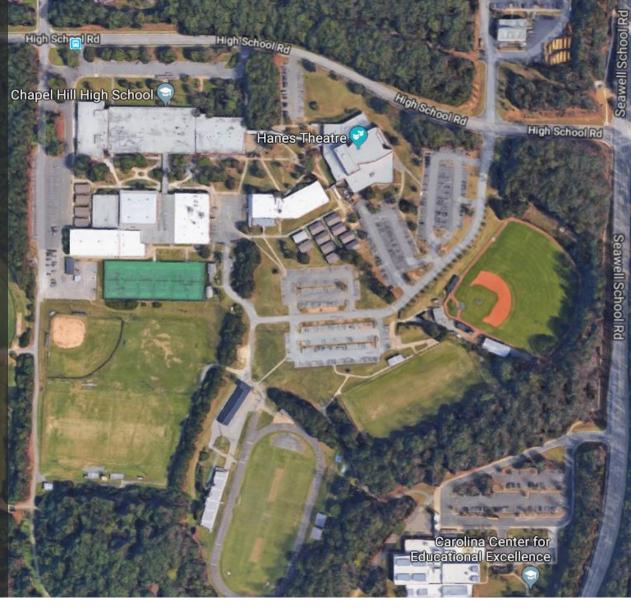
High School Rd

Winmore Townhomes

Town Council Presentation

CHAPEL HILL HIGH SCHOOL April 18, 2018









### AGENDA

### ✓ Project Overview

#### ✓ Advisory Board Approvals – conditions and solutions

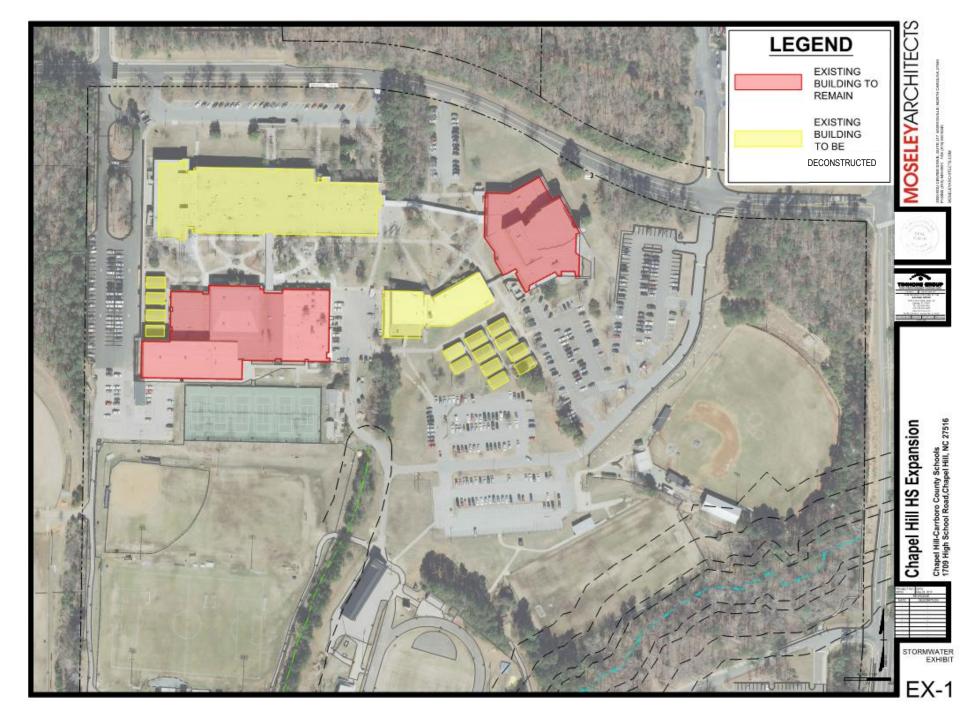
- ✓ Stormwater Management Utility Advisory Board
- ✓ Transportation and Connectivity Advisory Board

