

TOWN OF CHAPEL HILL



Applicant Information

Name: CORLEY REDFOOT ZACK, INC. C/O KENNETH REDFOOT

Address: 222 CLOISTER COURT

City: CHAPEL HILL State: N.C. Zip: 27514

Phone (Work): 919-401-8586 FAX: 919-493-7306 E-Mail: kredfoot@corleyredfootzack.com

Property Owner Information (included as attachment if more than one owner)

Name: ROGER STANCIL Phone: 969-2743

Address: 405 MARTIN LUTHER KING JR. BOULEVARD

City: CHAPEL HILL State: NC Zip: 27514

Development Information

Name of Development: CHAPEL HILL LIBRARY EXPANSION PROJECT

Tax Map: 38 Block: B Lot(s): 9, 10, 10A, Parcel ID #: 9789-93-0456

Address/Location: 100 LIBRARY DRIVE, CHAPEL HILL, N.C.

Existing Zoning: R-1 New Zoning District if Rezoning Proposed N.A.

Proposed Size of Development (Acres / Square Feet): 34.25 ACRES

Permitted / Proposed Floor Area (Square Feet): EXISTING: 28,000 NEW: 37,000 ±

Minimum # Parking Spaces Required: N.A. #Proposed 241 P.S.

Proposed Number of Dwelling Units: N.A. # Units per Acre N.A.

Existing / Proposed Impervious Surface Area (Square Feet): 126,000 SF ±

Is this Concept Plan subject to additional review by Town Council? YES

The undersigned applicant hereby certifies that: a) the property owner authorizes the filing of this proposal b) authorizes on-site review by authorized staff; and c) to the best of his/her knowledge and belief, all information supplied with this proposal is true and accurate.

Signature: [Signature] AIA Date: May 23, 2007

Please submit 20 sets of all materials, or 35 sets of all materials including reduced (8 1/2" by 11") copies of all plans if the Concept Plan is subject to additional review by the Town Council, no later than the third Wednesday of the month prior to the meeting. Materials must be collated and folded to fit into a 12" x 15" envelope.

The Community Design Commission meets regularly on the third Wednesday of each month. Meetings with the Town Council will be scheduled after the Community Design Commission meeting. For confirmation of meeting dates and the placement of your request on the agenda, please call the Planning Department at (919) 968-2728.



STATEMENT OF COMPLIANCE

Chapel Hill Public Library-Site Plan

Kenneth E. Redfoot, Architect

The proposed project is an addition to the Chapel Hill Public Library. Its purpose will be to expand the services of the present library. The building will follow 'green architecture' principles and the setting will respect the existing landscape.

Therefore, the following 'Key Design Objectives', taken from the "Design Guidelines" section of the *Chapel Hill Comprehensive Plan*, are integrated into all aspects of this site design. Our responses follow each of the objectives.

SITE DEVELOPMENT

- *Preserve natural land contours and natural drainageways.*

The building and surrounding areas will be sited and designed to minimize the impact on the natural land contours and natural drainageways.

- *Keep design compatible with the positive character of the surrounding area in terms of both existing character and desired future character.*

The building and surrounding areas are intended to blend in with the natural setting and character of the existing public library.

- *Create development that remains pleasant in character and human in scale, while promoting smooth circulation of people and traffic.*

The character and scale of the expansion will certainly be at human scale and pedestrian friendly; in fact, the circulation of people and traffic is an extension of the existing circulation pattern on the site.

- *Where possible, incorporated significant tree masses and/or specimen trees as an integral design factor.*

The siting of the building and surrounding areas is designed to take advantage of views of the surrounding woods and to minimize the removal of significant trees.

- *Minimize harm and disruption to existing plant and animal life.*

Careful placement of the proposed additions minimizes the harm and disruption to the existing wooded areas

④

- *Buildings should be designed and located so that they provide visual interest and create enjoyable, human-scale spaces.*
- *Building design should blend with the natural terrain by means such as terracing or other techniques that minimize grading.*
- *Designs should be compatible, in form and proportion, with the neighboring area.*
- *Designers should strive for creativity in form and space whenever contrast and variety are appropriate to the larger environment.*

The Chapel Hill Public Library will blend into the existing natural landscape. Its siting will demonstrate sensitivity to the context of the existing library. The building will follow the contours of the natural terrain and is designed to minimize its massing and promote views through the building into the surrounding landscape.

