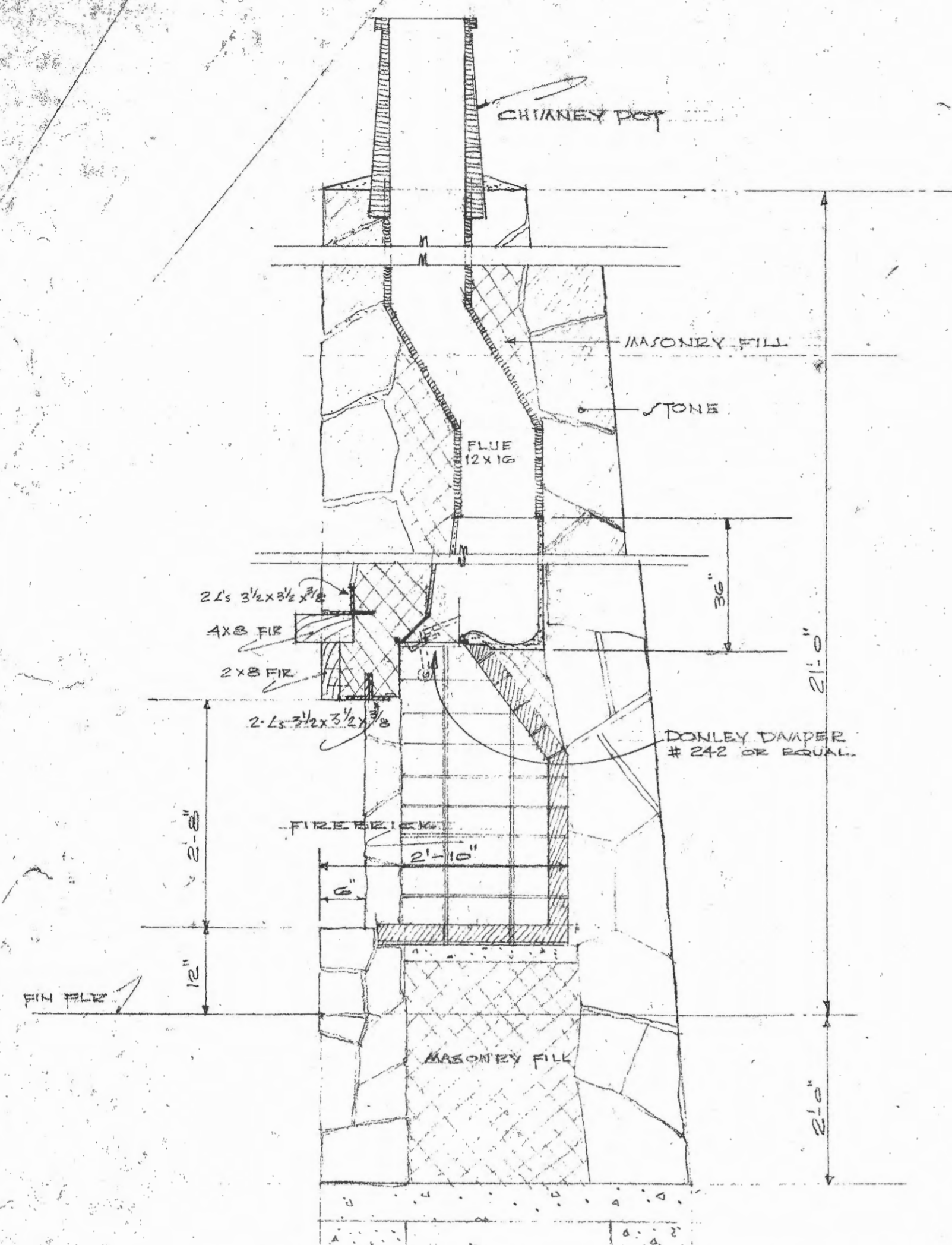
CITY PLANNING AND ARCHITECTURAL ASSOCIATES
201 EAST ROSEMARY STREET
CHAPEL HILL, N.C.

CHAPEL HILL PUBLIC LIBRARY
CHAPEL HILL, N.C.

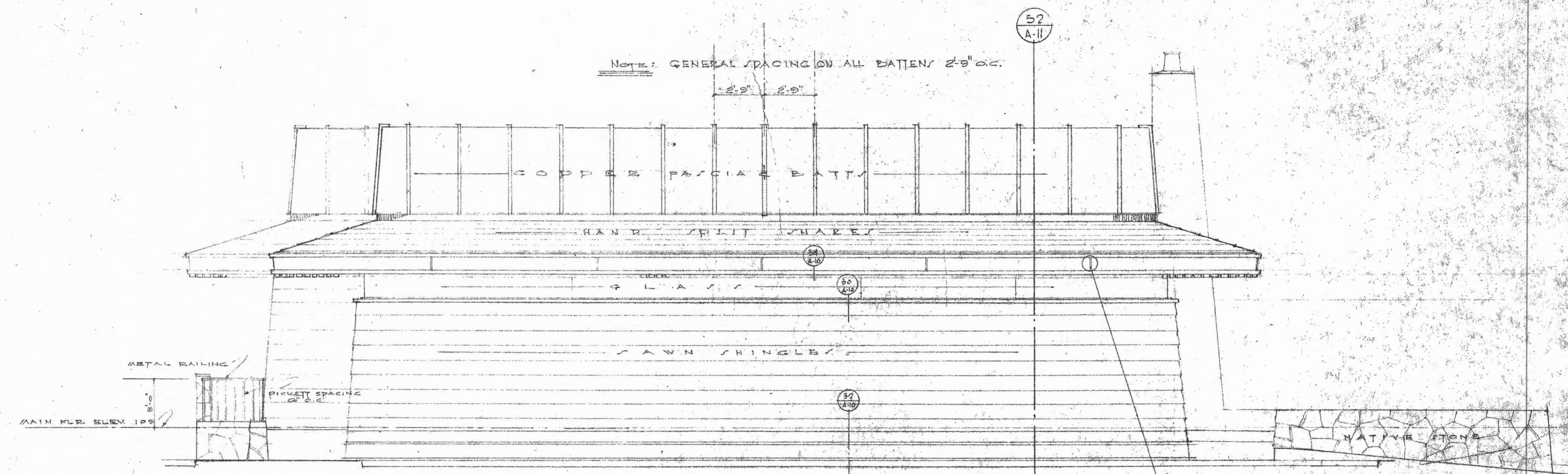
DATE: JUNE 1958
DRAWN BY: PES
CHECKED BY:

