

CONCEPT PLAN APPLICATION



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

Parcel Identifier Number (PIN): 9880-00-8527

Date: October 17, 2012

Section A: Project Information

Project Name: Southern Orange County Government Services Campus
Property Address: 2551 Homestead Road, Chapel Hill, NC Zip Code: 27516
Existing Zoning District: R-5-C
Project Description: Long Range (25 year+) Development Plan for Southern Orange County Government Services Campus

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

Applicant Information (to whom correspondence will be mailed)

Name: Roger Waldon, Clarion Associates
Address: 101 Market Street, Suite D
City: Chapel Hill State: North Carolina Zip Code: 27516
Phone: 919-967-9188 Email: rwaldon@clarionassociates.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.

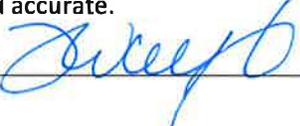
Signature:  Date: 10/17/2012

Owner/Contract Purchaser Information:

Owner **Contract Purchaser**

Name: Orange County - Frank Clifton, Orange County Manager
Address: 200 South Cameron Street
City: Hillsborough State: North Carolina Zip Code: 27278
Phone: 919-245-2300 Email: fclifton@orangecountync.gov

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: 10-17-12



**CONCEPT PLAN APPLICATION
SUBMITTAL REQUIREMENTS
TOWN OF CHAPEL HILL
Planning Department**

Section C: Project Information

Project Size (acres)	33.24 acres gross	Square feet	1,447,934 square feet gross
Floor Area (permitted)	411,750 square feet	Proposal	up to a maximum of 350,000sf
Proposed number of dwelling units	no dwelling units proposed	Units per Acre	no dwelling units proposed
Existing Impervious Surface	241,550 square feet (16.7%)	Proposed Impervious Surface	See attachment

Please indicate which organization should receive this application for review

- Community Design Commission
 Historic District Commission
 Town Council

Section D: Submittal Requirements

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. For detailed information, please refer to the Description of Detailed Information handout.

- | | | | |
|---|--|----------------|--------|
| X | Application fee (refer to fee schedule) | Amount Paid \$ | 360.00 |
| X | Pre-Application meeting – with appropriate staff | | |
| X | Digital Files - provide digital files of all plans and documents | | |
| X | Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool) | | |
| X | Mailing fee for above mailing list | Amount Paid \$ | 65.36 |
| X | Application Cover Sheet) (8 copies) (on top of application) | | |
| X | Statement of Compliance with Design Guidelines (8 copies) | | |
| X | Statement of Compliance with Comprehensive Plan (8 copies) | | |
| X | Digital Photographs of site and surrounding properties (8 copies) | | |
| X | Developer's Program: | | |
| | A brief written statement of the development program, including developer's goals and objectives. The development program should be based on the constraints of the site as identified by the site analysis and include marketing objective of the developer. This preliminary development program will help evaluate the conceptual plan for the site, while also determining traffic impact and demand on community facilities and infrastructure. | | |
| X | Reduced Site Plan Set (reduced to 8.5"x11") | | |



Plan Sets (8 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 Wetland Boundaries, where applicable

Area Map

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated open space, parks, and 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, vehicle parking areas, bicycle parking, handicapped parking, street names
- f) 1,000 foot notification boundary

Existing Conditions 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) Existing topography at minimum 2-foot intervals and finished grade
- f) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries

Existing Conditions Plan

- a) General location of proposed structures
- b) Parking areas
- c) Open spaces and landscaped areas
- d) Conceptual recreation areas
- e) Conceptual building masses
- f) Conceptual utility locations (optional)
- g) Conceptual grading plan (optional)

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Suite D
Chapel Hill, N.C. 27516
919.967.9188
Fax 919.967.9077

Zoning
Growth Management
Comprehensive Planning
Real Estate Consulting

C L A R I O N

TRANSMITTAL MEMORANDUM

TO: Kay Pearlstein, Chapel Hill Planning Department

FROM: Roger Waldon, Clarion Associates

SUBJECT: Transmittal – Concept Plan Application
Southern Orange County Government Services Campus

DATE: October 17, 2012

On behalf of Orange County and the Orange County Board of County Commissioners, we are pleased to submit the accompanying Concept Plan application for the **Southern Orange County Government Services Campus** on Homestead Road. We look forward to presenting this Concept Plan to Chapel Hill staff, to your Community Design Commission, and to the Chapel Hill Town Council for consideration and comment. The County's ultimate objective is to apply for and achieve, following the Concept Plan Review process, Town approval of a Special Use Permit Modification for this site.

The reason for this initiative is to plan thoughtfully for future development of this key County property on Homestead Road - - to allow Orange County the opportunity to provide services to residents and property owners in Southern Orange County, in a manner that fully aligns with the values and expectations of Chapel Hill and Orange County. It is the hope and objective of Orange County that this be a collaborative process, involving staff and elected leadership of the Town and the County. The intent is to work with Chapel Hill to increase the availability and convenience of County services within the Town. In constructing this Concept Plan, Orange County has paid keen attention not only to the County's policies and procedures to ensure sustainability and responsible land stewardship, but also to the Town's policies and plans: to the newly adopted 2020 Comprehensive Plan, to the Town's rules and expectations for land development and conservation, to the Town's design manuals and guidelines, and to the legacy of quality facilities built and provided within the Town's zoning jurisdiction.

