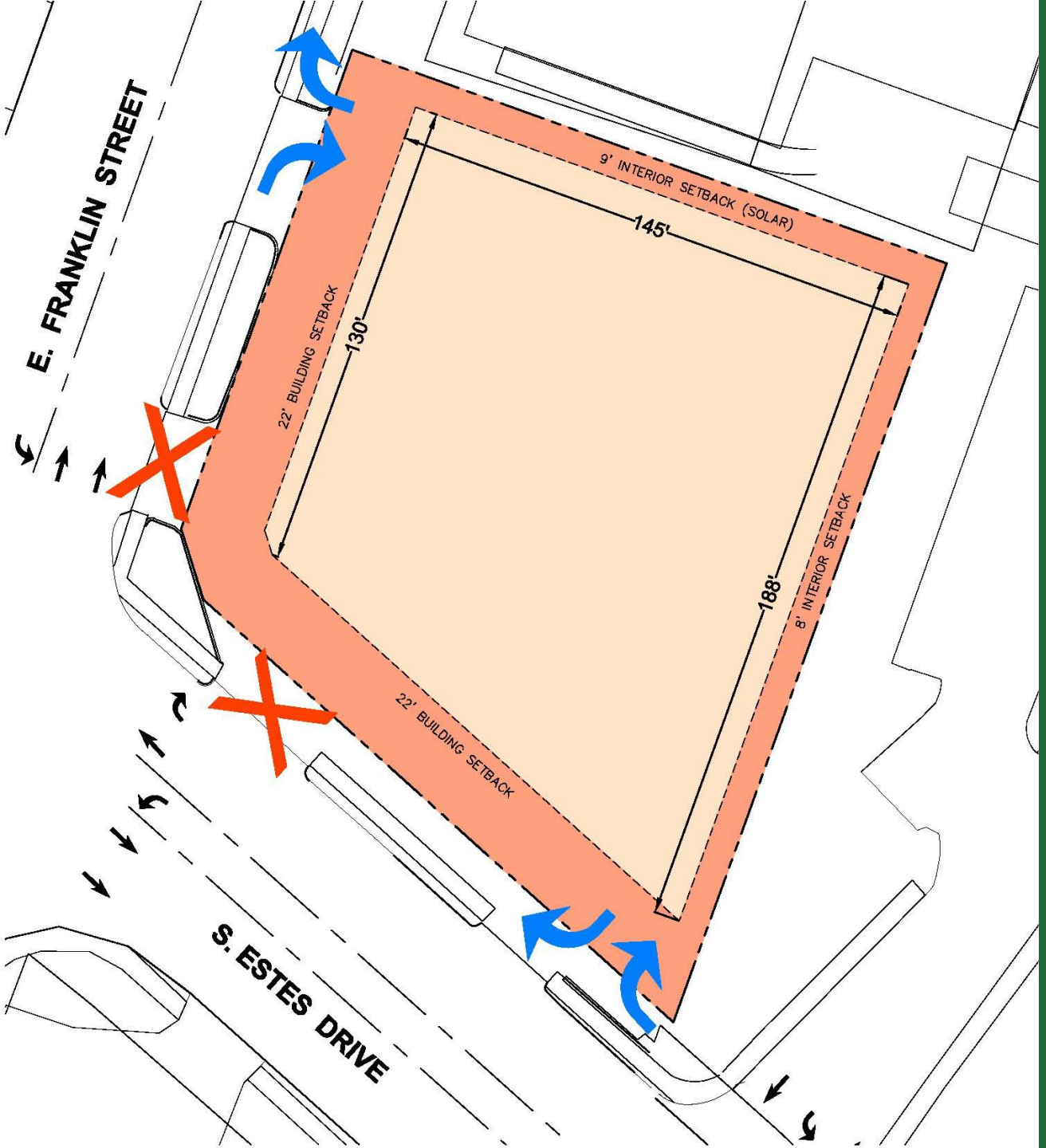
Walgreens Pharmacy
1500 E. Franklin Street

Chapel Hill Town Council
March 8, 2010

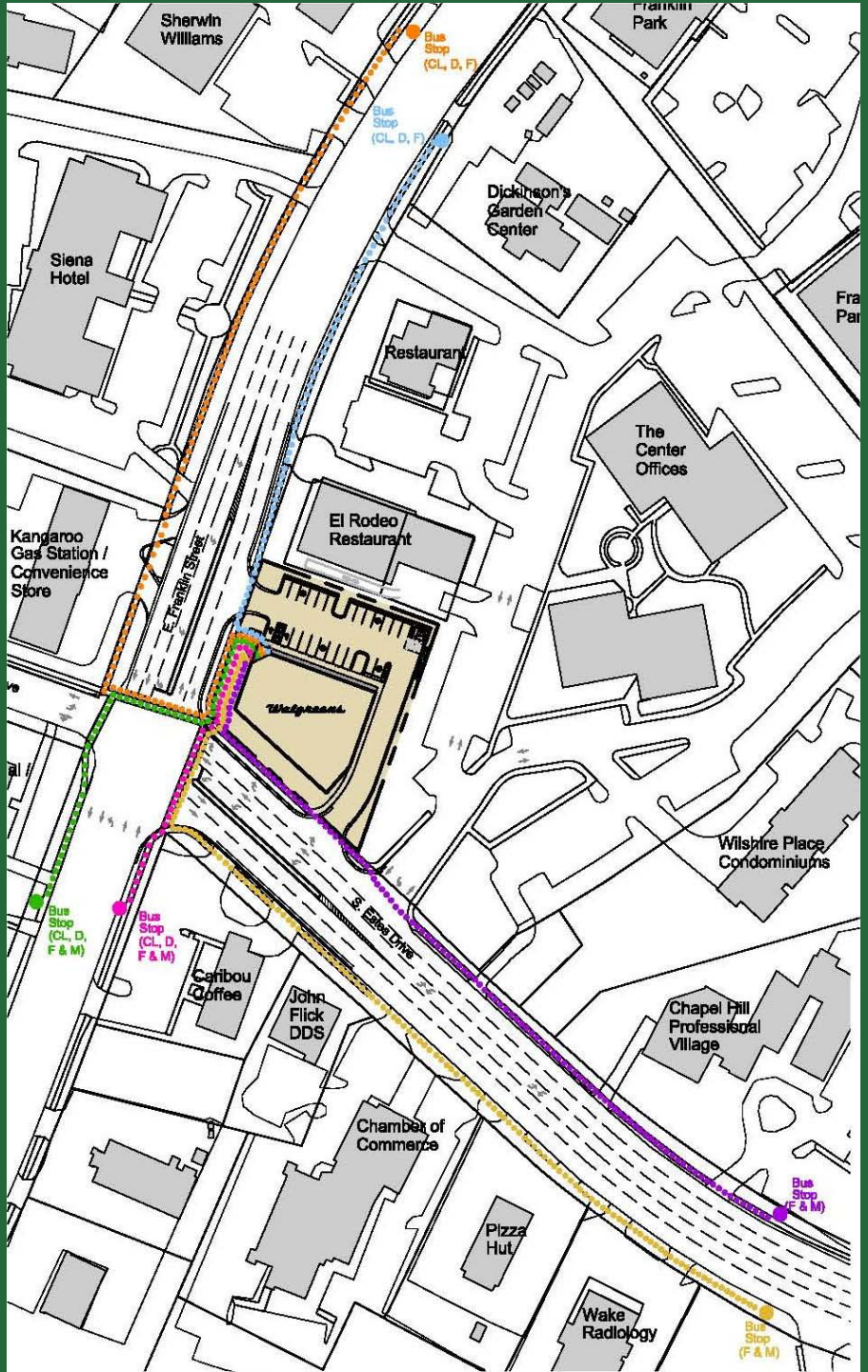
The Design Response, Inc.

Rob Wilson, AICP

S. Estes Dr
TOWN OF CHAPEL HILL
E. Franklin St
TOWN OF CHAPEL HILL



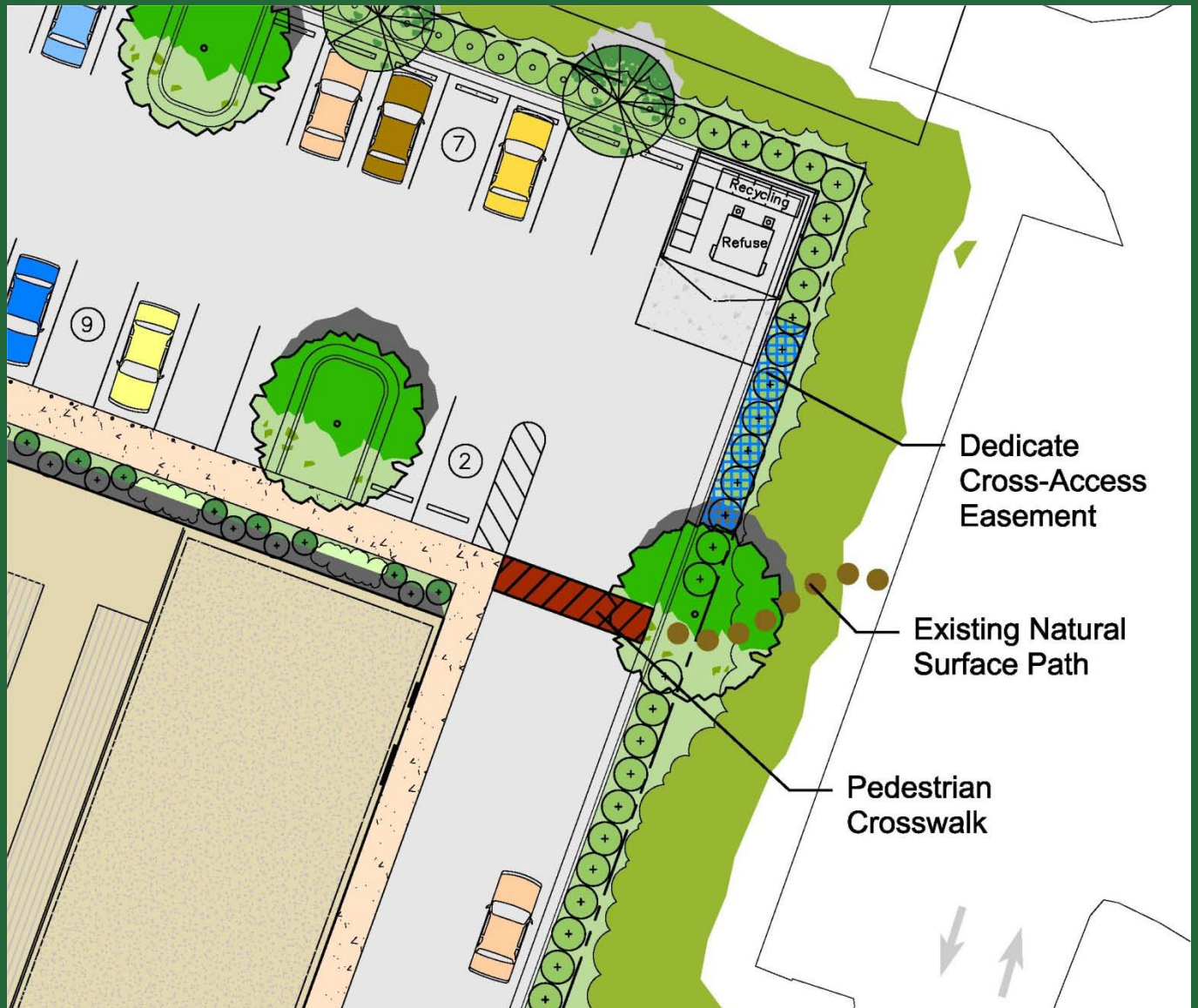
Proposed Access and Required Building Setbacks



6 Bus Stops & 4 Bus Routes (CL, D, F, & M)

Walgreens – 1500 E. Franklin St.

Cross-Access Easement & Pedestrian Connection



Preliminary Building Elevations

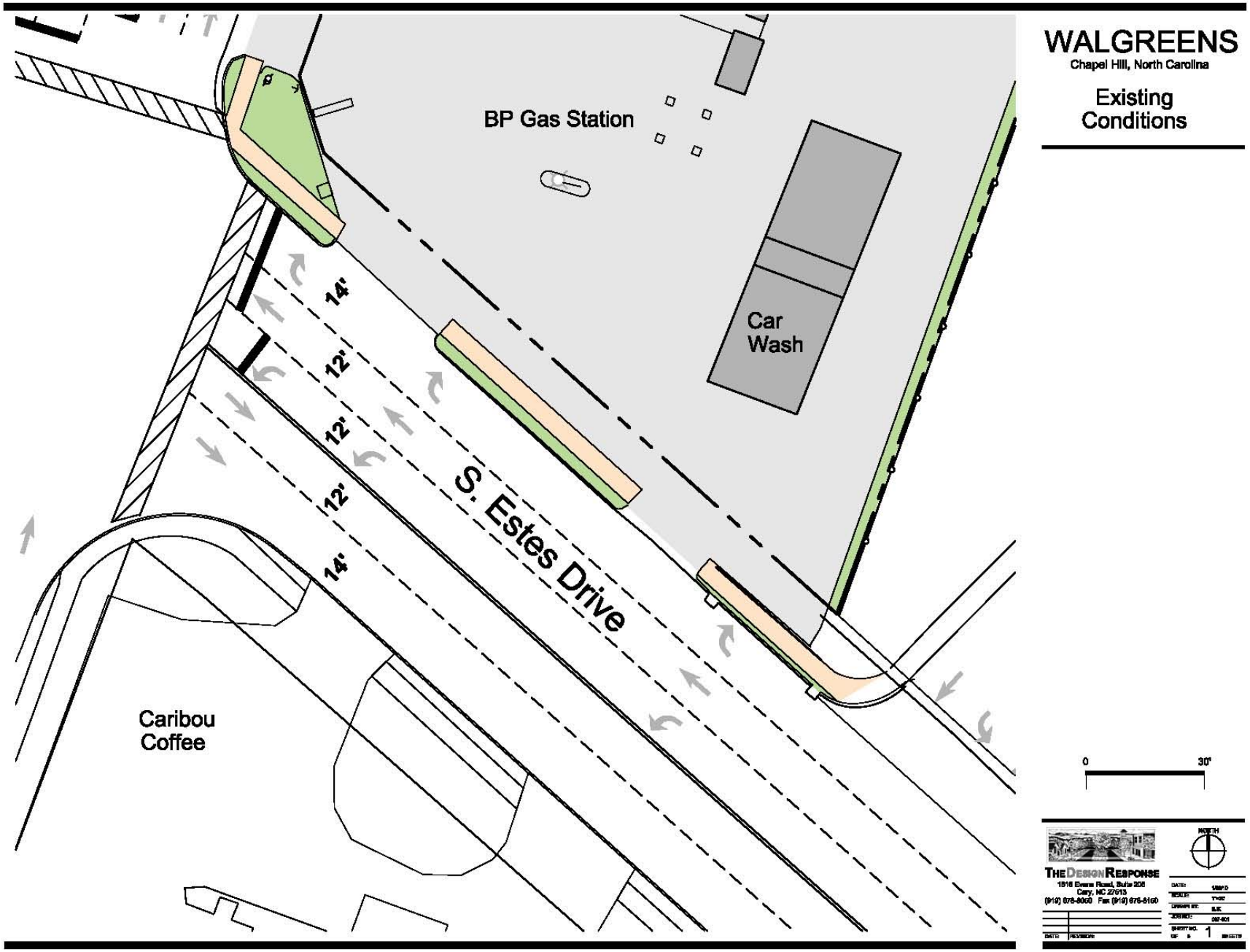
Key Issue :

What improvements to make at this intersection?