EXTERIOR ELEVATIONS

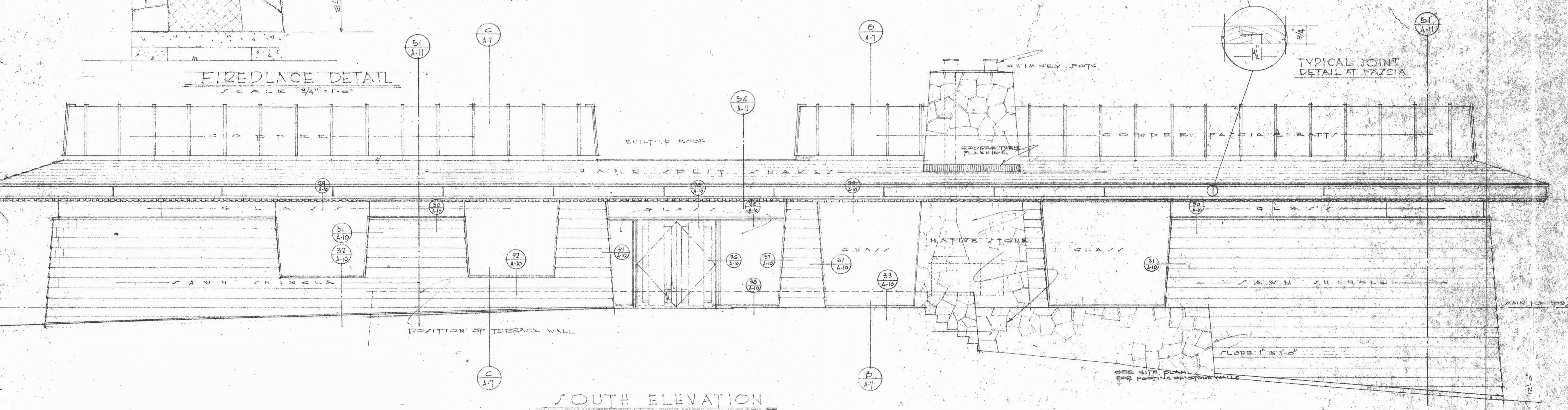
SHEET NO. A-4
OF 12 SHEETS



FIREPLACE DETAIL
SCALE 3/4" = 1'-0"

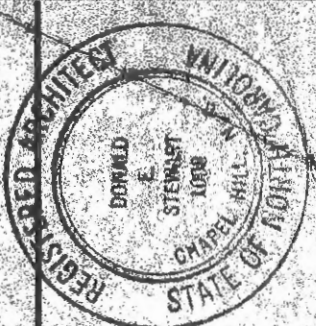


WEST ELEVATION
SCALE 1/4" = 1'-0"



SOUTH ELEVATION
SCALE 1/4" = 1'-0"

NOTE: ALL WALLS SLOPE 1" IN 10"



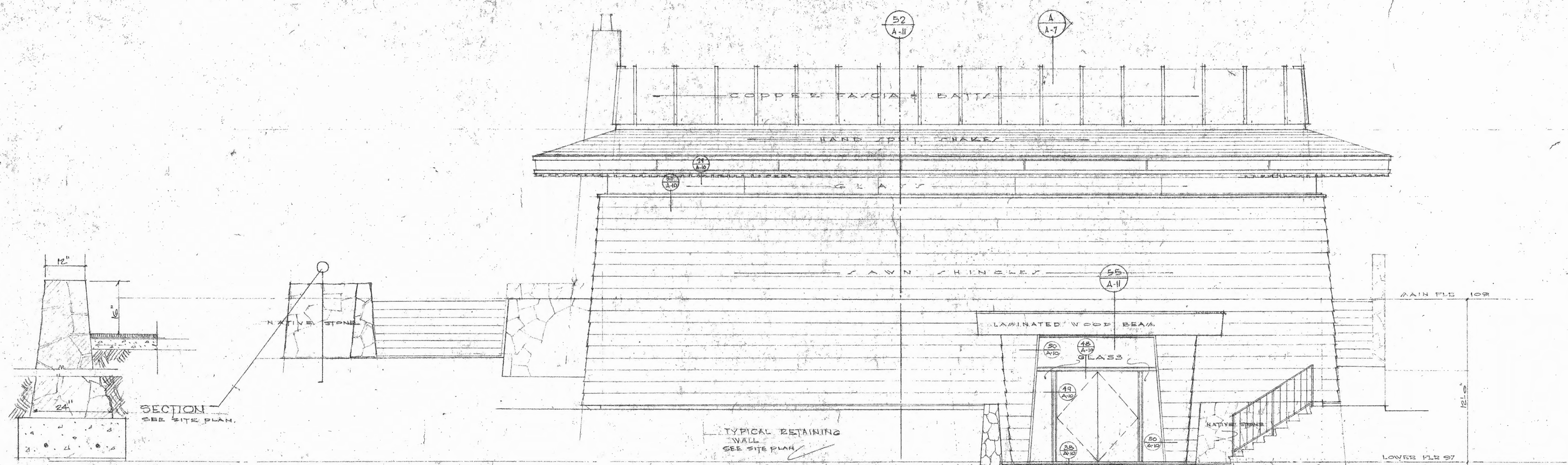
CITY PLANNING AND ARCHITECTURAL ASSOCIATES
201 EAST ROSEMARY STREET
CHAPEL HILL, N.C.

CHAPEL HILL PUBLIC LIBRARY
CHAPEL HILL, N.C.

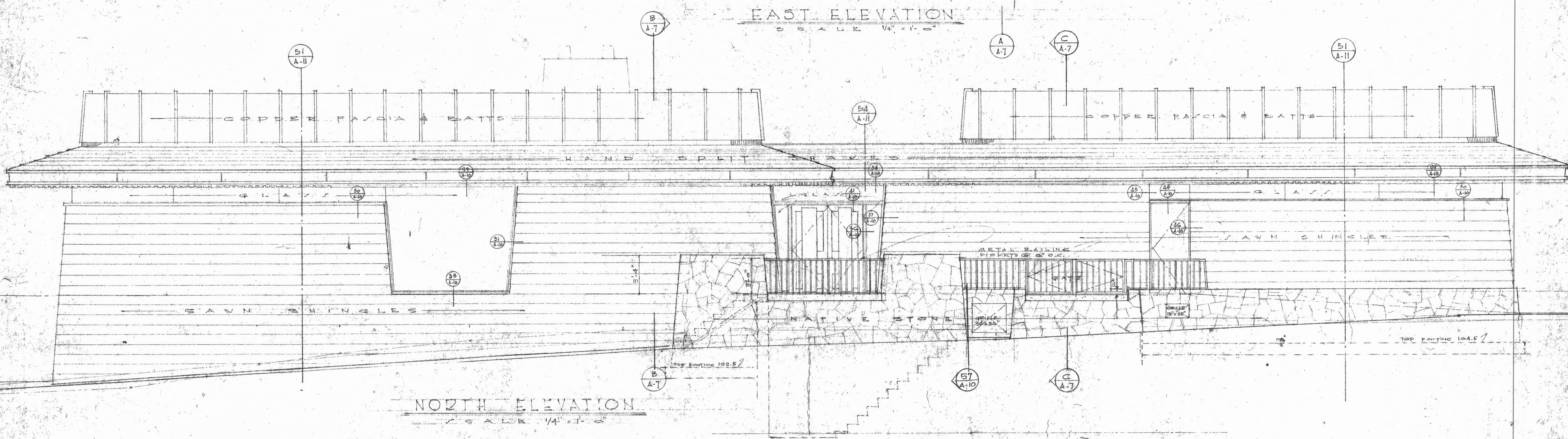
DATE: JUNE 1966
DESIGN: DEC. 1965
DRAWN BY: DLS
CHECKED BY:

EXTERIOR ELEVATIONS

SHEET NO. 5
OF 12 SHEETS

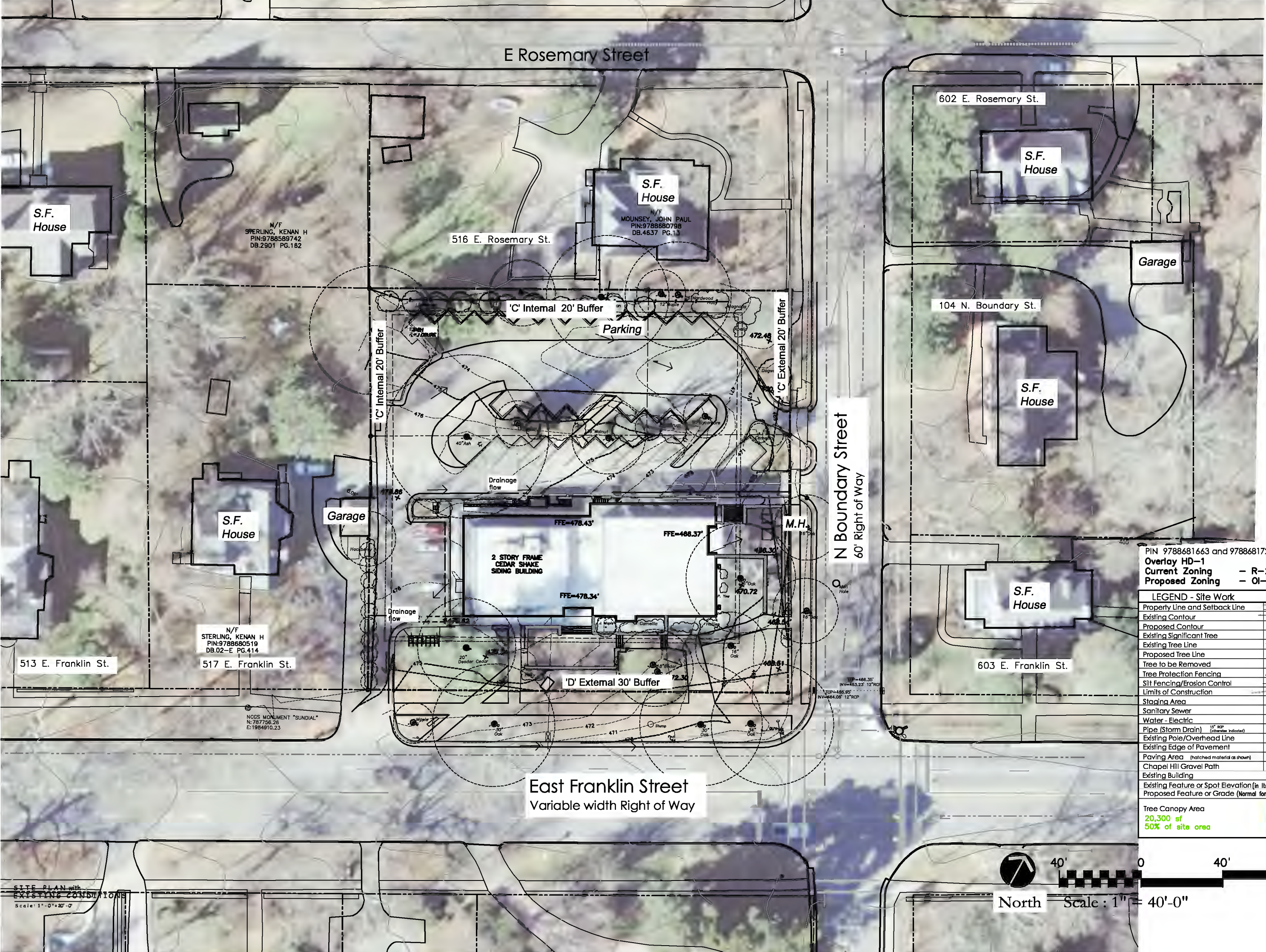


EAST ELEVATION
SCALE 1/4" = 1'-0"



NORTH ELEVATION
SCALE 1/4" = 1'-0"

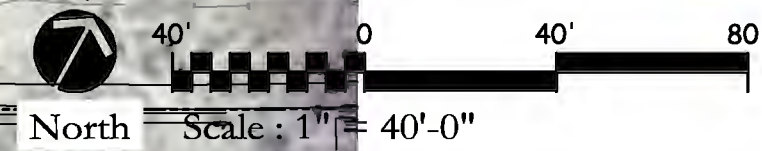
1'-0" to 2'-0" scale
2'-0" scale in detail



SITE PLAN with EXISTING CONDITIONS
Scale: 1" = 0'-0" = 20'-0"

PIN 9788681663 and 9788681722
Overlay HD-1
Current Zoning - R-2
Proposed Zoning - OI-1

LEGEND - Site Work	
Property Line and Setback Line	
Existing Contour	
Proposed Contour	
Existing Significant Tree	
Existing Tree Line	
Proposed Tree Line	
Tree to be Removed	
Tree Protection Fencing	
Silt Fencing/Erosion Control	
Limits of Construction	
Staging Area	
Sanitary Sewer	
Water - Electric	
Pipe (Storm Drain)	
Existing Pole/Overhead Line	
Existing Edge of Pavement	
Paving Area (hatched material as shown)	
Chapel Hill Gravel Path	
Existing Building	
Existing Feature or Spot Elevation (in Italics) x 178.5	
Proposed Feature or Grade (Normal font) + 178.0	
Tree Canopy Area	
20,300 sf	
50% of site area	



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info@swansonandassociates.com