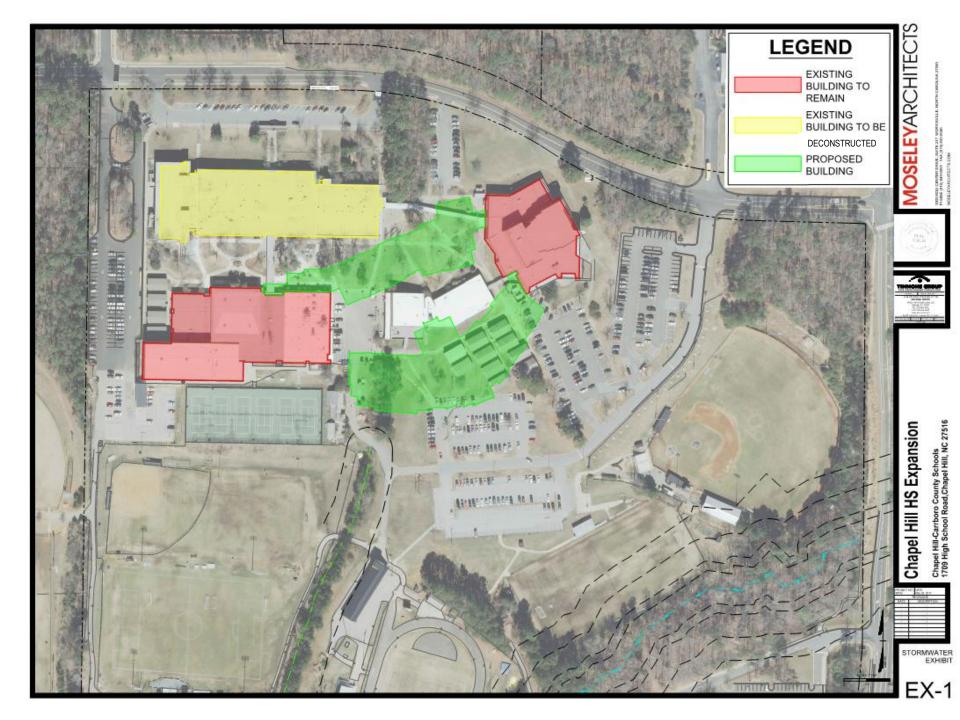
**MOSELEY**ARCHITECTS

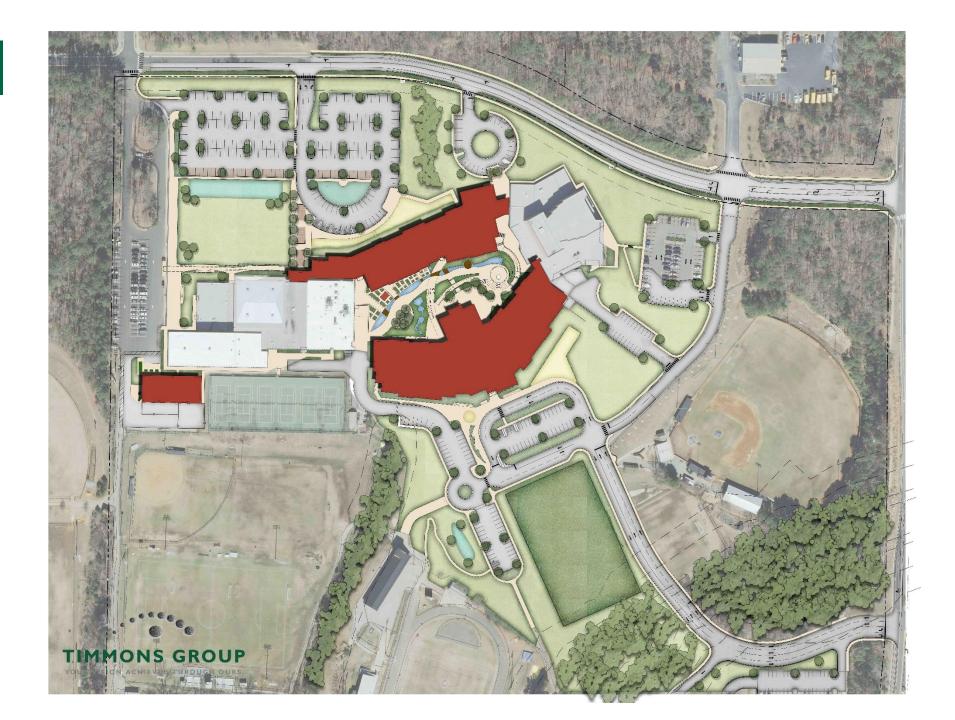
- ✓ Community Design Commission
- ✓ Environmental Stewardship Advisory Board
- ✓ Planning Commission
- ✓ Traffic Analysis Report
- ✓ Request Modifications











## Rendering



Overall View of School – North-West Facing View

## Rendering



Front of School/Student Dropoff – North Facing View

## Rendering



Courtyard – West Facing View

### AGENDA

### ✓ Project Overview

### ✓ Advisory Board Approvals – conditions and solutions

- ✓ Stormwater Management Utility Advisory Board
- ✓ Transportation and Connectivity Advisory Board

**MOSELEY**ARCHITECTS

- ✓ Community Design Commission
- ✓ Environmental Stewardship Advisory Board
- ✓ Planning Commission
- ✓ Traffic Analysis Report
- ✓ Request Modifications





## Approval

#### MEMORANDOM

| TO:      | Todd LoFrese and the Chapel Hill Carrboro City Schools School Board   |
|----------|-----------------------------------------------------------------------|
| FROM:    | Stefan Klakovich, Chair, Stormwater Management Utility Advisory Board |
| CC:      | Chapel Hill Town Council                                              |
| SUBJECT: | Stormwater Recommendations for new CHHS construction project          |
| DATE:    | February 27, 2018                                                     |

The Stormwater Management Utility Advisory Board appreciates the opportunity to collaborate with Chapel Hill Carrboro City Schools on the design of the construction of new buildings at CHHS. After reviewing the latest site design, the Stormwater Board makes the following recommendations:

We highly recommend storm water measures that improve storm water quality and address nutrient reduction which assists in meeting Chapel Hill residents to meet the Jordan Lake Rules.

We also highly recommend stormwater measures that provide educational opportunities. Schools are incredibly efficient places to educate the public. Money spent on education here goes much further than spending on education elsewhere and thus should be considered when weighing the costs.

Given the significant issues with past flooding and the addition of impervious area, a well thought out Stormwater Management Plan is crucial for this site and will help refine the design and selection process for the final stormwater features.

We are pleased to endorse the inclusion of stormwater features currently in the site design. When the plan is brought to the Chapel Hill Town Council for consideration, which elements are required to meet stormwater management regulations, and the school board is committed to constructing.

Bio-retention ponds that drain parking lot water. This is a very cost effective feature that reduces stormwater flow, improves water quality, and due to its visibility and accessibility provides educational opportunities.

Harvest rainwater from the roof of the new building in above ground cisterns. If this collected water is used to irrigate raised beds and other plantings in the courtyard, it will also improve water quality. This reuse of stormwater has high educational value as well as it can be directly used by students. This water should also be allowed to be slowly released to the intermittent stream to maintain base flow and maintain a minimum stormwater capacity for the cistern.

Employ careful re-sloping of the old athletic field east of the new road to slow stormwater flow and reduce erosion in to Jolly Branch. We request the adding native plantings and trees on the slope as a cost effective way of slowing run-off, reducing erosion and increasing wildlife habitat.

Include one-half acre of pervious pavement in the parking lot. This will reduce stormwater and any increased infiltration will enhance water quality. These pervious pavers also showcase a viable alternative to asphalt and its high visibility, a feature with high education value.

#### Use Native plantings and trees wherever possible.

This is not an expensive addition and adds wildlife value to the site as well as educational opportunities. Once established, native landscapes require less maintenance and save money.

The feature of greatest concern to our board was the new entrance on Seawell School Road that traverses a healthy creek with a new road with three lanes and sidewalks. The Board discussion lamented that the DOT rules for on-site queuing of cars would appear to trump the consequential environmental damage. If the final design includes this feature, the Chapel Hill Stormwater Advisory Board highly recommends the following items that are not included in the current plan when we reviewed it:

1 - Widening of the entrance road off of Seawell Drive should be done on the opposite side from Jolly Branch so construction can stay out of the managed watershed area. Presently, the plan calls for expanding the width of the Seawell School Road entrance to accommodate on site cueing of cars. We recommend that the extra width of this road be added to the south side of the present road so as to avoid encroaching on the steep slopes of the creek. We were told by the architect that this should not add cost to the project nor would it change traffic flow or necessitate extra work on Seawell School Road. The creeks on this property have already been severely impacted by the existing school. All reasonable measures should be made to reduce any additional impacts from road construction.

2 - The new road crossing Jolly Branch should have a box culvert. Box culverts allow for a more natural flow of water enhancing the riparian habitat of the creek. All reasonable measures should be made to reduce additional negative impacts on the creeks. The additional cost of a box culvert is not unreasonable.

We also highly recommend that the school district maintain contractual services with a sweeping service to maintain the pervious pavement. This is extremely important to maintain this expensive investment and to assure that it operates effectively.

In addition to the above recommendations, the Stormwater board also recommends that the school administration apply for a 319 grant to help finance enhanced educational stormwater features that will be installed in the enclosed courtyard. Highly visible projects that are educational are often given priority so we strongly recommend the district pursue this grant funding.