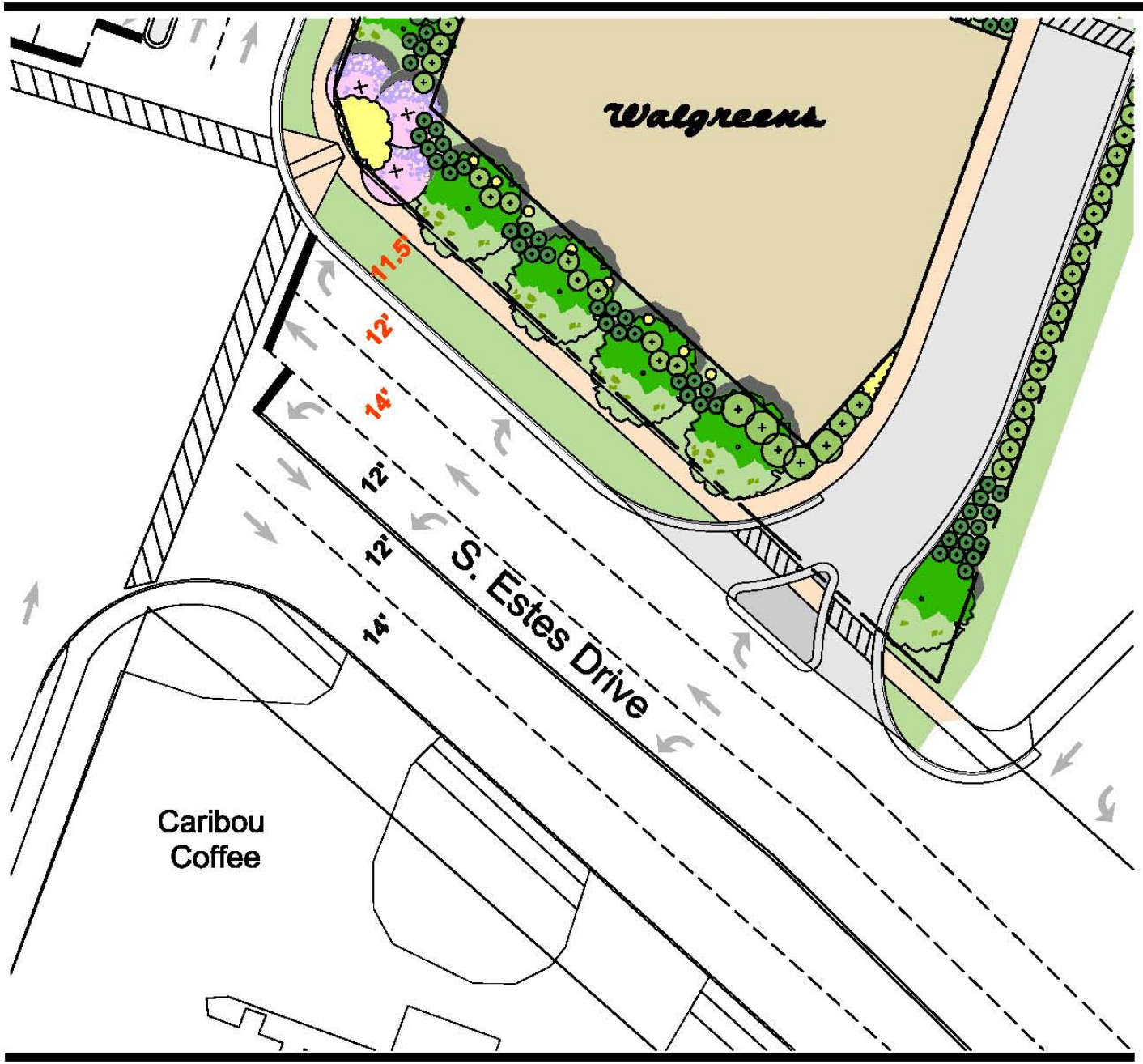
Intersection Design Alternatives

South Estes Drive

Existing Conditions


WALGREENS
Chapel Hill, North Carolina
Existing Conditions
BP Gas Station
Car Wash
S. Estes Drive
14'
12'
12'
12'
14'
Caribou Coffee
0
30'
NORTH
THE DESIGN RESPONSE
1516 Evans Road, Suite 206
Cary, NC 27513
(919) 676-8060 Fax (919) 676-8160
DATE:
SCALE:
DRAWN BY:
JOB NO.:
SHEET NO.
OF
1
SHEETS
DATE:
REVISION:

South Estes Drive
(looking north)



WALGREENS

Chapel Hill, North Carolina

Option A

No Median & Pork Chop

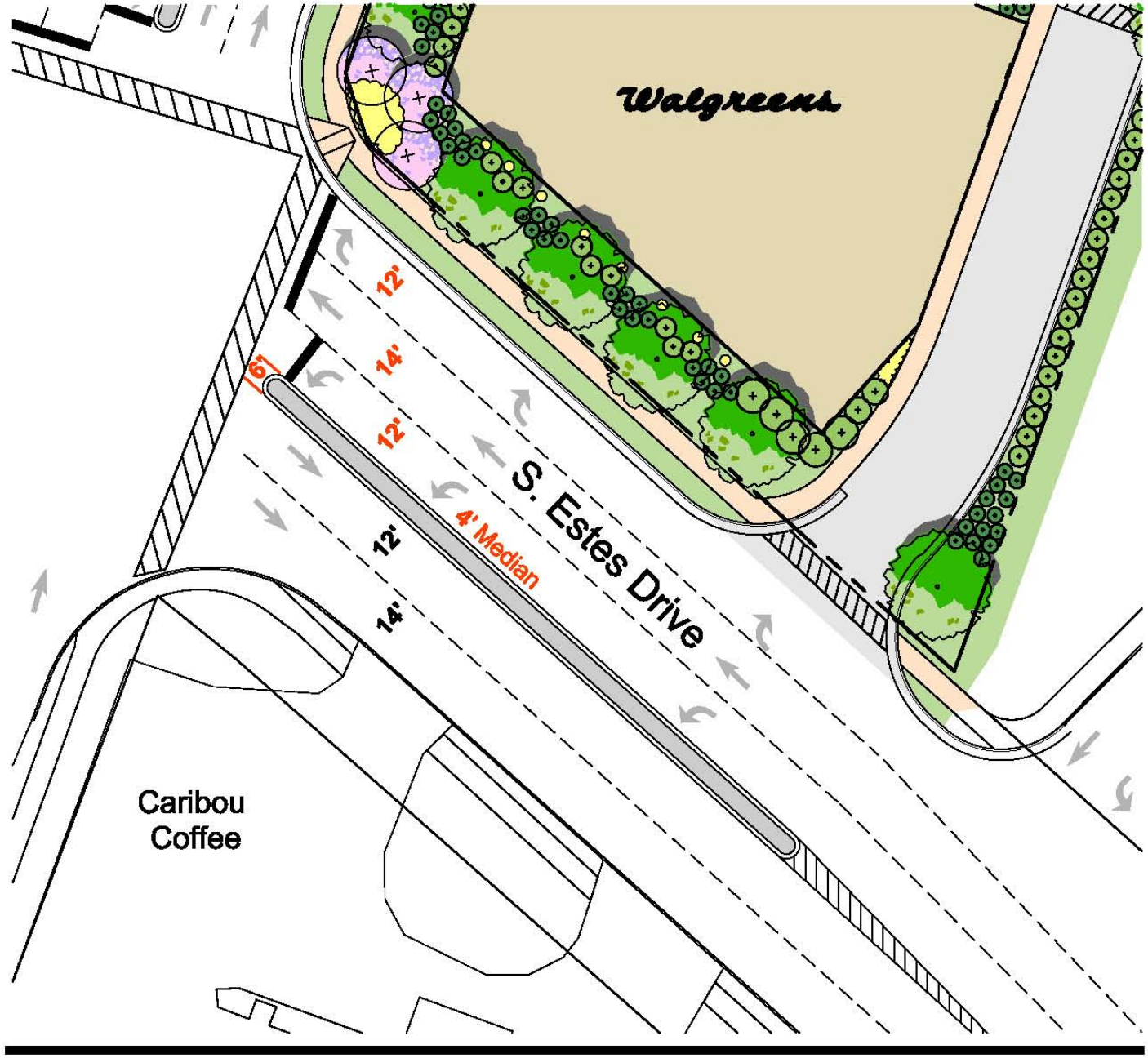
0 30'

THE DESIGN RESPONSE
1516 Evans Road, Suite 208
Cary, NC 27513
(919) 678-8060 Fax (919) 678-8160

NORTH

DATE:
ISSUE:
DRAWN BY:
JOB NO.:
SHEET NO. 2
OF 3 SHEETS

DATE REVISIONS



WALGREENS

Chapel Hill, North Carolina

Option B

4' Median

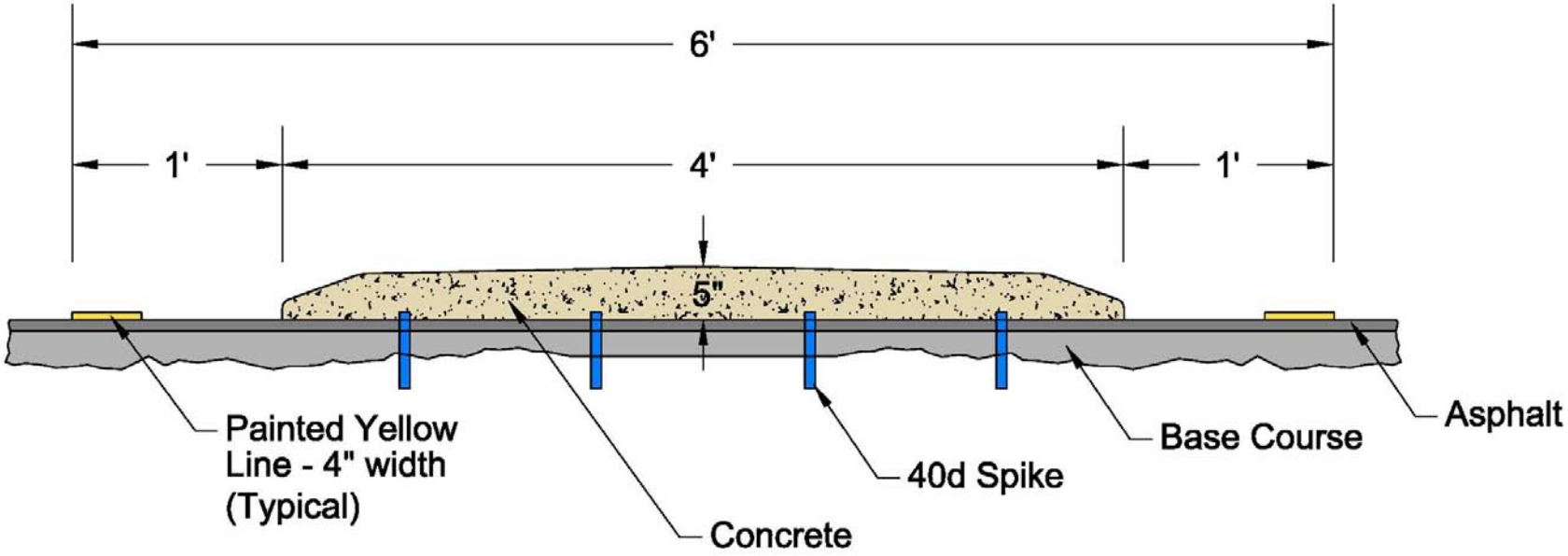
0 30'

THE DESIGN RESPONSE
1515 Evans Road, Suite 200
Cary, NC 27513
(919) 678-8060 Fax (919) 678-8160

NORTH

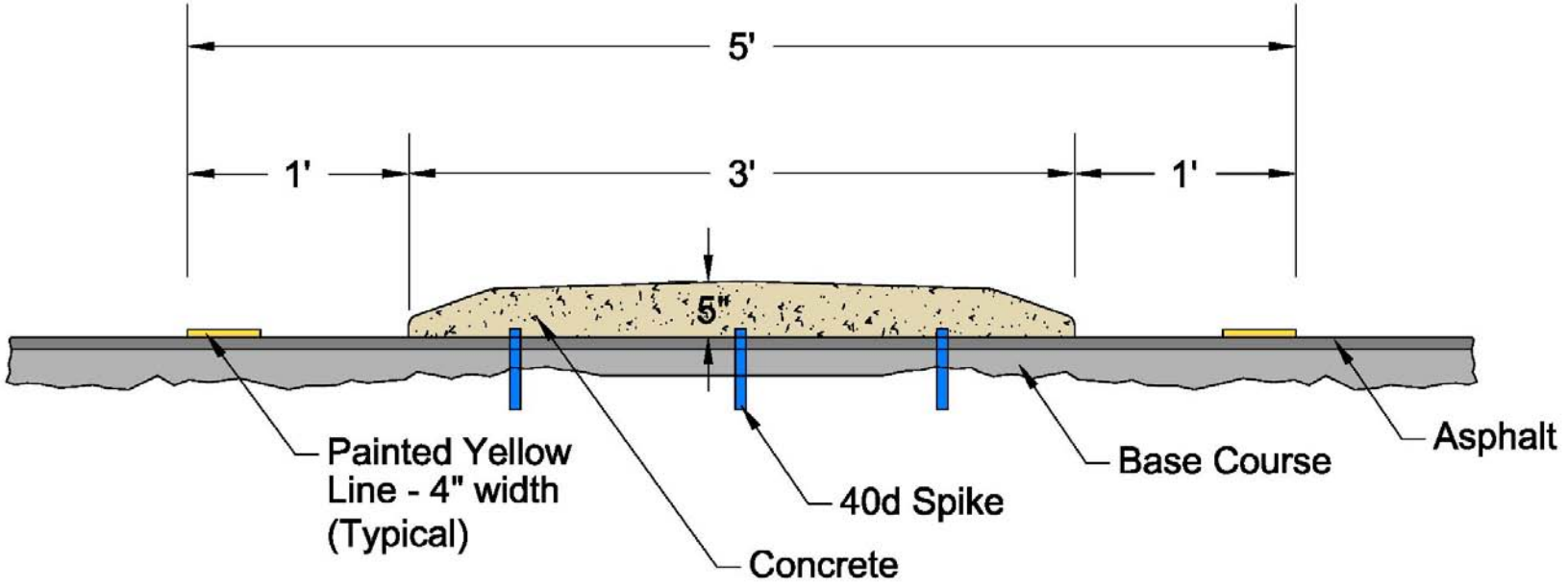
DATE:
ISSUE:
DRAWN BY:
JOB NO.:
SHEET NO. 3
OF
DATE REVISIONS

RAISED 4.0' MEDIAN
NCDOT Typical Median Detail



MONOLITHIC CONCRETE ISLAND
ON ASPHALT CONCRETE PAVEMENT
(SURFACE MOUNTED)

ALTERNATIVE OPTION
RAISED 3.0' MEDIAN



MONOLITHIC CONCRETE ISLAND
ON ASPHALT CONCRETE PAVEMENT
(SURFACE MOUNTED)

WALGREENS

Chapel Hill, North Carolina

Option B

4' Median

0 30'

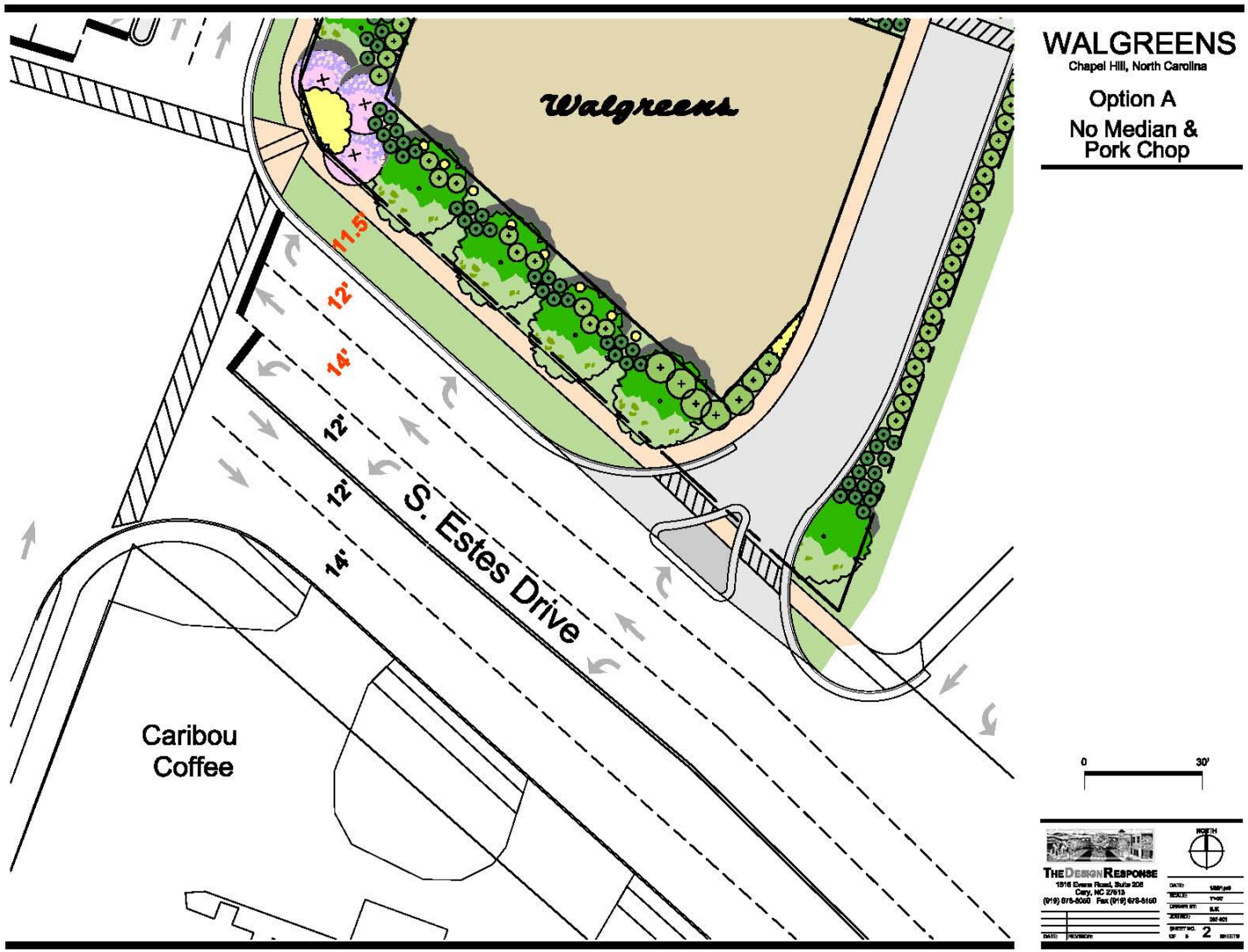
THE DESIGN RESPONSE
1815 Evans Road, Suite 200
Cary, NC 27513
(919) 678-8060 Fax (919) 678-8160

NORTH

DATE: 1/8/10
SCALE: 1"=30'
DRAWN BY: RJK
JOB NO.: 09-401
SHEET NO. 3
DATE: REVISION:

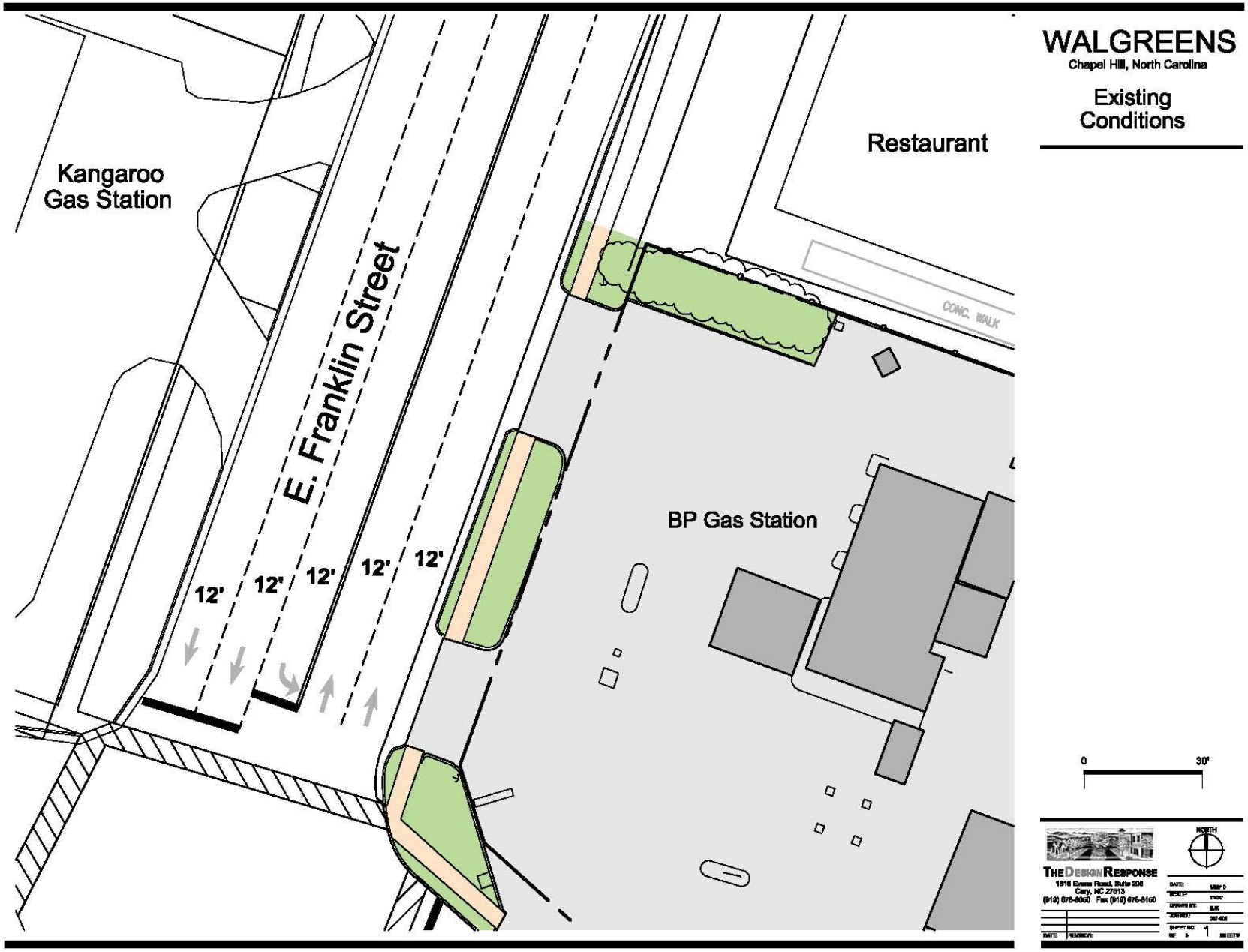
WALGREENS
Chapel Hill, North Carolina
Option C
3' Median
Walgreens
12'
14'
12'
13'
14'
5'
3' Median
S. Estes Drive
Caribou
Coffee
0
30'
NORTH
THE DESIGN RESPONSE
1818 Evans Road, Suite 205
Cary, NC 27513
(919) 678-8050 Fax (919) 678-8180
DATE:
SCALE:
DRAWN BY:
JOB NO.:
SHEET NO.
4
DATE:
REVISION:

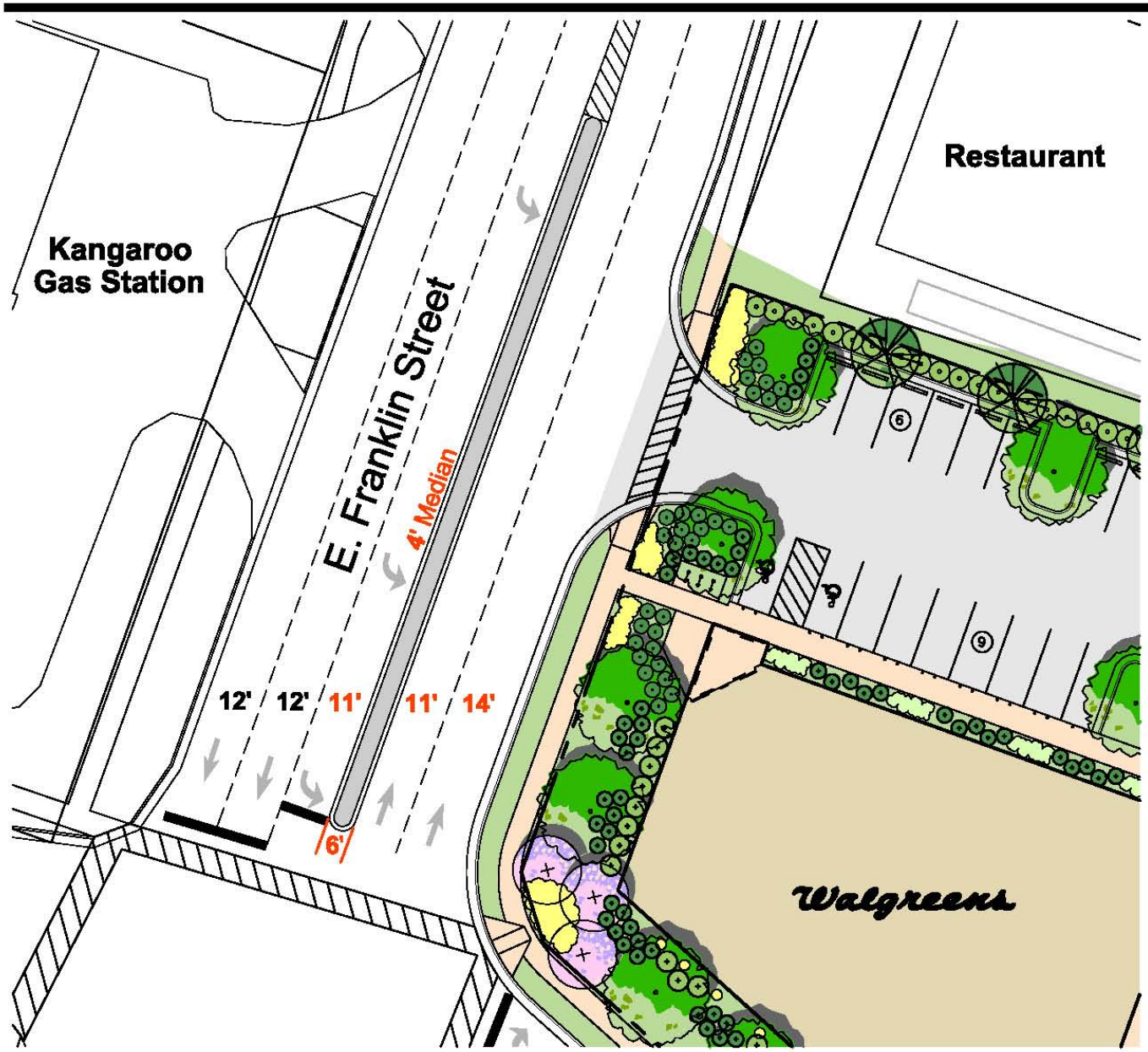
Staff & NCDOT Recommendation



Intersection Design Alternatives

East Franklin Street


WALGREENS
Chapel Hill, North Carolina
Existing Conditions
Kangaroo Gas Station
E. Franklin Street
Restaurant
CONC. WALK
BP Gas Station
12'
12'
12'
12'
12'
0
30'
NORTH
THE DESIGN RESPONSE
1516 Evans Road, Suite 206
Cary, NC 27513
(919) 676-8060 Fax (919) 676-8160
DATE:
SCALE:
DRAWN BY:
JOB NO.:
SHEET NO.
OF 3
1
SHEETS
DATE:
REVISION:



WALGREENS

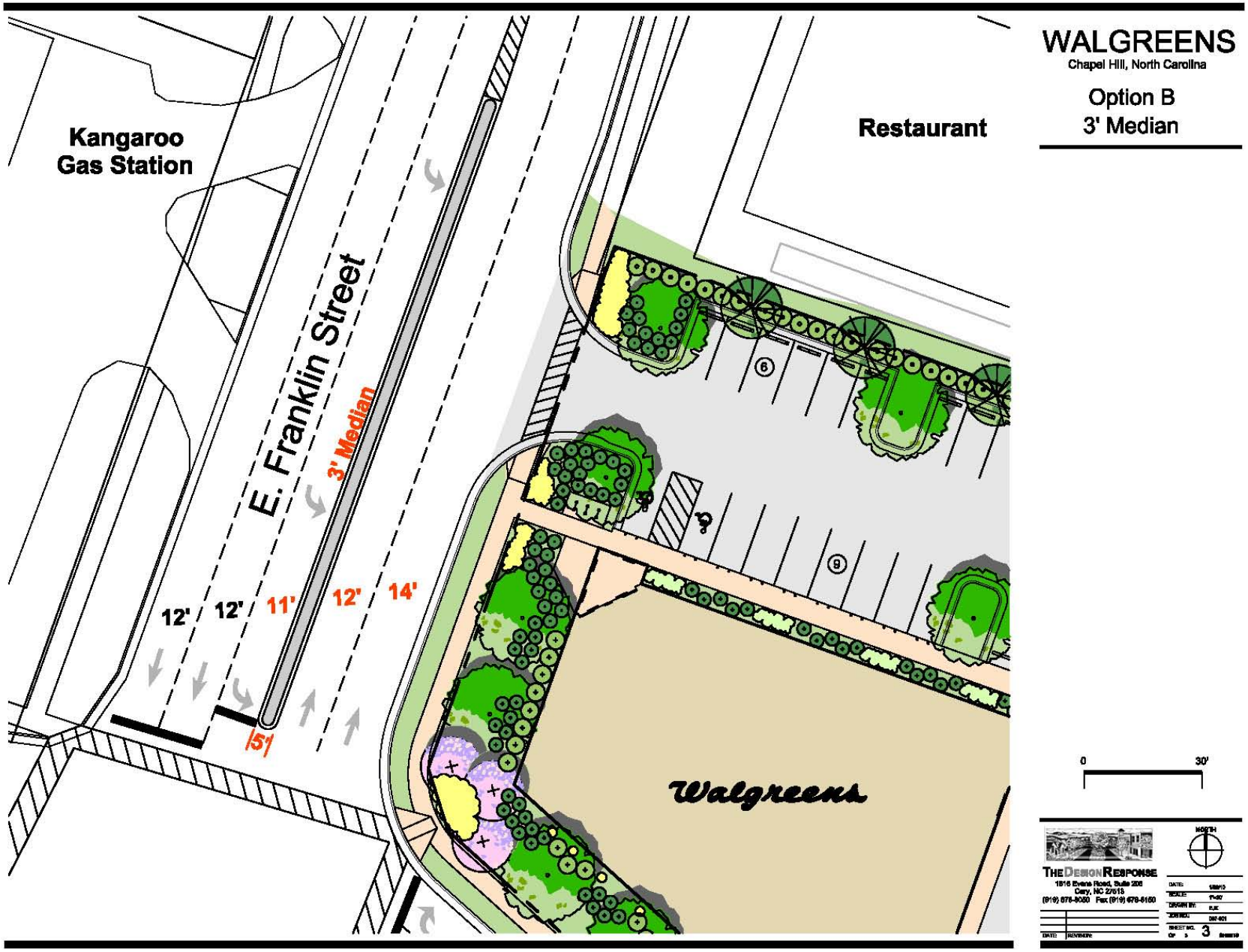
Chapel Hill, North Carolina

Option A

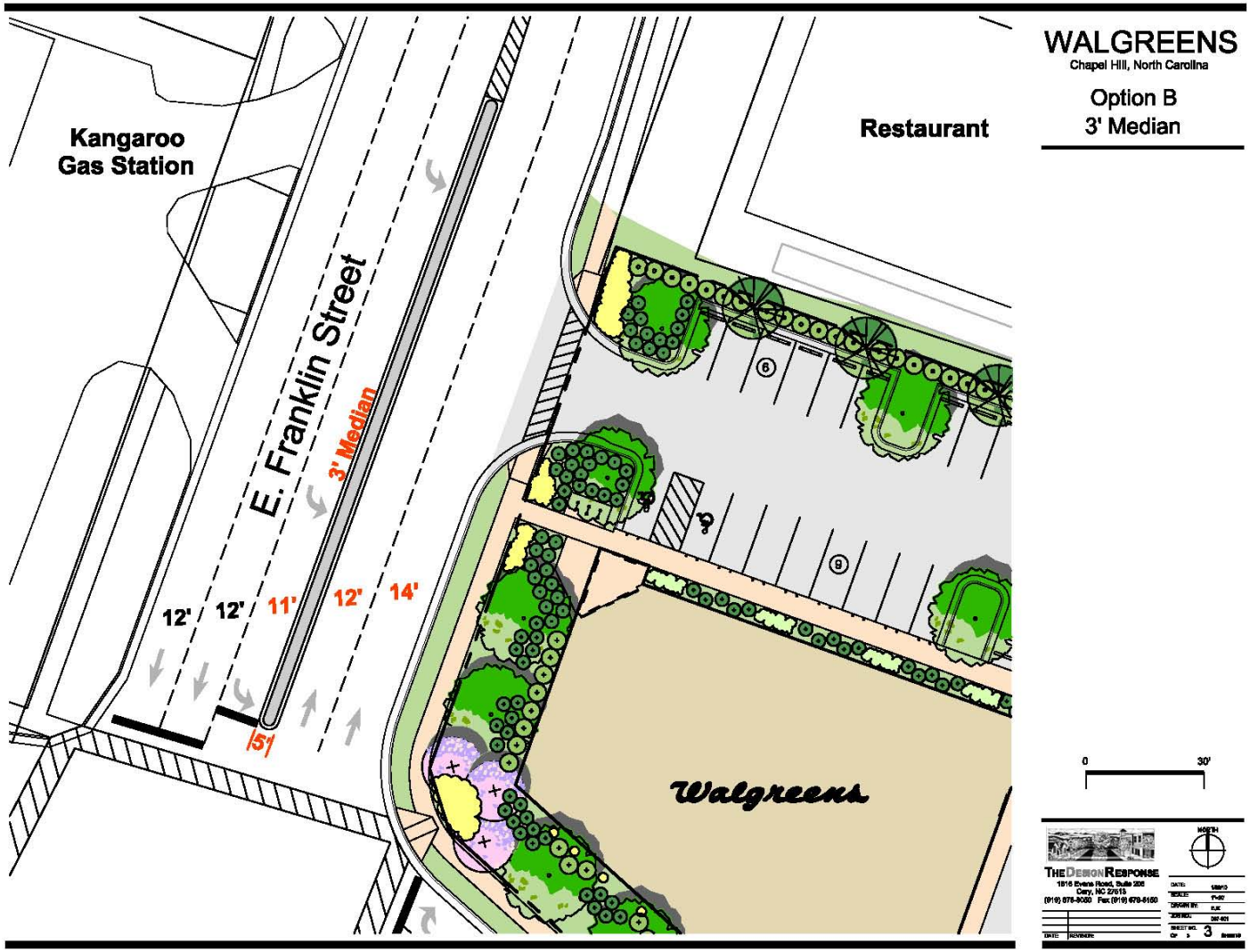
4' Median

0 30'

THE DESIGN RESPONSE
1515 Evans Road, Suite 208
Cary, NC 27513
(919) 678-8060 Fax (919) 678-8160


WALGREENS
Chapel Hill, North Carolina
Option B
3' Median
Kangaroo
Gas Station
Restaurant
E. Franklin Street
3' Median
12'
12'
11'
12'
14'
5'
6
9
Walgreens
0
30'
NORTH
THE DESIGN RESPONSE
1816 Evans Road, Suite 206
Cary, NC 27513
(919) 678-8050 Fax (919) 678-5150
DATE:
SCALE:
DRAWN BY:
JOB NO.:
SHEET NO.
3
DATE:
REVISION:

Staff & NCDOT Recommendation



Conclusion

Project Achievements

- Complies with Town Design Guidelines
- Provides Streetscape & Landscape Buffers
- Reduces Impervious Surface by over 20%
- Includes Stormwater Management

Green Building Elements & Energy Efficiency

- Project performs at Silver LEED level
- Building is 20% more energy efficient than ASHRAE standards
- Daylighting provides significant internal access to natural lighting, lowers energy consumption, and reflects Sustainable Design
- Rain Cistern for irrigation will reduce water consumption and promote Sustainability