David Swanson
01/15/15

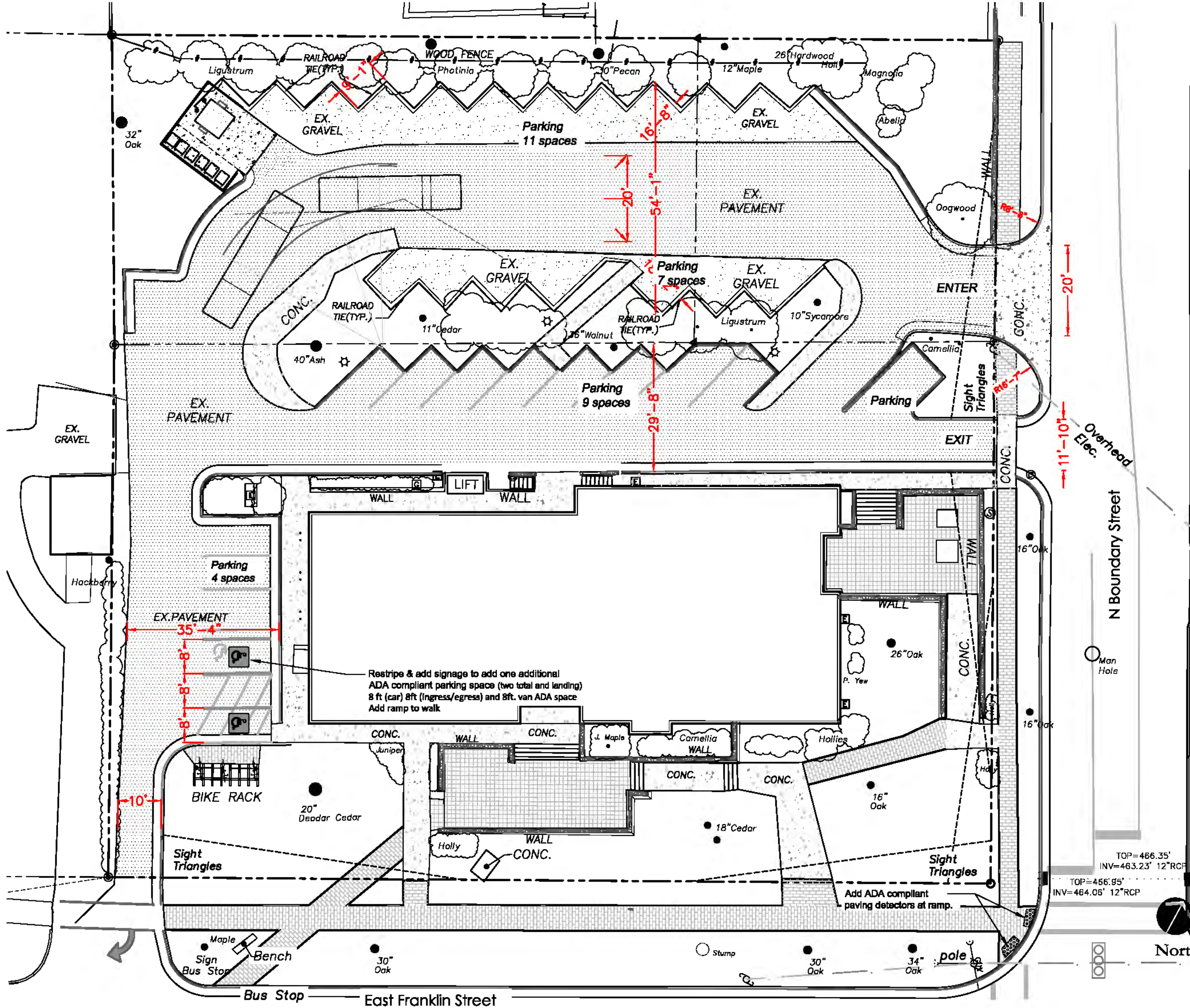
Arts and Sciences Foundation

523 East Franklin Street
Chapel Hill, North Carolina

for HDC Approval
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Issued: 12.15.14
Revised: 01.15.15

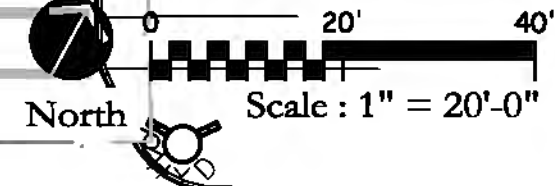
Site Analysis with Existing Conditions with aerial
L2.1



PIN 9788681663 and 9788681722
 Overlay HD-1
 Current Zoning - R-2
 Proposed Zoning - OI-1

LEGEND - Site Work

Property Line and Setback Line	
Existing Contour	
Proposed Contour	
Existing Significant Tree	
Existing Tree Line	
Tree to be Removed	
Existing Area Light	
Tree Protection Fencing	
Silt Fencing/Erosion Control	
Limits of Construction	
Staging Area	
Sanitary Sewer	
Water - Electric	
Pipe (Storm Drain)	
Existing Pole/Overhead Line	
Existing Edge of Pavement	
Paving Area (hatched material as shown)	
Brick Walk	
Area of Brick Walk to be renovated	
Existing Building	
Existing Feature or Spot Elevation (in Italic) ± 17.00	
Proposed Feature or Grade (Normal font) ± 17.00	



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DAVID T. SWANSON
 481
 David Swanson
 01/15/15

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 Chapel Hill, North Carolina

for SUP
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Issued: 12.15.14
 Revised: 01.15.15

Site Plan with Dimensions
L4.1

Site Work Guidelines

The tree protection fencing should be installed prior to the demolition of the addition and continue until all major construction and utility work has been completed.

For utility connections (gas line, CATV, etc.) a zone should be established to go through the existing trees without disturbing the tree roots - trenches to be installed no closer than 9 ft x DBH of the tree.

Tree Protection Notes

Any tree roots exposed by construction shall be covered cleanly with a pruning tool. Do not dispose of any chemicals or remove soil outside the limit of work. When installing new landscape plants, do not drive equipment upon or disturb the soil within the critical root zone of existing trees.

