

# Concept Plan Narrative for Pi Kappa Phi Fraternity House Addition/Renovation

**Project Name:** Pi Kappa Phi Fraternity House Addition

**Location:** 216 E Rosemary St., University of North Carolina, Chapel Hill

**Date:** 01.31.2025

***\*\*Requesting Town Council review in addition to Planning Commission review***

## Project Overview

Pi Kappa Phi Fraternity is a leading 160+ chapter national fraternity, and its Kappa Chapter is its 10<sup>th</sup> oldest, founded at UNC-Chapel Hill in 1914. Its alumni have included the author Thomas Wolfe, and former North Carolina governor Dan Moore. The current undergraduate chapter, one of the largest fraternity memberships at UNC, has ranked #1 scholastically amongst their 160+ chapters nationally in two of the past three years, including 10+ Morehead-Cain Scholars as members in recent years. The fraternity's historic fraternity house at UNC-Chapel Hill has long served as a home for brotherhood, leadership, and academic achievement. However, the house has aged, and a thoughtful renovation is necessary to modernize its facilities while preserving its rich heritage. The proposed addition will expand the existing facility by introducing new multipurpose spaces, ensuring the house remains a comfortable, functional, and vibrant space for its members and meets the evolving needs of current and future Pi Kappa Phi brothers.

## Design Objectives

The addition is designed to align with the character of the existing structure while providing modern enhancements that support the fraternity's evolving needs. Key objectives include:

- Architectural Style and New Addition Alignment** – The architectural style of the existing house is traditional, incorporating classic design elements. The new addition will seamlessly align with this aesthetic, ensuring a cohesive appearance while integrating modern physical features commonly found in contemporary fraternity houses.
- Proposed Room Repurposing and Design Update** – The existing house contains 20 sleeping rooms, some as small as 8' x 10'. This proposal repurposes several of these rooms for common area usage while maintaining the total room count as 20. The redesigned rooms align more closely with current student housing trends, reflecting the layouts and amenities commonly found in both university and private student housing.
- Flexible Multipurpose Space** – As active membership continues to grow it is essential to have a meeting space that can accommodate this expansion. Currently, Pi Kappa Phi lacks such a facility. The addition of a multipurpose space large enough to handle active members is crucial for the chapter's long-

term success. The proposed space is designed to support chapter meetings, social gatherings, study sessions, and philanthropic events, ensuring a functional and inclusive environment for all members.

4. **Sustainability & Efficiency** – The proposed project will incorporate new energy-efficient systems in the construction of the new space, along with an analysis and revitalization of existing systems. This approach, combined with the use of sustainable materials, will help reduce the environmental impact, align with modern environmental standards, and promote long-term sustainability.
5. **Enhanced Accessibility & Safety** – The existing house lacks ADA compliance and, in some cases, safe egress. This addition and renovation will bring Pi Kappa Phi into full ADA compliance, improving accessibility and egress routes. Additionally, the project will incorporate upgraded fire suppression systems, significantly enhancing fire and life safety for all members.
6. **Off-Site Parking Acquisition** – To meet the required parking space count, the project will secure off-site parking within 1,200 feet of the fraternity house in compliance with Chapel Hill's zoning regulations. Discussions have been initiated with potential sites shown on attachment.

## **Proposed Design Features**

- **Multipurpose Areas:** Flexible spaces that can adapt to different functions, from chapter meetings to study groups and community service events.
- **Improved Circulation & Accessibility:** Thoughtful floor plan adjustments will ensure smooth transitions between new and existing spaces while maintaining efficient movement throughout the house.
- **Exterior Enhancements:** Landscaping and drainage improvements, and minor façade adjustments will integrate the addition seamlessly with the surrounding site.

## **Parking & Transportation Strategy**

The expansion will require removing some of the existing parking area. To comply with town regulations, additional spaces are required. Since on-site parking is limited, Pi Kappa Phi will secure off-site parking within a 1,200-foot radius of the property. This will be accomplished by:

- **Partnering with Nearby Property Owners** – Negotiating shared-use agreements with nearby private lots or businesses with excess parking capacity.
- **Leasing Spaces in Existing Parking Facilities** – Identifying underutilized parking structures or lots within the allowable distance for long-term leasing arrangements.

