

TOWN OF CHAPEL HILL

MUNICIPAL SERVICES BUILDING

SITE DESIGN





SITE DESIGN DRIVERS

COMMUNITY ACCESS

LAND PRESERVATION

VISIBILITY/SECURITY

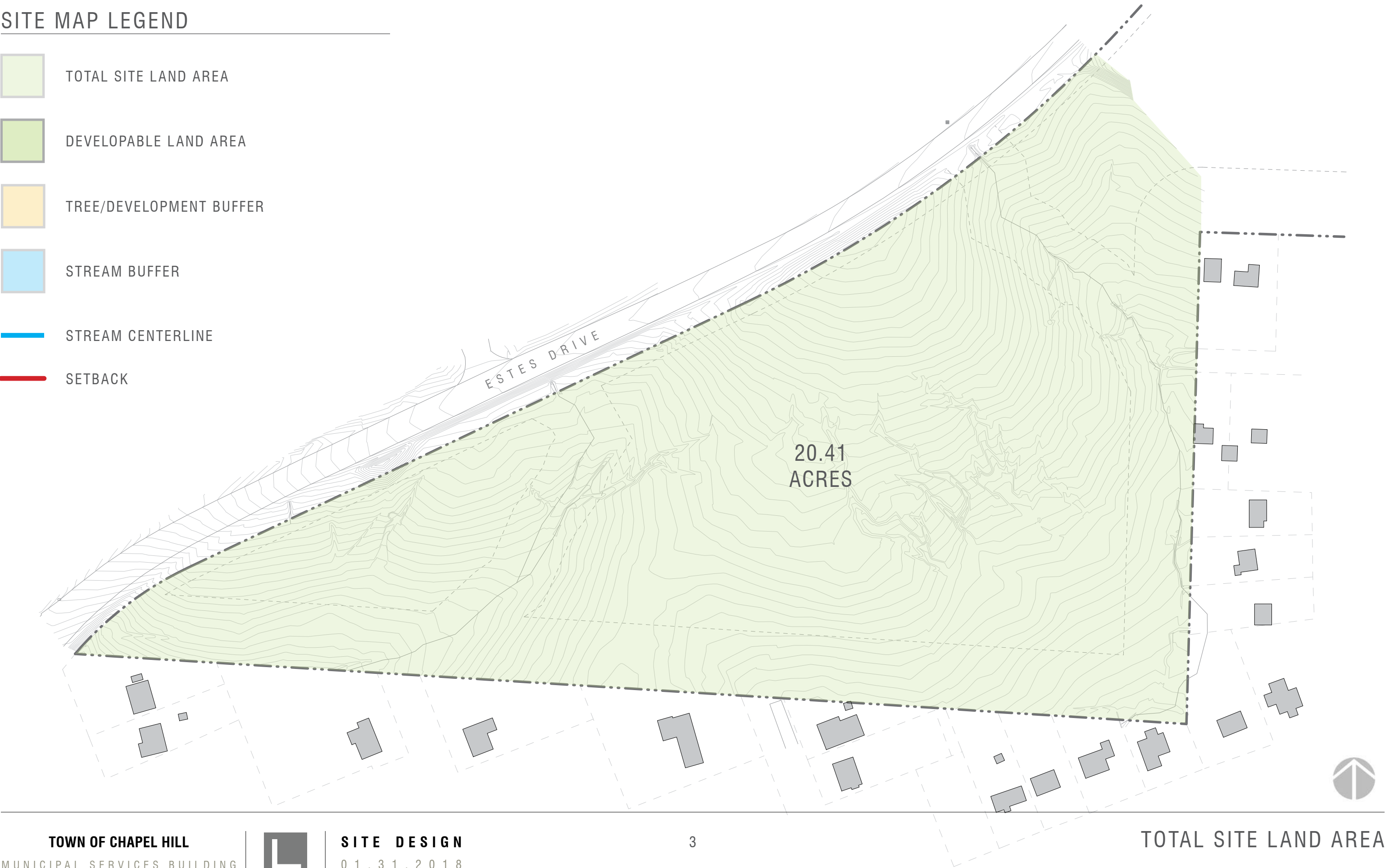
CIRCULATION

PHASING

UNIVERSITY PARTNERSHIP

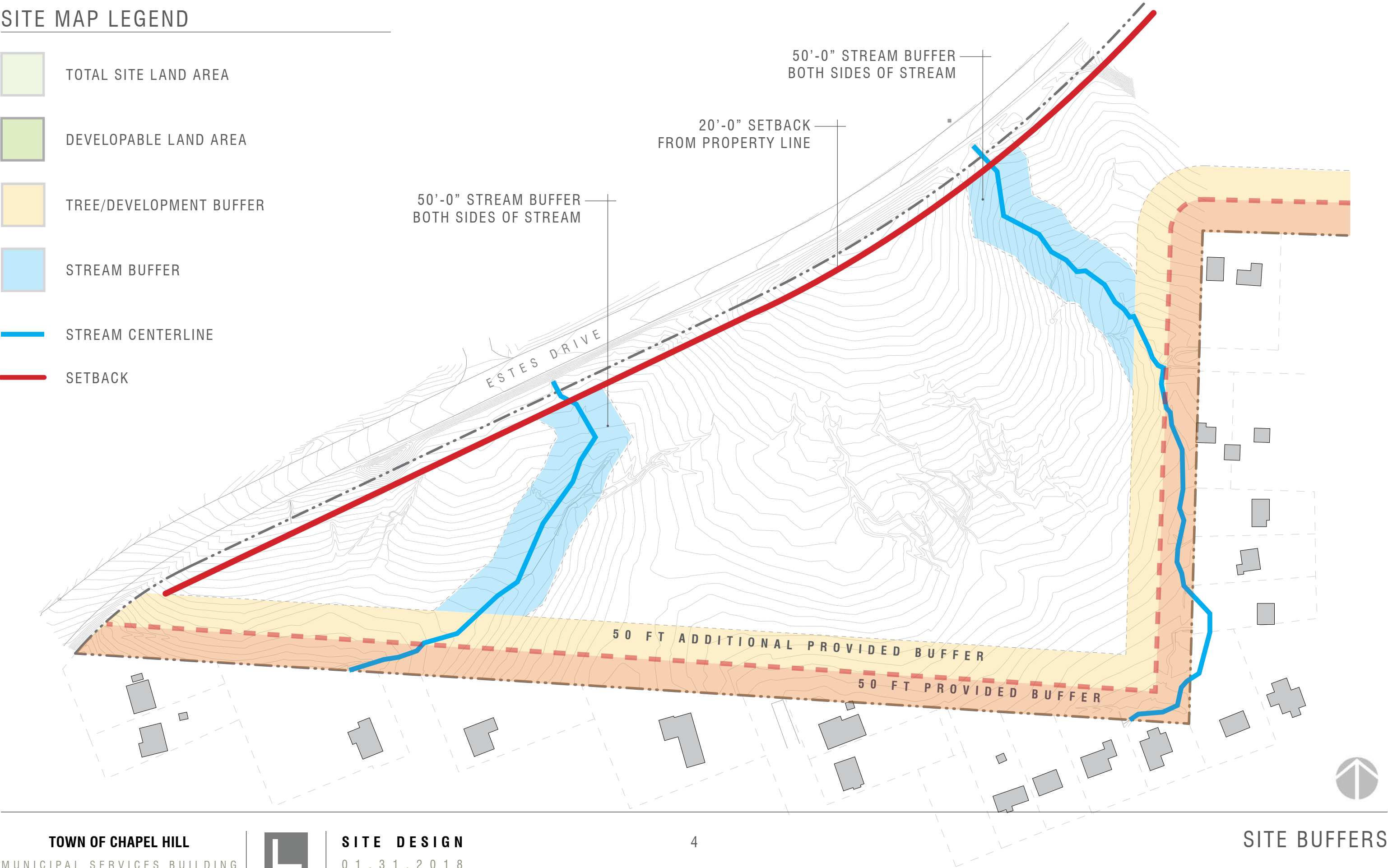