The board would also recommend the administration consider applying for an **Environmental Education** (**EE**) grant through the U.S. EPA to create a Stormwater Outdoor Classroom. Proposals are due March 15, 2018. <u>https://www.epa.gov/education/environmental-education-ee-grants</u>

# Approval

Special Considerations:

- Bio Retention ponds that drain parking lot water
- Harvest Rainwater from roof of new building in above ground cisterns
- Employ careful re-sloping of the old athletic field East of the new road to slow stormwater flow and reduce erosion in to Jolly Branch
- Include one half acre of pervious pavement in the parking lot
- Use Native plantings and trees wherever possible
- Widening of the entrance road off of Seawell School Rd. should be done on the opposite side from Jolly Branch so construction can stay out of the managed watershed area
- The new road crossing Jolly Branch should have a box culvert
- Highly recommend the school district maintain contractual services with a sweeping service to maintain the pervious pavement
- Stormwater board recommends that the school administration apply for a 319 grant to help finance enhanced educational stormwater features that will be installed in the enclosed courtyard
- Stormwater board also recommends the administration consider applying for an Environmental Education (EE) grant through the U.S. EPA to create a stormwater Outdoor Classroom

# Approval

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# Approval

Solutions incorporated into the design

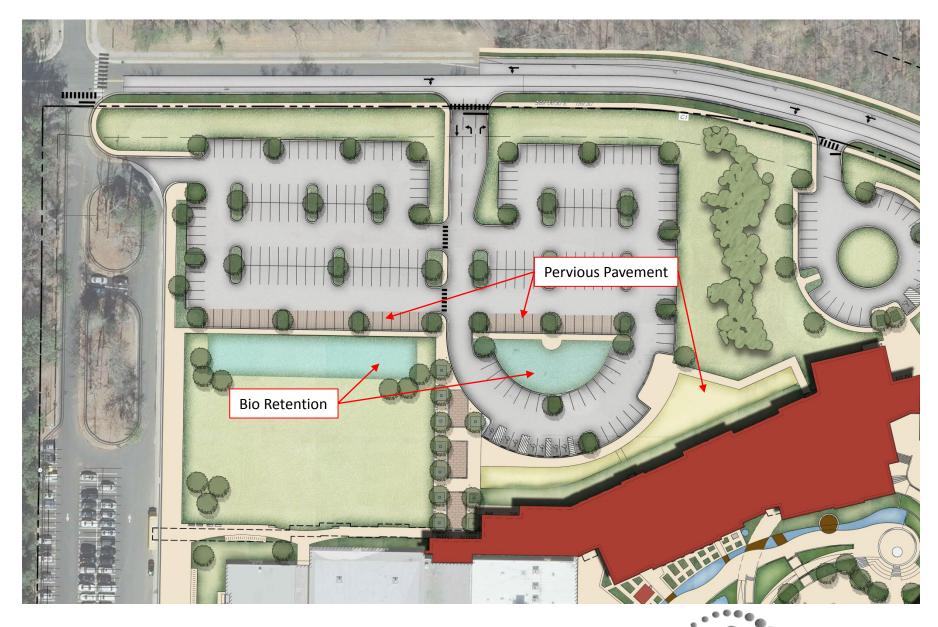
- Reduction in impervious surface approximately 1.5 acre
- Bioretention Student Parking (approximately 2.5 acre)
- Pervious Pavement / Infiltration Parking & Fire Lanes (approximately 1/2 acre)