LANDSCAPE CHARACTER

- *Landscape theme should foster unity of design and reinforce existing vegetation with compatible plantings. (For example, new seedling plantings could expand an existing pine tree canopy.*
- *Entrances into developments should be sensitively landscaped. Appropriate signs, compatible with the building(s), should be installed to identify the project and frame the entryway.*
- *Appropriate landscaping should be used around structures to blend them with the natural landscape.*
- *Trees should be retained, where they provide screening or soften view of the site.*
- *Landscaping should be massed or clustered-not spread out in linear patterns.*

Proposed tree plantings will all be native. Landscaping and signage at entrances will be natural and low-key. The building and surrounding areas are sited to minimize the removal of significant trees. The pattern will be in keeping with the existing landscape and complimentary to the existing library and proposed expansion.

May 30, 2007

CHAPEL HILL PUBLIC LIBRARY EXPANSION

DEVELOPER'S PROGRAM

The expansion and renovations to the Library will reflect the space and service requirements as determined by the Library Building Committee and the Library staff. An building addition of approximately 37,000 square feet and 120 additional parking spaces are proposed. New handicapped parking spaces within the reconfigured dropoff circle will serve the new building entrance and the public meeting area.

The current facility is located in a 34-acre public park, the further development of which is currently being studied by the Town's Parks and Recreation Department. The expanded library is intended to complement the park setting and its associated uses.

The Town of Chapel Hill's Land Use Management Ordinance, which includes comprehensive environmental regulations, will direct the design and affect the estimated cost of the new library addition. The new library will meet or exceed all of these relevant Town regulatory requirements, including regulations regarding energy-efficiency of public buildings, stream buffers, stormwater run-off quantity and quality, impervious surface limitations and various landscape protection and replanting requirements.

The existing library facility is intended to remain operational during construction and, therefore, plans and construction phasing will accommodate this requirement.

In accordance with the Town Council's adopted policy on capital projects, the facility will meet "LEED certification requirements at or above silver certification level.

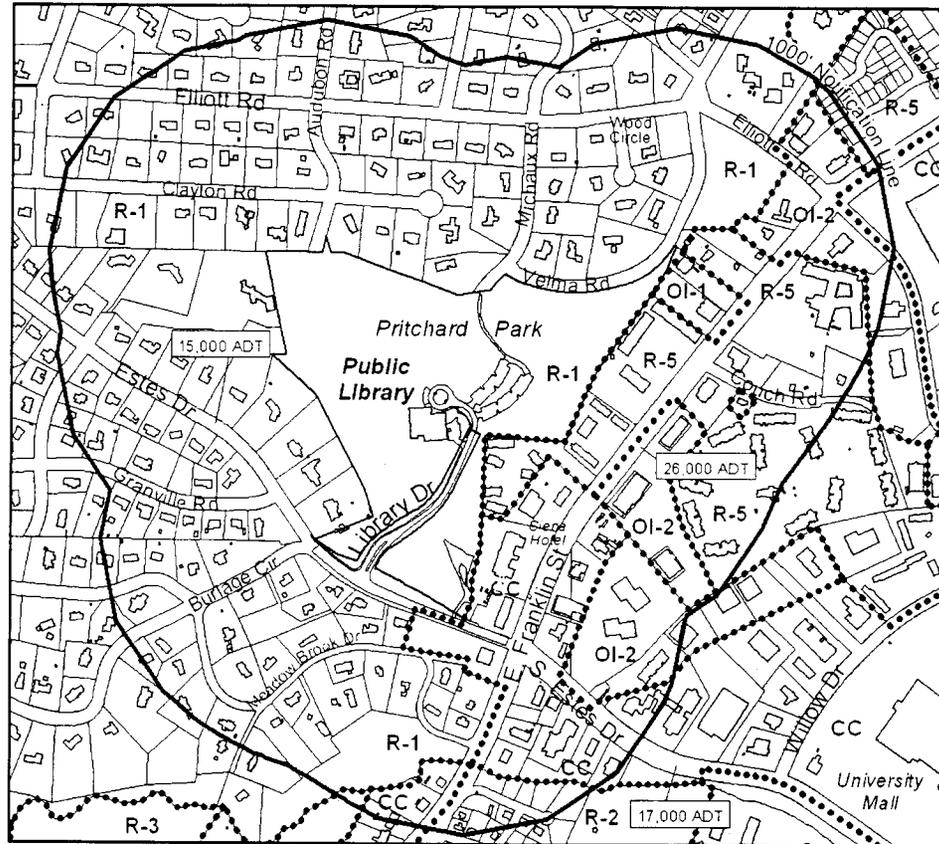
Concept Plan Proposal
for the
Chapel Hill Public Library Expansion
Chapel Hill, North Carolina
June 7, 2007

