

**Club Nova**  
**Modification of Existing CUP**  
**Feb. 17, 2020**

**Compiled Narrative**

**Description and Operations**

Club Nova is a non-profit which addresses the needs of Orange County residents living with mental illness. Club Nova provides an environment designed to promote rehabilitation and reintegration of its member into the community. Club Nova has various “units” in which the members participate. The participation of the member in a unit isn’t training; it is purposeful involvement and inclusion. The various units are Community Relations (fundraising and grants); Culinary (planning and preparation of meals); Program and Administration (attendance, orientation of new members, transitional employment); and the Thrift Shop Unit (customer service; display design, accounting). There are no residents of Club Nova. The apartment component (at the rear of the lot) is a separate entity, CASA.

The Clubhouse hours:

Monday: 8:00 AM – 6:00 pm

Tuesday: 8:00 AM – 5:00 PM

Wednesday: 8:00 AM – 5:00 PM

Thursday: 8:00 AM – 8:00 PM

Friday: 8:00 AM – 5:00 PM

Saturday: 11:00 AM – 4:00 PM (hours may vary depending on what we are doing)

Sunday – At some point, our goal is to be open 365 days per year- Probably would open for 4 to 5 hours in the afternoon

Note: As our program expands, we plan to open one or two additional evenings a week.

The Thrift Shop is open:

Monday- Friday 10:00 AM – 6:00 PM

Saturday: 10:00AM – 5:00PM

Note: Thrift Shop workers arrive thirty minutes prior to opening and depart thirty minutes after closing.

**Parking and Transportation Plan**

There are 22 parking spaces proposed. See drawing SP-1 for the parking breakdown.

The residential building, now CASA, was originally permitted with six spaces: they are indicated on SP-1 (CASA). The remaining spaces are for Club Nova members and staff and the Thrift Shop, if Club Nova continues the thrift shop in the new building.

Club Nova currently has 10 full-time staff, but not all are present on a given day. There are four part-time drivers. Typically, there are up to two drivers in the morning and two drivers in the evening. The drivers are parking at Club Nova early in the morning (6:30-9:30) and then again at the end of the workday (5:00-7:30 PM). Currently, Club Nova has an average daily attendance of 45. These 45 individuals are rarely present at the same time. The parking has been designed to accommodate the longer wheelbase of three of the Club Nova vans.

The majority of our members who attend on a routine basis do not have cars. Of

our ~120 active members, with an average daily attendance of 45, approximately 4-6 members may drive in on a routine basis and those are not necessarily present at the same time. Attendance varies. One person may be here all day, while another person may stop in for an hour.

Not counting the residents who are members, of our 120 members, approximately 20% have cars and drive to Club Nova.

- After Construction, First Two Years: As Club Nova expands its membership and staff, after the construction project is complete, the first two years we anticipate a full-time staff of 12-14, with 5-6 part-time drivers, and an increased membership up to 100 members per day. Based on history, this would mean 8-12 members may drive to Club Nova on a given day.

- Five Year Projection: Based on percentage, over the course of 5 years, we anticipate having the capacity to serve 150 members per day. All 150 will not be attending at the same time. Of those 150, we anticipate that 25-30 may have cars. Based on the similar numbers, there could be 12-24 members who have cars and could potentially drive to Club Nova. Again, it would be unusual for this many to be present at the same time.

- Plan for Parking: Obviously, with limited parking, some staff will need to park off-site or utilize public transportation. Members will be encouraged to utilize the public transit system, Club Nova transportation, or satellite parking. 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. There are several members who are elderly and therefore, to maximize access, will drive and park at Club Nova. We have another member who drives a member who would otherwise likely not be able to attend Club Nova. We anticipate there will always be circumstances where members need to park at Club Nova.

- Club Nova is the process of securing satellite parking agreements.

- With all of the other "ground requirements," Club Nova cannot provide a loading space. Currently, the only delivery truck that regularly visits the site (a small tractor trailer, a 28' "High Cube" Trailer) can be accommodated on site by the loop drive (at the rear of the proposed building). This food delivery is usually accomplished swiftly. We have provided a wider than required driveway entrance (20' width, with 18' required) and wider drive aisles. The frequency of food deliveries may increase to weekly.

#### **Site Demolition ( w/ Tree Removal Justification)**

The existing Club House will be removed. Club Nova would be happy to have it removed by others and relocated for re-use.

All existing trees are to be removed from the front part of the lot– see Site Plan (SP-1) and Existing Conditions drawings (EC-1) for the proposed and existing trees to remain (these are behind the CASA building). The lot is zoned B-1(G). It is a general business zone, located in the downtown. The original use of the lot was residential, and the trees surrounded the original residence. Club Nova is applying to build a considerably larger facility. In keeping with the nature of the zoning and the street, the new structure will be along W. Main St. Consequently, all of the existing trees around the current clubhouse will need to be removed. Attempting to retain any of the existing trees would greatly complicate, and likely make impossible, any realistic and reasonable new facility. The proposed building and

the associated parking; the dumpster pad and required maneuvering space for vehicles; maintaining access to the CASA building; the required parking lot shade trees, the widened sidewalk at the street and other town- required site features all compete for ground area on this downtown site.

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**Architectural Standards for Downtown Development and Guidelines for Design**

See SP-1, A-2, building plans and A-3, building elevations. The Applicant will go before the Appearance Commission for alternative design review.

- 1. The front entrance to the proposed structure on Main St.: it is recessed.
- 2. See A-3, building elevations, for glazing calculations, Main Street/North Elevation.
- 3. See shade drawing on A-3.
- 4. Parking is substantially shielded by a combination of the proposed building, a pierced brick wall and plantings.
- 5. None of the proscribed materials are proposed.

**Guidelines for Design**

Two design elements are suggested in the Guidelines: brick edged sidewalk and benches at bus stops. As to the former there are none nearby, and we don't propose to add an anomaly, and as to the latter, we don't wish to encourage loitering near Club Nova, as it is, the members are frequently importuned for change and cigarettes

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**Good Neighbor Performance Standards**

There is no expectation that Club Nova will violate any of the "Good Neighbor" standards. These standards include: generation of dust, smoke, fumes, vapors, gases and odors. Additional standards include: noise above the stated decibel level, vibrations, air pollution or the creation of electrical disturbances or interferences.

The operation of Club Nova does not entail the disposal of liquid. No new uses – 4.000, 9.000 or 2.150 – are proposed. The current uses will continue: 2.000 (retail), 3.000, (office) and the residential use (1.340 SRO, CASA).

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**Downtown Livability and Urban Amenities** – see attached DLA document.

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**Existing Non-Conformities To Remain**

The existing non-conformities on the site have been addressed - see below. Where we have not fully remedied them, it is because compliance is not reasonably possible or is disproportional to the benefits of eliminating the non-conformity.

**- W. Main St. Sidewalk:** At the northeast corner of the lot are site utilities that serve the CASA building at the back end of the lot. The location of these utilities precludes providing an 10' wide sidewalk. The existing sidewalk is just shy of 4' in width. Club Nova is proposing an 8' wide sidewalk across the whole W. Main St. length of the lot.

**-Site Lighting** - The existing non-compliant light fixture at the southeast corner of the lot will be removed.