MOSELEYARCHITECTS

- Educational Courtyard
  - Cistern
  - Rain Garden
  - Stormwater Detention

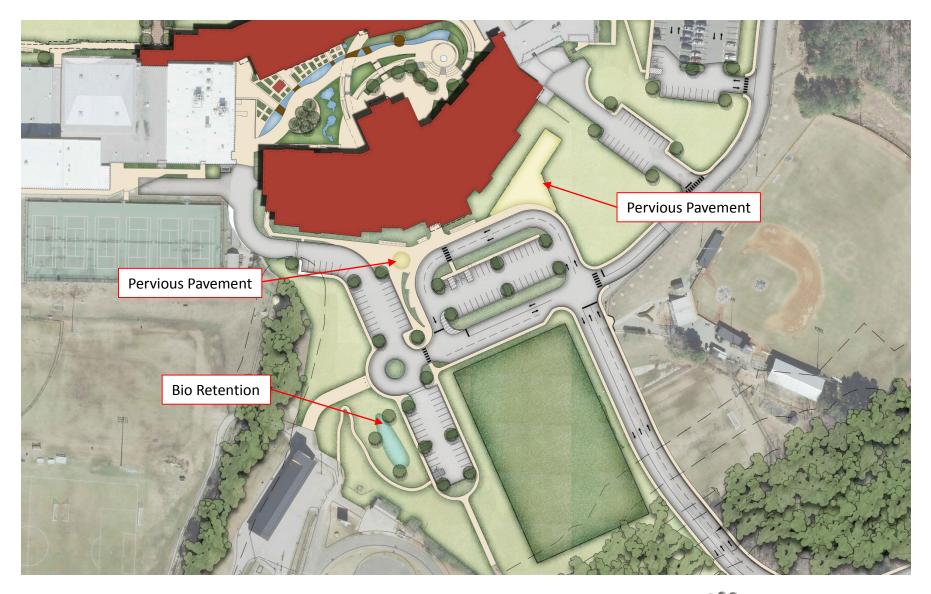








MOSELEYARCHITECTS



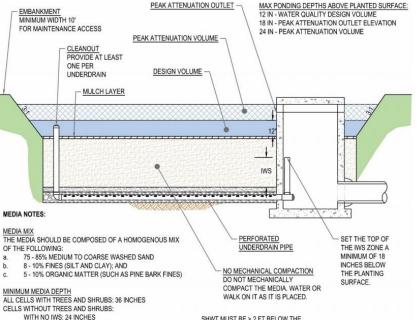






### **Bioretention**





SHWT MUST BE > 2 FT BELOW THE LOWEST POINT OF THE BIORETENTION CELL





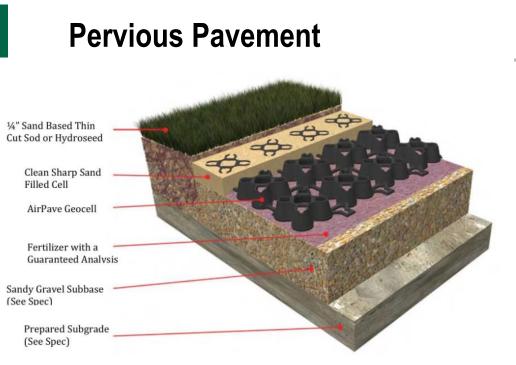
WITH IWS: 30 INCHES

MAINTAIN MEDIA SUCH THAT INFILTRATION RATE IS AT LEAST

MEDIA P-INDEX LESS THAN 30 IN NSW WATERS LESS THAN 50 ELSEWHERE MEDIA MAINTENANCE

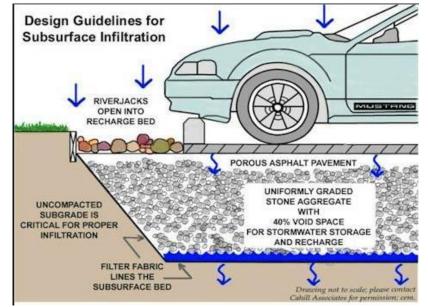
1 IN/R















**MOSELEY**ARCHITECTS

# Approval

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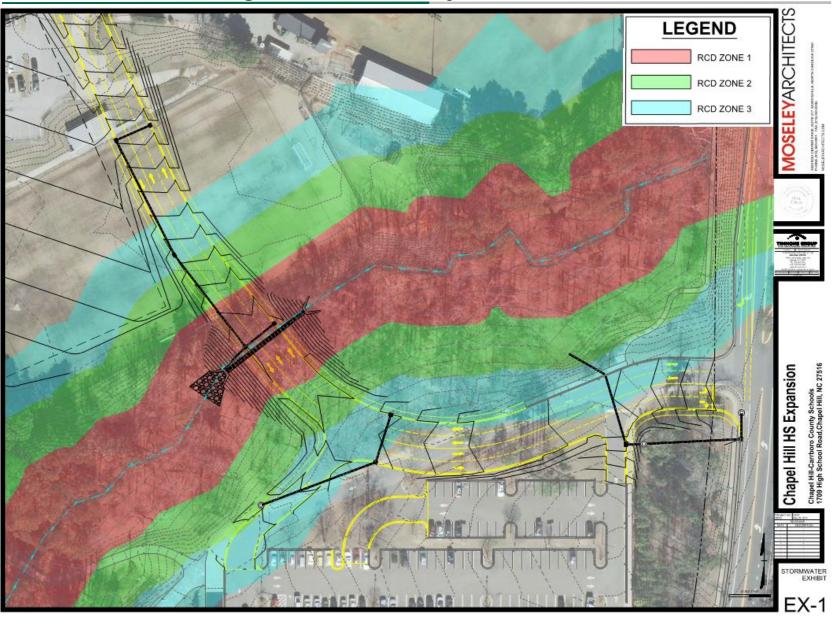
## **Stormwater Management Advisory Board**





**MOSELEY**ARCHITECTS

## **Stormwater Management Advisory Board**



# Approval

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## **Transportation and Connectivity Advisory Board**

## **Approval w/Conditions**

#### TRANSPORTATION AND CONNECTIVITY ADVISORY BOARD

To assist the Chapel Hill Town Council in creating an inclusive connected community by recommending, advocating and planning for comprehensive, safe, effective and sustainable multi-modal transportation and connectivity

#### RECOMMENDATION Chapel Hill High School Special Use Permit Modification 1709 High School Rd. (PROJECT #17-059) February 27, 2017

Recommendation: Approved 🗆 Approval with Conditions 🔳 Denied 🗆

Motion: Josh Kastrinsky moved and Susanne Kjemtrup-Lovelace seconded to approve the Chapel Hill High School Special Use Permit Modification with the following conditions:

- a) That the applicant run conduit to all the new parking lots so that at least 20% of the parking spaces could be electrified in the future.
- b) That the applicant may provide the minimum bike parking space requirement (163) as long as they provide covered bike parking to at least 25% of Class II bike parking spaces. In exchange, the applicant need not provide as many bike storage lockers.

Vote: 6-0

Ayes: Jason Merrill (Vice Chair), Eric Allman, Heather Brutz, Josh Kastrinsky, Susanne Kjemtrup-Lovelace, and Ignacio Tzoumas

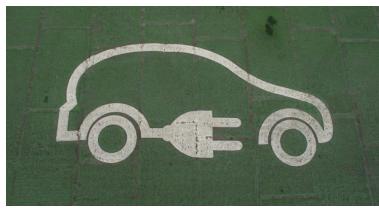
Nays: none

Prepared by: Jason Merrill, Vice Chair, Transportation and Connectivity Advisory Board Kayla Seibel, Planner II

# **Transportation and Connectivity Advisory Board**

# **Approval w/Conditions**

- That the applicant run conduit to all the new parking lots so that at least 20% of the parking spaces could be electrified in the future.
- That the applicant may provide the minimum bike parking space requirement (163) as long as they provide covered bike parking to at least 25% of Class II bike parking spaces. In exchange, the applicant need not provide as many bike storage lockers.



Conduit provided to 104 parking spaces for future electric car charging



42 covered Class II bike parking spaces provided

# Community Design Commission

## Approval w/Conditions

#### COMMUNITY DESIGN COMMISSION

To assist the Council in guiding the Town's vision on aesthetics, character, and function to focus community growth through advice, advocacy and implementation of the Council's policies and review of proposed development in key areas of the community.

#### RECOMMENDATION CHAPEL HILL HIGH SCHOOL REDEVELOPMENT SPECIAL USE PERMIT MODIFICATION (PROJECT #17-059) March 15, 2018

Recommendation: Approved Approval with Conditions Denied 🗆 Motion: Chris Berndt moved and Ted Hoskins seconded to approve Chapel Hill High School Redevelopment with the following additional two stipulations to Resolution A: 1. Provide additional plantings along the western property line to protect the adjacent residential area. 2. Identify existing trees to be saved and protected on the tree survey, saving as many mature trees whenever possible. Vote: 5-0 Ayes: Chris Berndt, Susana Dancy, Ted Hoskins, Dixon Pitt, and Polly van de Velde Nays: None

Prepared by: Dixon Pitt, Chair, Community Design Commission Kay Pearlstein, Staff

# **Community Design Commission**

# Approval w/Conditions

- Provide Additional Plantings along the Western property line to protect the adjacent residential area.
- Identify existing trees to be saved and protected on a tree survey, saving as many mature trees whenever possible.



## **Environmental Stewardship Advisory Board**

# Approval

#### ENVIRONMENTAL STEWARDSHIP ADVISORY BOARD

The charge of the environmental stewardship advisory board will be to assist the Chapel Hill Town Council in strengthening environmentally responsible practices that protect, promote and nurture our community and the natural world through advice and program support.

#### RECOMMENDATION CHAPEL HILL HIGH SCHOOL (PROJECT #17-059) SPECIAL USE PERMIT MODIFICATION

#### March 19, 2018

Recommendation: Approval 🗹 Approval with Conditions 🗆 Denial 🗆

Motion: Bruce Sinclair moved and Mary Metcalf seconded a motion to recommend approval of the Special Use Permit modification with the special considerations listed below.

Vote: 7-0

Ayes: John Wallace (Chair), Gregory Ames, Heidi Kim, Mary Metcalf, Bruce Sinclair, Brian Vaughn

Nayes:

#### **Conditions:**

• None.