Owner: Town of Chapel Hill
Chapel Hill Public Library
100 Library Drive
Architectural Design Team:
Corley Redfoot Zack, Inc.
Robert A. M. Stern Architects

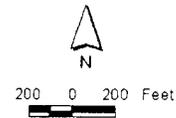
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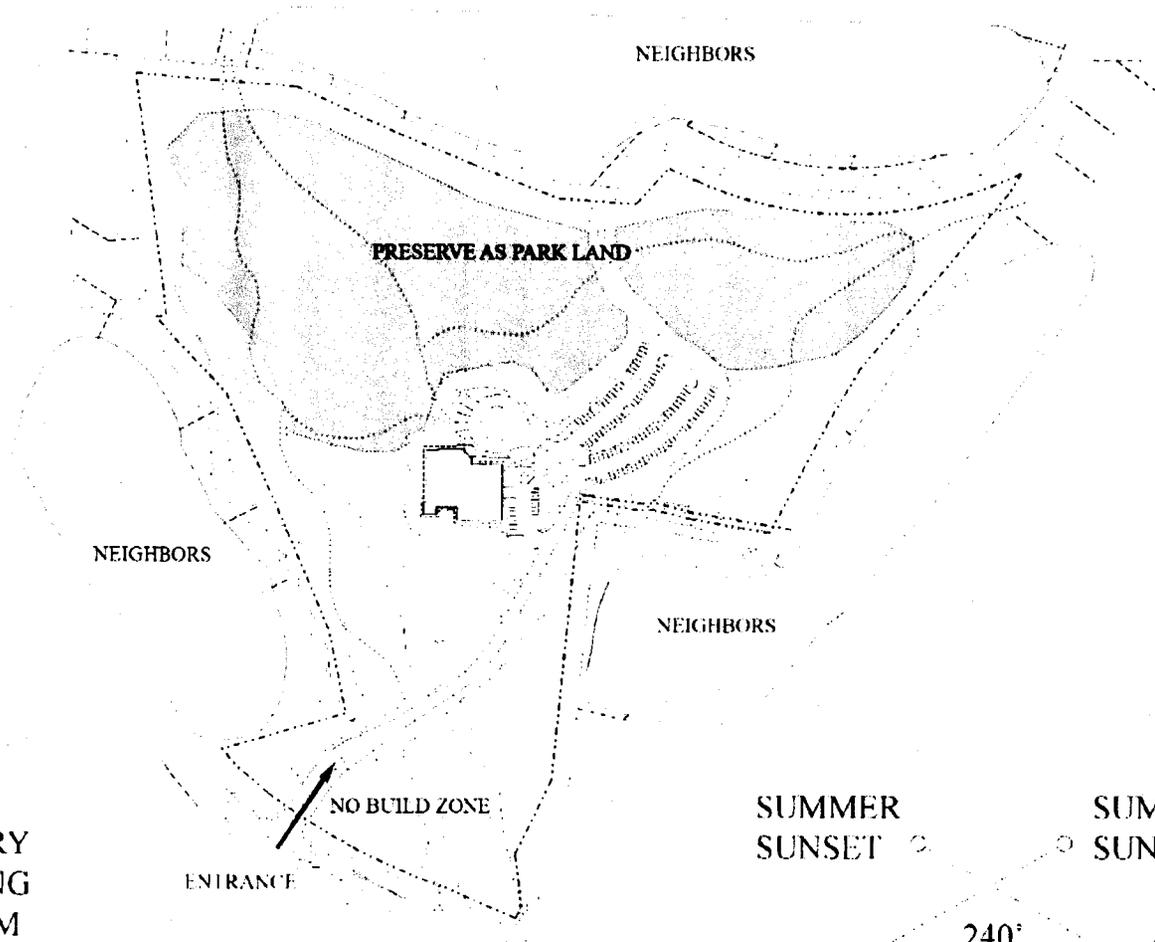
Area Map Chapel Hill Public Library



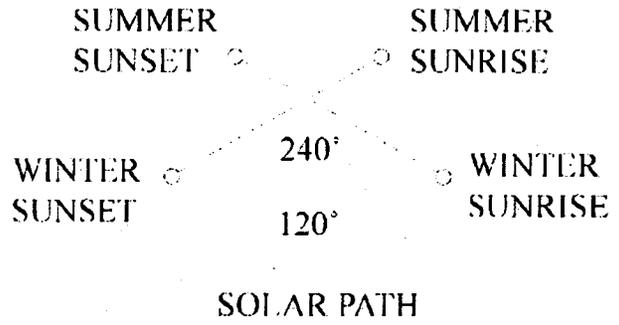
-  Chapel Hill Public Library & Pritchard Park
-  Buildings
-  Chapel Hill Zoning
-  Average Daily Traffic (ADT)
2005 NC DOT Data