Another key point to raise is that Orange County seeks here an agreement for a long-term construction program for this site. The intent is to establish the infrastructure and framework for ultimate development of County facilities, over an extended period of time (25 years). Doing so will both allow Orange County a

strong measure of predictability about what kinds and amounts of facilities can be provided here to facilitate efficient long-term planning for use of public resources; and also allow residents and leadership in the Town a high degree of certainty about the future of this key property.

Accordingly, we will be suggesting ideas during consideration of this Concept Plan application, aimed at achieving a high level of collaboration between the Town and County for the Special Use Permit process that will follow the Concept Plan meetings.

We look forward to participating in these discussions. Thank you for your consideration of this Concept Plan application.

A handwritten signature in black ink that reads "Roger S. Waldon". The signature is written in a cursive, flowing style.

Roger Waldon, FAICP
Principal, Clarion Associates

Contents

Included within this Southern Orange County Government Services Campus Concept Plan application enclosure are the following:

- 1) Response to “Proposed Impervious Surface” on Page 2 of Concept Plan Application
- 2) Developer’s Program
- 3) Statement of Compliance with the Town’s 2020 Comprehensive Plan and Design Guidelines
- 4) Southern Orange County Government Services Campus Design Guidelines

1. Proposed Amount of Impervious Surface

The Concept Plan application form asks for the existing amount of impervious surface on the site that is the subject of the application, and the proposed amount of impervious surface.

Because this site plan is conceptual, and long-range in its projected buildout time frame, it is not possible to project with precision the amount of impervious surface that would exist on the site after all development that is under consideration with this Concept Plan is completed. But there are parameters to work within, and those can be stated here to set a range within which the ultimate amount of impervious surface would fall.

First, there is the set of existing Town of Chapel Hill regulations that set a cap on impervious surface on any development site. As applicant, we can assert with certainty that those regulatory limits will not be violated. Following are facts to inform this discussion:

Total size of site, gross land area: 1,447,934 square feet (33.24 acres)

Total amount of impervious surface area existing on the site today: 241,550 square feet (16.7% of site)

Chapel Hill Land Use Management Ordinance limits on impervious surface:

- Low-density Option: 24% of site, maximum
- High-density Option: 70% of site, maximum

The low-density option is the rule applied to development of sites that do not have special provisions for retention of stormwater. The high-density option is the rule to apply to sites that have aggressive stormwater management controls included as part of the development plan, and requires treatment of the 1st inch of rainfall from the site.

The high-density option will be the rule for this site. There is already a set of stormwater management facilities on the ground today, and the Design Guidelines that have been prepared for this site (attached as a separate document) explicitly call for continuation and expansion of best-practice approaches to stormwater management. The details and engineering specifications would be prepared, and need to be approved by the Town, prior to the beginning of any additional construction on the site.

Accordingly, the maximum amount of impervious surface that the Town would permit on this site, under the high-density option, is 1,013,533 square feet.

The site plan submitted with this Concept Plan application identifies “Development Areas.” These are the areas in which the following land activity MAY take place: buildings, drives, walkways, parking, other paved areas (all impervious); and also open space, vegetated buffers, and stormwater management facilities (mostly all pervious). So the absolute maximum additional impervious surface on this site that would occur, if EVERY square foot of the proposed development areas were to be impervious (which will not be the case), is 390,000 square feet (the total amount of “development area”). Added to the existing impervious surface area of 241,550 square feet, the ultimate total maximum would be 631,940. That is well below the regulatory maximum, and also higher than can realistically occur.

2. Developer’s Program

DESCRIPTION

In an effort to prepare for the public service needs of future residents in the southern portion of Orange County, the county has developed a long-range plan for the Southern Orange County Government Services Campus. Located at 2551 Homestead Road in Chapel Hill, the campus site is the current location of the Robert and Pearl Seymour Center, the Southern Human Services Center, and Project Homestart.

The campus is located north and east of the Carolina North site, west of Chapel View and Brookstone Apartment developments, and fronts Homestead Road along the northern border of the property. The site is located approximately 1,500 feet west of the intersection of Homestead Road and Martin Luther King, Jr. Boulevard.

PURPOSE

This Concept Plan is a general, long-range site plan that provides guidance for development of government service facilities over a 25+ year planning timeline. The purpose of this plan is to provide a framework within which future government facilities can be planned, designed, and constructed in a manner that flexible to new planning and design innovations that will arise over the course of campus development.

The campus site provides ample opportunities for future development of government services. More importantly, the campus location provides opportunities for better public service access to citizens in southern Orange County. Multiple facilities can be easily located within one convenient and cohesively designed campus.

The site is currently served by public transportation and is located adjacent to future centers of activity (i.e., Carolina North), creating opportunities for increasing access to public services via alternative modes of transportation.

Located adjacent to the Carolina North campus, this site offers opportunities to connect to the Town of Chapel Hill’s greater greenway, pedestrian, and bicycle networks identified in the Town’s draft Greenways Master Plan by providing pedestrian and bicycle facilities that link the campus to the Carolina North Greenway to the west, and to future facilities planned along Homestead Road.

DESIGN INTENT

The Concept Plan identifies general areas where development should be placed in the future. The intent is that the campus will be the site for future government service uses. The specific uses that will be developed on this site will be determined over time as specific government facility plans are developed. The plan outlines specific “development areas” where land disturbance activities can occur. These areas may include buildings, parking, stormwater facilities, landscaping, roads, sidewalks and trails, and bike paths. In addition, the plan addresses opportunities for expansion of existing facilities – the Seymour Center and the Southern Human Services Center. The plan identifies development areas that could accommodate an additional 350,000 square feet of floor area that is allowed on the site per Town of Chapel Hill development regulations.