#### **Special Considerations:**

- Explore an environmental impact analysis for the proposed stream crossing for concerns related to flora and fauna
- Consider a staggered student release or other approach to mitigate traffic congestion and reduce emissions from vehicle idling
- Explore Safe Routes to School as a way to increase multi-modal access to the school, specifically NACTO intersection safety guidelines
- Follow Best Management Practices for designing rainwater harvesting systems for prefiltering and overflow sizing to prevent system failure
- Incorporate environmental education into the sustainable design features and fixtures associated with the project
- Prepared by: John Wallace, Chair, Environmental Stewardship Advisory Board John Richardson, Community Resilience Officer, Staff Liaison to ESAB

# **Environmental Stewardship Advisory Board**

# Approval

Special Consideration:

- Explore an environmental impact analysis for the proposed stream crossing for concerns related to flora and fauna
- Consider a staggered student release or other approach to mitigate traffic congestion and reduce emissions from vehicle idling
- Explore Safe Routes to School as a way to increase multi-modal access to the school, specifically NACTO intersection safety guidelines
- Follow Best Management Practices for designing rainwater harvesting systems for prefiltering and overflow sizing to prevent system failure
- Incorporate environmental education into the sustainable design features and fixtures associated with the project

# Planning Commission

# Approval

 Consideration – Create a plan for safe crossings for students especially across High School Road, and explore a lighted signal, crossing signal, or pedestrian refuge.



### AGENDA

### ✓ Project Overview

#### ✓ Advisory Board Approvals – conditions and solutions

- ✓ Stormwater Management Utility Advisory Board
- ✓ Transportation and Connectivity Advisory Board

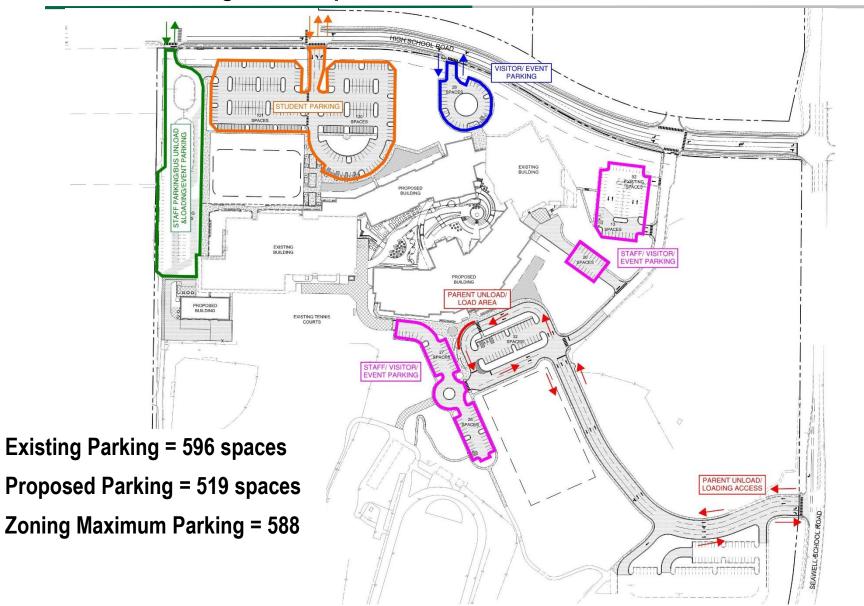
**MOSELEY**ARCHITECTS

- ✓ Community Design Commission
- ✓ Environmental Stewardship Advisory Board
- ✓ Planning Commission
- ✓ Traffic Analysis Report
- ✓ Request Modifications

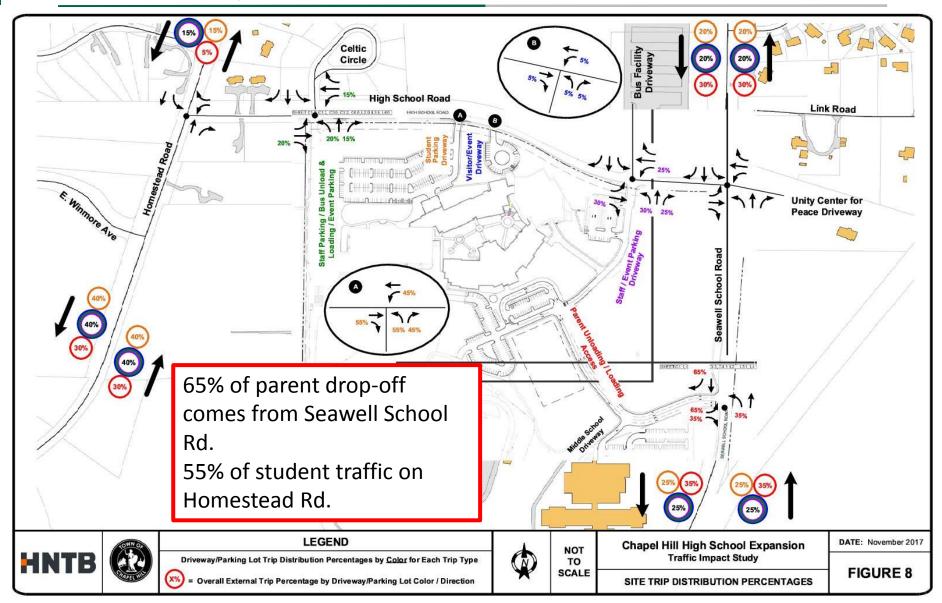




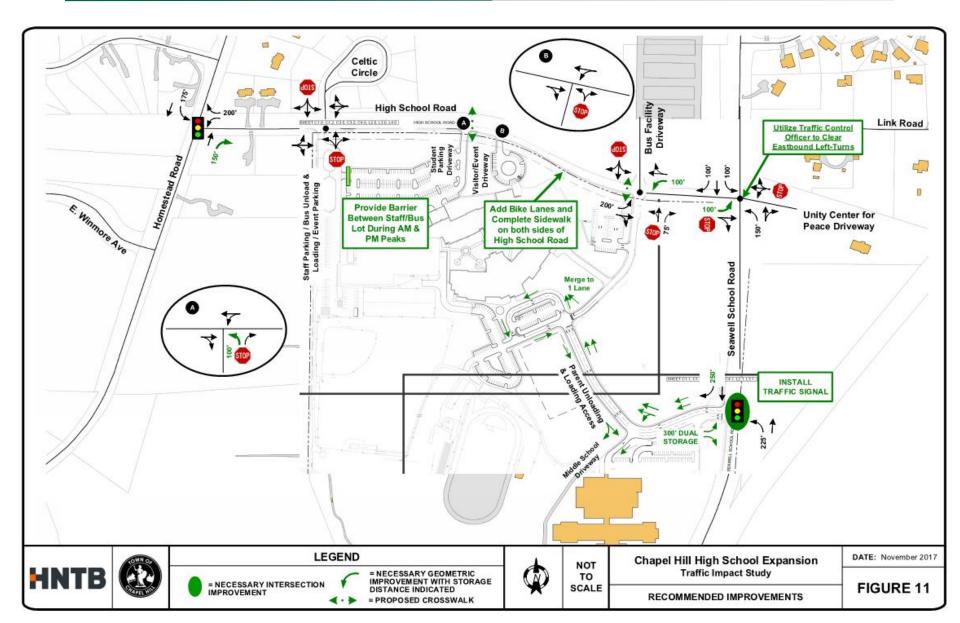
### **Reduced Parking / Less Impervious**