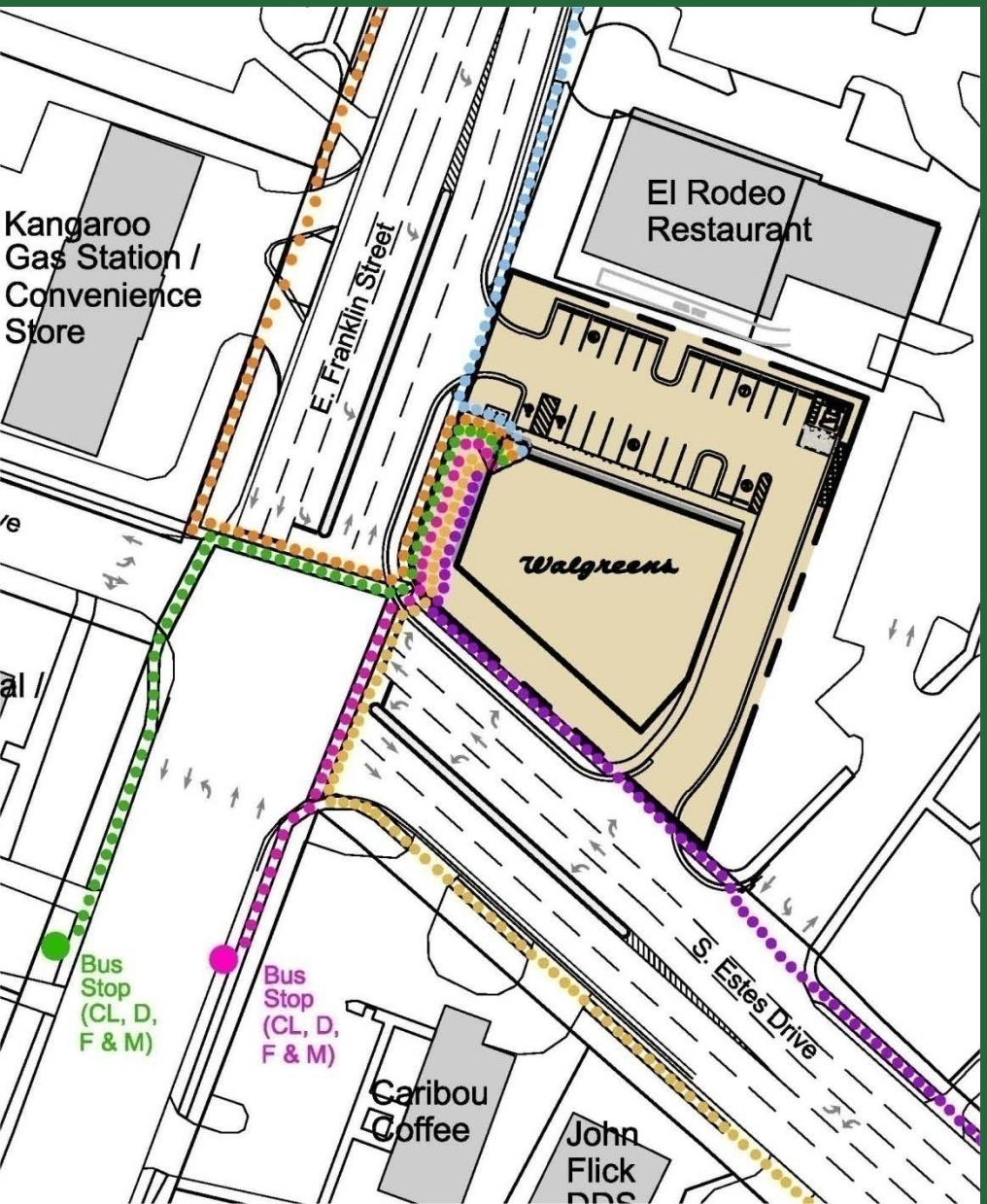
Access & Circulation Improvements

- Two (2) Right-In/Right-Out Driveways instead of Four (4) Full Access Driveways
- *"The reduction in the number of driveways and vehicular conflict points will serve to improve overall vehicular safety in the vicinity of the E. Franklin Street / Estes Drive intersection."* (Traffic Impact Analysis)

Public Infrastructure Improvements

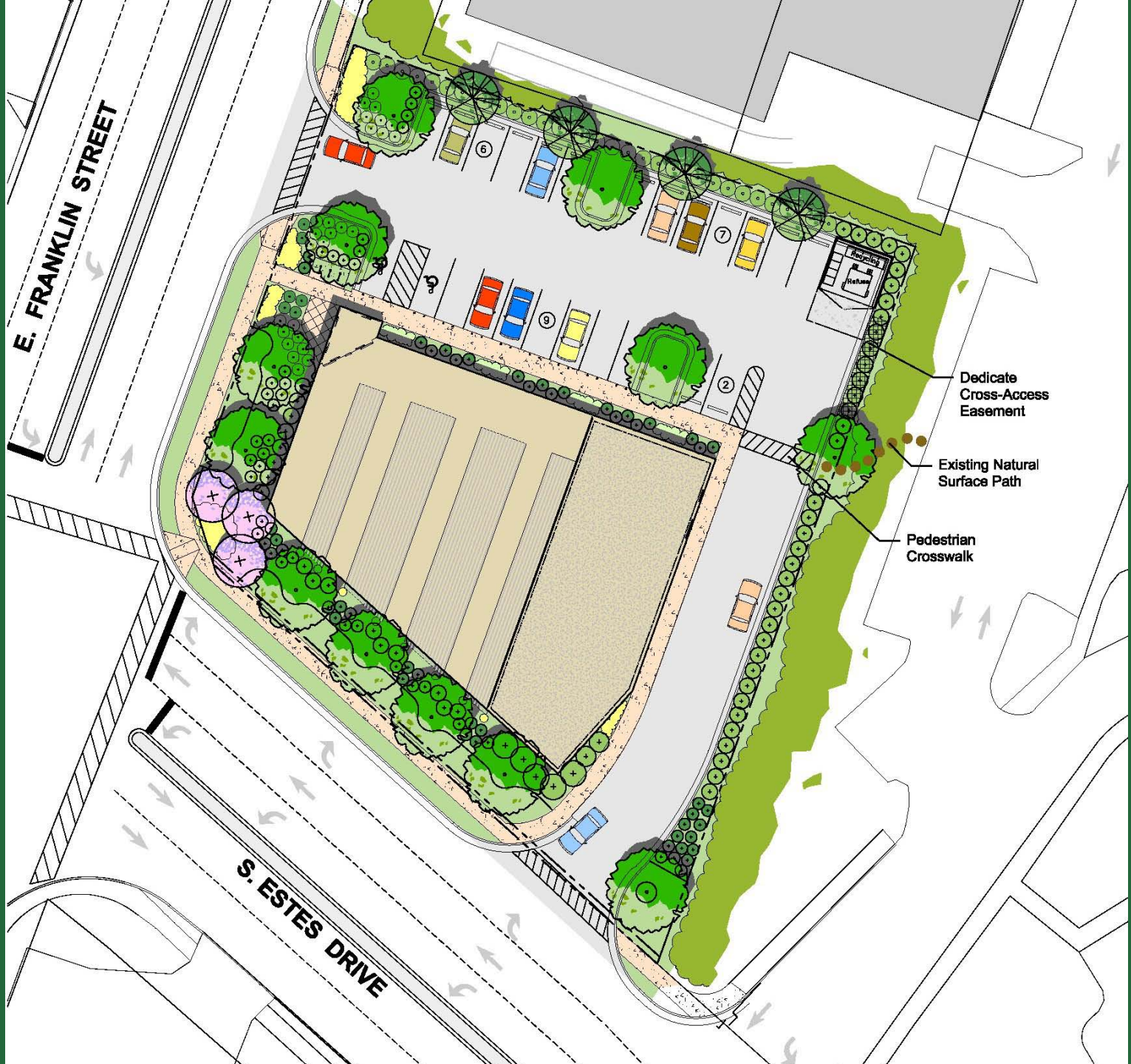
- Increases continuous sidewalk along street frontages
- Relocates 36” Stormwater Pipe
- Create 14’ Wide Lanes for Bikes on S. Estes and E. Franklin

Public Infrastructure Improvements



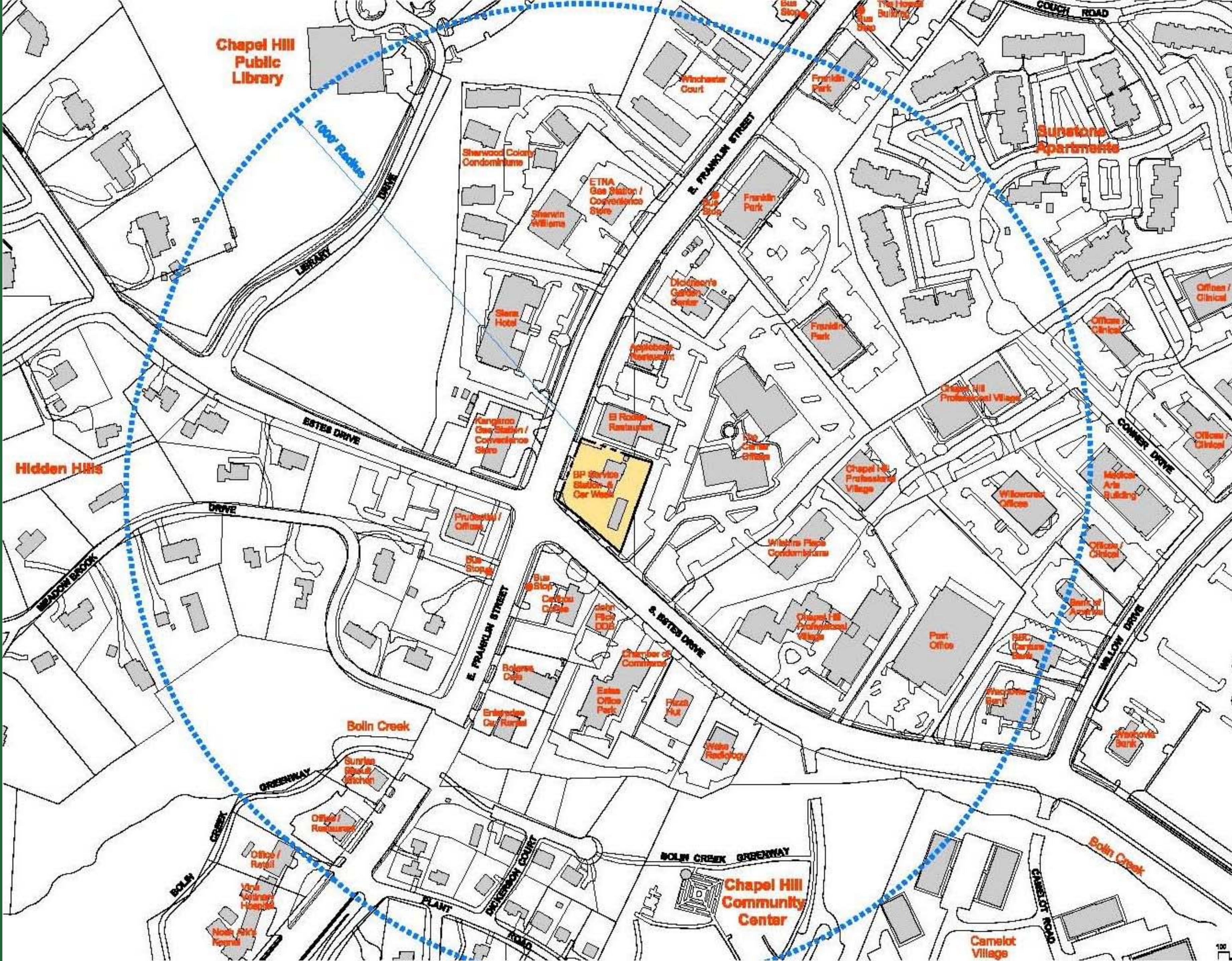
- Provides Bus Shelter Improvements ($10,500)
- Provides Crosswalk Striping & Pedestrian Signal for southern (4th) leg of intersection ($3,500)
- Provides Traffic Signal Timing Revisions ($3,000)

Walgreens Pharmacy – 1500 East Franklin

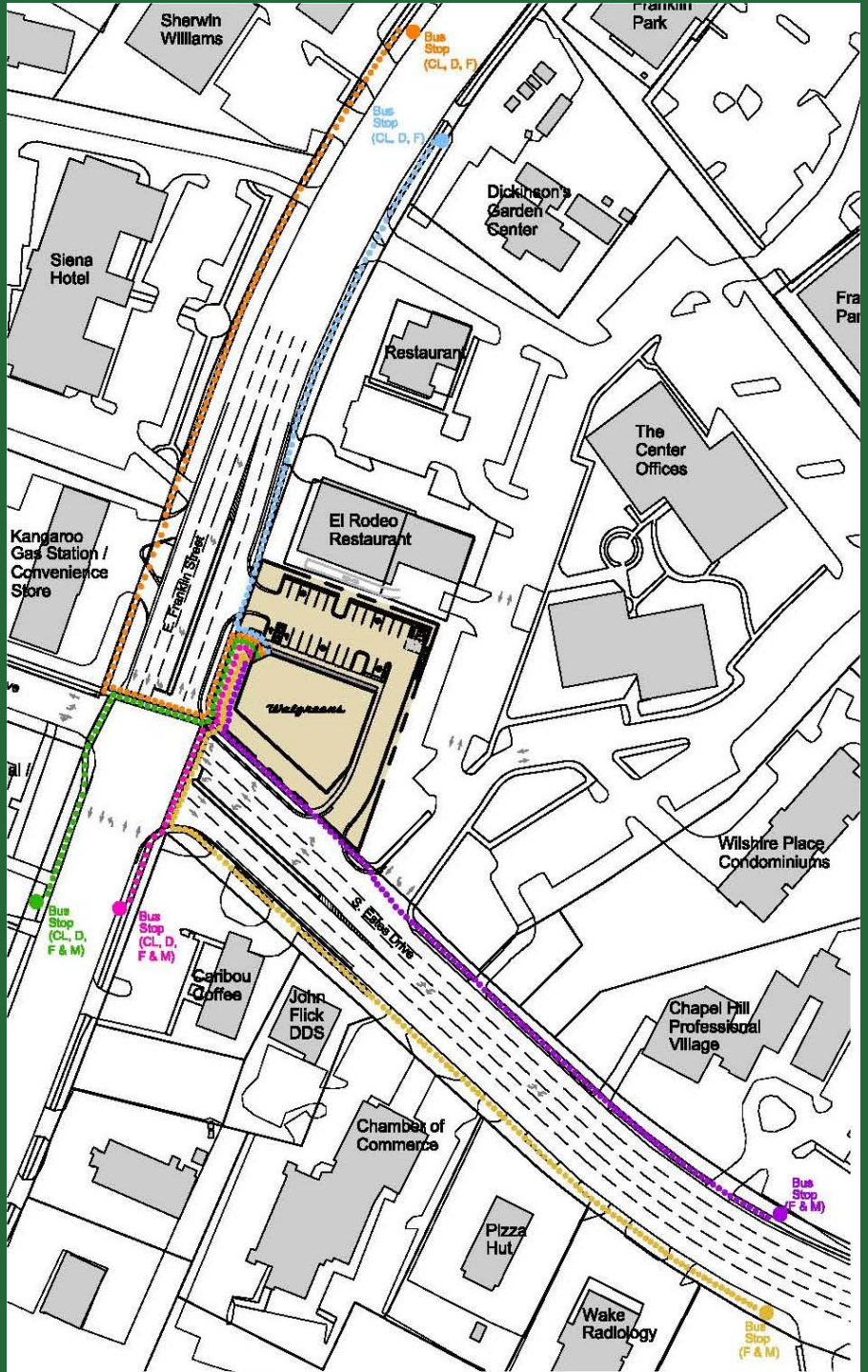

E. FRANKLIN STREET
S. ESTES DRIVE
Dedicate
Cross-Access
Easement
Existing Natural
Surface Path
Pedestrian
Crosswalk
Recycling
Refuse
6
7
9
2

E. FRANKLIN STREET
S. ESTES DRIVE
CONC. WALK
Recycling
Refuse
Dedicate
Cross-Access
Easement
Existing Natural
Surface Path
Pedestrian
Crosswalk