GIS Map prepared by
Chapel Hill Planning
May, 2007

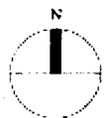


-  EXISTING LIBRARY
-  EXISTING PARKING
-  EXISTING STREAM
-  EXISTING FORESTED AREA
-  EXISTING TRAILS
-  ZONING SETBACKS
-  RESOURCE CONSERVATION DISTRICT

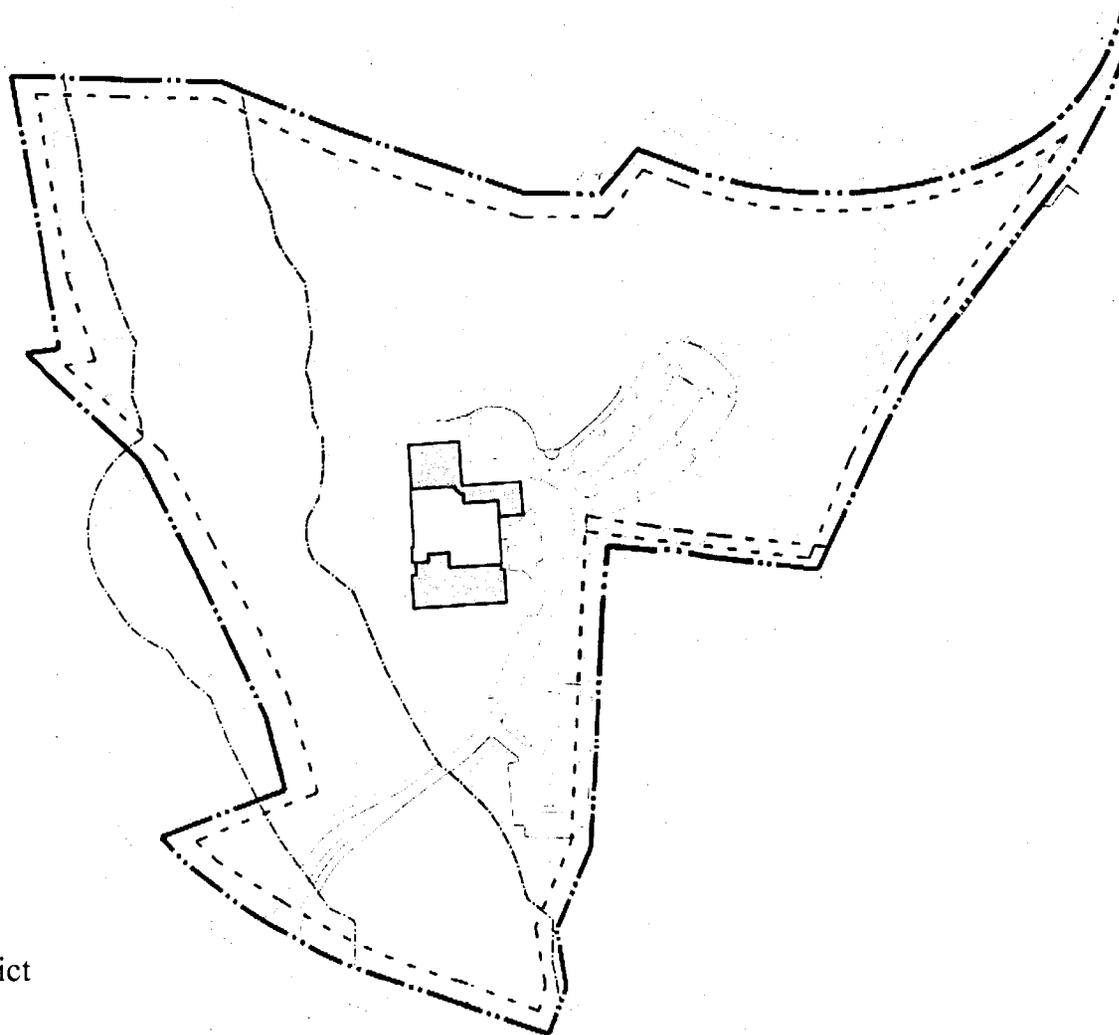


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Site Analysis

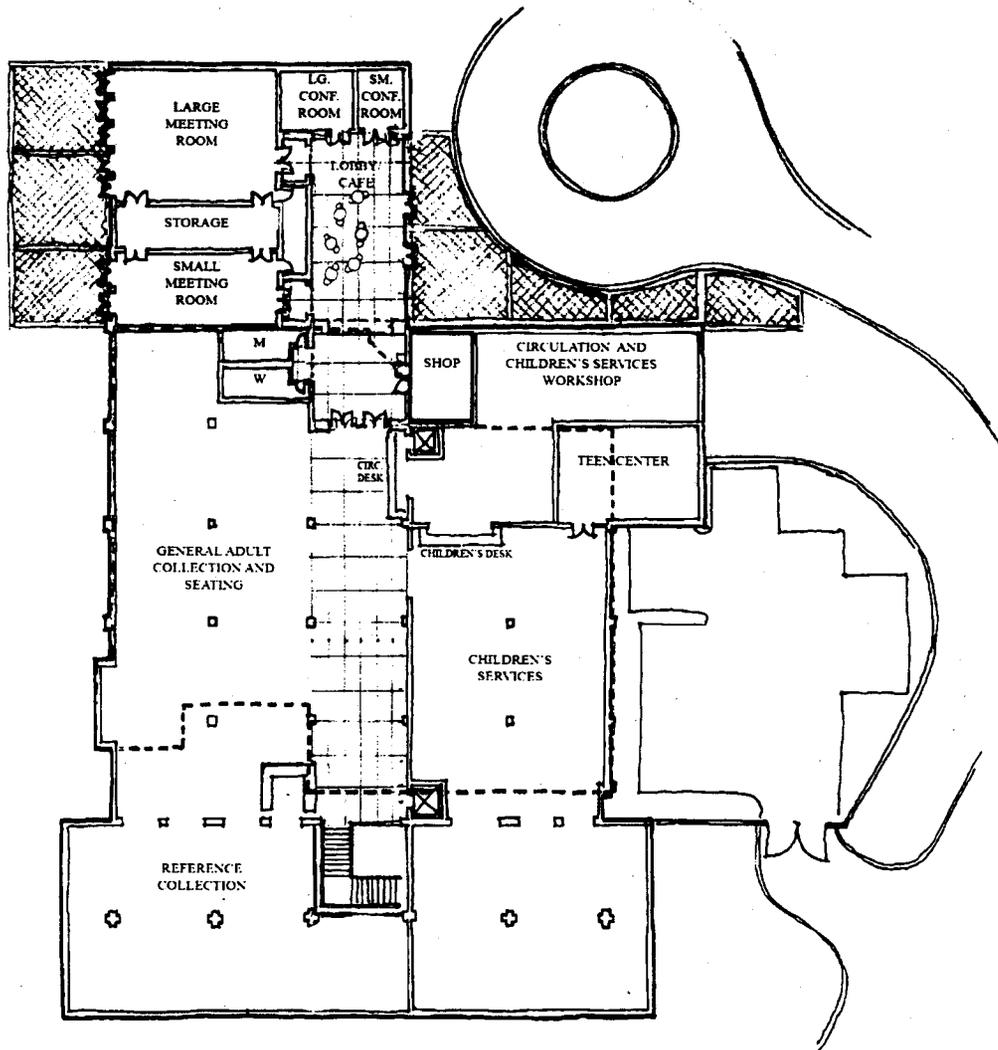


-  Existing Library
-  New Library Construction
-  Existing Parking
-  New Parking
-  Existing Trees
-  Resource Conservation District
-  Zoning Set Backs
-  Existing Stream
-  New Art Garden