SITE MAP LEGEND

- TOTAL SITE LAND AREA
- DEVELOPABLE LAND AREA
- TREE/DEVELOPMENT BUFFER
- STREAM BUFFER
- STREAM CENTERLINE
- SETBACK



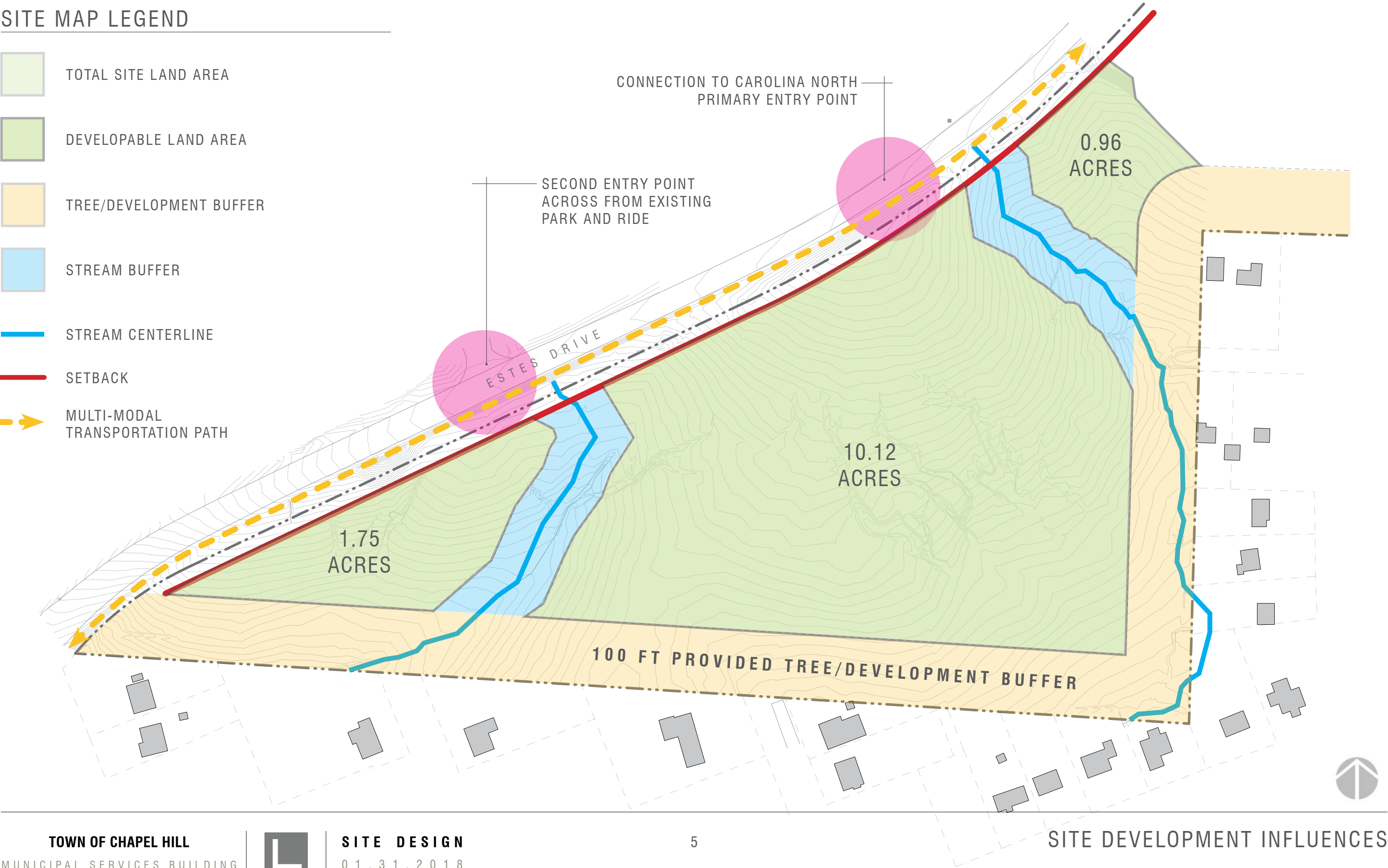
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SITE MAP LEGEND