- **Encouraging Alternative Transportation** – Promoting walking, biking, and public transit options to reduce parking demand, aligning with Chapel Hill's sustainability goals.

All off-site parking agreements will be documented as part of the final submission to ensure compliance with zoning requirements and to provide a long-term solution for fraternity members.

### **Zoning & Compliance**

The proposed design will adhere to most applicable zoning regulations, building codes, and historic preservation guidelines as required by the Town of Chapel Hill. A preliminary site analysis has been conducted and shown on the Site Plan to assess feasibility, and all necessary setbacks, height restrictions, and impervious surface limits.

### **Conclusion**

The Pi Kappa Phi house addition represents a necessary and forward-thinking investment in the fraternity's future. By expanding living accommodations, creating a versatile multipurpose area, and securing off-site parking solutions, this project will enhance the quality of life for members while reinforcing the fraternity's role in attracting strong students, developing future leaders, and being a valued part of the UNC-Chapel Hill community.

## **Pi Kappa Phi Off-site Parking Agreements – Pursuing**

### **Minimum of 8 Additional Spaces required per LUMO 5.9, within 1200'**

#### **(11 required, 3 provided on-site)**

**202 Henderson Street** – Lot at the corner of Henderson Street and Rosemary (Troll's/Jordan's/Last Resort/Bub O'Malley's) 0.24 AC.

- First Choice, if agreement with owner can be reached (preliminary discussions held)
- Owned by Dentist across Henderson St – Dr. Sloop and Chip Sloop
- Currently Zoned Primary Parking – 28 parking spots
- Half a block from Pi Kappa Phi House

**135 E. Rosemary Street** – New Town-owned parking deck across Rosemary from old NCNB Building

- Preliminary discussions held and Town is willing to lease a block of spots to us
- Guarantees revenue to the Town
- Zoned Primary Parking – 20-30 spots have been discussed.
  - Town indicates a willingness to lease a block of spaces, but may not meet “long term” requirements (5-10 years mentioned – further discussion required).
- One Block from Pi Kappa Phi House

**401 E. Rosemary Street** – Corner of Rosemary and Hillsborough Street (adjacent to DU Fraternity House) 0.28 AC.

- Owned by Exome Asset Management Founder in NYC, Sam Isaly
- Contacted an owner's representative and they don't believe the property is Zoned for parking, and have been previously fined by the Town
- Town version is that it is not Zoned for parking currently due to a former house/building being located on the property. Pi Kappa Phi willing to sufficiently grade and landscape if Town is able to collaborate with us not to have to rebuild a house on the property simply to gain parking.

#### **Alternative “short-term” Possibilities**

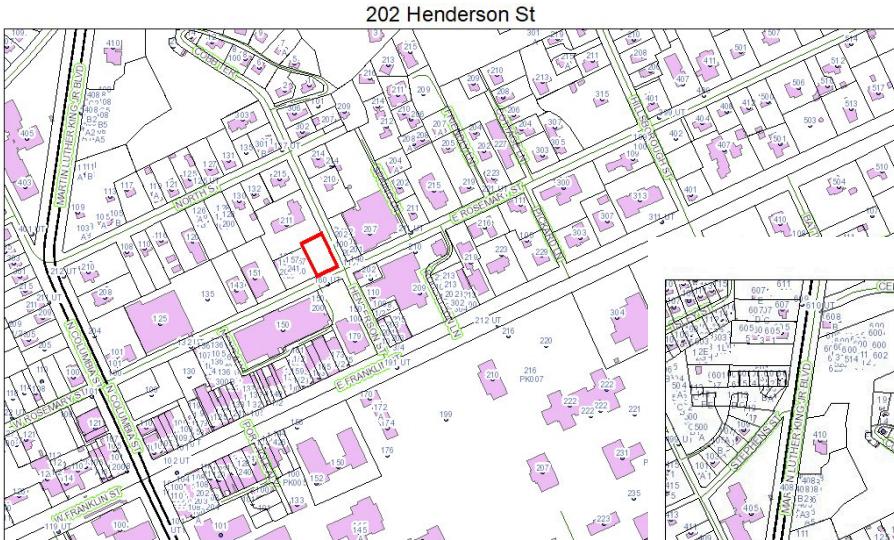
**223 E. Franklin Street** – UNC -owned “Coates Building” directly behind/adjoining the Pi Kappa Phi House