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Concept Plan

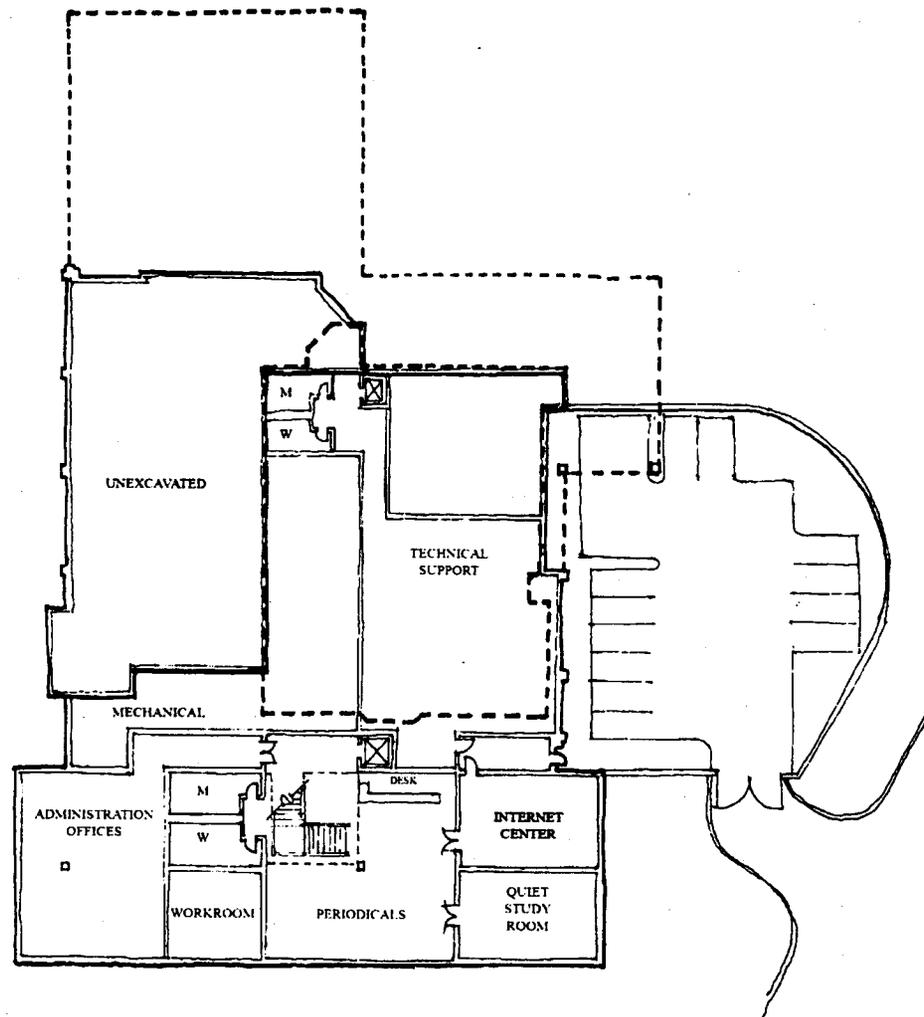


- Stacks
- Reading Room
- Meeting Room
- Service
- Support
- Circulation
- Retail
- Internet Center

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Main Floor Plan

- Stacks
- Reading Room
- Meeting Room
- Service
- Support
- Circulation
- Retail
- Internet Center