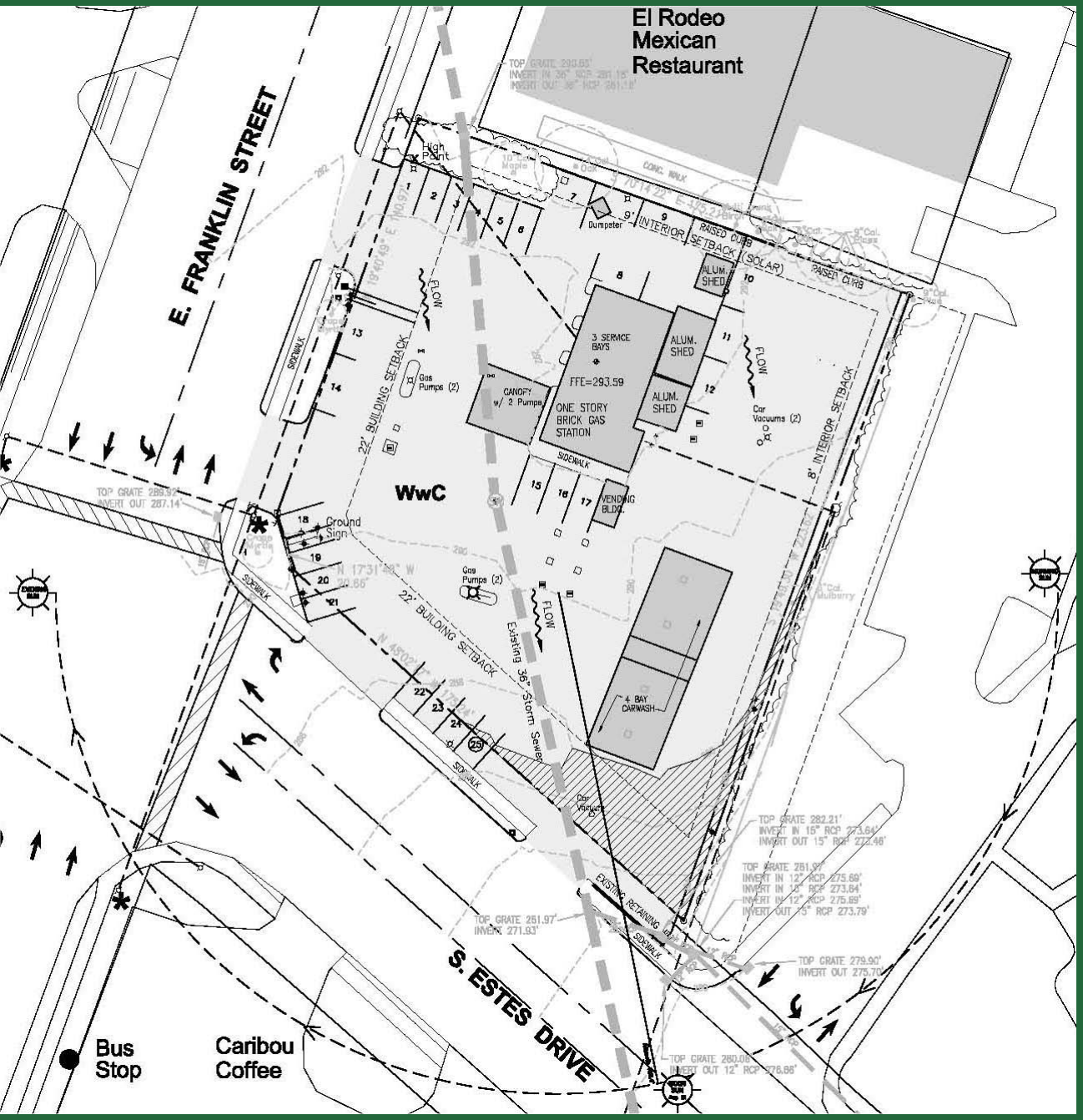
Summary of Presentation on January 20, 2010



Chapel Hill Public Library
1000' Radius
Library Drive
Estes Drive
Hidden Hills
Meadow Brook Drive
Couch Road
Sunstone Apartments
E. Franklin Street
Winchester Court
Franklin Park
Sherwood Colony Condominiums
ETNA Gas Station / Convenience Store
Sherwin Williams
Siena Hotel
Kangaroo Gas Station / Convenience Store
BP Service Station & Car Wash
El Rodeo Restaurant
Applebee's Restaurant
Dickinson's Garden Center
Chapel Hill Professional Village
Offices / Clinical
Conner Drive
Medical Arts Building
Willowcrest Offices
Wilshire Place Condominiums
Post Office
Bank of America
Willow Drive
Wachovia Bank
S. Estes Drive
Chamber of Commerce
Estes Office Park
Pizza Hut
Wake Radiology
Caribou Coffee
Bus Stop
Prudential / Offices
Enterprise Car Rental
Bolin Creek
Greenway
Sunrise Biscuit Kitchen
Office / Restaurant
Office / Retail
Dickerson Court
Plant Road
Bolin Creek Greenway
Chapel Hill Community Center
Camelot Village
Camelot Road

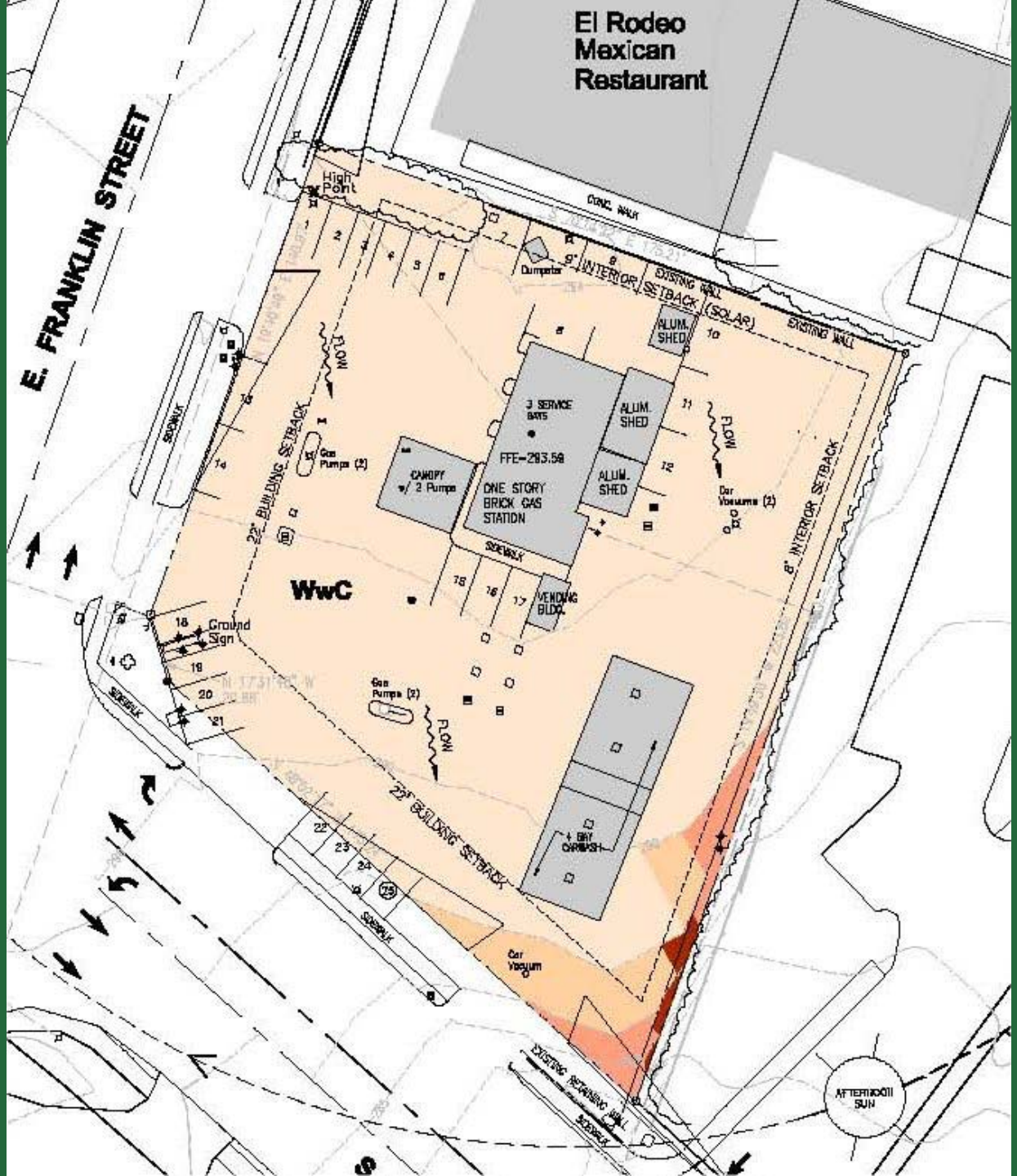


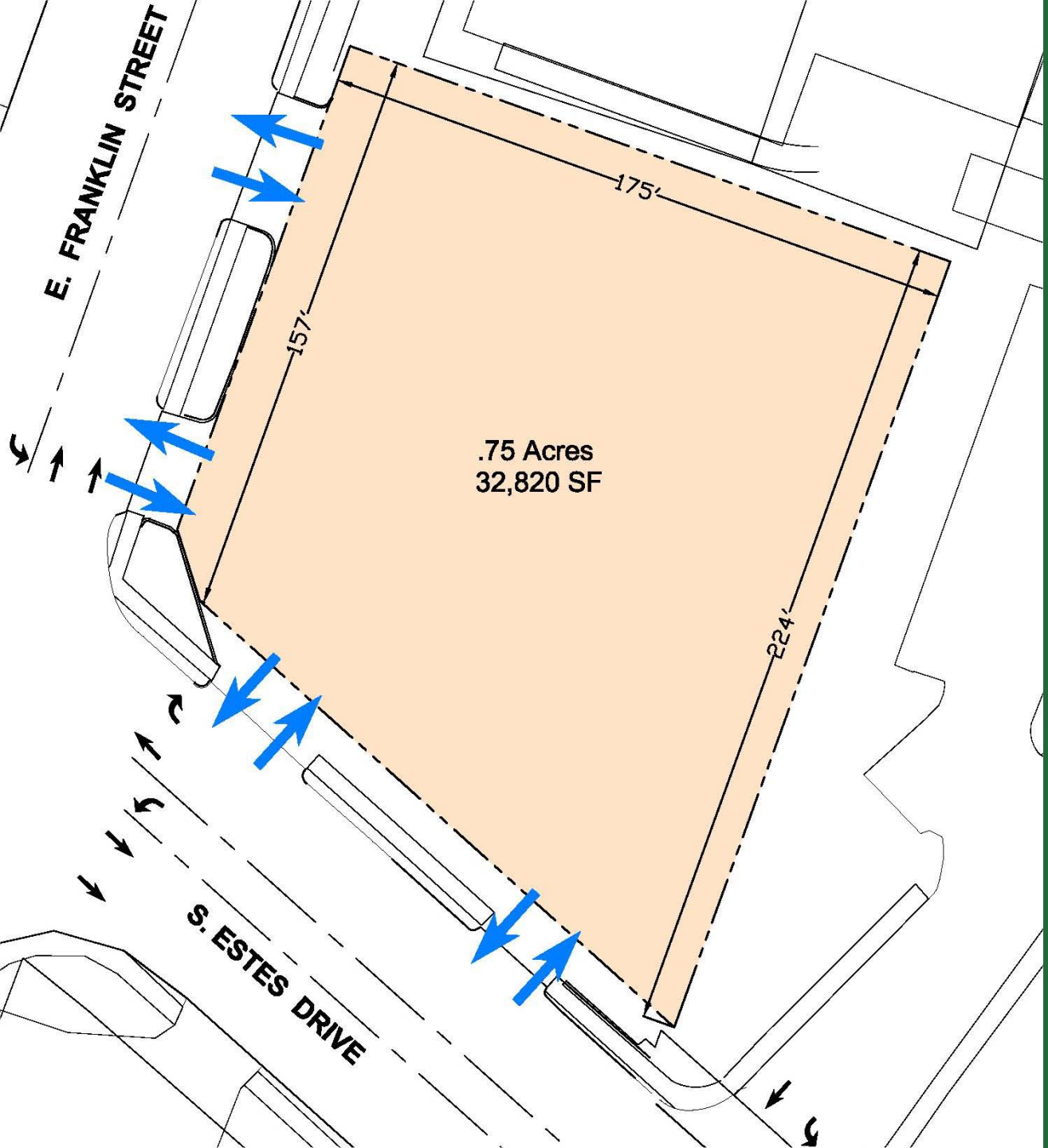
6 Bus Stops & 4 Bus Routes (CL, D, F, & M)



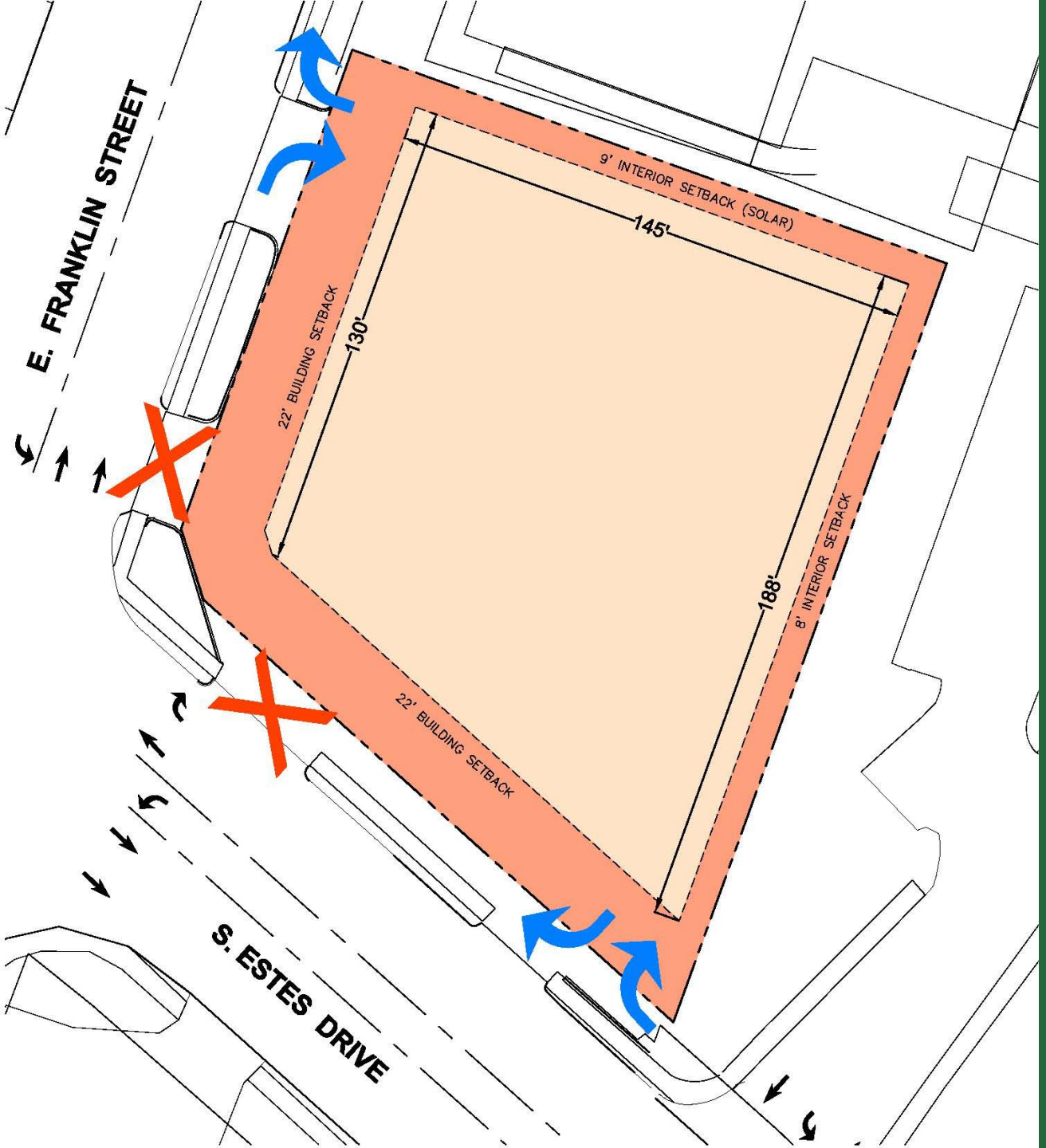
Existing Conditions

Site Analysis





Existing Site with 4 Full-Access Driveways



Proposed Access and Required Building Setbacks

Walgreens – 1500 E. Franklin St.

Traffic Impact Study

- Based on the TIA Analysis, “no additional external roadway improvements are necessary due to site impacts or the driveway access changes being proposed.”
- “The reduction in the number of driveways and vehicular conflict points will serve to improve overall vehicular safety in the vicinity of the E. Franklin Street / Estes Drive intersection.”