- We have discussed this property with UNC who indicates preliminary plans to renovate it for some user groups. Further discussion required.
- Approximately 15 spaces on the property

#### **227 E. Rosemary Street/Friendly Lane – Church Parking Lot**

- This would probably, at best, be a “shared use” lot, being used by both the Church and Pi Kappa Phi.
- Perhaps acceptable as an exception for the Town and Church, should Pi Kappa Phi develop a plan for resident parking on Sunday mornings.
- Very convenient to Pi Kappa Phi House - less than half a block away
- Ample parking for most of the week with spots probably in the 50+ spots available in non-peak use days (Sundays).
- Perhaps a chance that the church would consider a small number of spaces to meet our “resident minimum requirements” (11+) in exchange for consistent parking revenue. Further discussion required.

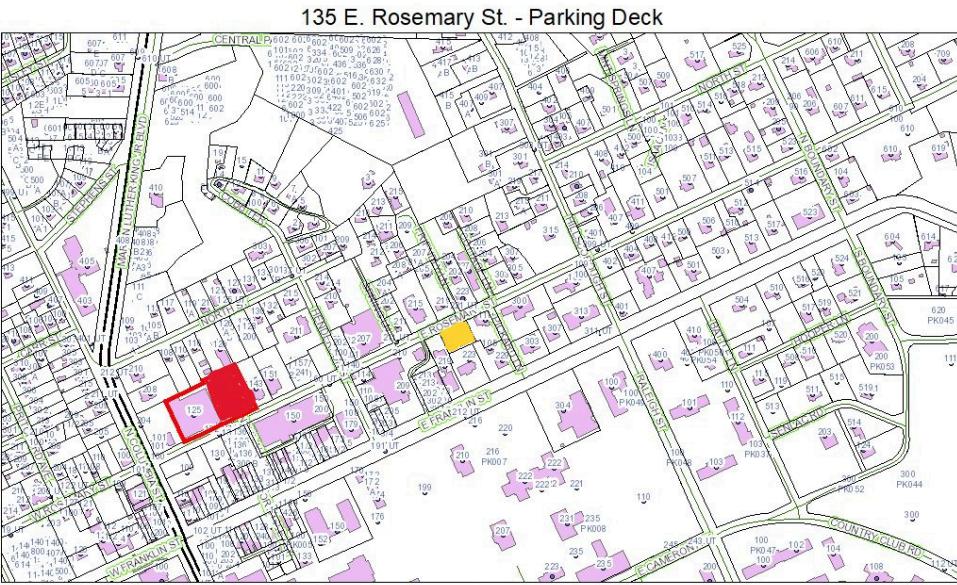
# Off-Site Parking Locations



January 8, 2025. This map contains parcels prepared for the inventory of real property within Orange County, and is compiled from recorded deed, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The county and its mapping companies assume no legal responsibility for the information on this map.

**PIN: 978848001**  
**OWNER 1: SLOOP CELESTE H** **SIZE: 0.24 A** **BUILDING COUNT: 1**  
**OWNER 2: SLOOP CHARLES C III** **DEED REF: 2296/210** **LAND VALUE: \$1,600**  
**ADDRESS 1: 202 HENDERSON ST** **RATECODE: 32** **BLDG. VALUE: \$0**  
**CITY: CHAPEL HILL** **BLDG SQFT: 1,000** **USE VALUE: \$0**  
**STATE, ZIP: NC 275143512** **YEAR BUILT: 2001** **TOTAL VALUE: \$1,600**  
**LEGAL DESC: NW INT ROSEMARY & HENDERSON** **DATE SOLD: 6/28/2001** **TAX STAMPS: 562**