As specific site plans are developed, “development areas” may also include natural areas; these areas will not be disturbed for the purpose of protecting existing tree stands, environmentally sensitive areas, or natural recreation areas. The plan identifies the southwest corner of the site as an area that should remain undisturbed and where development activities should not occur. The total campus area that will remain undisturbed is approximately 10 acres or 1/3 of the total site.

The roads, pedestrian and bicycle paths, and greenways on the Concept Plan map denote general areas where these facilities should be placed. The Concept Plan does not identify the precise locations of these facilities, which will be determined upon development of future detailed plans and site plan approval.

Specific guidance for development of future facilities within these “development areas” is explained in the following Design Guidelines Compliance section of this Concept Plan application enclosure.

3. Statement of Compliance with the Town’s 2020 Comprehensive Plan and Design Guidelines

The Concept Plan was developed under the policy direction of the 2030 Orange County Comprehensive Plan and the Chapel Hill 2020 Comprehensive Plan. This Concept Plan is consistent with the Town’s general plan goals, and supports the first “big idea” outlined in the Chapel Hill 2020 Plan: Implement a bikeable, walkable, green communities plan. Key design objectives that support this big idea and general plan goals include:

- Coordinate locations of development and public services by providing a one-stop-shop government services campus that is conveniently located for citizens in southern Orange County.
- Foster compact communities and hubs of activity by providing a single campus facility where multiple government service activities can occur.
- Support non-automobile modes of travel by locating government facilities in a single campus that is served by public transportation, by providing internal campus connectivity for bikers and pedestrians, and connecting to a future hub of activity (i.e., Carolina North) through pedestrian and bicycle trails and paths.
- Protect rural lands, and promote clustered, walkable developments by better using available land in the heart of town to serve local residents using a compact development form and

pedestrian-friendly design objectives. This reduces the need to purchase additional land for development of government facilities, which may be less conveniently located and not as accessible by alternative transportation modes.

- Provide efficient and fiscally responsible public facilities by providing services proximate to the centers of population in southern Orange County.
- Protect natural resources and promote sustainable development by protecting important tree stands and environmentally sensitive areas on the campus site and designing development on the site in a manner that promotes energy efficiency and the reduction of resource consumption, maximizes the potential of the site, reduces environmental disturbances, and creates a more vibrant and walkable environment on the campus.

The Design Guidelines for this plan are intended to guide design and siting of future individual government facilities uses on the campus. The Design Guidelines were developed to directly address design objectives outlined in the Town of Chapel Hill's Design Guidelines, the Triangle J Council of Governments' High Performance Guidelines for Triangle Region Public Facilities, and best planning practices. The following Design Guidelines are organized into five core areas:

- (1) Site Planning (site plans, solid waste, construction management, steep slopes, grading, landscape protection, and plantings)
- (2) Infrastructure (water and sewer, stormwater, lighting for streets and parking areas)
- (3) Undisturbed Areas (protection of natural areas)
- (4) Sustainability (orientation, daylight, shading, water efficiency, landscape, materials, energy management plan)
- (5) Buildings (building flexibility, building entry, pedestrian scale, building height/roof form, aesthetics)

4. Southern Orange County Government Services Campus Design Guidelines

SITE PLANNING

GENERAL

The design intent is to create a campus approach for the design of future buildings and development areas. Buildings will be sited to create strong relationships between existing and future buildings on the site and the related pedestrian, bicycle, and vehicular access. Pedestrian access to all new buildings and throughout the campus must be carefully designed with attention to adjacent landscaping to promote walking. Development will follow the natural contours of the site where possible. Preserving significant trees has been a key element of all prior planning efforts on the site, and this Master Plan reinforces that effort by designating specific areas for tree protection.

New facilities will be oriented with consideration of sun, wind, and microclimate factors, especially the possible use of daylighting to offset the use of artificial lighting in occupied spaces.

Future site designs will follow various elements of the 2020 Chapel Hill Comprehensive Plan:

- 1) A vibrant center of activity and services
- 2) A compact community where larger existing areas are left undisturbed

- 3) Promotion of alternate modes of transportation (environmentally friendly)
- 4) Green connections to adjacent properties
- 5) Preserve areas on site and within the developed areas
- 6) Protect natural resources with effective on site stormwater management and preservation areas

All plans for new projects at this site will be developed using the Town of Chapel Hill's Design Guidelines as well as the High Performance Guidelines: Triangle Region Public Facilities. All new development will include detailed site plans which will be approved prior to issuance of a Zoning Compliance Permit.

SITE PLANS

Site Plans will be approved as part of the Town of Chapel Hill's Zoning Compliance Permit process required for all new development. Future site plans for the site will meet the following guidelines:

- (1) All vehicular parking layouts will comply with Town of Chapel Hill Standards Lot Layout Schedule Plan.
- (2) All vehicular pavements will meet minimum town standards for asphalt paving sections.
- (3) Bicycle parking will comply with all Town of Chapel Hill standards.
- (4) Roadway sections will include curb and gutter sections with sidewalks on at least one side. A minimum of two travel lanes and bike lanes. Additional turn lanes will be added as needed for intersections. See illustrated streetscape.
- (5) Roadway designs will comply with all requirements of AASHTO and The Town of Chapel Hill.
- (6) Bus stops will be provided as necessary and conform to the latest Town of Chapel Hill Standards.
- (7) Pedestrian walkways will be a minimum of five feet wide and meet Town of Chapel Hill Standards, while using existing topography and natural constraints. Pedestrians will have priority over vehicles in all roadway and parking area crossings. Raised crosswalks will be provided in roadway and parking lot areas for significant pedestrian movements.
- (8) All concrete curb and gutter will comply with the applicable Town of Chapel Hill Standards.
- (9) Accessible ramps will be provided at all street intersections and driveway crossings. Ramps will conform to the Town of Chapel Hill Standards and ADA requirements.
- (10) Sight distance triangles shall be provided at all roadway intersections. A minimum 10'X70' sight triangle will be provided. No plantings will be allowed in the sight triangle.
- (11) A typical roadway section is provided to show the locations of all utilities in the streets. This section will include street lights which will be located per Town of Chapel Hill standards.
- (12) All new work to be done on the site will require clearing limits which will be shown on the plans along with the tree protection fencing. All tree protection fencing will comply with the Town of Chapel Hill standards and details. No work can take place until the tree fencing is in place and reviewed and approved by the Town's Urban Forester.
- (13) Traffic calming areas, if provided, will comply with the latest Town of Chapel Hill Standard details and signage. Pedestrian crossing will be provided on raised crosswalks and so will comply with all Town Standards.

The following street cross-section illustrates the intent for future streets identified on the Master Plan map. They shall include a minimum of two travel lanes, bike lanes, and sidewalk on a minimum of one side of the street.

SOLID WASTE PLAN

A Solid Waste Plan will be approved prior to issuance of a Zoning Compliance Permit and will address the following:

- (1) New buildings will be required to comply with all applicable Town Standards for Solid Waste Management. Screen walls and concrete pads will be compatible with adjacent buildings on the site and comply with minimum Town of Chapel Hill Standards.
- (2) Dumpster pads will be constructed of concrete pavement with a minimum compression strength of 4000 psi and sized in accordance with the number of dumpsters needed. The pads will be a minimum of 20 feet deep. All dumpster pad areas shall be designed to accommodate the Town's front loading refuse truck and have an inside turning radius of 40 feet. Backing movements needed to access the pads shall not exceed 100 feet. Heavy duty pavements shall be provided along the access route from the primary roadways to any dumpster area. Recycling roll cart areas shall be provided in all dumpster layouts, and shall conform to all applicable Town Standards.

CONSTRUCTION MANAGEMENT PLAN

A Construction Management Plan will be approved prior to issuance of a Zoning Compliance Permit.

A construction staging and access plan shall be required for all new construction on the site. These plans shall indicate routes for the material deliveries as well as construction staging and fencing areas. All traffic control construction plans shall conform to the latest NCDOT Manual on Uniform Traffic Control Devices.

STEEP SLOPE PLAN

A Steep Slope Plan will be approved prior to issuance of a Zoning Compliance Permit, and shall address the following guidelines.

- (1) A Steep Slope Plan will be provided which designates the slopes by 0-10%, 10-15%, 15-25%, and 25% or greater.
- (2) Each slope area will show all clearing limits and the distribution for that slope category on the grading plan.
- (3) No work will be done on slopes greater than 25% without prior approval of the Town. Specialized site construction techniques will be approved by the Town of Chapel Hill for work in any of these areas.

GRADING PLAN

An approved Grading Plan is required prior to issuance of a Zoning Compliance Permit.

A Grading Plan will be prepared for all new work with new and existing contours at two foot intervals, limits of disturbance, and tree protection fencing locations. The Plan will denote the total perimeter of disturbed areas, as well as existing and proposed impervious surface totals for the property.

LANDSCAPE PROTECTION PLAN

A Landscape Protection Plan shall be approved prior to issuance of a Zoning Compliance Permit.

A Landscape Protection Plan will be proposed for any new work at the site. The plan will show all existing rare and specimen trees per the Town of Chapel Hill Standards. These trees will be drawn showing their critical root zones. All trees to be removed shall be noted. A clearing limit with the new tree protection fencing shown will be required. A pre-construction/demolition conference will be conducted with the Town of Chapel Hill's Urban Forester to discuss the Landscape Protection Plan. The plan shall comply with all applicable patterns of the Town's Tree Protection Ordinance. The tree canopy coverage calculations will be shown on the plan.

PLANTING PLAN

An approved Planting Plan is required prior to the issuance of a Zoning Compliance Permit.

A Planting Plan will be provided which labels all landscape buffer yards and screens. All existing easements shall be shown on the planting plan. New landscape buffers and parking lot plantings shall be shown along with the calculations for a 35% shading requirement. All new grading and utilities shall be shown on this plan.

INFRASTRUCTURE

WATER AND SEWER

All water and sewer layouts will conform to the latest OWASA Standards and Specifications. Fire hydrant layout will be provided around the primary road system and comply with all requirements of the Town of Chapel Hill Fire Department. All utilities will be located underground. All water and sewer lines will require a dedicated OWASA easement. All utilities will be located under paved areas where possible with appropriate easements. Stormwater piping and structures will be installed per Town of Chapel Hill Standards. A 20 foot minimum dedicated easement will be provided over all lines and structures for the Town of Chapel Hill. No plantings will be allowed over the utility easements.