Parking

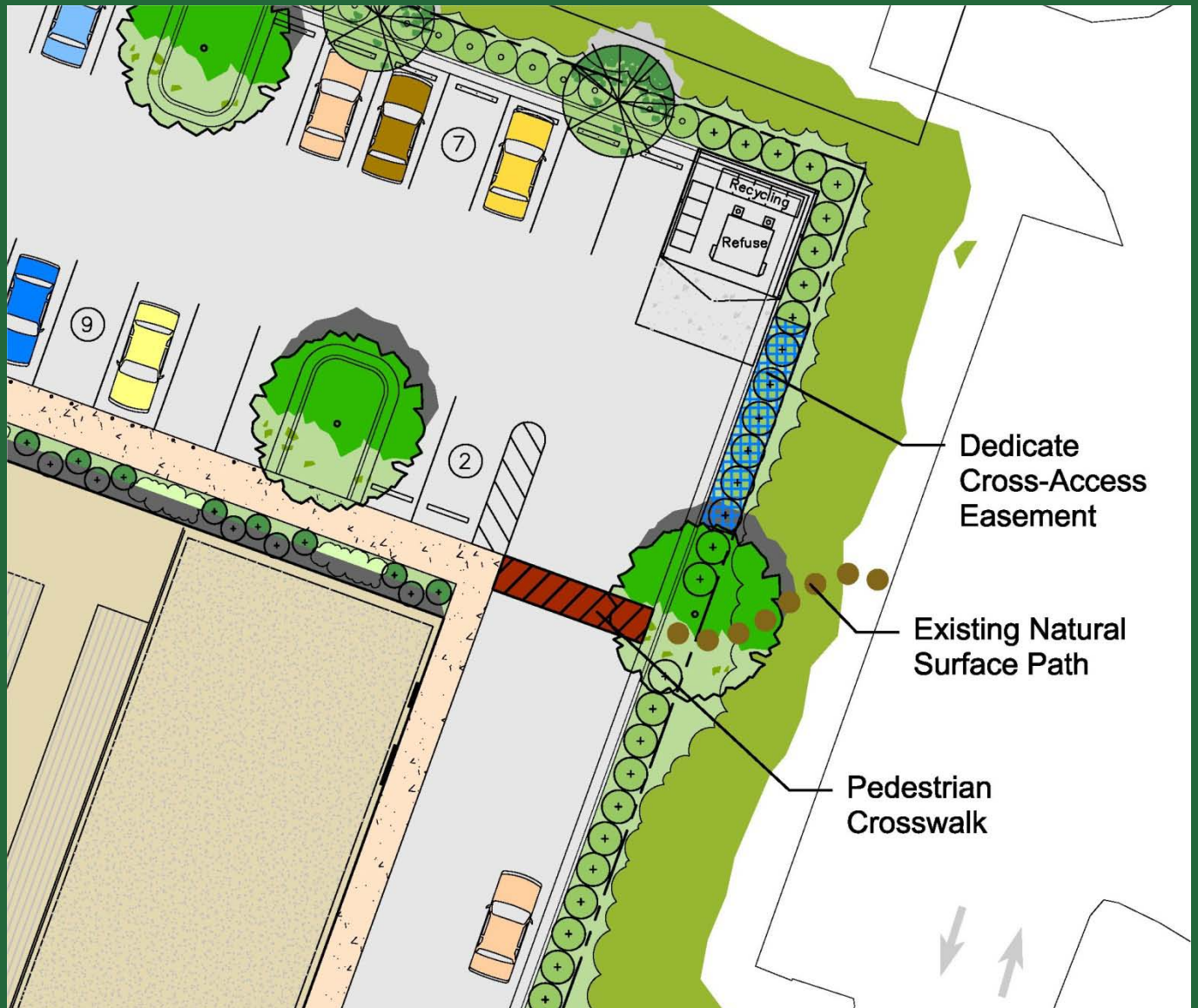
Required Minimum:

- 36 Vehicular Parking Spaces

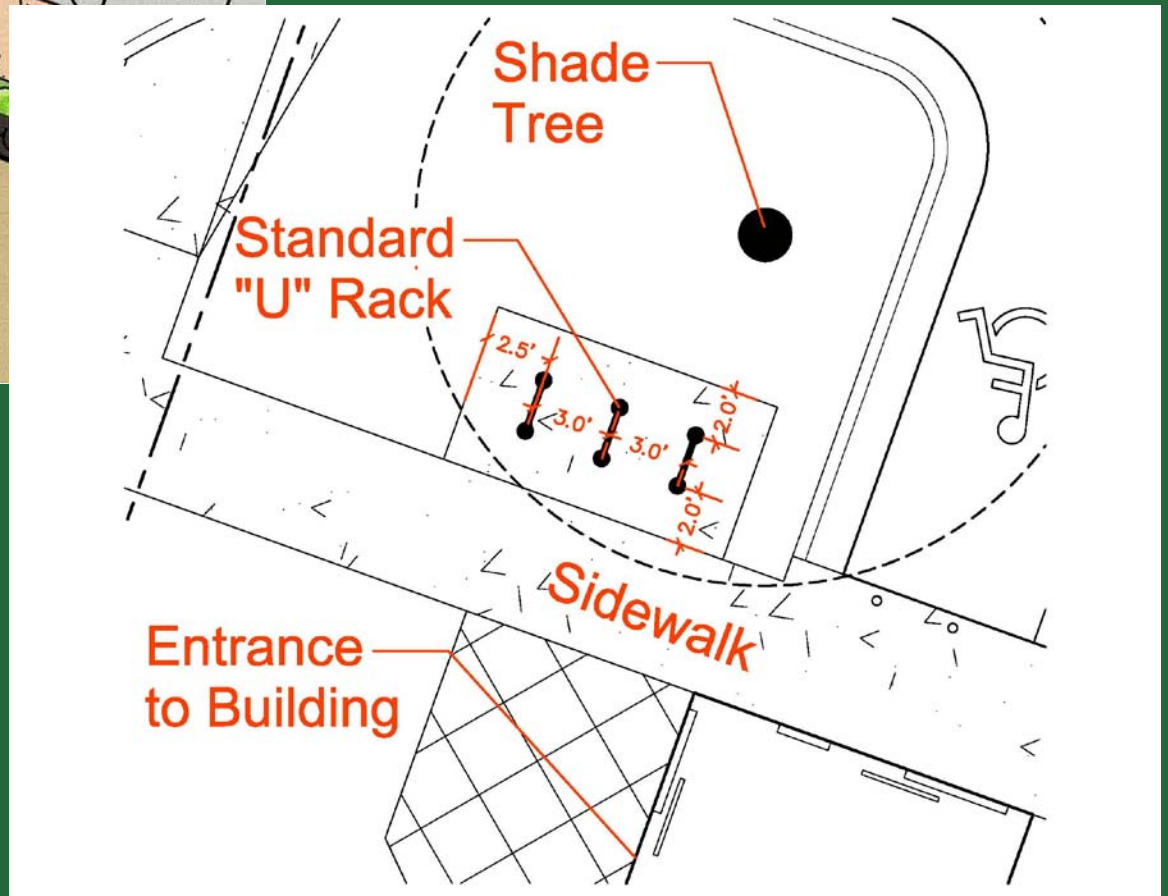
Proposed:

- 24 Vehicular Parking Spaces
- Only two-thirds of floor area is actually retail sales, remainder is storage
- Consistent with Council's stated goal to reduce amount of vehicular parking and encourage mass transit and alternative forms of transportation

Cross-Access Easement & Pedestrian Connection



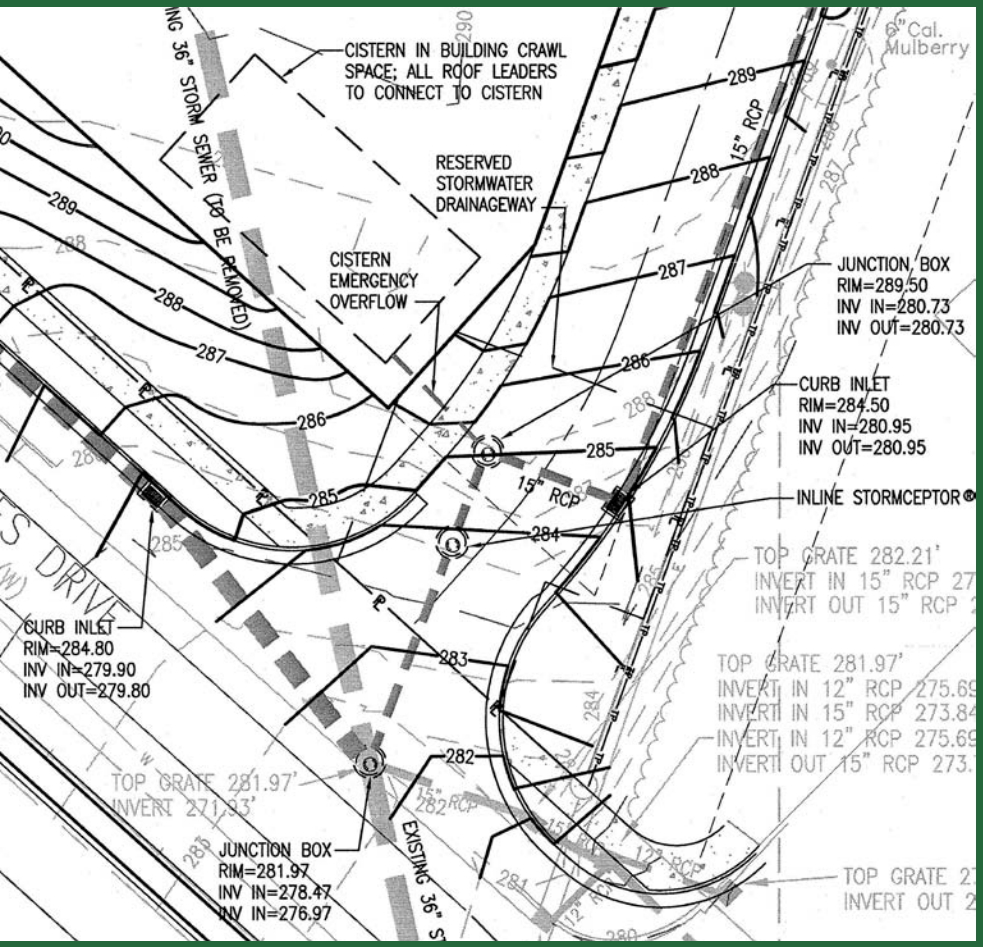
Bicycle Parking



Impervious Surface

- Existing site is 95.2% impervious surface
- Proposed site plan would be 74.5% impervious surface (adding landscape buffers and tree islands)
- Greater than 20% reduction from existing conditions (re-vegetation of over 6,800 SF)

Stormwater Management



- Existing site does not have any stormwater management facilities
- Proposed site plan would include a Stormceptor® oil and sediment separator to manage water quality
- Also, roof drainage will be directed to a cistern for irrigation purposes

Architecture, Energy Efficiency, and Sustainable Design

Comprehensive Plan

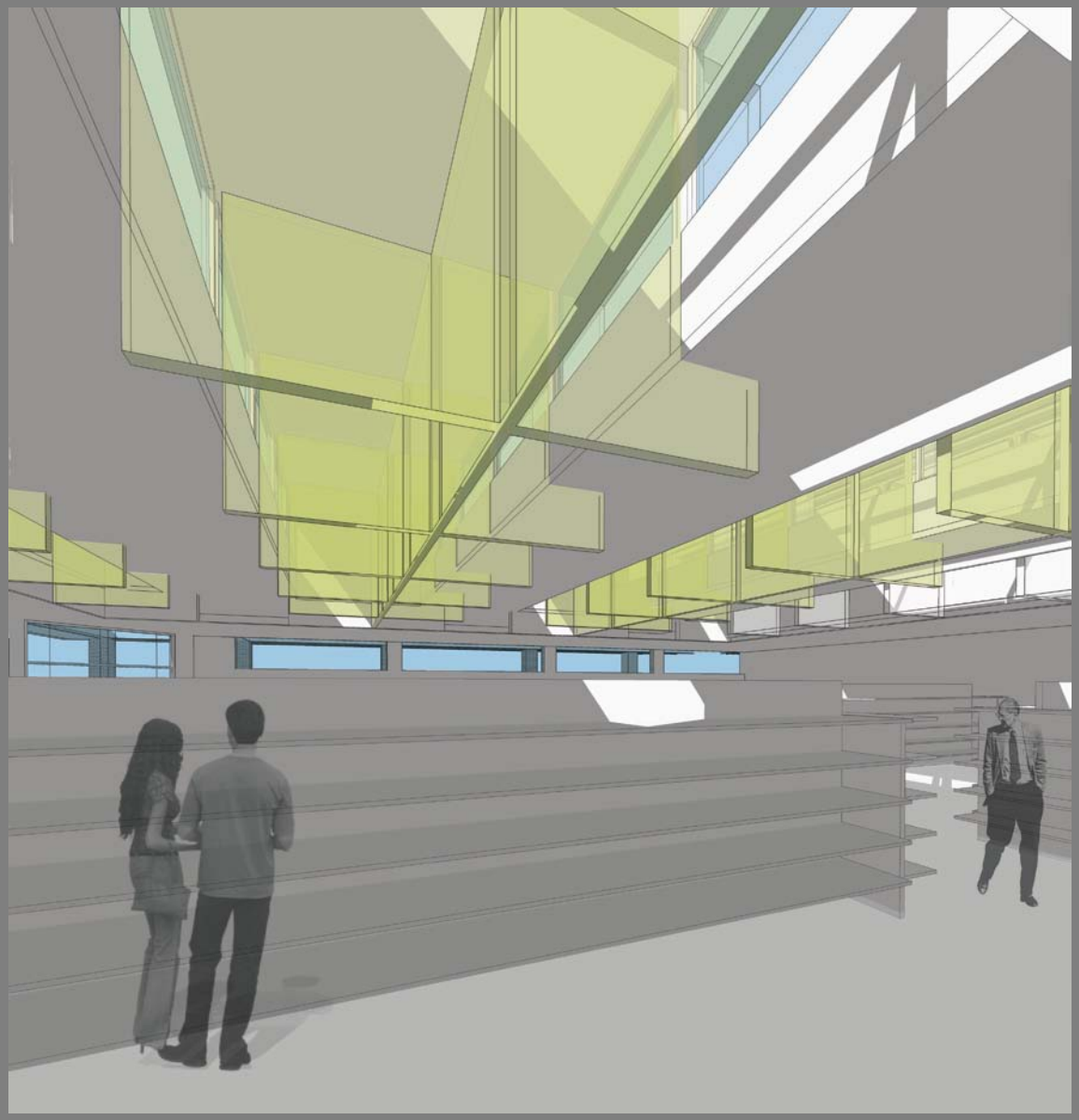
Town's Comprehensive Plan…

"encourage[s] site planning, landscaping, and structure design which maximize the potential for energy conservation by reducing the demand for artificial heating, cooling, ventilation, and lighting"

Accomplished Community Goals & Objectives

- Developed a non-prototypical building;
- Designed it to be 20% more energy efficient than current ASHRAE standards;
- Utilized a sustainable energy source (sunlight) to lower energy consumption; and
- Provided significant access to natural lighting.

Preliminary Building Elevations



Daylighting

Accomplished Community Goals & Objectives

- Have also made the commitment that the overall project will perform at the Silver LEED level

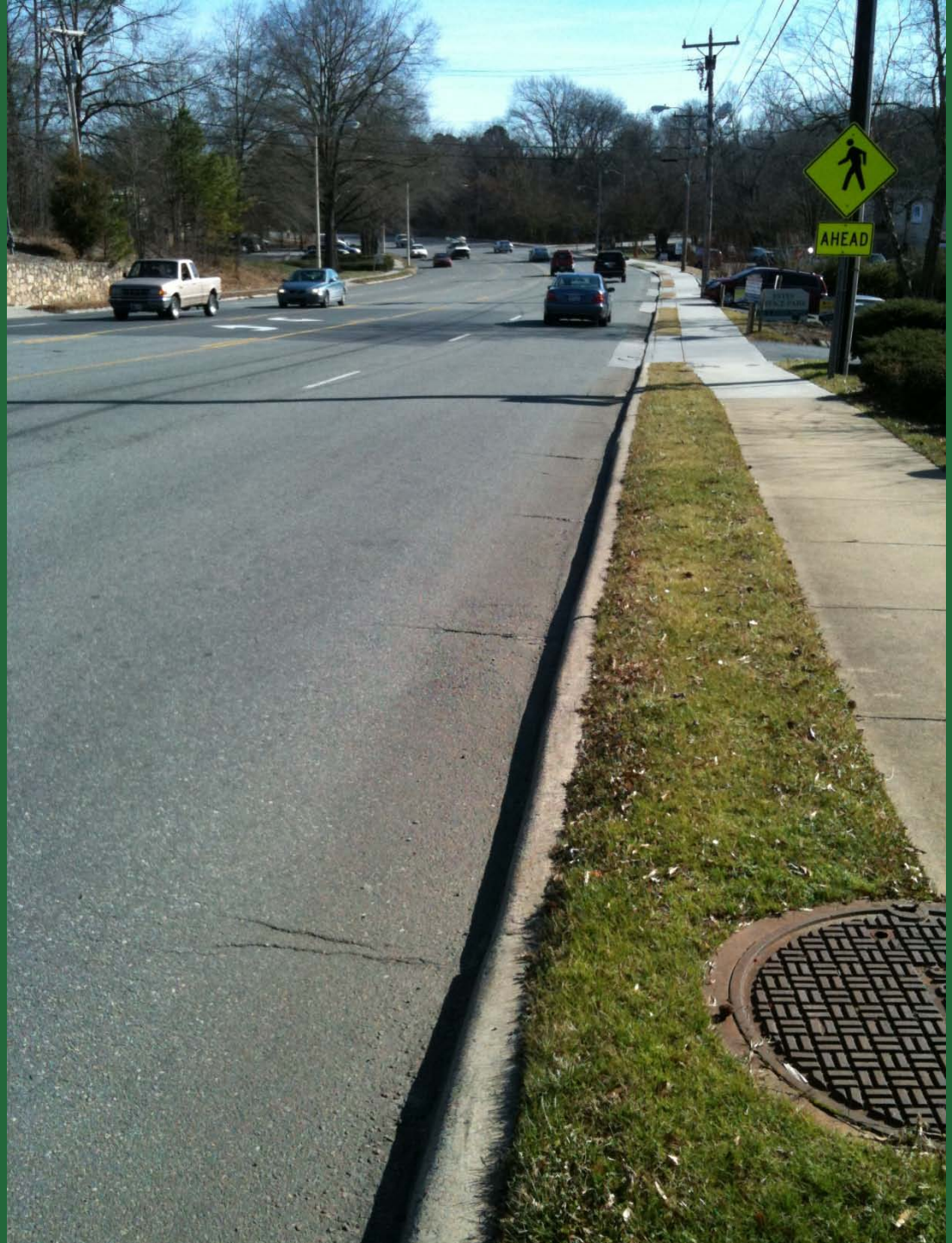
Walgreens – 1500 E. Franklin St.