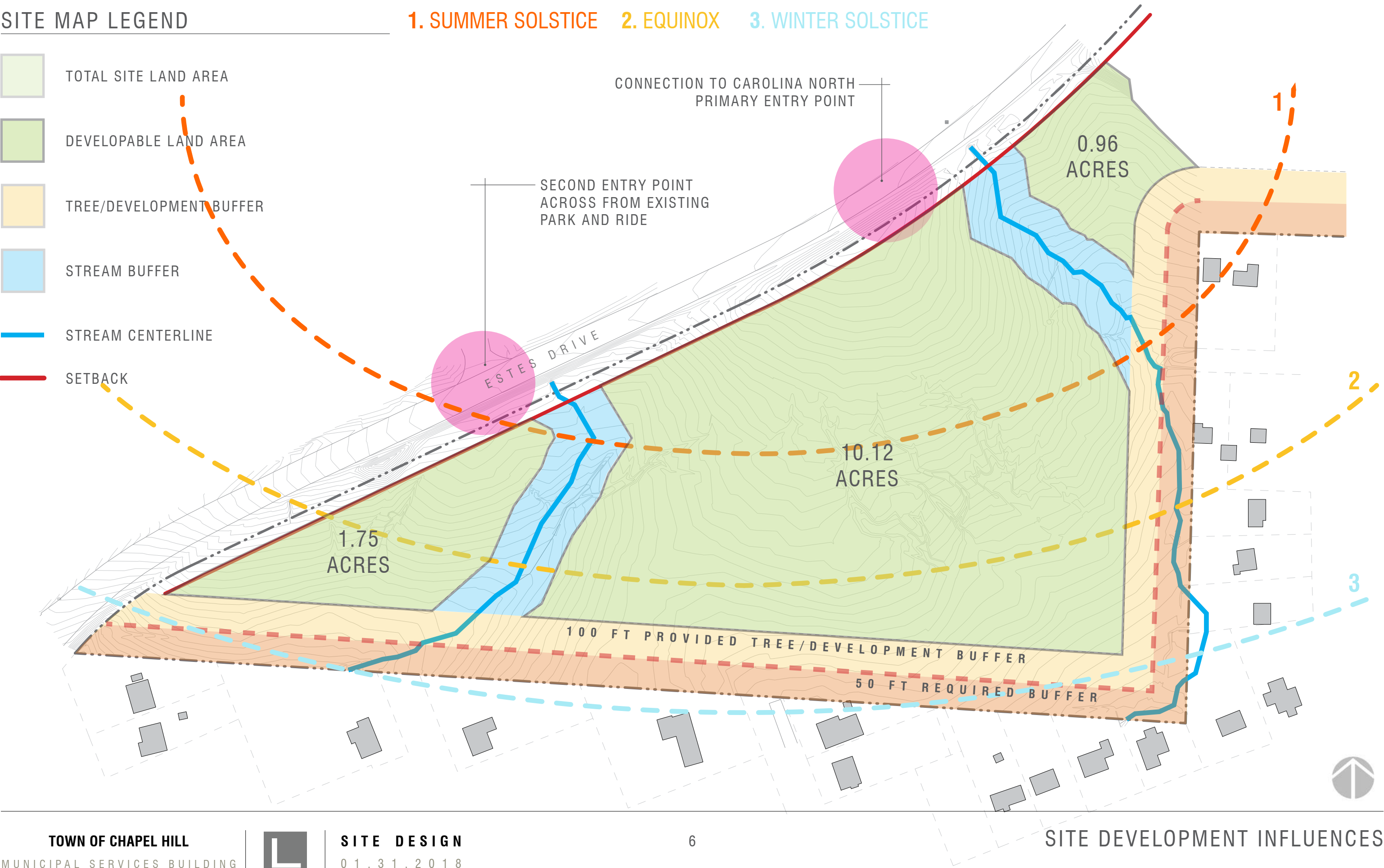
- TOTAL SITE LAND AREA
- DEVELOPABLE LAND AREA
- TREE/DEVELOPMENT BUFFER
- STREAM BUFFER
- STREAM CENTERLINE
- SETBACK
- MULTI-MODAL TRANSPORTATION PATH



SITE MAP LEGEND

- TOTAL SITE LAND AREA
- DEVELOPABLE LAND AREA
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- STREAM BUFFER
- STREAM CENTERLINE
- SETBACK