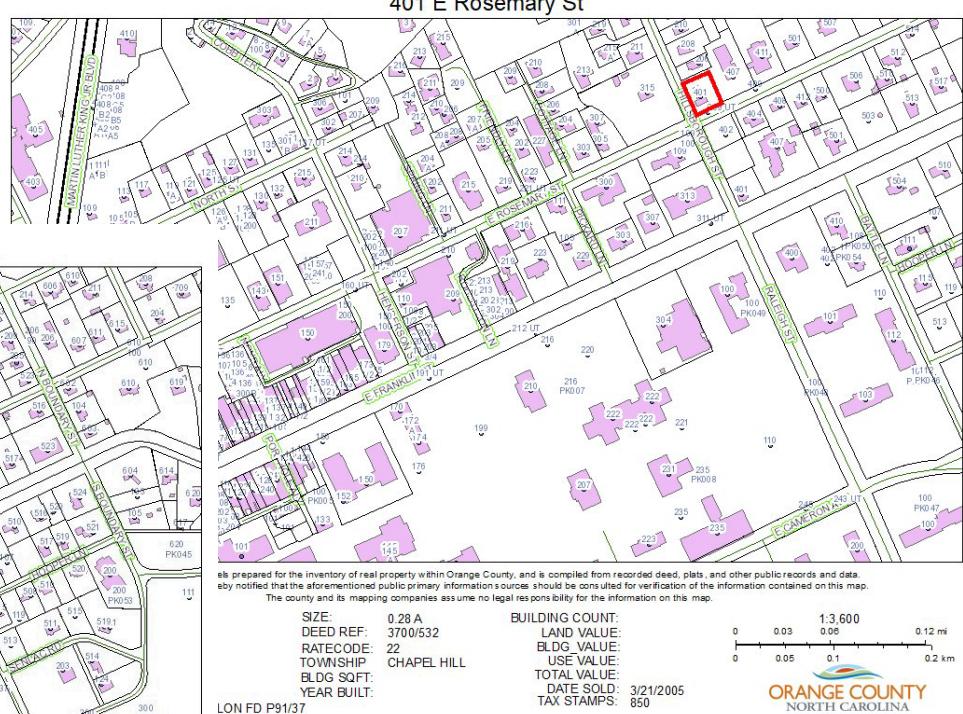
202 Henderson St



January 22, 2025. This map contains parcels prepared for the inventory of real property within Orange County, and is compiled from recorded deed, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The county and its mapping companies assume no legal responsibility for the information on this map.

**PIN: 9788376008**  
**OWNER 1: TOWN OF CHAPEL HILL** **SIZE: 1.68 A** **BUILDING COUNT: 1**  
**OWNER 2:** **DEED REF: 6731/1862** **LAND VALUE: \$1,600**  
**ADDRESS 1: 405 MARTIN LUTHER KING JR BLVD** **RATECODE: 32** **BLDG. VALUE: \$0**  
**ADDRESS 2: ATTN TOWN MANAGER** **TOWNSHIP: CHAPEL HILL** **USE VALUE: \$0**  
**CITY: CHAPEL HILL** **BLDG SQFT: 1,000** **TOTAL VALUE: \$1,600**  
**STATE, ZIP: NC 27514** **YEAR BUILT: 2004** **DATE SOLD: 12/6/2024**  
**LEGAL DESC: N/S ROSEMARY ST P128/90** **TAX STAMPS: 850**

135 E. Rosemary St. – Parking Deck



0 0.03 0.06 0.12 mi  
0 0.05 0.1 0.2 km

0 0.04 0.08 0.16 mi  
0 0.05 0.1 0.2 km

**SIZE: 0.28 A** **BUILDING COUNT: 1**  
**DEED REF: 3700/532** **LAND VALUE: \$1,600**  
**RATECODE: 22** **BLDG. VALUE: \$0**  
**TOWNSHIP: CHAPEL HILL** **USE VALUE: \$0**  
**BLDG SQFT: 1,000** **TOTAL VALUE: \$1,600**  
**YEAR BUILT: 2005** **DATE SOLD: 3/21/2005**  
**TAX STAMPS: 850**

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401 E. Rosemary St.