STORMWATER

- (1) A Stormwater Impact Statement will be prepared for any proposed improvement to the site. The Stormwater Impact Statement will include the following information:
 - a) Written narrative describing existing and 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) Tim 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
- 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-and post-development without mitigation, post –development with mitigation
- q) Volume calculations and documentation of retention for 2-year storms)
- r) 85% total suspended solids (TSS) removal for post-development stormwater run-off
- s) Nutrient loading calculations
- t) Stormwater best management practice (BMP) sizing calculations
- u) Pipe sizing calculations and schedule (include hydraulic grade line and energy grade line calculations and profiles)

- (2) A Stormwater Management Plan is required for all new work at the site. The plan will included proposed and existing contours at a 2 foot intervals. All existing drainage conditions, features and stormwater piping and structures shall be shown on the plan. All Resource Conservation District (RCD) areas on the site shall be noted with delineated boundaries. All proposed stormwater systems and drainage conditions must be shown. A piping system for the new stormwater system shall be shown with the associated schedule. New roof drains from all buildings shall be shown to their terminations. All proposed stormwater easements shall be labeled and provide a 20 foot width at a minimum. All proposed best management practices shall be shown on the plan with associated details and sections. New plantings and stabilization techniques shall be noted on this plan. A Stormwater Management Plan will include compliance with the latest Town of Chapel Hill requirements as well as Jordan Lake Rules, and shall be approved prior to issuance of a Zoning Compliance Permit.

LIGHTING/STREET AND PARKING LOTS

All street and parking lighting plans will be approved by the Town of Chapel Hill Community Design Commission (CDC) prior to issuance of a Zoning Compliance Permit.

UNDISTURBED AREAS

Future site plans will identify areas where land disturbance activities will not occur.

- (1) No work is allowed in designated undisturbed areas, except for connections of pedestrian paths and greenways.
- (2) Tree protection fencing is to be provided during construction activities to delineate the amount of clearing in the area.
- (3) Areas shall be walked for best route and flagged prior to installation of fencing by designer and Urban Forester.
- (4) Designated disturbed areas are portions of the site needed to support the development area, and may include buildings, parking, stormwater facilities, landscaping, roads, sidewalks and trails, and bike paths. They may also include undisturbed areas identified at the site plan development stage of planning and design.

- (5) Site plans shall show all clearing limits and tree protection fencing.

SUSTAINABILITY

All new projects at the site will be done following the Town of Chapel Hill Design Guidelines as well as the High Performance Guidelines: Triangle Region Public Facilities prepared by the Triangle J Council of Governments.

Balancing the fulfillment of our current needs without compromising the ability of future generations to meet their needs is the essence of sustainability. Orange County, as an early proponent of sustainable design, will be seek to apply design solutions used on recently completed facilities as well as new technologies and designs where feasible on this site.

ORIENTATION

The natural setting of the site, its contours and vegetation, shall be viewed as assets to be preserved and woven into the design as much as possible. For the Chapel Hill climate, buildings oriented with the longitudinal axis of the building in the east/west direction will typically have lower energy costs than buildings oriented with the longitudinal axis of the building in the north/south direction.

DAYLIGHT

Using daylight from windows, clerestories, skylights, atriums, etc, is encouraged to reduce artificial lighting and increase user satisfaction. Skylights and atriums should allow narrow building footprints to be naturally lit. Windows close to the ceiling are encouraged to allow greater penetration of daylight. Interior offices should incorporate transoms and vision lights to allow light infiltration into deeper spaces.

Uncontrolled use of daylight can lead to user discomfort and increase mechanical cooling requirements. Buildings should incorporate appropriate shading devices over windows and entryways. Roof overhangs, recessed windows, sunshades, and arcades are all devices which can be used to create shade on the face of a building. Automated, motion-sensor or user-controlled interior lighting, either natural or artificial, should be provided to maintain user comfort and reduce energy costs.

SHADING

Passive solar shading is useful for conserving energy, animates buildings and public spaces, and creates additional design opportunities (e.g., a deep-set window shaded by the building frame or by the addition of sunscreens), and will be considered as designs for future buildings on the site are developed.

WATER EFFICIENCY

Water use reduction and irrigation efficiency measures limit or eliminate the use of potable water for landscape irrigation. Designs should reduce the volume and slow the flow of storm water runoff through the landscape with vegetated swales and sequences of check dams and catchments, cisterns and water collection points in parking lots. Rainwater collection is widely used in existing Orange County facilities and should be considered for toilet flushing and irrigation.

LANDSCAPE

Reduce site disturbance and/or restore damaged areas. Choose landscaping which reduces the heat island effect and that is native to North Carolina.

MATERIALS

Where possible, use durable, recyclable materials made from recycled content that are locally produced.

ENERGY MANAGEMENT PLAN

The design of future buildings and its systems shall provide energy efficiency of 20 percent above what is required by ASHRAE Standards. The use of sustainable forms of energy (such as solar, wind, geothermal and biofuels) shall be utilized where possible.

Any proposed efforts to increase energy efficiency will include investigation of possible participation in the NC Green Power Program or similar programs. Projects shall be monitored over time to help evaluate achievement of goals related to energy efficiency, reduction of carbon footprints, and reduction of single automobile trips.

BUILDINGS**BUILDING FLEXIBILITY**

Flexible building design that accommodates change is very important and is a proven way to respond to programmatic needs that evolve over time. Initial building phases should be designed as a first step in a larger collection of integrated buildings. To accomplish this, consider the following:

- (1) Simple Forms: Simple rectilinear forms are preferred because these forms are more easily adaptable to change than buildings with complicated forms. Individual forms should be designed to complement one another as well as their surroundings.
- (2) Planned Expansion (Additions and Renovations): As site permits, each future building should allow for growth.
- (3) Massing: Buildings shall be set back off all internal streets and driveways in a consistent manner to produce visual unity.

BUILDING ENTRY

An Entrance is a primary building design feature and should be well defined and easily recognizable as a point of entry, regardless of the size of the building. Building entrances provide links between individual building design and site design and should be well defined. At ground level, building design should focus on the pedestrian. Building entrances should be oriented to pedestrian plazas and entry courts and should be open and inviting.