1. SUMMER SOLSTICE 2. EQUINOX 3. WINTER SOLSTICE



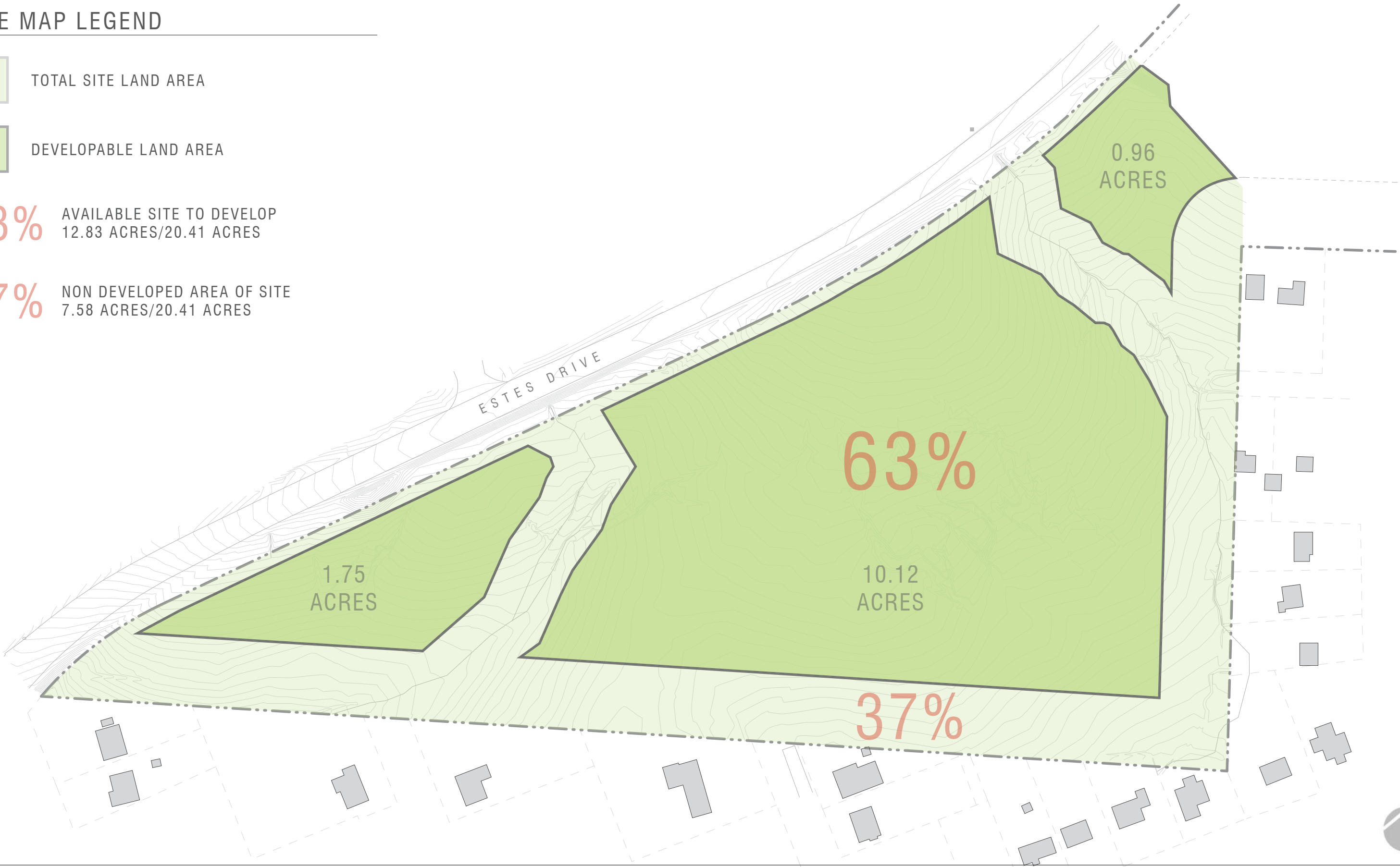
SITE MAP LEGEND

TOTAL SITE LAND AREA

DEVELOPABLE LAND AREA

63% AVAILABLE SITE TO DEVELOP
12.83 ACRES/20.41 ACRES

37% NON DEVELOPED AREA OF SITE
7.58 ACRES/20.41 ACRES



MUNICIPAL SERVICES BUILDING
APPROX. 72,000 SQ. FT.

UNC OR TOWN FUTURE BUILDING

UNC FUTURE BUILDING

PARKING

campus on the hill

advantages

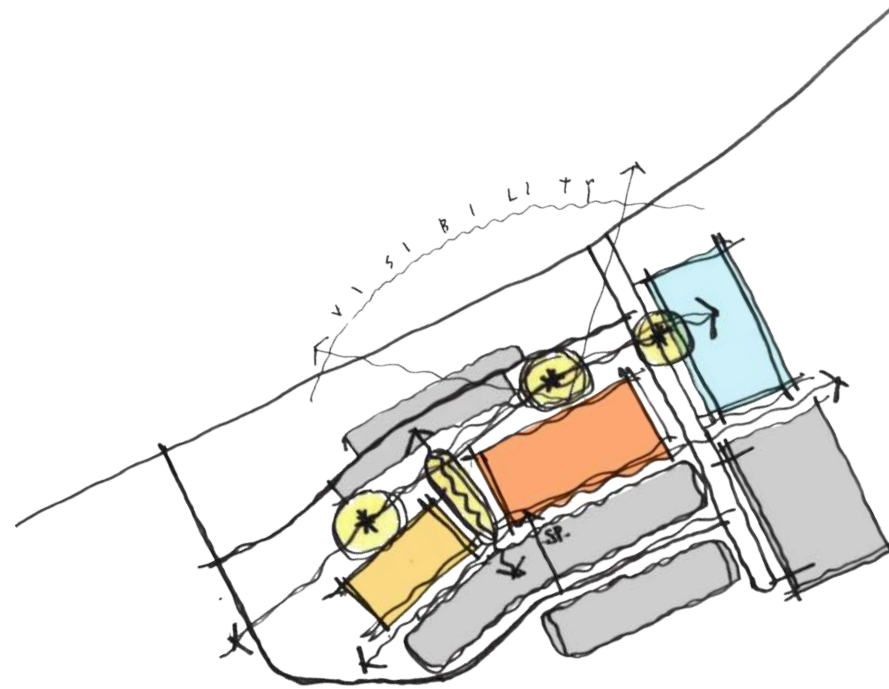
- + positions buildings closest to estes drive
- + high visibility from approach road
- + preserves greatest amount of the original site

disadvantages

- limited space between estes drive and building
- building location limits use of site topography
- majority of parking at rear of site

