

Coley Hall Storage  
Project overview  
December 19, 2017

The Vilcom Campus is just under 20 acres comprising of 3 buildings and one building pad. The final building pad has been approved for an 83,000sf office building, Coley Hall. This final building pad is roughly half an acre and located on the north-east section of the site. We would like to have the option to build a conditioned self-storage building on this remaining building pad.

Dawson Hall and Coley Hall building pads were purchased in 2006. Dawson Hall was built in 2007 and is still in the process of being leased up. Based on the slow absorption of office space in Dawson Hall, Bryan Properties would like to consider another use for Coley Hall and complete the Vilcom Campus plan.

A consulting firm has completed a market study. This study found that there is strong demand for conditioned self-storage in this location. Approval of a storage building has been approved by the members of the Vilcom Condominium Association. It's important for us to complete the Vilcom Campus Plan in a tasteful way. We are proposing this building be designed to replicate the existing office buildings around the central greenspace.

Coley Hall Storage will fill a need in Chapel Hill and will become a utilized service for many residents. We look forward to working with the town to develop a building that will please the general public and will stand for years to come.

Thank you,

Redwing Land, LLC