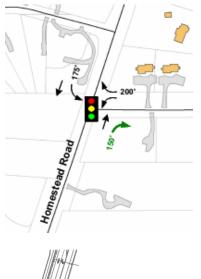
### **Traffic Percentages**

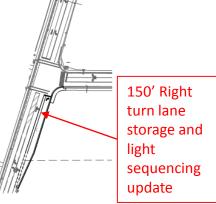


## Access and MSTA (Municipal School Traffic Assistant)



## Access and MSTA (Municipal School Traffic Assistant) Homestead Rd. & High School Rd. Intersection





- Existing intersection grade = F
- Grade with mitigation = B

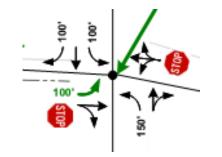
Re-signaling & providing a right hand turn lane to provide 150' of storage on Homestead Road





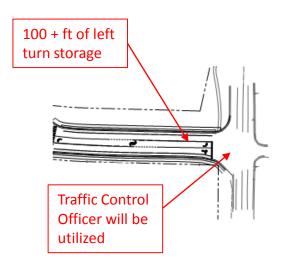
**MOSELEY**ARCHITECTS

## Access and MSTA (Municipal School Traffic Assistant) High School Rd. & Seawell Rd. Intersection



- Existing Intersection Grade = F
- Grade with mitigation = C\*

Re-striping to provide 100 feet for left hand turn on High School. Traffic control officer during peak times



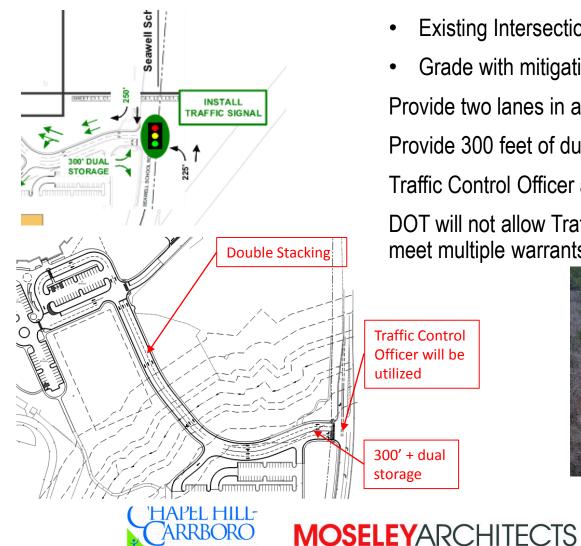








## Access and MSTA (Municipal School Traffic Assistant) Middle School Entrance & Seawell Rd. Intersection



SCHOOLS

- Existing Intersection Grade = C
- Grade with mitigation =  $C^*$

Provide two lanes in and two lanes out

Provide 300 feet of dual storage

Traffic Control Officer at peak times

DOT will not allow Traffic Signal because it does not meet multiple warrants.





### AGENDA

### ✓ Project Overview

#### ✓ Advisory Board Approvals – conditions and solutions

- ✓ Stormwater Management Utility Advisory Board
- ✓ Transportation and Connectivity Advisory Board

**MOSELEY**ARCHITECTS

- ✓ Community Design Commission
- ✓ Environmental Stewardship Advisory Board
- ✓ Planning Commission
- ✓ Traffic Analysis Report
- ✓ Request Modifications





## **Modification Requests**

Secondary Building Height increase to 50'

Building is set back more than 150' from High School Road

Buffer Modification (Western Property Boundary) Variable 3-20'

- The existing parking lot will remain as located.
- Applicant will comply with condition to plant along residential property line.

Tree Canopy Modification – 35% (previous request to 30%)

- Existing Canopy does not meet requirements
- Removing less than 1% of the existing canopy
- Will be installing new landscaping to increase canopy

### Parking

 Per recommendation of Transportation board, 25% Covered bike parking in lieu of 10% Class I bike parking for schools as required in the Design Standards Manual. Total bike parking 163 spaces of which a minimum of 41 spaces will be covered.

MOSELEYARCHITECTS





CHAPEL HILL HIGH SCHOOL April 18, 2018





**MOSELEY**ARCHITECTS



MOSELEYARCHITECTS TIMMONS GROUP

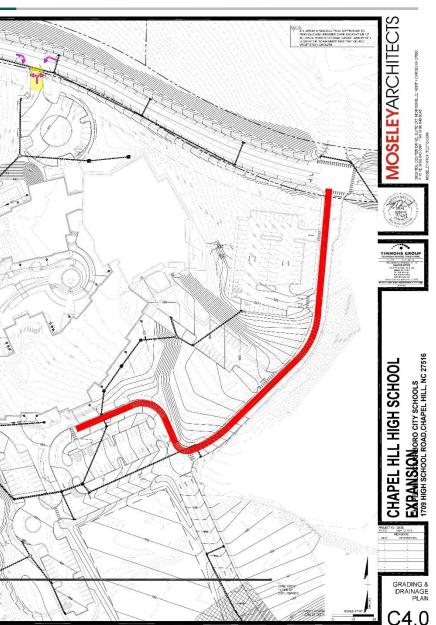


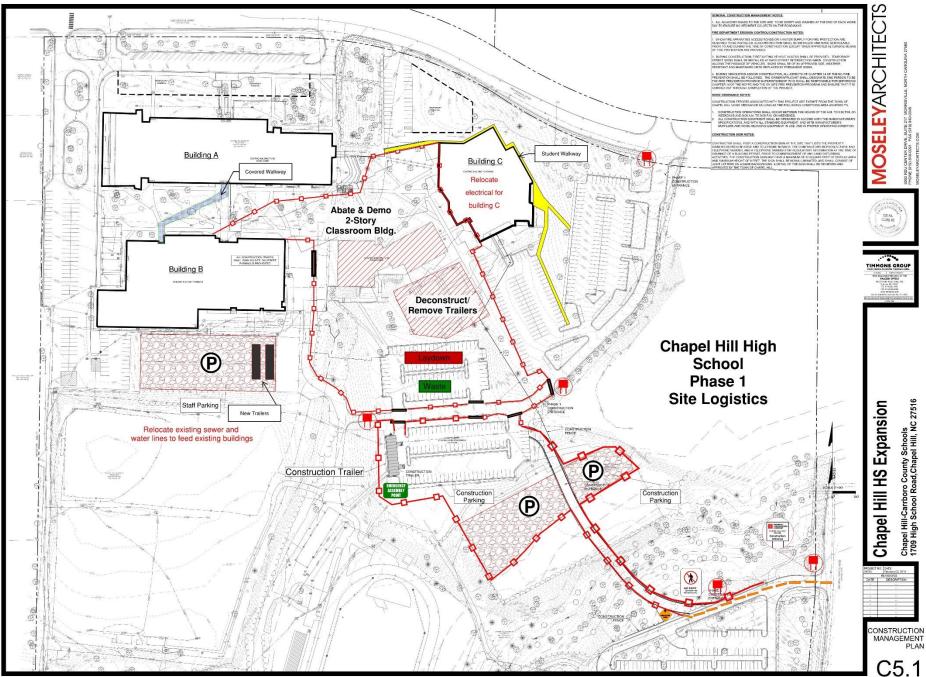
### **Consideration of Alternative Circulation Plans**