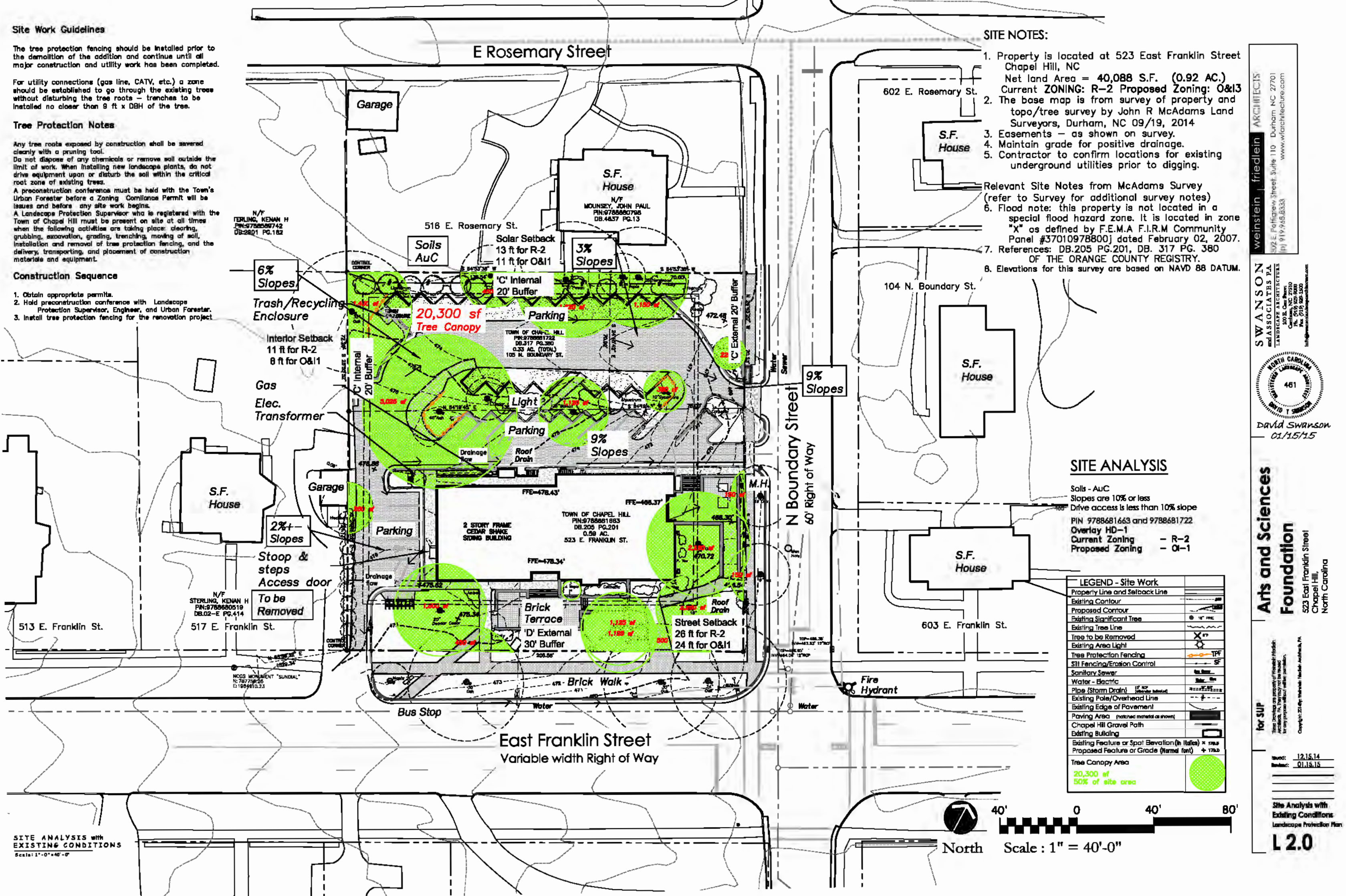
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Construction Sequence

1. Obtain appropriate permits.
2. Hold preconstruction conference with Landscape Protection Supervisor, Engineer, and Urban Forester.
3. Install tree protection fencing for the renovation project.

SITE NOTES:

1. Property is located at 523 East Franklin Street Chapel Hill, NC
Net land Area = 40,088 S.F. (0.92 AC.)
Current ZONING: R-2 Proposed Zoning: O&I3
 2. The base map is from survey of property and top/tree survey by John R McAdams Land Surveyors, Durham, NC 09/19, 2014
 3. Easements - as shown on survey.
 4. Maintain grade for positive drainage.
 5. Contractor to confirm locations for existing underground utilities prior to digging.
- Relevant Site Notes from McAdams Survey (refer to Survey for additional survey notes)
6. Flood note: this property is not located in a special flood hazard zone. It is located in zone "X" as defined by F.E.M.A F.I.R.M Community Panel #37010978800 dated February 02, 2007.
 7. References: DB.205 PG.201, DB. 317 PG. 380 OF THE ORANGE COUNTY REGISTRY.
 8. Elevations for this survey are based on NAVD 88 DATUM.



SITE ANALYSIS

Soils - AuC
Slopes are 10% or less
Drive access is less than 10% slope
PIN 9788681663 and 9788681722
Overlay HD-1
Current Zoning - R-2
Proposed Zoning - OI-1

LEGEND - Site Work	
Property Line and Setback Line	---
Existing Contour	~
Proposed Contour	~
Existing Significant Tree	⊙ 1" PVC
Existing Tree Line	---
Tree to be Removed	X
Existing Area Light	⊙
Tree Protection Fencing	TPF
Silt Fencing/Erosion Control	SF
Sanitary Sewer	---
Water - Electric	---
Pipe (Storm Drain)	---
Existing Pole/Overhead Lines	---
Existing Edge of Pavement	---
Paving Area (patched material as shown)	---
Chapel Hill Gravel Path	---
Existing Building	---
Existing Feature or Spot Elevation (h. Italic) x 178.5	---
Proposed Feature or Grade (Normal font) + 178.5	---
Tree Canopy Area	●
20,300 sf	
50% of site area	

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MORTH CAROLINA LANDSCAPE ARCHITECTS DAVID I SWANSON 461
DAVID SWANSON 01/15/15

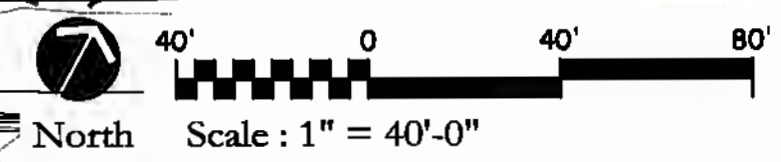
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523 East Franklin Street
Chapel Hill, North Carolina