parking

phase 1 - 220 spaces
full buildout - 540 spaces



east-west linear

advantages

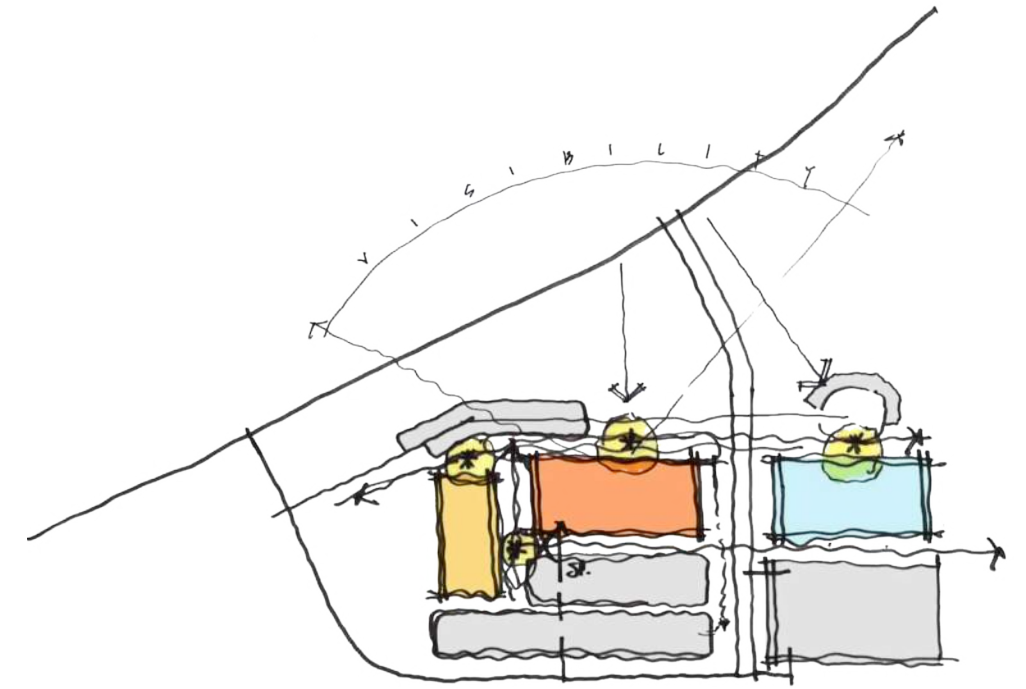
- + orientation of buildings increases energy efficiency
- + effective use of site topography
- + amenity/green space at building entry

disadvantages

- limited pedestrian connectivity, street crossing required
- increased percentage of site area development
- limited locations for storm water control measures

parking

phase 1 - 215 spaces
full buildout - 540 spaces



town square

advantages

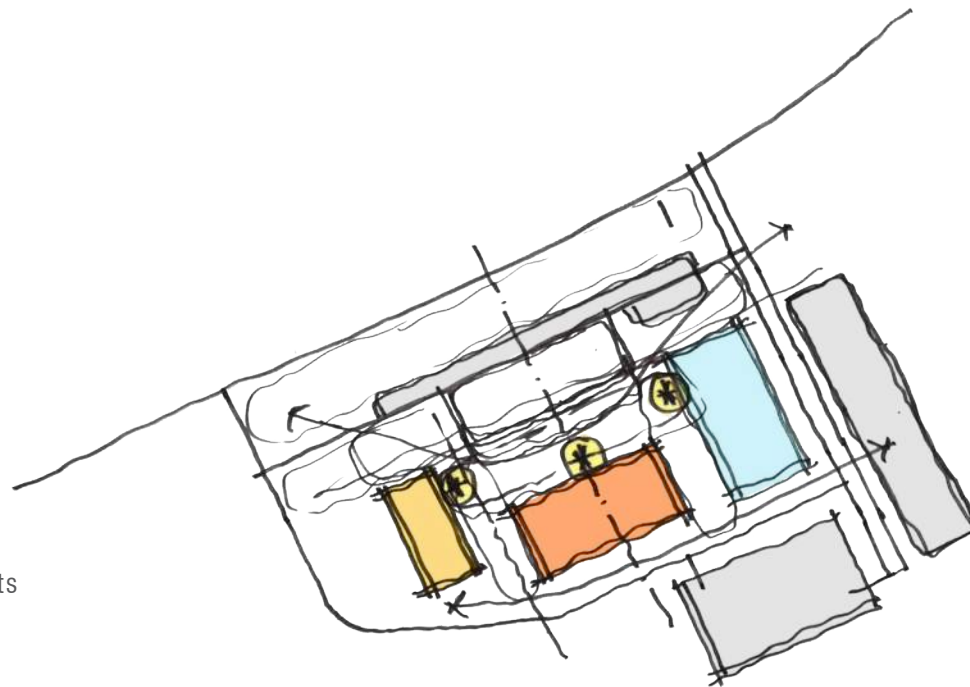
- + centralized common amenity (green) space
- + walkable connectivity between buildings
- + efficient site redevelopment and phasing

disadvantages

- limited building visibility
- significant site grading and infrastructure
- most expensive site development costs

parking

phase 1 - 268 spaces
full buildout - 540 spaces



hinged

advantages

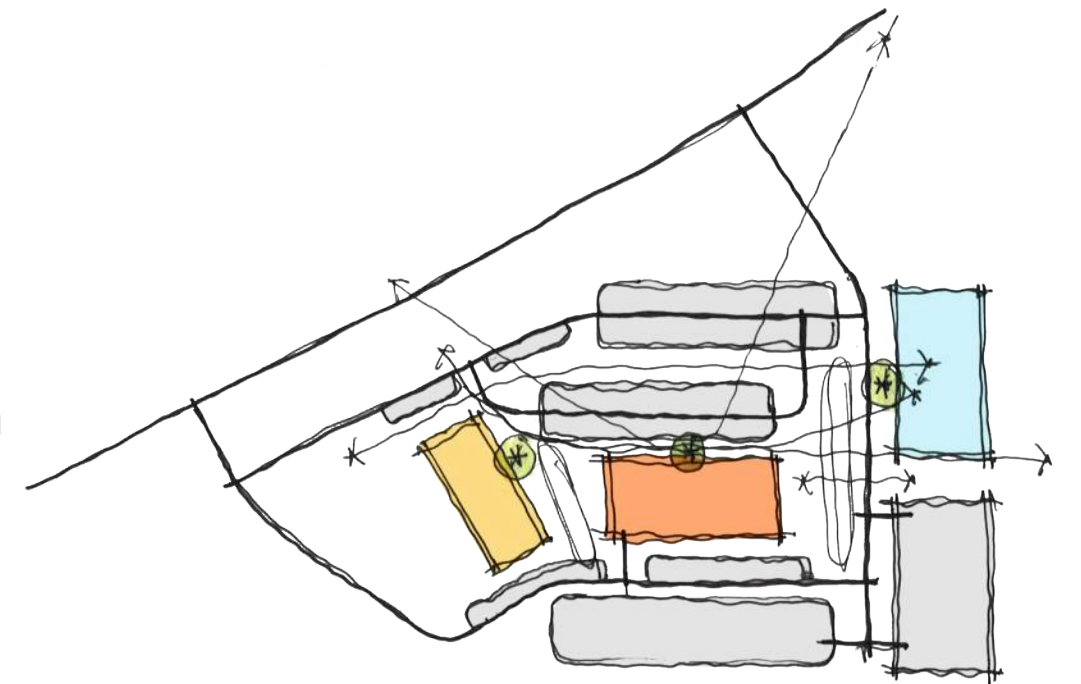
- + provides amenity spaces between buildings
- + msb orientation allows for energy efficiency and effective use of topography
- + terraced parking and options for distributed storm water control measures

