

**Community Design Commission**  
Town of Chapel Hill, NC

March 26, 2019

Subject: University Place Exterior Building Improvements

BB+M Architecture is submitting a final plan package inclusive of exterior elevation details for work being done at the University Place mall. We are making this submittal on behalf of the owner, RAM Real Estate.

The work contained herein is divided into two distinct areas, each having a unique treatment:

**Area A**

- This area is comprised of Suites E1, B4 and B5. These retail spaces currently face inward to the mall and their exteriors are blank masonry walls with service access doors.
- The goal of this work is to "flip" these tenant spaces, allowing for direct customer access from the mall exterior. New exterior entries and unique storefronts are included.
- The design of the new exteriors is intended to complement the recently renovated areas located adjacent (Silverspot Cinema and Bar Taco).
- No new permanent landscaping or hardscaping is being proposed as part of this work. Any hardscape that requires removal during the construction process will be replaced as currently constructed.
- No change to existing site lighting is proposed as part of this work.
- All work is occurring within the building footprint, with the exception of supporting structure for a new canopy.

**Area B**

- This area is comprised of the exterior faces of suites 400B, 400C, 400D, and C2A.
- The goal of this work is to use simple surface improvements (paint and other applied materials) to adapt the exterior appearance into something more harmonious with the work in Area A and that in the vicinity of the Silverspot Cinema.
- No new permanent landscaping or hardscaping is being proposed as part of this work. Any hardscape that requires removal during the construction process will be replaced as currently constructed.
- No change to existing site lighting is proposed as part of this work.
- All work is occurring at the existing exterior wall, with the exception of supporting structure for a new canopy.

Please let us know if there are any questions.

Sincerely,

Brian Ficker  
Associate  
BB+M Architecture