Additional Information

Existing Conditions on S. Estes Drive

South Estes Drive
(looking north)

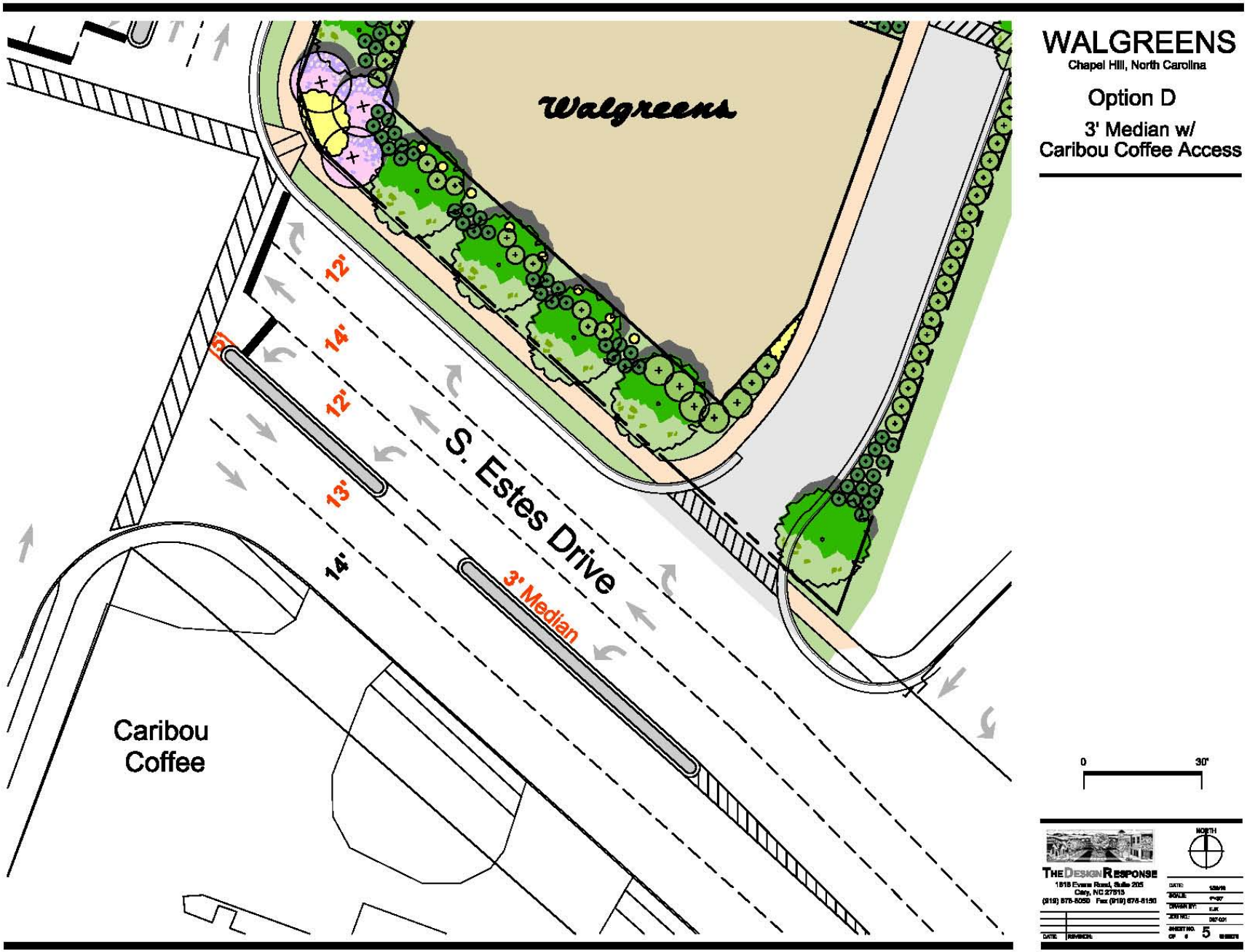
South Estes Drive
(looking north)

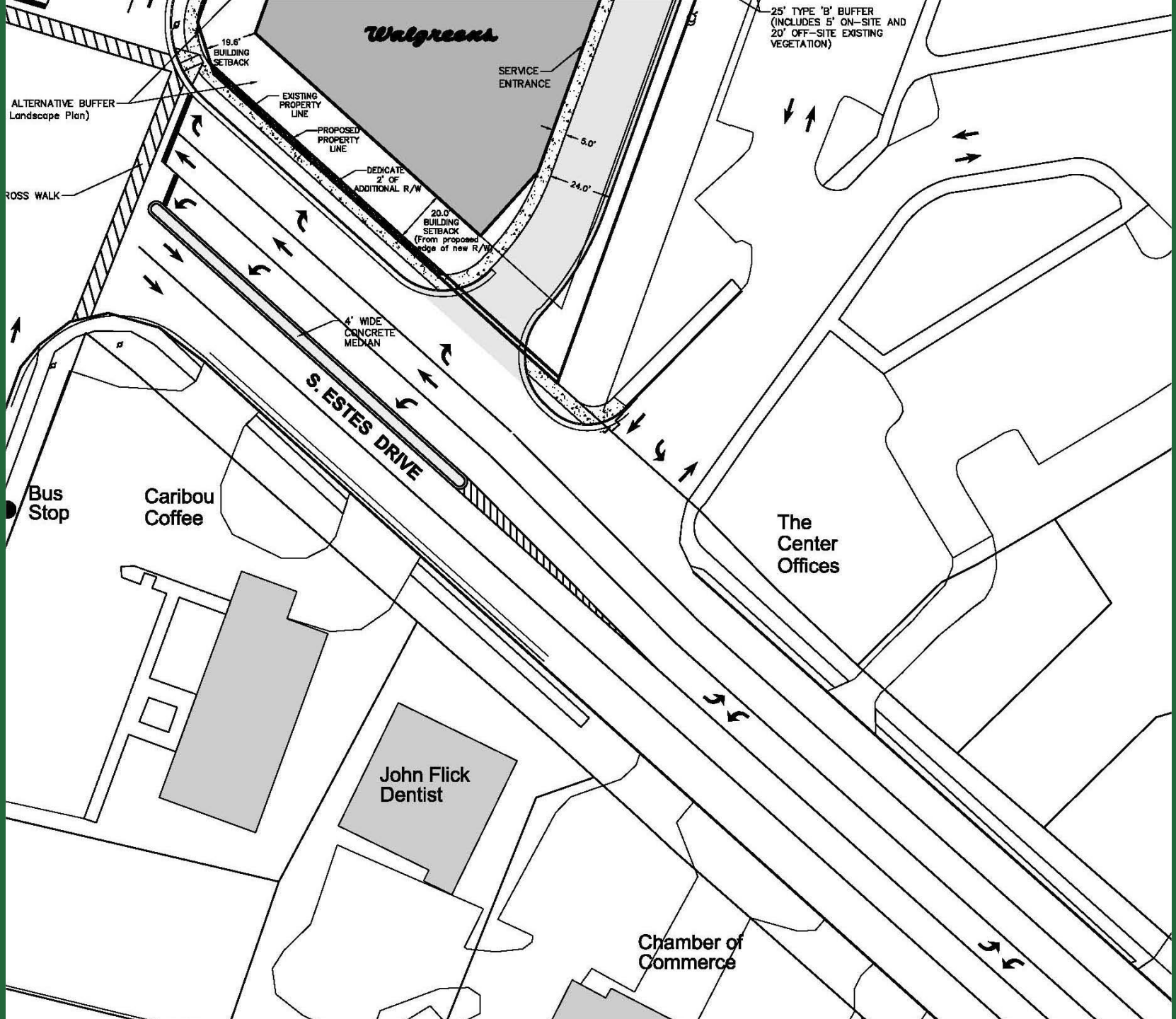


South Estes Drive (looking south)

North Estes Drive
(looking south)

North Estes Drive
(looking north)


WALGREENS
Chapel Hill, North Carolina
Option D
3' Median w/
Caribou Coffee Access
Walgreens
12'
14'
12'
13'
14'
5'
S. Estes Drive
3' Median
Caribou
Coffee
0
30'
NORTH
THE DESIGN RESPONSE
1818 Evans Road, Suite 205
Cary, NC 27513
(919) 678-5050 Fax (919) 678-5150
DATE:
SCALE:
DRAWN BY:
JOB NO.:
SHEET NO.
OF 5
DATE:
REVISION:


Walgreens
19.6' BUILDING SETBACK
ALTERNATIVE BUFFER Landscape Plan)
EXISTING PROPERTY LINE
PROPOSED PROPERTY LINE
DEDICATE 2' OF ADDITIONAL R/W
20.0' BUILDING SETBACK (From proposed edge of new R/W)
SERVICE ENTRANCE
5.0'
24.0'
25' TYPE 'B' BUFFER (INCLUDES 5' ON-SITE AND 20' OFF-SITE EXISTING VEGETATION)
ROSS WALK
4' WIDE CONCRETE MEDIAN
S. ESTES DRIVE
Bus Stop
Caribou Coffee
The Center Offices
John Flick Dentist
Chamber of Commerce

Requested Modifications of LUMO Regulations

List of Requested Modifications

- Required # of Parking Spaces
- Bicycle Racks in Street Setback
- Street Setback at Corner Property Line to add 8.3 SF to the building
- Street Setback along S. Estes in exchange for dedicating 2 feet of additional right-of-way

List of Requested Clarifications

- Ability for architectural elements to intrude into setback by up to 36 inches, in the same manner that eaves are allowed, subject to the final approval of the Community Design Commission
- Ability for dumpster fence to exceed permitted height in setback by one foot per Town standards

Parking

Required Minimum:

- 36 Vehicular Parking Spaces

Proposed:

- 24 Vehicular Parking Spaces
- Only two-thirds of floor area is actually retail sales, remainder is storage
- Consistent with Council's stated goal to reduce amount of vehicular parking and encourage mass transit and alternative forms of transportation

Bicycle Parking

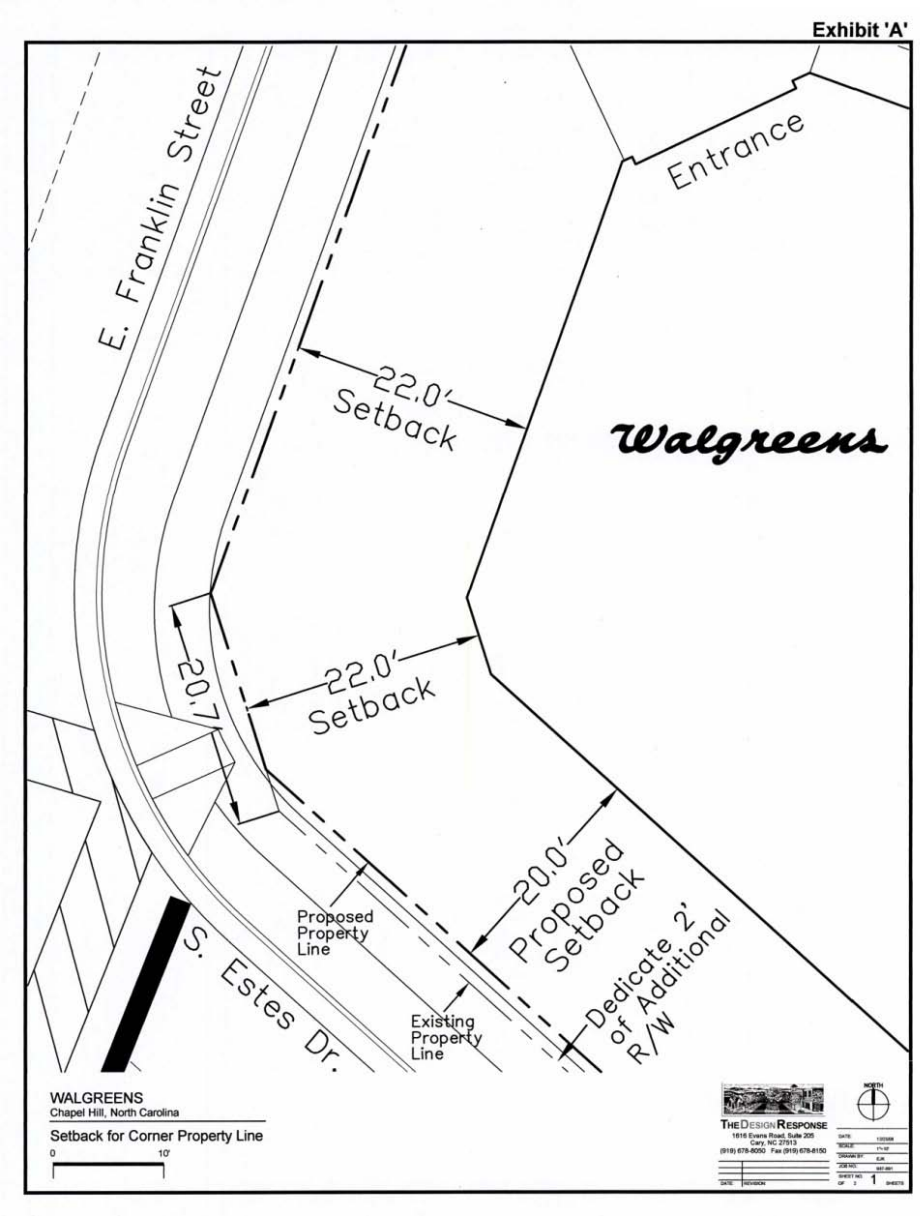
Bicycle Parking Location

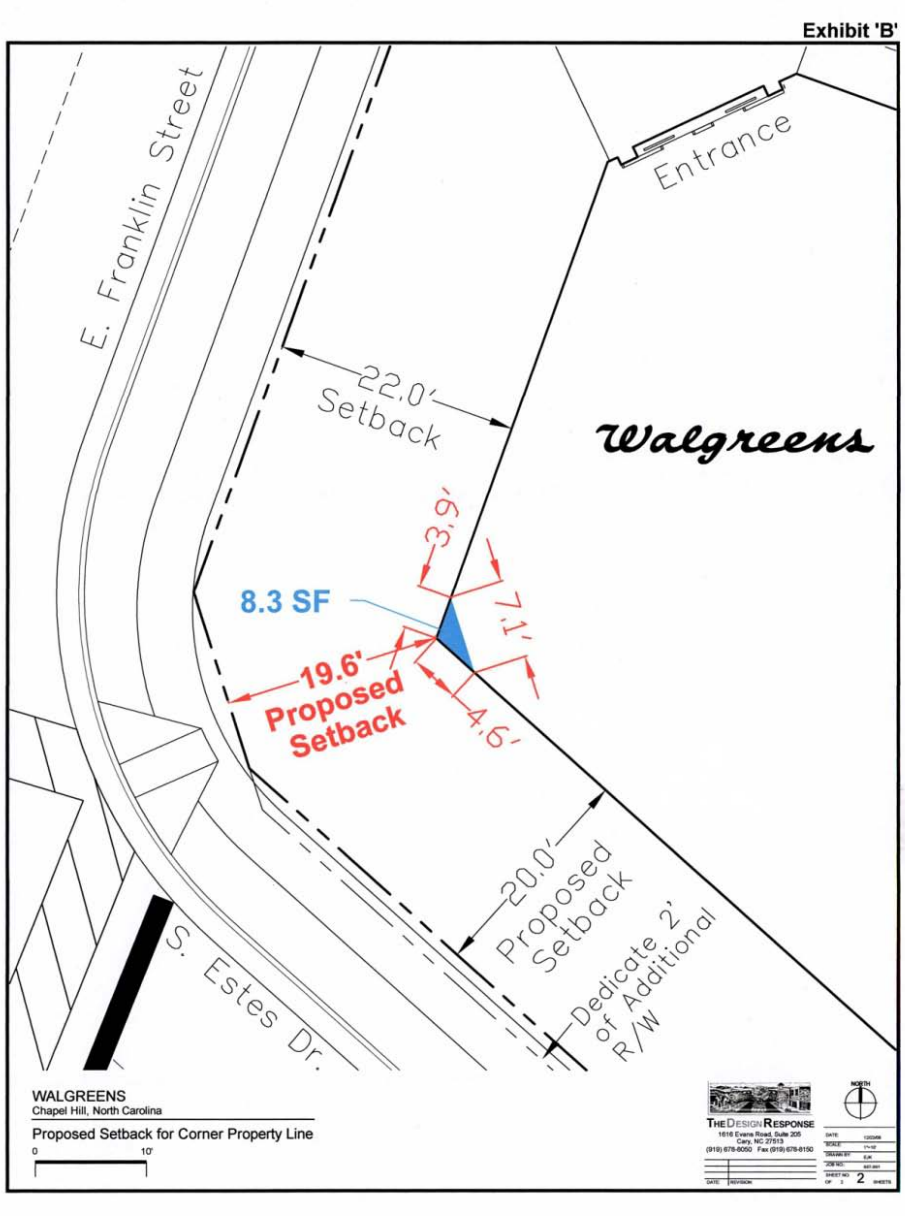
- Street Setback (22’) is the horizontal distance between the street lot line of a zoning lot and any structure on such zoning lot, measured perpendicular from the street lot line.
- Is a Bicycle Rack a structure?
- Not clear per Ordinance

Bike Racks & Street Setback

- Structures are anything having a fixed location on the ground, including buildings, signs, fences, walls…
- Ordinance specifically exempts free-standing signs and fences (6’ or less) from setbacks
- Just to be clear, asking that you clarify that these Bicycle Racks can be put in setback
- Asking because we believe that this is the preferred location (next to entrance)