disadvantages

- increased parking in front of msb
- decreased building visibility
- buildings towards rear of site

parking

phase 1 - 210 spaces
full buildout - 540 spaces



LEGEND

MUNICIPAL SERVICES BUILDING
APPROX. 72,000 SQ. FT.

UNC OR TOWN FUTURE
BUILDING

UNC FUTURE BUILDING

PARKING

150' FROM SETBACK
TO BUILDING ENTRY

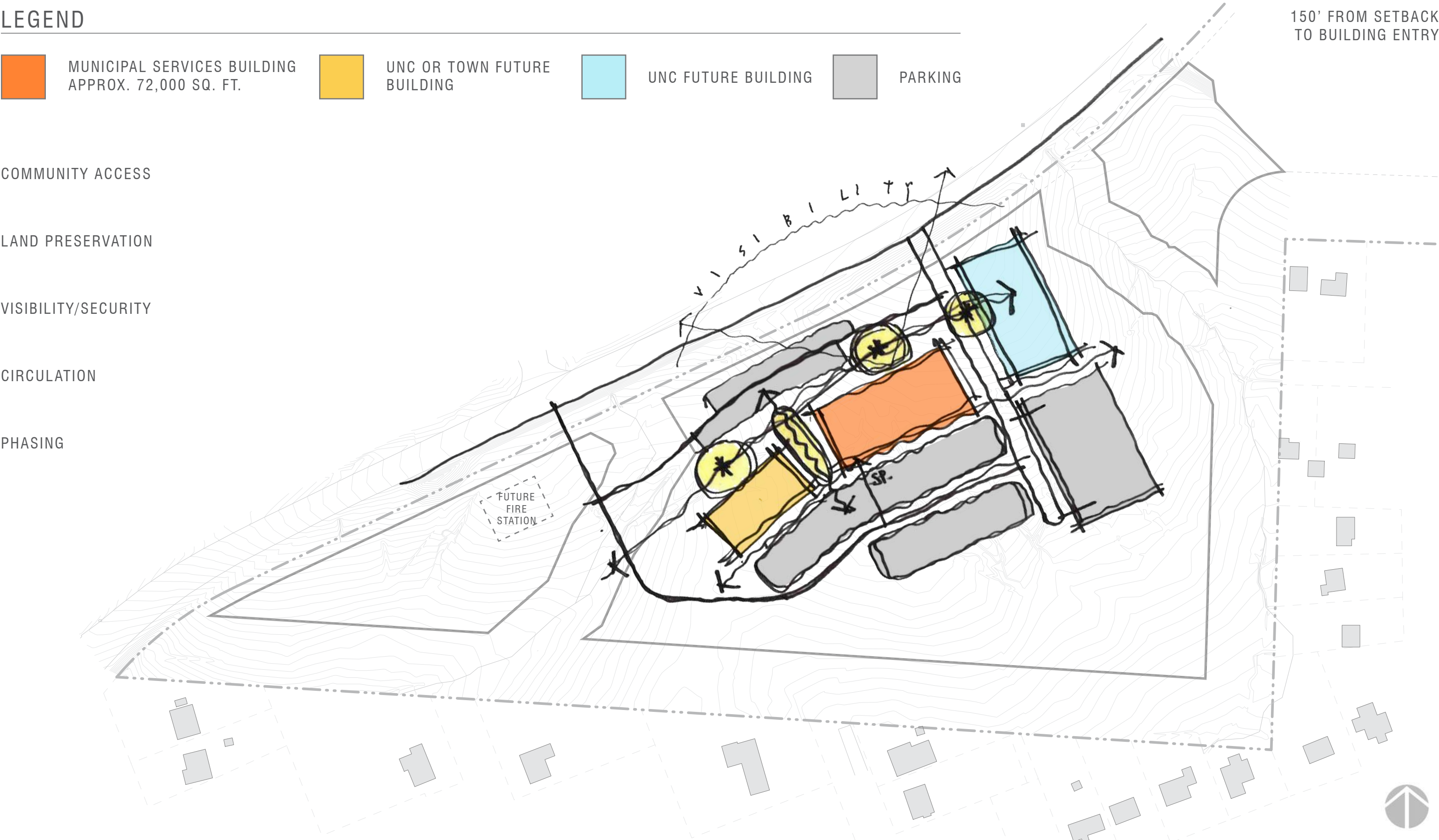
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LEGEND