PEDESTRIAN SCALE

At building entrances and on streetscape facades, elements that relate buildings to the size of humans are important. While buildings may be up to 60 feet high, these larger masses can be broken into smaller visual elements through sensitive use of building materials, window articulation and building massing.

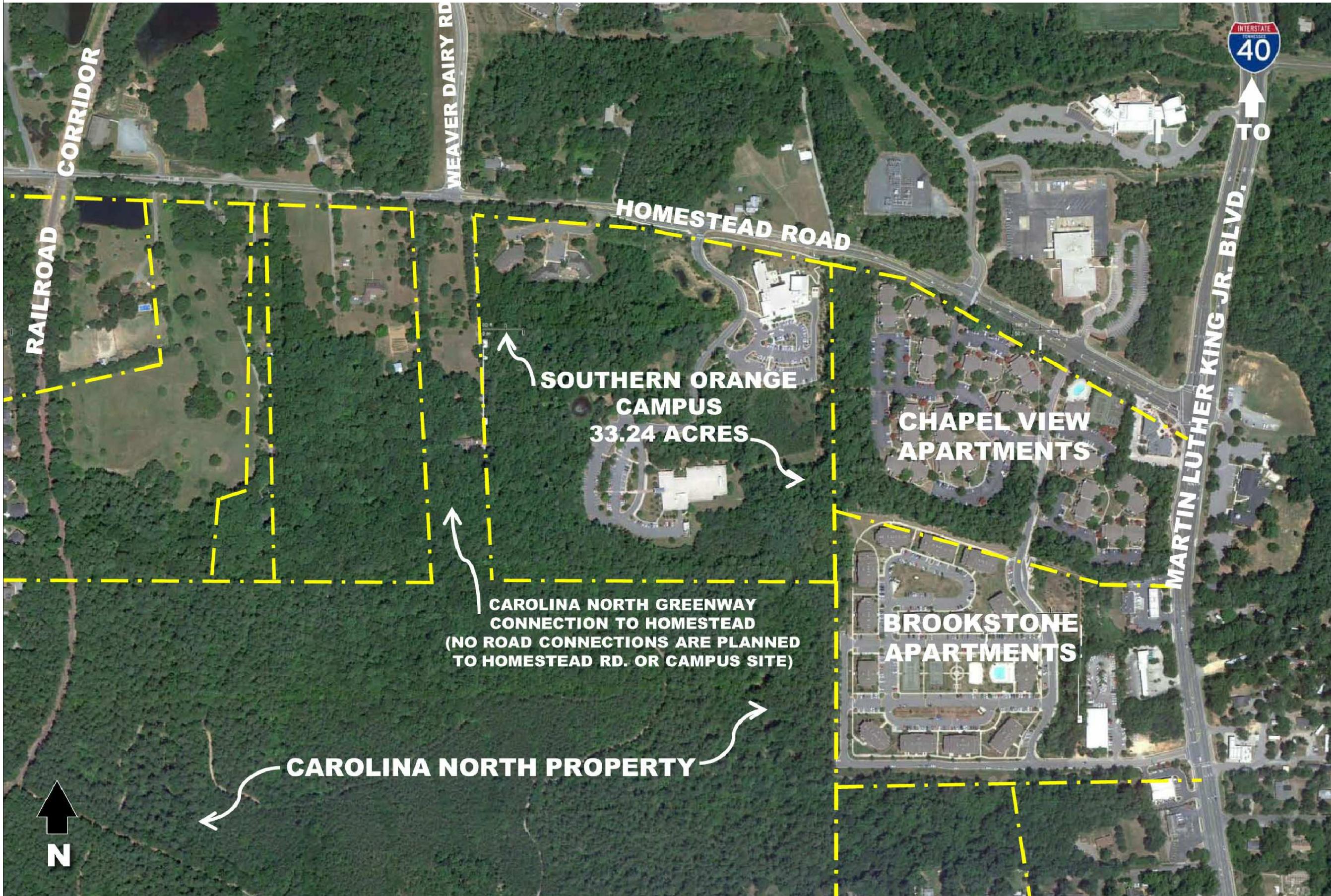
BUILDING HEIGHT/ ROOF FORM

Building heights and their roof forms can be used to promote an overall sense of cohesiveness and offers an opportunity to focus attention to certain key buildings or areas.

- a. Building Height: The maximum allowable height for buildings is 60 feet above ground, as measured from the average grade of the site. The maximum height could reach four stories. Floors below grade are permitted. The floor levels of new buildings should match the floor levels of the adjacent existing buildings. Established vertical heights should be maintained to continue the vertical campus grid and allow upper levels of buildings to be connected by bridges.
- b. Roof-Mounted Infrastructure Screening: Roof parapets should be used to screen roof-mounted equipment. Roof-mounted mechanical equipment and vent stack pipes should be grouped together and screened from all views on campus. Taller equipment should be enclosed by walls or grills that are in harmony with the design of the building and provide for the required air circulation needs of the equipment. Satellite dishes and antennas must be fully concealed if located on a building. Roof drains shall direct water underground and divert water from structures and paved surfaces to prevent erosion or ponding.

AESTHETICS

Future designs should maintain a uniform architectural style within the development area being proposed. In general, future architectural styles should be compatible with existing architectural styles and should express an image of governmental facilities. Forms and shapes are to be simple, yet creative and appealing and should relate to nearby forms.