# Off-Site Parking Other Options



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**PIN: 9788476955**  
**OWNER 1: UNIVERSITY OF N C**  
**OWNER 2: UNKNOWN ADDRESS**  
**ADDRESS 1: CITY: CHAPEL HILL**  
**ADDRESS 2: STATE, ZIP: NC 27514**  
**LEGAL DESC: N/S E FRANKLIN ST CH TP**

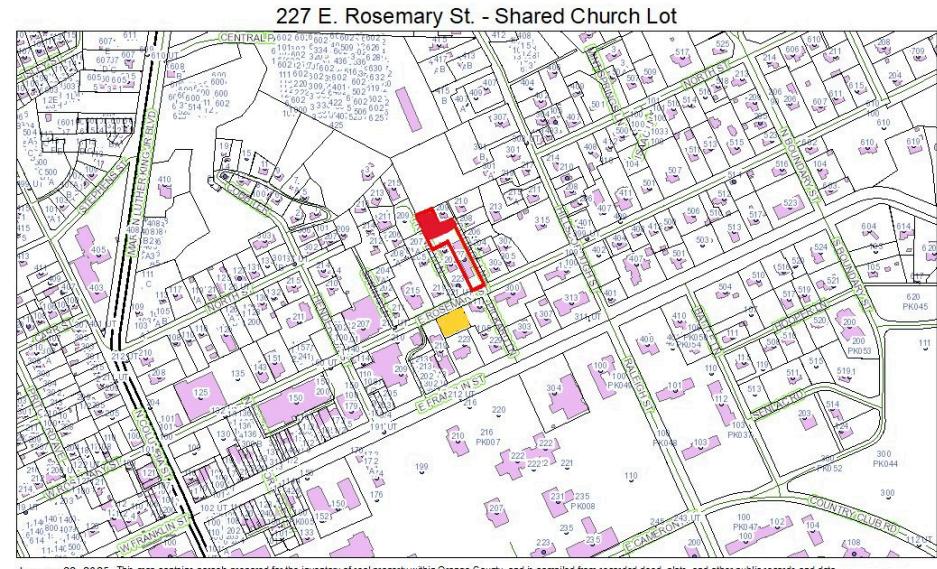
**SIZE: 0.53 A**  
**DEED REF: 122/18**  
**RATECODE: 22**  
**TOWNSHIP: CHAPEL HILL**  
**BLDG SQFT: 9249**  
**YEAR BUILT: 1939**

**BUILDING COUNT: 1**  
**LAND VALUE: 0**  
**BLDG VALUE: 14,800**  
**USE VALUE: 0**  
**TOTAL VALUE: 14,800**  
**DATE SOLD: 9/7/1945**  
**TAX STAMPS: 38**

0 0.04 0.08 0.12 0.16 mi

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223 E. Franklin – UNC Building



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**PIN: 978846568**  
**OWNER 1: HOLY TRINITY EVANGELICAL LUTHERAN CHURCH 95 CHAPEL HILL**  
**OWNER 2: UNKNOWN ADDRESS**  
**ADDRESS 1: 300 E ROSEMARY ST**  
**ADDRESS 2: CITY: CHAPEL HILL**  
**STATE, ZIP: NC 27514**  
**LEGAL DESC: N/S E ROSEMARY ST P103/92**