- MUNICIPAL SERVICES BUILDING
APPROX. 72,000 SQ. FT.
- UNC OR TOWN FUTURE
BUILDING
- UNC FUTURE BUILDING
- PARKING

180' FROM SETBACK
TO BUILDING ENTRY

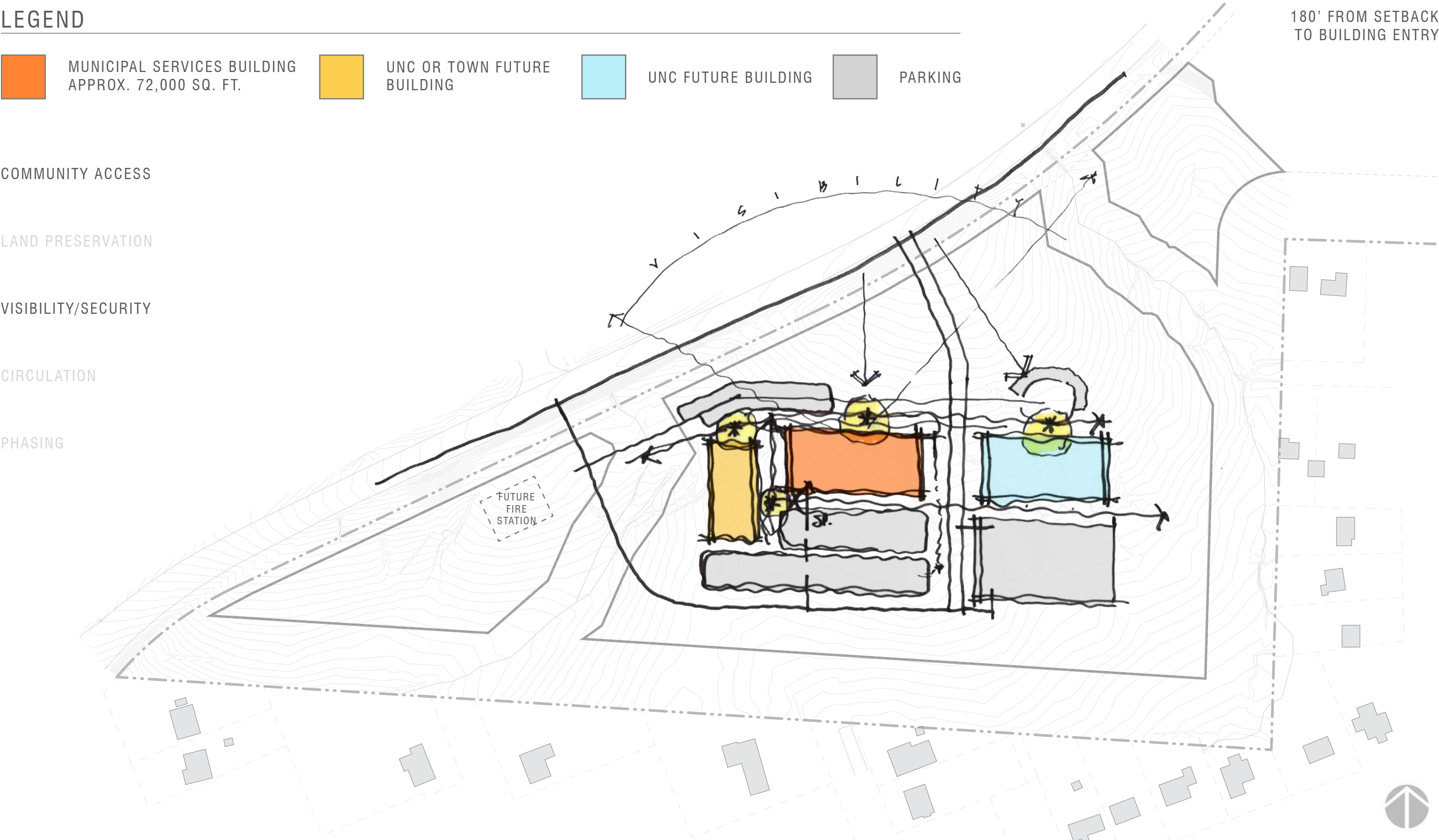
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LEGEND

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BUILDING
- UNC FUTURE BUILDING
- PARKING

225' FROM SETBACK
TO BUILDING ENTRY

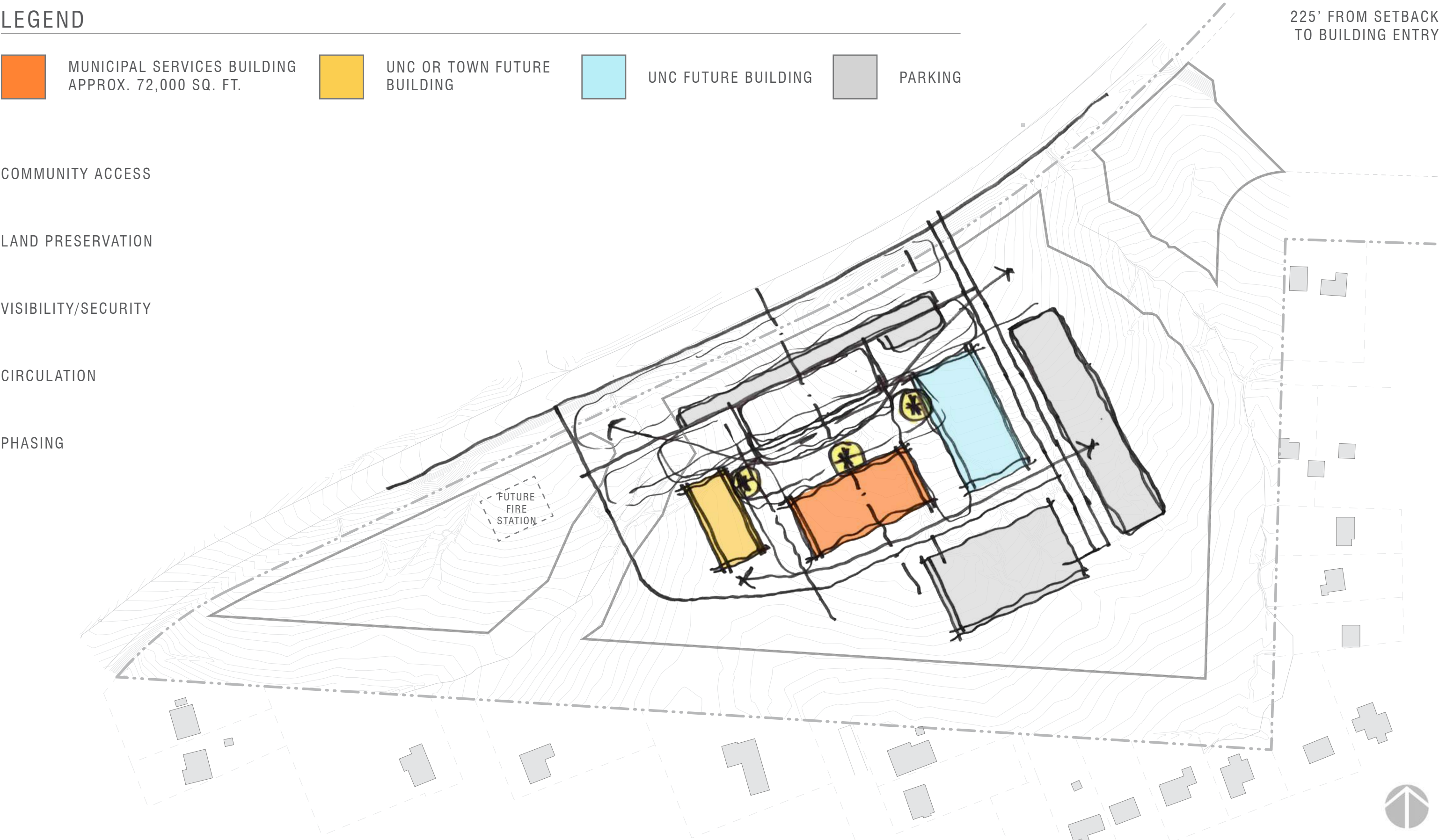
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LEGEND