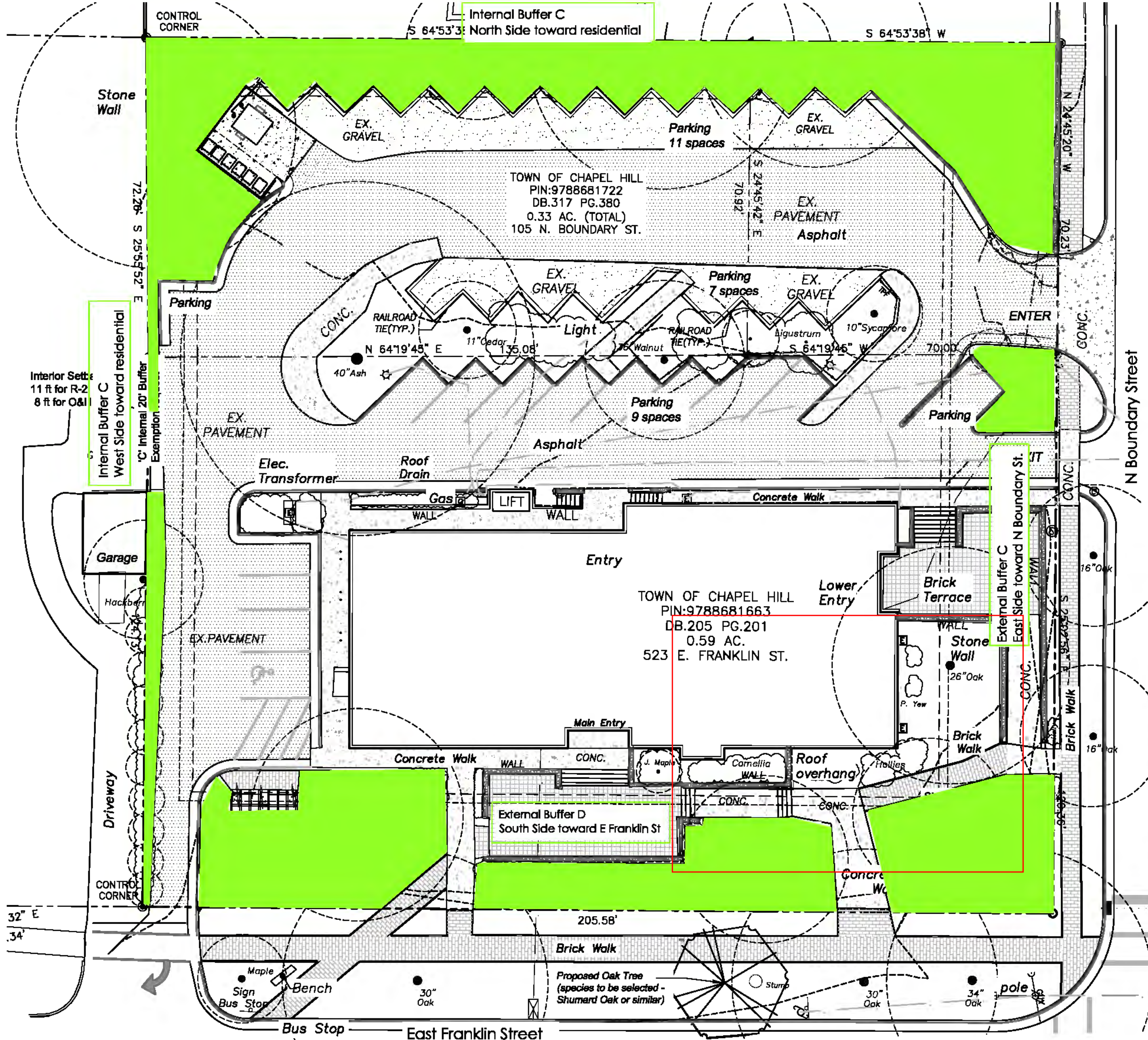
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Issue: 12.15.14
Number: 01.15.15

Site Analysis with Existing Conditions
Landscape Protection Plan
L2.0

SITE ANALYSIS with EXISTING CONDITIONS
Scale: 1" = 40'-0"





External Buffer C
East Side toward N Boundary St.
Buffer Width = 20 ft.
Xtg. is from 0 - 5 ft to 20 ft.

External Buffer D
South Side toward E Franklin St
Buffer width = 30 ft.
Xtg. is 12' - 30-35 ft

Internal Buffer C
North Side toward residential
Buffer Width = 20 ft.
Xtg. is 9 ft - 15 ft.
with 6 ft hgt solid wood fence

Internal Buffer C
West Side toward residential
Buffer Width = 20 ft.
Xtg. is 4 ft - 24 ft.

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David Swanson
01/15/15
PIN 9788681663
and 9788681722

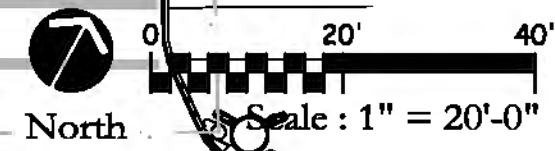
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Chapel Hill, North Carolina

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Issue: 12.15.14
Revised: 01.15.15

Landscape Buffer Plan

L 4.0

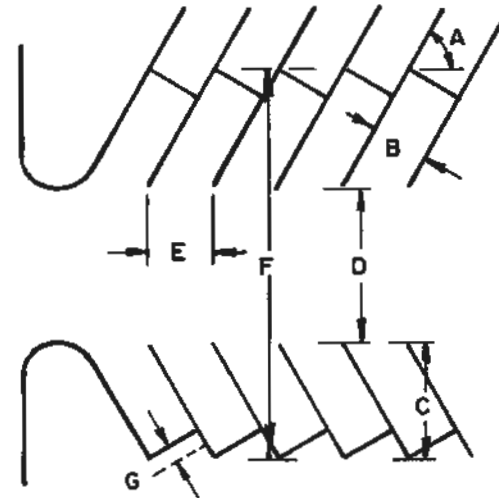




ENGINEERING DEPARTMENT
STANDARD DETAILS

A. STANDARD AUTOMOBILES

A	B	C	D	D'	E	F	F'	G
0°	8.0'	N/A	12.0'	20.0'	23.0'	28.0'	36.0'	N/A
45°	8.5'	18.0'	13.0'	20.0'	12.0'	49.0'	56.0'	2.0'
60°	8.5'	19.5'	16.0'	20.0'	9.8'	55.0'	59.0'	2.5'
75°	8.5'	19.8'	20.0'	20.0'	8.8'	59.6'	59.6'	3.0'
90°	8.5'	18.5'	25.0'	25.0'	8.5'	62.0'	62.0'	3.0'



- A) PARKING ANGLE
- B) STALL WIDTH
- C) STALL DEPTH
- #D) AISLE WIDTH BETWEEN STALL LINES (ONE-WAY TRAFFIC)
- E) STALL WIDTH PARALLEL TO AISLE
- F) MODULE WIDTH (ONE-WAY TRAFFIC) WITH PARKING ON BOTH SIDES.
- #G) VEHICLE OVERHANG
- *D') TWO-WAY TRAFFIC
- F') TWO-WAY TRAFFIC

B. COMPACT AUTOMOBILES

A	B	C	D	D'	E	F	F'	G
0°	8.0'	N/A	11.0'	20.0'	19.0'	27.0'	36.0'	N/A
45°	8.0'	15.3'	11.5'	20.0'	11.3'	42.1'	50.6'	1.5'
60°	8.0'	16.3'	13.3'	20.0'	9.2'	45.9'	52.6'	1.8'
75°	8.0'	16.5'	16.0'	20.0'	8.2'	49.0'	53.0'	2.0'
90°	8.0'	15.5'	20.0'	20.0'	8.0'	51.0'	51.0'	2.0'

*ADDITIONAL WIDTH MAY BE REQUIRED WHERE THE AISLE SERVES AS A PRINCIPAL VEHICULAR ACCESS TO ON-SITE USES OR STRUCTURES OR SERVES TWO-WAY TRAFFIC.