Ground Floor Plan

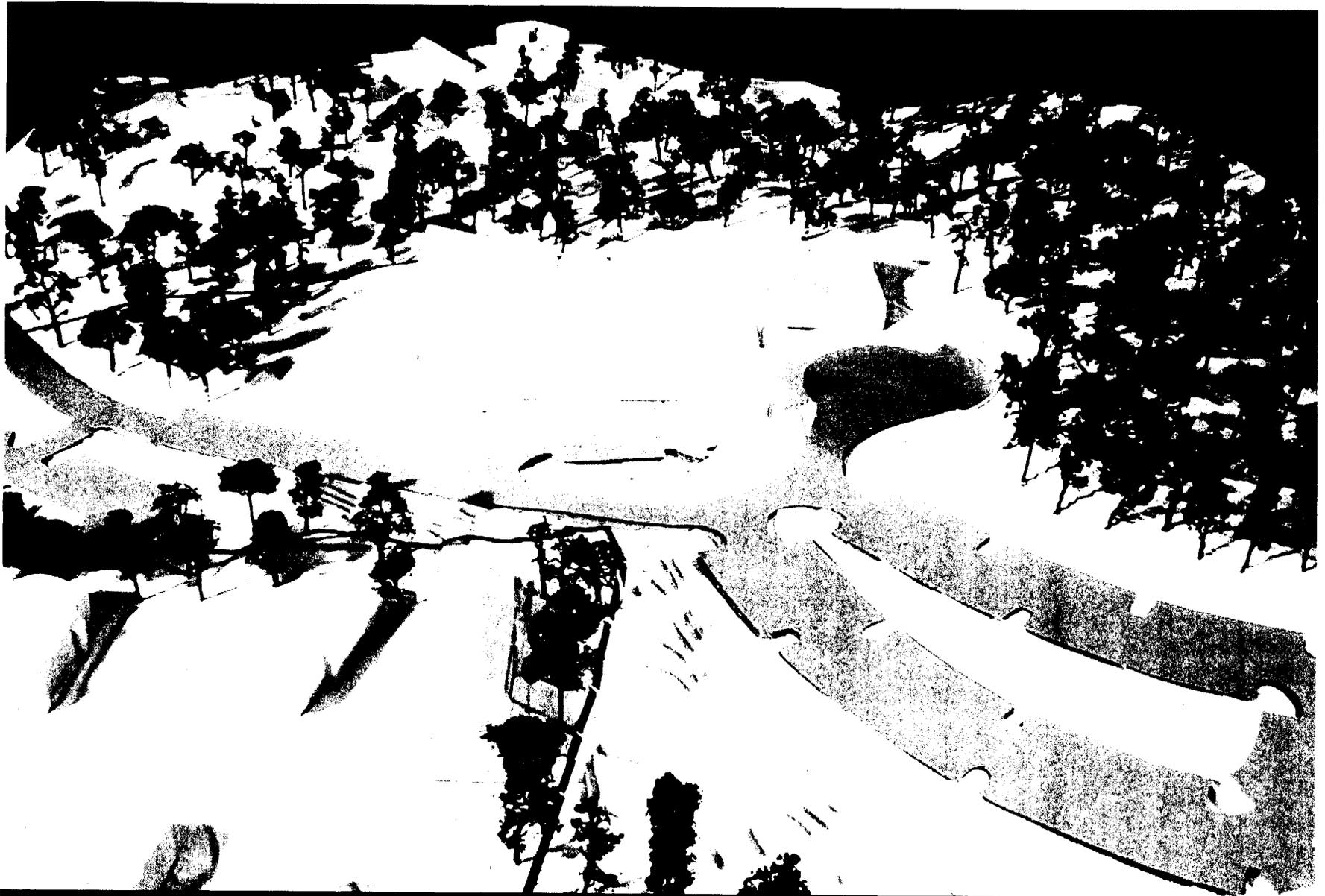


Aerial View