 Major safety concerns for students crossing drop-off traffic

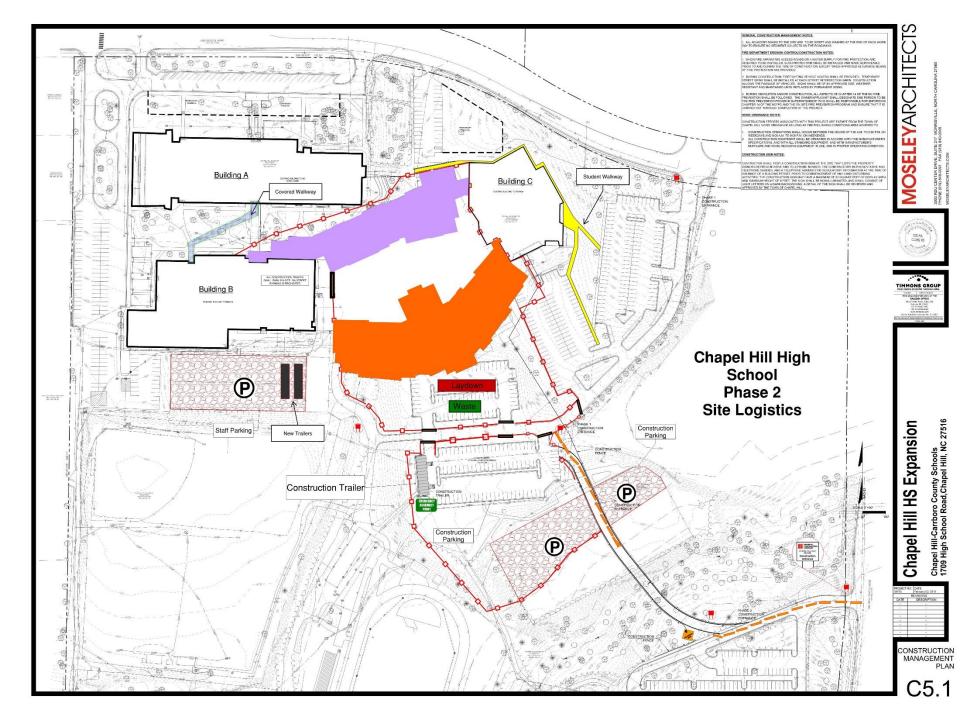
OFFSET ARKING LOSS

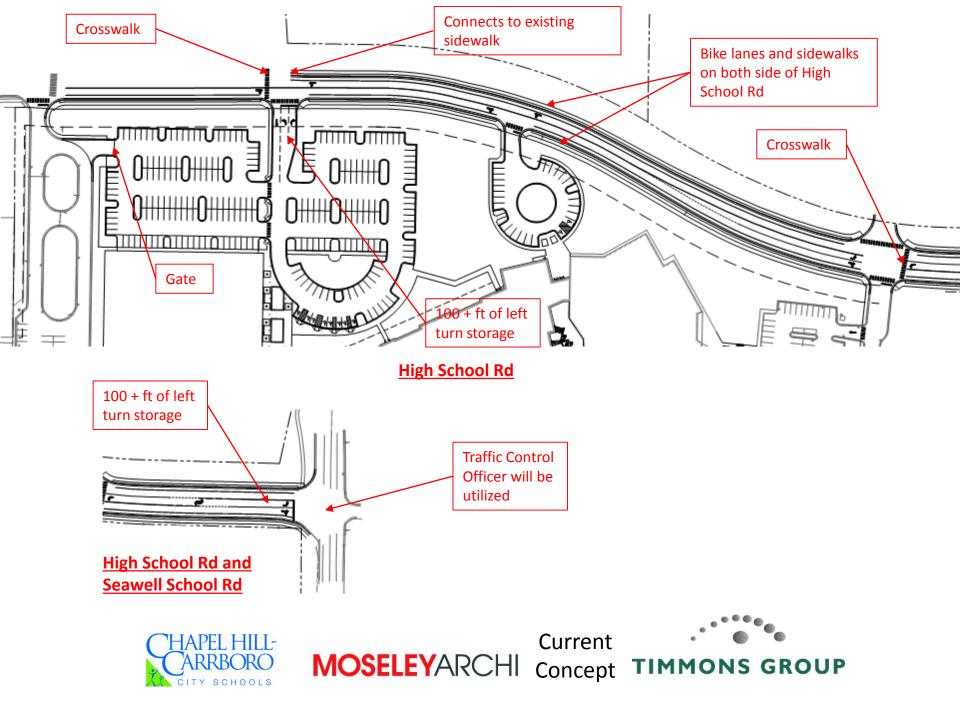
- Creating too many conflict points on High School Rd.
- Omission of PE playfield from design
- Omission of bioretention requested by Stormwater Committee
- Not enough linear footage of stacking
- Lack of flexibility on high demand days





3000 RDU CENTER DRIVE, SUITE 217 PHONE (919) 840-0091 FAX (919) 840





### Stream Impact Permits – USACE NWP39 & DWR 401 Water Quality Certification

#### U.S. ARMY CORPS OF ENGINEERS

WILMINGTON DISTRICT

Action Id. SAW-2016-01904 County: Orange U.S.G.S. Quad: NC-Chapel Hill

#### GENERAL PERMIT (REGIONAL AND NATIONWIDE) VERIFICATION

| Applicant:                       | Chapel Hill Board of Education                                                                            |                             |                             |
|----------------------------------|-----------------------------------------------------------------------------------------------------------|-----------------------------|-----------------------------|
| Address:                         | <u>Mr. William J. Mullin</u><br>750 S. Merritt Mill Road<br><u>Chapel Hill, North Carolina 27514</u>      |                             |                             |
| Authorized Agent:                | Timmons Group                                                                                             |                             |                             |
| Address:                         | <u>Mr. George Buchholz</u><br><u>5410 Trinity Road. Suite 102</u><br><u>Raleigh. North Carolina 27607</u> |                             |                             |
| Size (acres)<br>Nearest Waterway | 111.9<br>Bolin Creek                                                                                      | Nearest Town<br>River Basin | <u>Chapel H</u><br>Cape Fea |

Nearest Town Chanel Hill River Basin Coordinates Latitude: 35,944687 Longitude: -79.078391

Description of the project location: <u>The project area is identified as an approximate 111.9 acre tract of land. located on Orange</u> <u>County, North Carolina Parcel 9779686385. This parcel is located at 1709 High School Road, Chapel Hill, Orange County,</u> <u>North Carolina. Work in waters of the United States would occur in Jolly Branch, an indirect tributary to the Cape Fear</u> <u>River (03030002).</u>

Description of projects area and activity: The applicant, Chapel Hill Board of Education, has requested a Department of the Army authorization to discharge fill material into waters of the United States in conjunction with the construction of the Chapel Hill Middle/Hieh School Expansion. Project activity will involve constructing new facilities on campus, and constructing an access road between the northern (high school) and southern (middle school) section of the campus; which will also provide a second ingress/egress access point for emergency vehicles. Implementation of the proposed project will result in the discharge of fill material into 154 linear feet of stream channel (106 permanent; 48 temporary) in order to facilitate the installation of the above referenced access road. All other impacts associated with the Chapel Hill Middle/High School Expansion will be constructed in uplands, outside of waters of the United States. Compensatory mitigation is NOT required in conjunction with the aforementioned activities.