#PARKING STALLS ABUTTING SIDEWALK AND PLANTING STRIPS SHALL PROVIDE ADDITIONAL CLEARANCE BETWEEN THE STALL AND THE SIDEWALK OR PLANTING STRIP.

TITLE	REVISIONS			DET.NO
	NO	DATE	BY	
LOT LAYOUT SCHEDULE				P-1



October 16, 2014

Kumar Neppalli
Town of Chapel Hill, Traffic Engineering
6850 Millhouse Rd
Chapel Hill, NC 27516

RE: 523 E. Franklin Street, Traffic Impact Analysis Exemption Request

Dear Kumar:

The purpose of this letter is to request exemption from the Traffic Impact Analysis requirement for the proposed development at 523 E. Franklin Street. As you are aware, the UNC Arts and Sciences Foundation is proposing to renovate the former Chapel Hill Library at this address, converting the space to general office use for the Foundation. In order to accomplish the renovation the parcel needs to be rezoned from the current R-2 zoning to Office/Institutional. A Concept Plan application has already been submitted and Zoning Atlas Amendment and Special Use Permit applications are being prepared for submittal.

The existing structure is approximately 12,225 square feet and is located on a parcel at the northwest corner of E. Franklin Street and N. Boundary Street. The site currently has 31 surface parking spaces served by driveways on both E. Franklin Street and N. Boundary Street. Sidewalks exist on both street frontages and a bike rack is located on the south side of the building near the main entrance. The proposed renovations will not increase the floor area of the structure and will not change the number of parking spaces, the circulation pattern, or the bicycle and pedestrian amenities.

According to the Town's *Guidelines for Traffic Impact Analysis*, applications for a Special Use Permit for a change to a property that requires rezoning may qualify for an exemption to the Town's Traffic Impact Analysis requirements if certain conditions are met, including:

- That the new use will generate fewer than 500 daily vehicular trips,
- That no more than 250 vehicles per day will access an existing collector or local road, and
- That the Town Manager concurs with the request.

The proposed rezoning to Office/Institutional will establish general office uses. According to the Institute of Transportation Engineers *Trip Generation Manual* (9th Edition), a general office building (land use code: 710) would generate approximately 1.49 trips for every 1,000 square feet of development in the PM peak hour. Multiplied by 12,225 (total building size: 12,225 sq ft), and converted to daily trips, the proposed development should generate approximately 135 daily trips. This total is below the thresholds above and therefore meets the requirements for exemption from Traffic Impact Analysis.

Thank you for your consideration of this request. Please let me know if you should have any questions or require additional information.

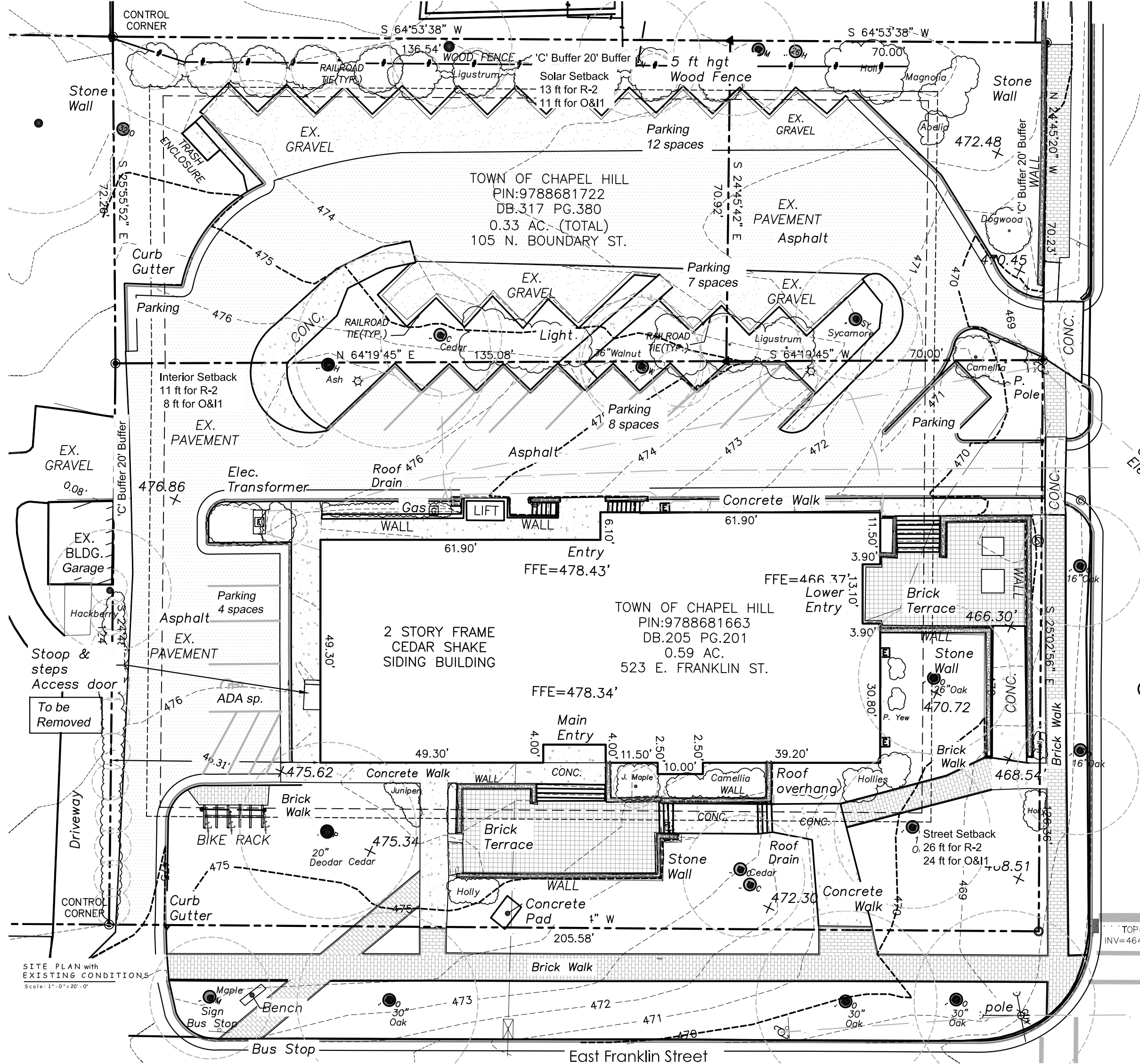
Sincerely,

A handwritten signature in black ink, appearing to read "Than Austin". The signature is fluid and cursive, with a prominent initial "T" and a long, sweeping underline.

Than Austin, AICP
Associate Director, Transportation & Planning

c: Gordon Merklein, UNC Real Estate Development
Ellen Weinstein, Weinstein Friedlein Architects

enc: Proposed site plan, 523 E. Franklin St.