**RAILROAD
CORRIDOR**

WEAVER DAIRY RD

HOMESTEAD ROAD



TO

MARTIN LUTHER KING JR. BLVD.

**SOUTHERN ORANGE
CAMPUS
33.24 ACRES**

**CHAPEL VIEW
APARTMENTS**

**CAROLINA NORTH GREENWAY
CONNECTION TO HOMESTEAD
(NO ROAD CONNECTIONS ARE PLANNED
TO HOMESTEAD RD. OR CAMPUS SITE)**

**BROOKSTONE
APARTMENTS**

CAROLINA NORTH PROPERTY



**Southern Orange County
Government Services
Campus Master Plan**
Chapel Hill, North Carolina

no.	revisions

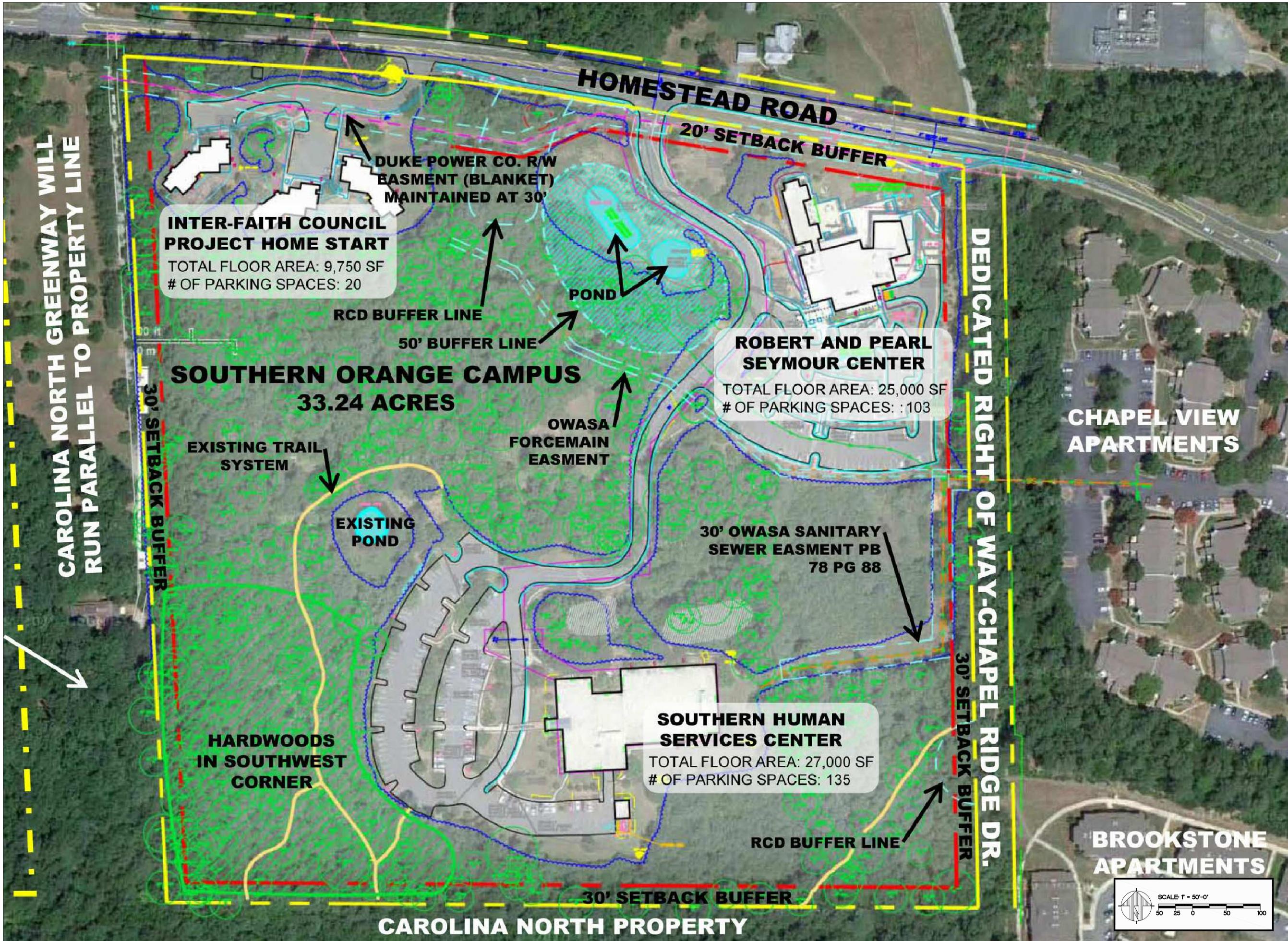
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drawn checked
BHS MLH

**AREA
MAP**

sheet
SA-0.0

date project no.
10/17/12 1207



**INTER-FAITH COUNCIL
PROJECT HOME START**
TOTAL FLOOR AREA: 9,750 SF
OF PARKING SPACES: 20

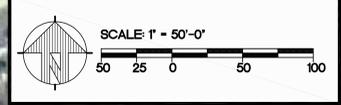
**ROBERT AND PEARL
SEYMOUR CENTER**
TOTAL FLOOR AREA: 25,000 SF
OF PARKING SPACES: : 103