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UNC OR TOWN FUTURE
BUILDING

UNC FUTURE BUILDING

PARKING

215' FROM SETBACK
TO BUILDING ENTRY

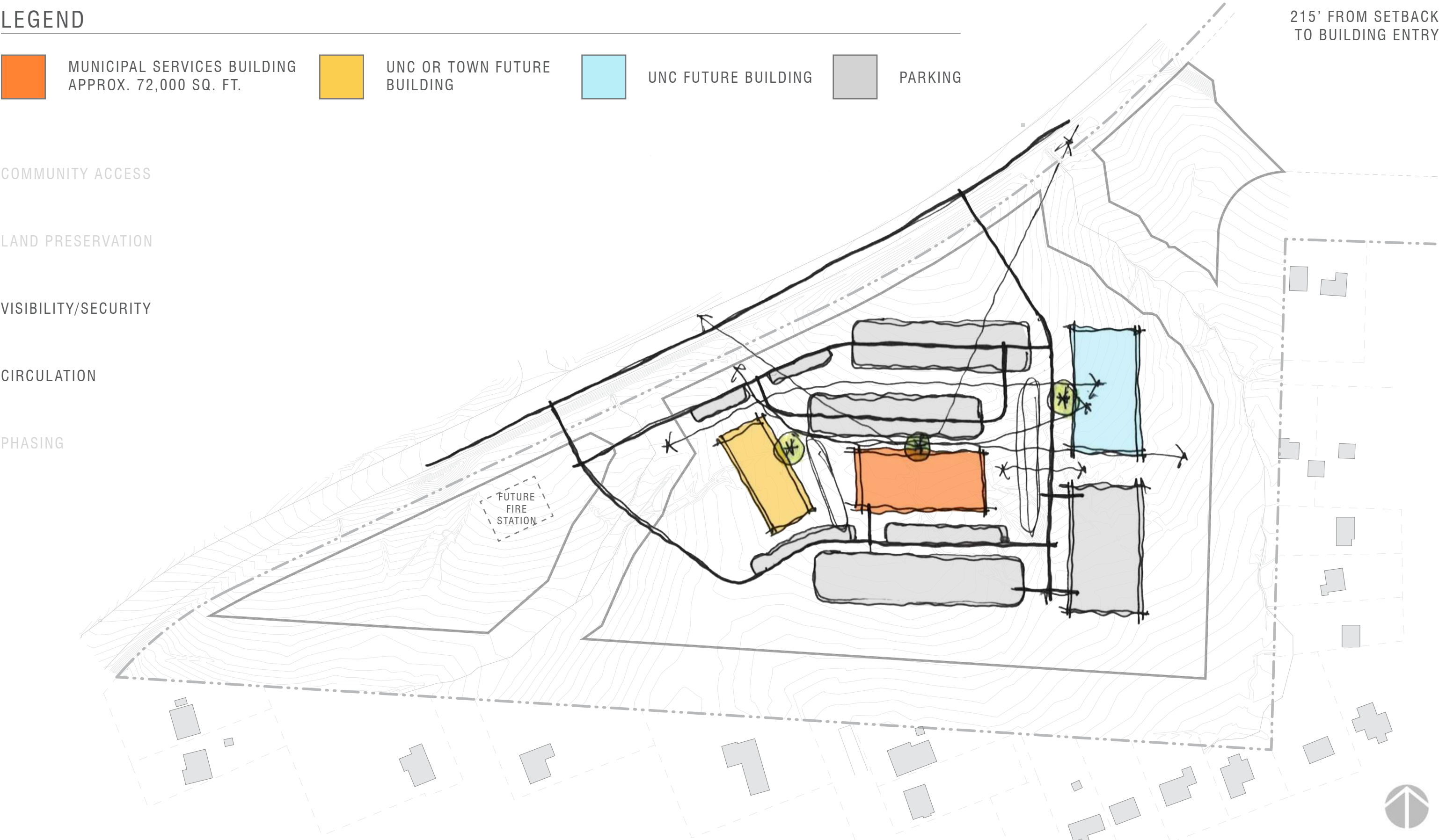
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THANK YOU