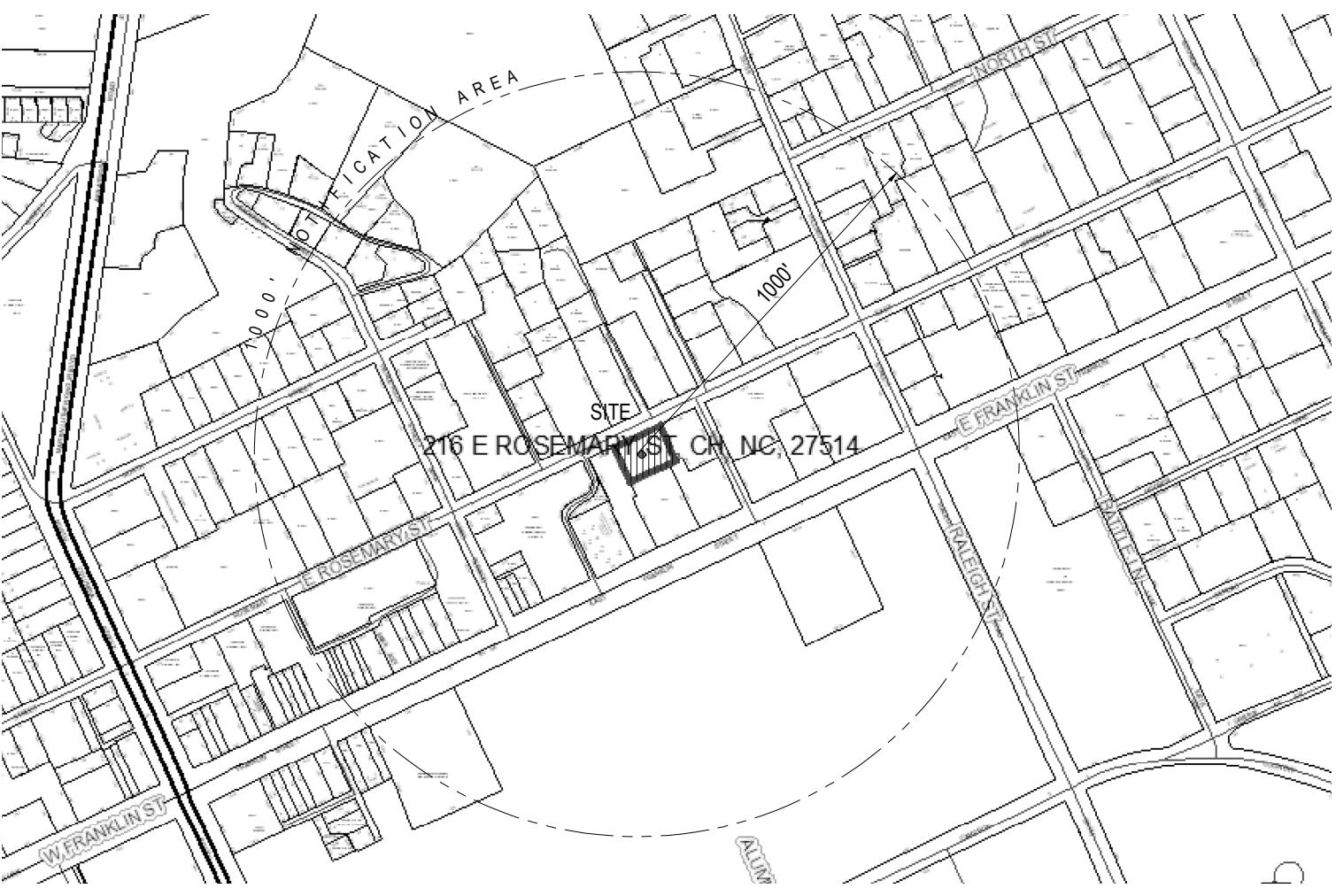
**DEED REF: 2328/360**  
**RATECODE: 22**  
**TOWNSHIP: CHAPEL HILL**  
**BLDG SQFT: 11241**  
**YEAR BUILT: 1960**

**BUILDING COUNT: 1**  
**LAND VALUE: 0**  
**BLDG VALUE: 14,800**  
**USE VALUE: 0**  
**TOTAL VALUE: 14,800**  
**DATE SOLD: 10/27/2006**  
**TAX STAMPS: 0**

0 0.04 0.08 0.12 0.16 mi

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227 E. Rosemary - Church



TRUE

NORTH

1 AREA PLAN