Applicable Law: Section 404 (Clean Water Act, 33 USC 1344) Section 10 (Rivers and Harbors Act, 33 USC 403)

03030002

USGS HUC

Authorization: Regional General Permit Number or Nationwide Permit Number: <u>NWP 39- Commercial and Institutional</u> <u>Developments</u>

SEE ATTACHED RGP or NWP GENERAL, REGIONAL AND SPECIAL CONDITIONS

Your work is authorized by the above referenced permit provided it is accomplished in strict accordance with the attached conditions and your submitted application and attached information dated <u>November 27, 2016</u>. Any violation of the attached conditions or deviation from your submitted plans may subject the permittee to a stop work order, a restoration order, a Class I administrative penalty, and/or appropriate legal action.

This verification will remain valid until the expiration date identified below unless the nationwide authorization is modified, suspended or revoked. If, prior to the expiration date identified below, the nationwide permit authorization is reissued and/or modified, this verification will remain valid until the expiration date identified below, provided it complies with all requirements of the modified nationwide permit. If the nationwide permit authorization expires or is suspended, revoked, or is modified, such that the activity would no longer comply with the terms and conditions of the nationwide permit, activities which have commenced (i.e., are under construction) or are under contract to commence in reliance upon the nationwide permit, will remain authorized provided the activity is completed within twelve months of the date of the nationwide permit's expiration, modification or revocation, unless discretionary authority has been exercised on a case-by-case basis to modify, suspend or revoke the authorization.

Activities subject to Section 404 (as indicated above) may also require an individual Section 401 Water Quality Certification. You should contact the NC Division of Water Quality (telephone 919-807-6300) to determine Section 401 requirements.



Water Resources ENVIRONMENTAL QUALITY December 28, 2017 ROY COOPER

MICHAEL S. REGAN Secretary

LINDA CULPEPPER Interim Director

> DWR #17-1528 Orange County

Chapel Hill Board of Education Attn: William J. Mullin 750 S. Merritt Mill Road Chapel Hill, NC 27514

Subject: APPROVAL OF 401 WATER QUALITY CERTIFICATION WITH ADDITIONAL CONDITIONS 1709 High School Road

#### Dear Mr. Mullin:

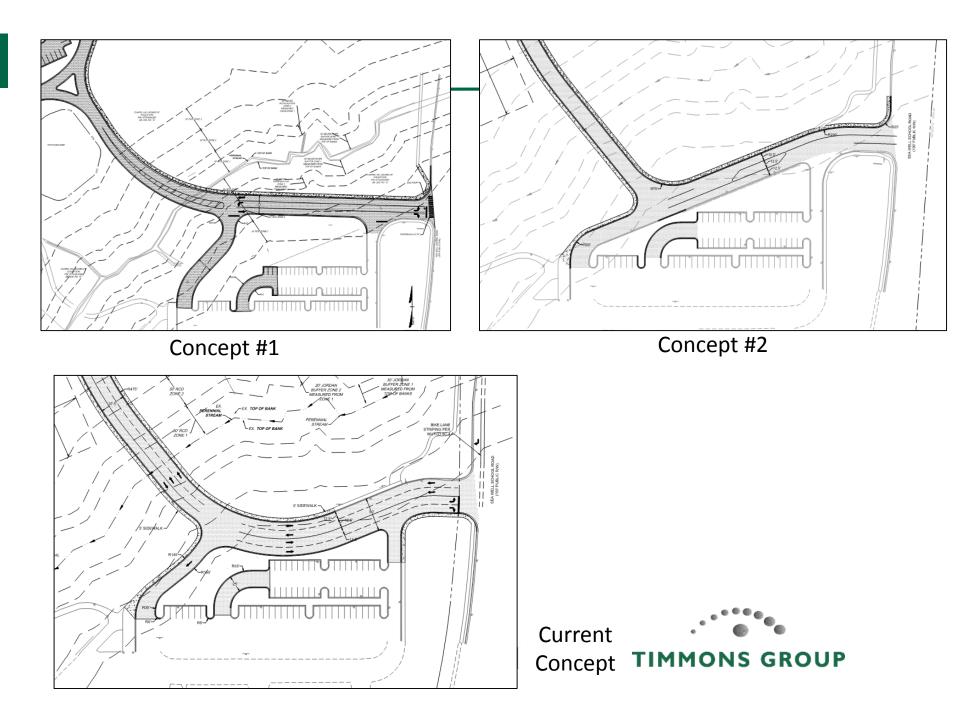
You have our approval for the impacts listed below for the purpose described in your application dated November 27, 2017 and received by the Division of Water Resources (Division) on November 28, 2017. These impacts are covered by the attached Water Quality General Certification Number 4139 and the conditions listed below. This certification is associated with the use of Nationwide Permit Number 39 once it is issued to you by the U.S. Army Corps of Engineers. Please note that you should get any other federal, state or local permits before proceeding with your project, including those required by (but not limited to) Sediment and Erosion Control, Non-Discharge, and Water Supply Watershed regulations.

This approval requires you to follow the conditions listed in the enclosed certification and the following additional conditions:

 The following impacts are hereby approved provided that all of the other specific and general conditions of the Certification are met. No other impacts are approved, including incidental impacts. [15A NCAC 02B .0506(b)(c)]

| Type of Impact                       | Amount Approved<br>(units)<br>Permanent | Amount Approve<br>(units)<br>Temporary |
|--------------------------------------|-----------------------------------------|----------------------------------------|
| Stream                               | 9                                       | · · · · · · · · · · · · · · · · · · ·  |
| S1: Coffer Dam and Diversion Channel | 0 (linear feet)                         | 17 (linear feet)                       |
| S2: Fill/Culvert                     | 106 (linear feet)                       | 0 (linear feet)                        |
| S3: Fill/Dissipator Pad              | 31 (linear feet)                        | 0 (linear feet)                        |

Division of Water Resources, Raleigh Regional Office, Water Quality Operations Section http://portal.nedenr.org/web/wq/aps 1628 Mail Service Center, Raleigh, NC 27699-1628 Phone: (919) 791-4200 Location: 3800 Barrett Drive, Raleigh, NC 27609 Fax: (919) 788-7159



### **Stream Recharge – Surface Flow vs Groundwater**

