

Jack Haggerty, Architect Inc.

205 W. Main St., Ste. 211

Carrboro, NC 27510

919.967.5191

jack@jackhaggertyarchitect.com

Addition to Club Nova

Project Narrative

The proposed project is a two-story addition to the existing Annex building. The first floor of the Annex is the current location Club Nova Thrift Shop. The second floor of the Annex is project space. The proposed addition to the Annex will be more project space and a reception/greeting area. The largest project space is the Culinary Unit and the accompanying Dining Room, which will be moved from the Clubhouse to the first floor of the existing Annex. The Thrift Shop will move to the current Clubhouse (the wooden, former residence.) The new construction will result in courtyard between the Annex, the proposed addition, and the Clubhouse. The courtyard will be for the use of Club Nova members and staff.

The Addition to the Annex will be constructed on ingress location of the current loop drive. The current egress portion of the drive will be widened to become a two-way driveway entry. The backflow devices located along West Main St. and an existing utility pole near the new driveway entrance will be relocated. The driveway will be widened to 24', and the parking along the western edge of the property will be re-worked as part of the new driveway work. The public sidewalk along W. Main St. will be widened to 8'-4".

The addition to the Annex will be a two-story structure of brick and cementitious siding. The materials of the proposed addition are chosen to relate it to the brick Annex to which it is attached, and the proposed siding relates to the siding of the Club House, the long time base of Club Nova. The gabled roof shapes around the roof deck echo the sloped roofs of the Club House.

Item #7 - Traffic Impact Statement

Only a few of the approximately 70 Club Nova members typically drive or leave vehicles at Club Nova. Most members of Club Nova travel there by private vehicles (and are dropped off), public transport, or transportation provided by Club Nova.

Staff members park at the project site and parking spaces will be dedicated for use by patrons of the Thrift Shop.

The site is served by regular Chapel Hill Transit bus service, with a J route stop directly in front of the project, and there are stops for the F and CW routes within one block of Club Nova.

Municipal lot parking is available South Greensboro St. and at the West Weaver St. lots.

Club Nova currently has 100 active members and hopes to grow to a capacity of 140. The new members will come by private, public or Club Nova provided transportation.

Item #24 – Tree Removal justification Letter

All existing trees are to be removed from the site – see Site Plan for new, proposed trees. This is a downtown lot, and the Owner wants to use the lot as intensely as possible. A number of the trees were planted during the last project, and they were planted very close to the driveway, not in compliance with §15-317 (c). Other trees were existing, but interfere with required accessibility measures, the new construction and /or the repair of the existing driveway. Finally, some of the existing trees are too close to the Clubhouse.

Item #25 – Satellite Parking Agreement

Club Nova is currently pursuing satellite-parking agreements.

Item #27 - Environmental Impact Letter

The proposed project adds approximately 2,700 s.f. of new impervious surface area to the lot. The new project provides 1,700 s.f. of new building and an expanded waste and recycling facility (which serves the apartments – CASA – as well as the Club Nova Annex and Thrift Shop), and a courtyard. In addition to the new building and driveway, the proposed design provides two new planting beds along the new, wider Main St. sidewalk and a yard around the Clubhouse itself. The site design provides for greater use of a downtown lot while simultaneously providing for relief from a hard, urban-scape with trees, gardens and a yard.

The intention is to build the new addition as sustainably as possible. Building materials will be as local as possible. Choices of mechanical, plumbing and lighting systems will be toward efficiency, balanced by the budget restrictions of a service oriented non- profit.

Item # 38 - Existing Non-Conforming features

The proposed project doesn't provide:

1. a loading space. Currently there is food delivery approximately once every two weeks.
2. the proposed shading doesn't meet the requirements of §15-314.

Let us know if additional information is required. Thanks for your assistance in the preparation of this application.

Jack Haggerty