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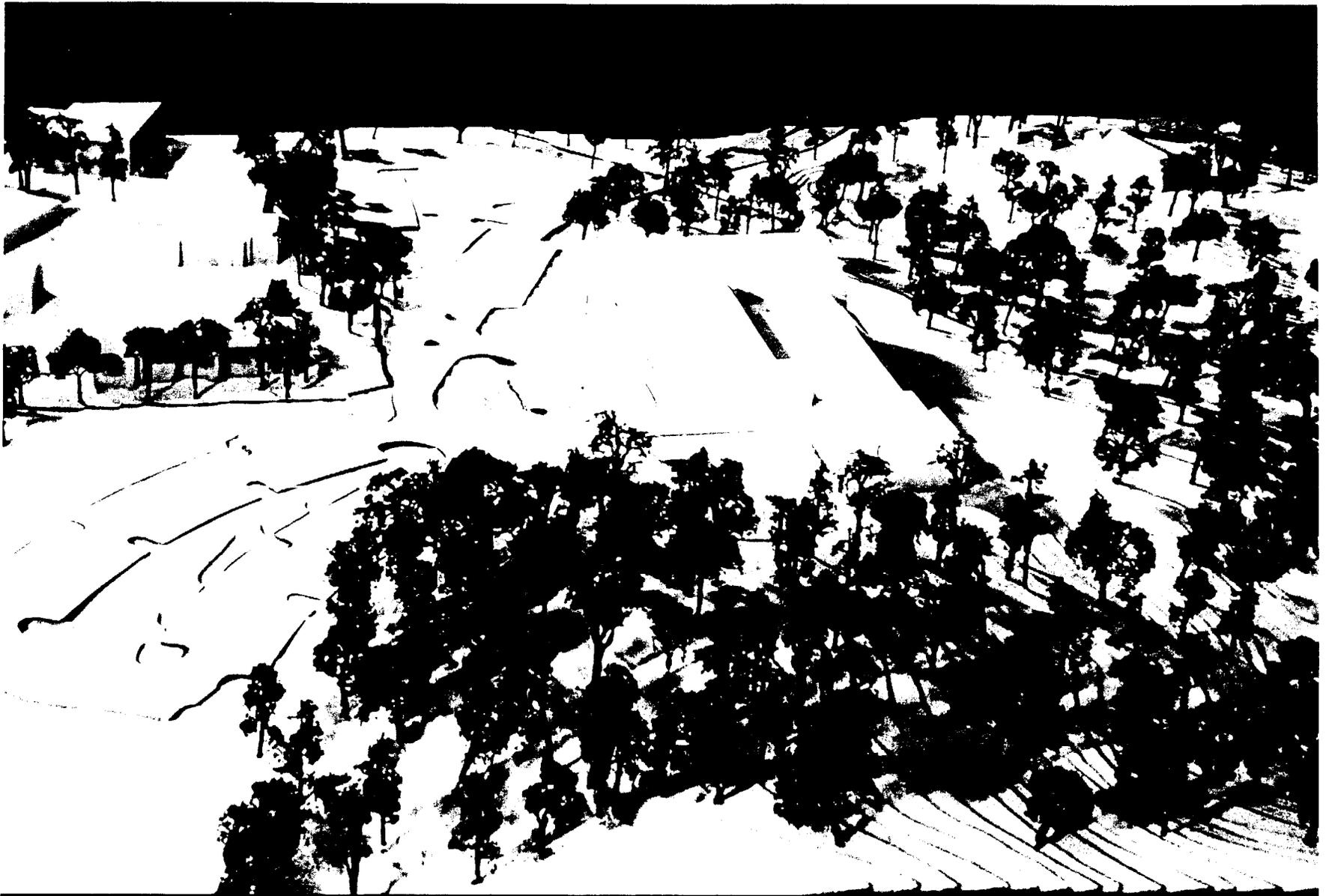