**SOUTHERN HUMAN
SERVICES CENTER**
TOTAL FLOOR AREA: 27,000 SF
OF PARKING SPACES: 135

SOUTHERN ORANGE CAMPUS
33.24 ACRES

**CHAPEL VIEW
APARTMENTS**

**BROOKSTONE
APARTMENTS**



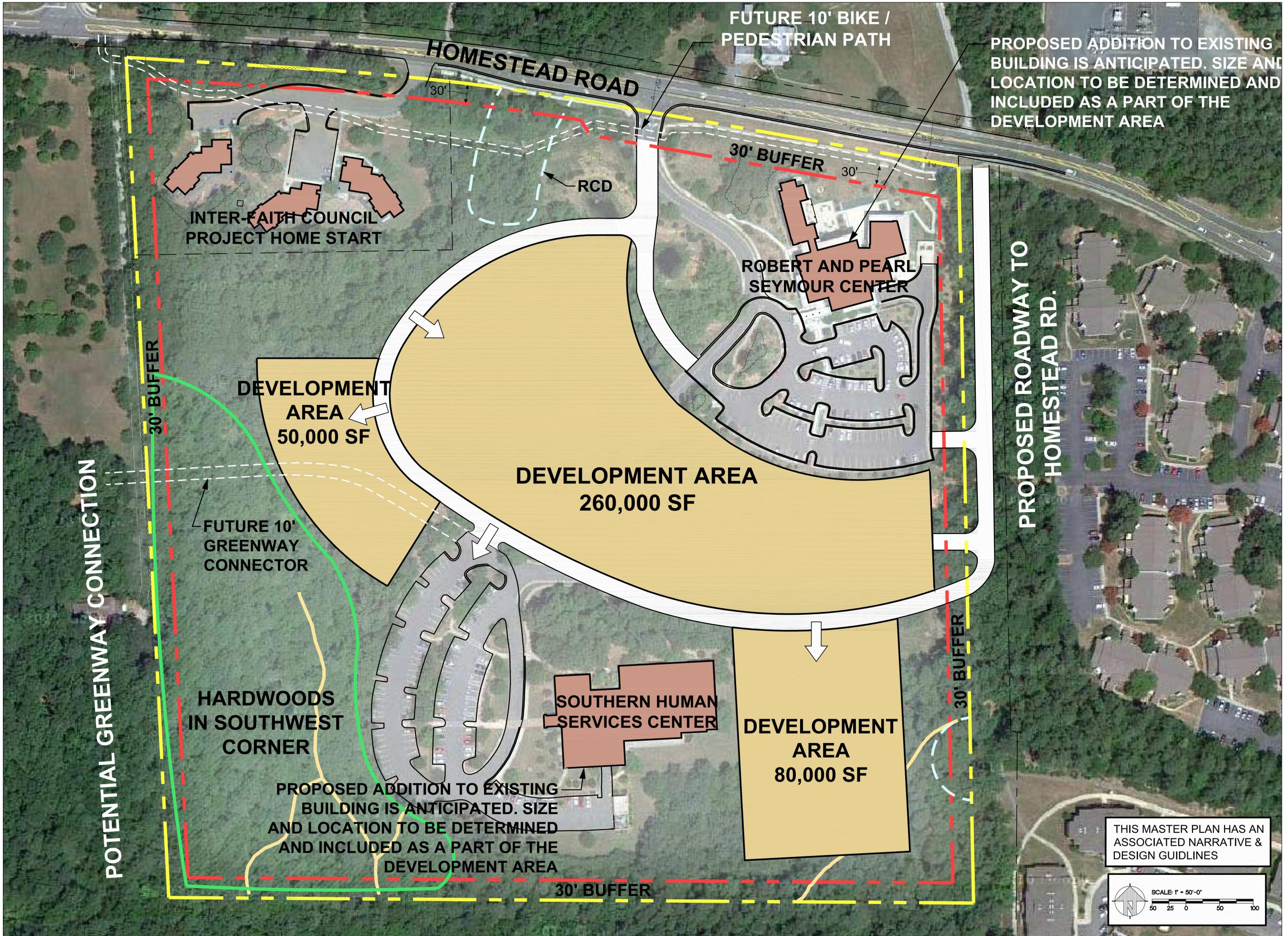
no.	revisions

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BHS MLH
SITE ANALYSIS

sheet
SA-1.0

date project no.
10/17/12 1207



PROPOSED ADDITION TO EXISTING BUILDING IS ANTICIPATED. SIZE AND LOCATION TO BE DETERMINED AND INCLUDED AS A PART OF THE DEVELOPMENT AREA

PROPOSED ROADWAY TO HOMESTEAD RD.

POTENTIAL GREENWAY CONNECTION

INTER-FAITH COUNCIL PROJECT HOME START

FUTURE 10' BIKE / PEDESTRIAN PATH

HOMESTEAD ROAD

30' BUFFER

RCD

ROBERT AND PEARL SEYMOUR CENTER

DEVELOPMENT AREA 50,000 SF

DEVELOPMENT AREA 260,000 SF

FUTURE 10' GREENWAY CONNECTOR

HARDWOODS IN SOUTHWEST CORNER

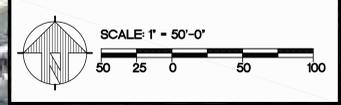
SOUTHERN HUMAN SERVICES CENTER

DEVELOPMENT AREA 80,000 SF

PROPOSED ADDITION TO EXISTING BUILDING IS ANTICIPATED. SIZE AND LOCATION TO BE DETERMINED AND INCLUDED AS A PART OF THE DEVELOPMENT AREA

30' BUFFER

THIS MASTER PLAN HAS AN ASSOCIATED NARRATIVE & DESIGN GUIDELINES



no.	revisions

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drawn checked
BHS MLH
CONCEPTUAL SITE PLAN

sheet
SP-1

date project no.
10/17/12 1207