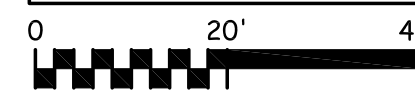
SITE NOTES:

- Property is located at 523 East Franklin Street
Chapel Hill, NC
Net land Area = **40,088 S.F. (0.92 AC.)**
ZONING: R-2
 - The base map is from survey of property and topo/tree survey by John R McAdams Land Surveyors, Durham, NC 09/19, 2014
 - Easements – as shown on survey.
 - Maintain grade for positive drainage.
 - Contractor to confirm locations for existing underground utilities prior to digging.
- Relevant Site Notes from McAdams Survey (refer to Survey for additional survey notes)
- Flood note: this property is not located in a special flood hazard zone. It is located in zone "X" as defined by F.E.M.A F.I.R.M Community Panel #37010978800j dated February 02, 2007.
 - References: DB.205 PG.201, DB. 317 PG. 380 OF THE ORANGE COUNTY REGISTRY.
 - Elevations for this survey are based on NAVD 88 DATUM.

PIN 9788681663 and 9788681722
Overlay HD-1
Current Zoning - R-2
Proposed Zoning - OI-1

LEGEND - Site Work

Property Line and Setback Line	---
Existing Contour	--- 200
Proposed Contour	--- 1200
Existing Significant Tree	● 18" PINE
Existing Tree Line	---
Proposed Tree Line	---
Tree to be Removed	✕ 6"
Tree Protection Fencing	--- TPF
Silt Fencing/Erosion Control	--- SF
Limits of Construction	---
Staging Area	--- Staging Area
Sanitary Sewer	--- San Sewer
Water - Electric	--- Water - Elec
Pipe (Storm Drain)	--- 15" RCP (otherwise indicated)
Existing Pole/Overhead Line	--- 178.5
Existing Edge of Pavement	---
Proposed Paving Edge	---
Chapel Hill Gravel Path	---
Existing Building (Dotted Hatching)	---
Existing Feature or Spot Elevation (in Italics) × 178.5	---
Proposed Feature or Grade (Normal font) + 178.0	---



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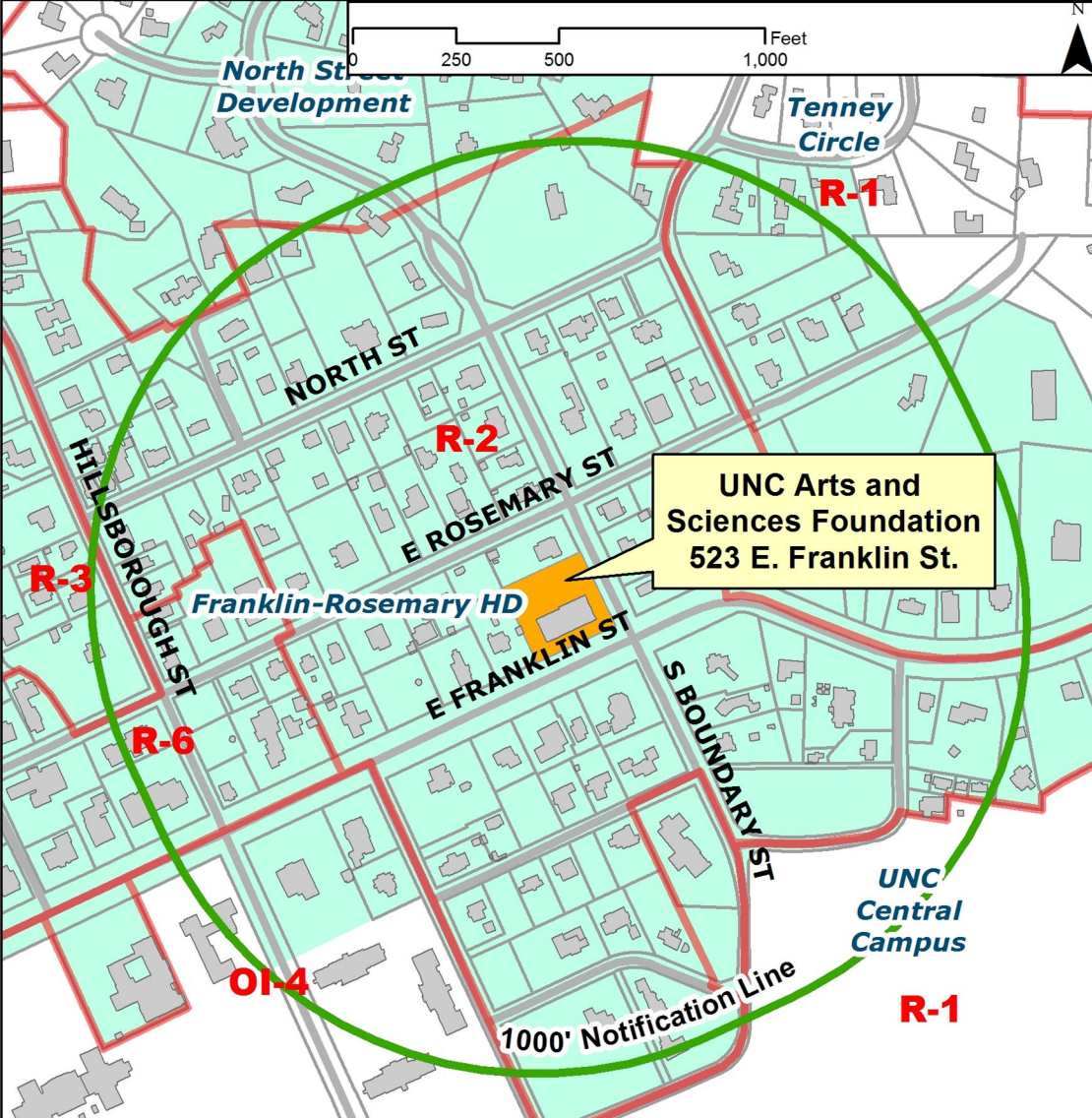
Arts and Sciences Foundation
 523 East Franklin Street
 Chapel Hill
 North Carolina

for HDC Approval
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Issued: 10.02.14
 Revised: _____

Site Plan with Existing Conditions
L 3.0

SITE PLAN with EXISTING CONDITIONS
 Scale: 1" = 20'-0"



North St
Development

0 250 500 1,000 Feet

Tenney
Circle

R-1

NORTH ST

R-2

E ROSEMARY ST

UNC Arts and
Sciences Foundation
523 E. Franklin St.

R-3

Franklin-Rosemary HD

E FRANKLIN ST

HILLSBOROUGH ST

R-6

S BOUNDARY ST

OI-4

UNC
Central
Campus

R-1

1000' Notification Line