View from the South



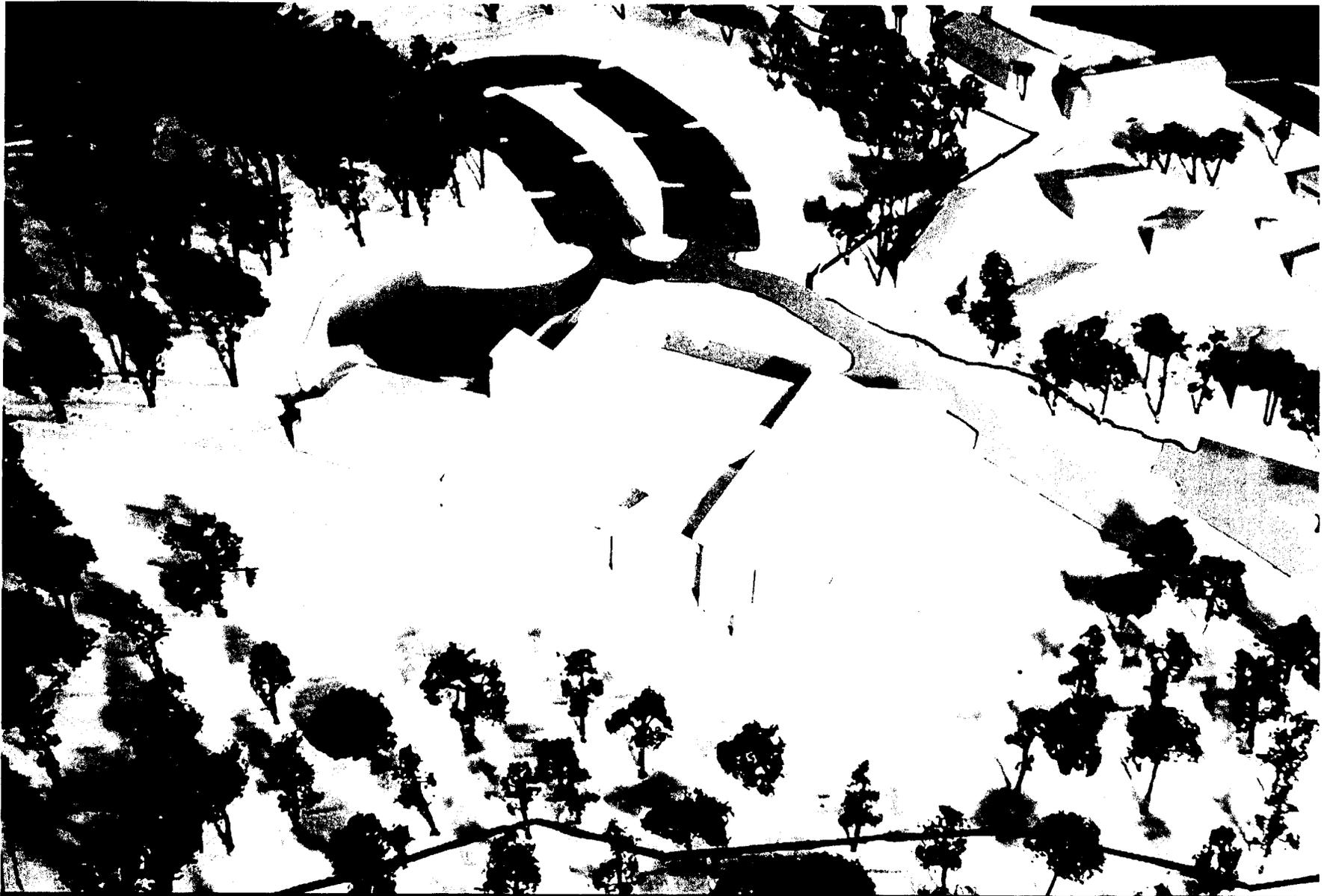
(19)

View from the East



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View from the North



(12)

View from the West