Corner Property Line & Setback Modification





Non-Prototypical Architectural Elements & Street Setbacks

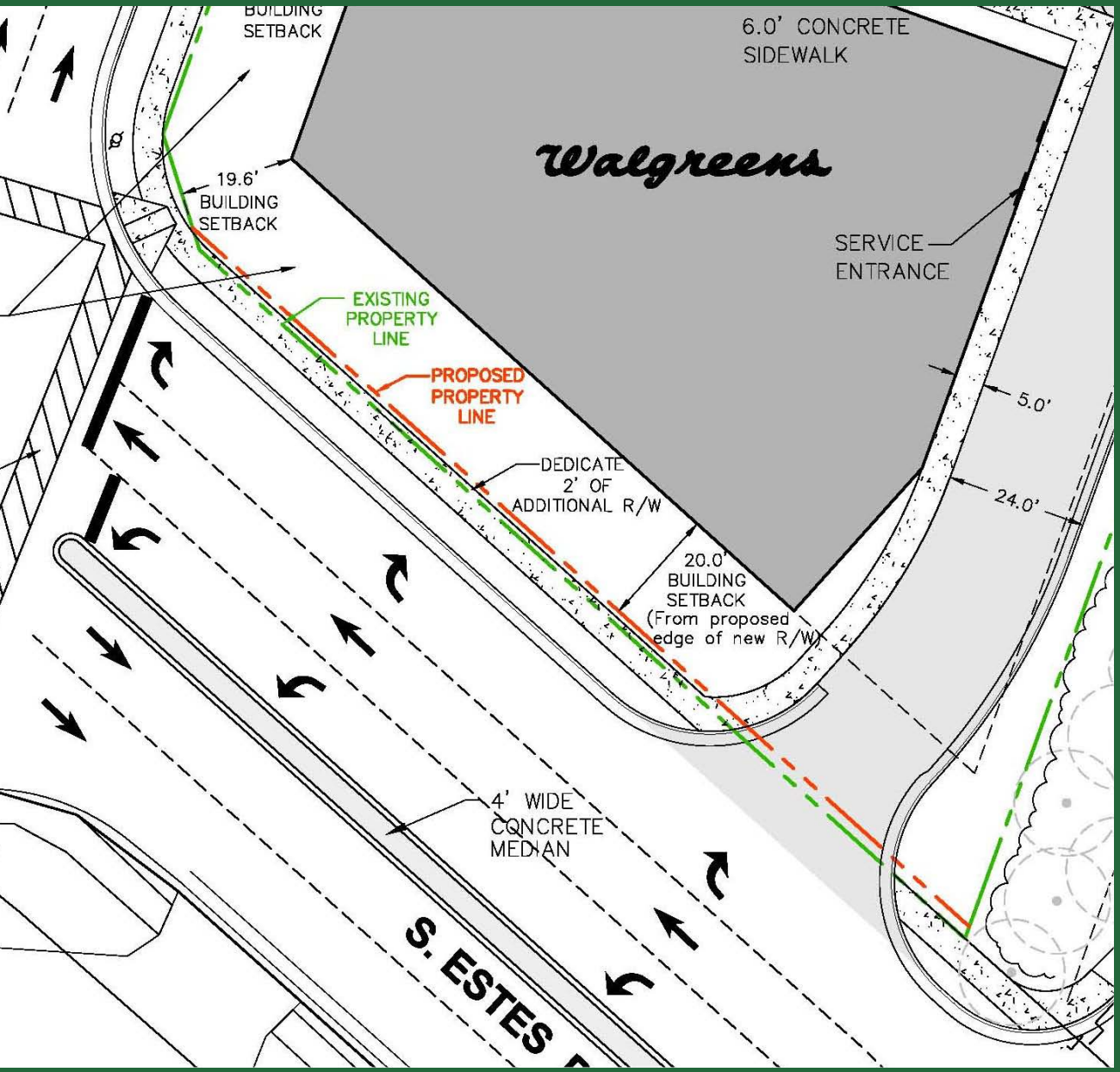
- Street Setback determines closest distance a structure can be to the street lot line
- LUMO allows signs & fences in setbacks
- LUMO allows roof overhangs that do not exceed 36” in length to protrude into the setback
- This store is not prototypical, and will not have traditional overhangs or eaves

Non-Prototypical Architectural Elements & Street Setbacks

- However, we are considering the use of one or more of the following design elements to provide architectural and visual interest (awnings, cantilevered overhangs, trellis, pilasters, or Greenscreen®-like product)
- Although these elements protrude much in the same manner as an eave or roof overhang, they are not specifically listed as permissible exceptions to the LUMO setback requirements

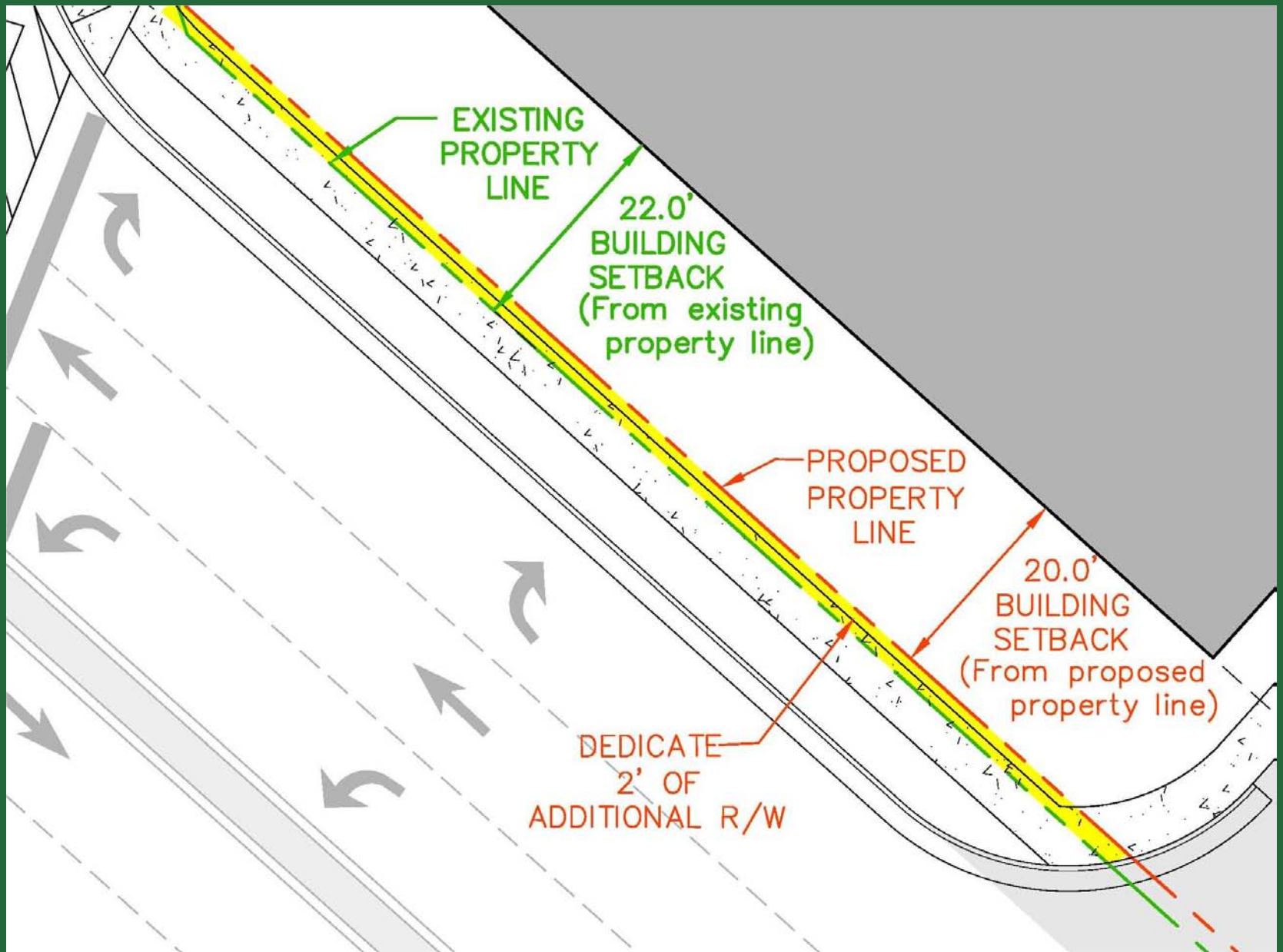
Non-Prototypical Architectural Elements & Street Setbacks

- In order to avoid any confusion, would like to ask the Council to modify the minimum Street Setback to allow these architectural design elements to occur in the street setback subject to the approval of the Community Design Commission



S. Estes Right-of-Way Dedication & Street Setback

ROW Dedication & Setback Modification



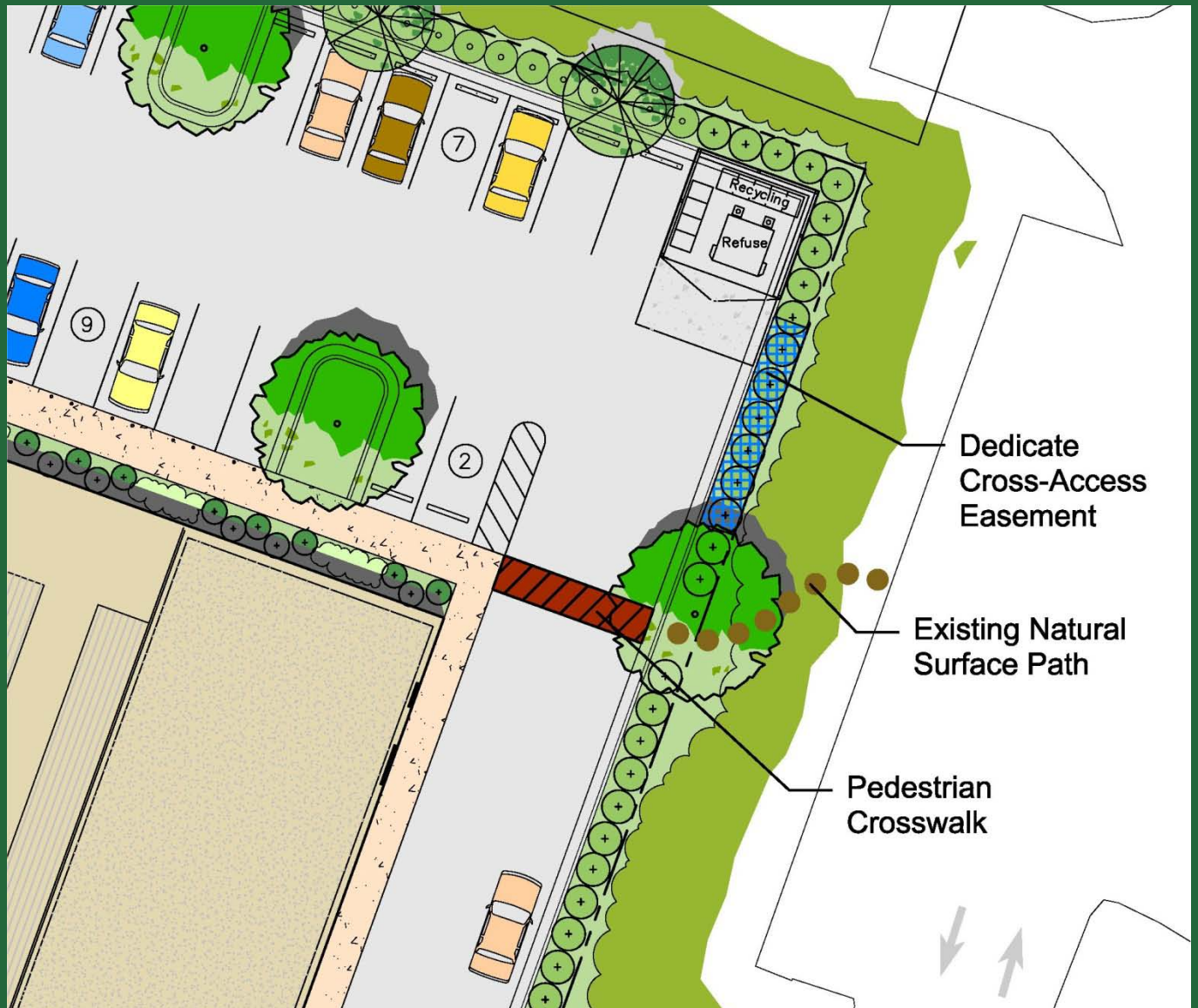
Interior & Solar Setbacks and the Dumpster/ Recycling Fence

Dumpster on Adjoining Property

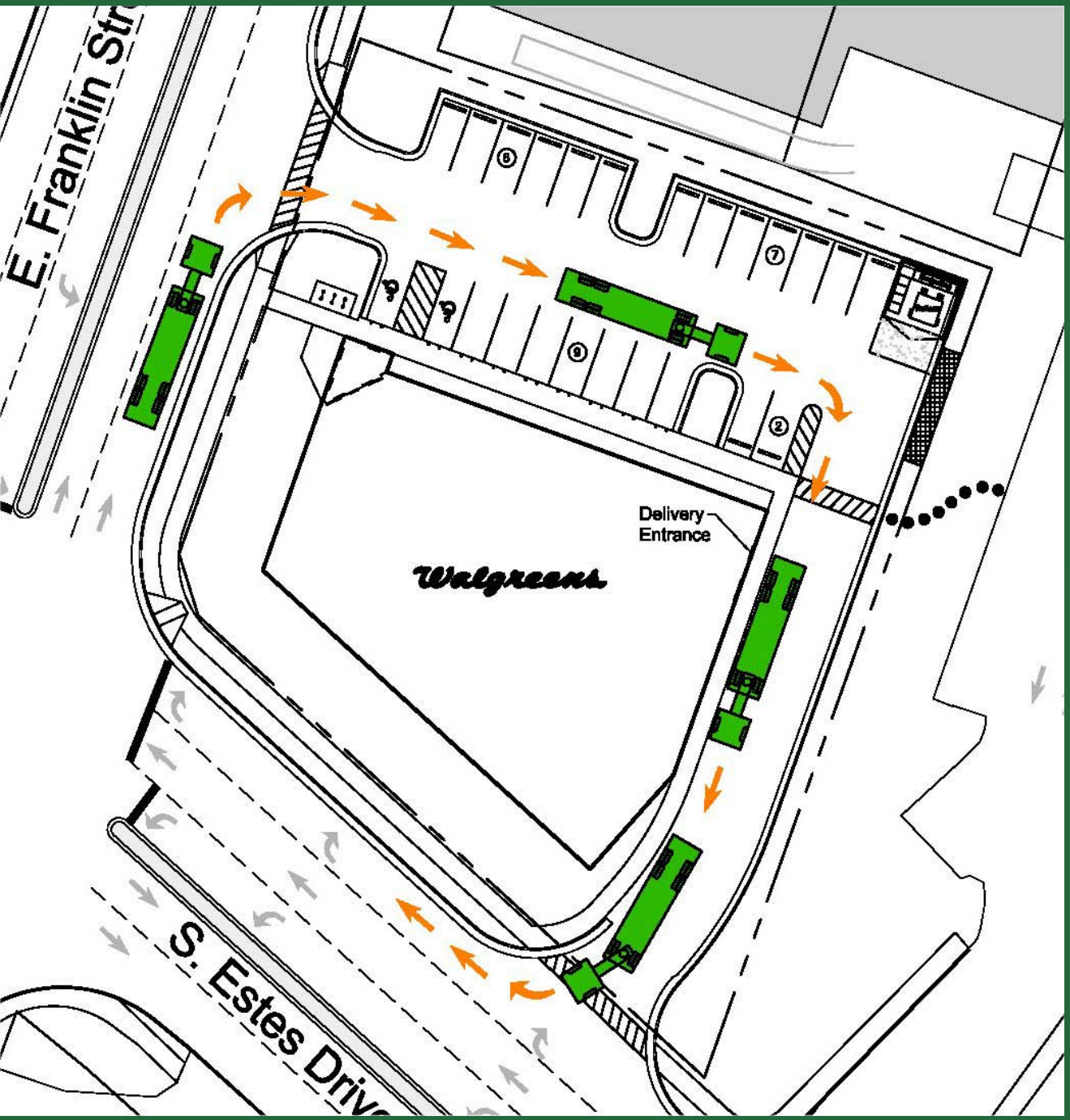
Dumpster/ Recycling Fence and Setbacks Modification

Cross-Access

Cross-Access Easement & Pedestrian Connection



Truck Deliveries



Delivery Truck Access & Circulation Plan

Town of Chapel Hill Bicycle Facilities Plan

Bicycles Facilities Plan

S. Estes Drive

Wide Outside Lane

Bicycle Facilities

- Existing Bicycle Lane
- Funded Future Bicycle Facility
- Wide Outside Lane
- Wide Shoulder

Off Road Path (Bicycle/Pedestrian)

- Existing
- Proposed

Greenways Master Plan

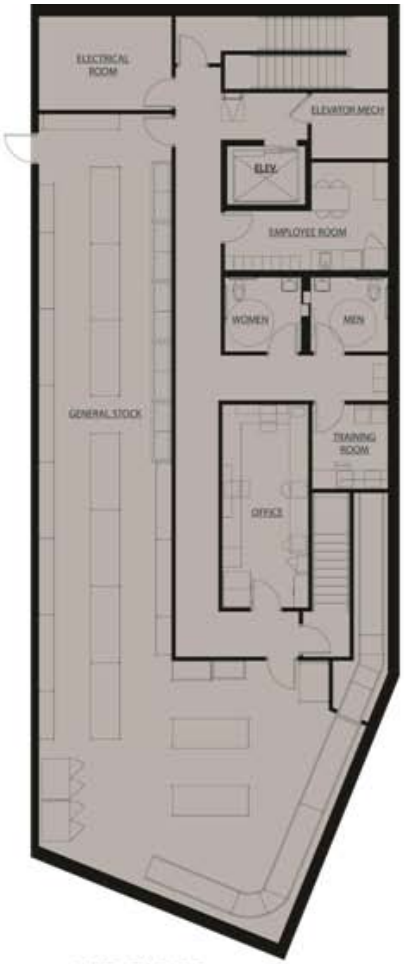
- Paved Greenway
- Unpaved Greenway
- Future Greenway

Preliminary Building Elevations

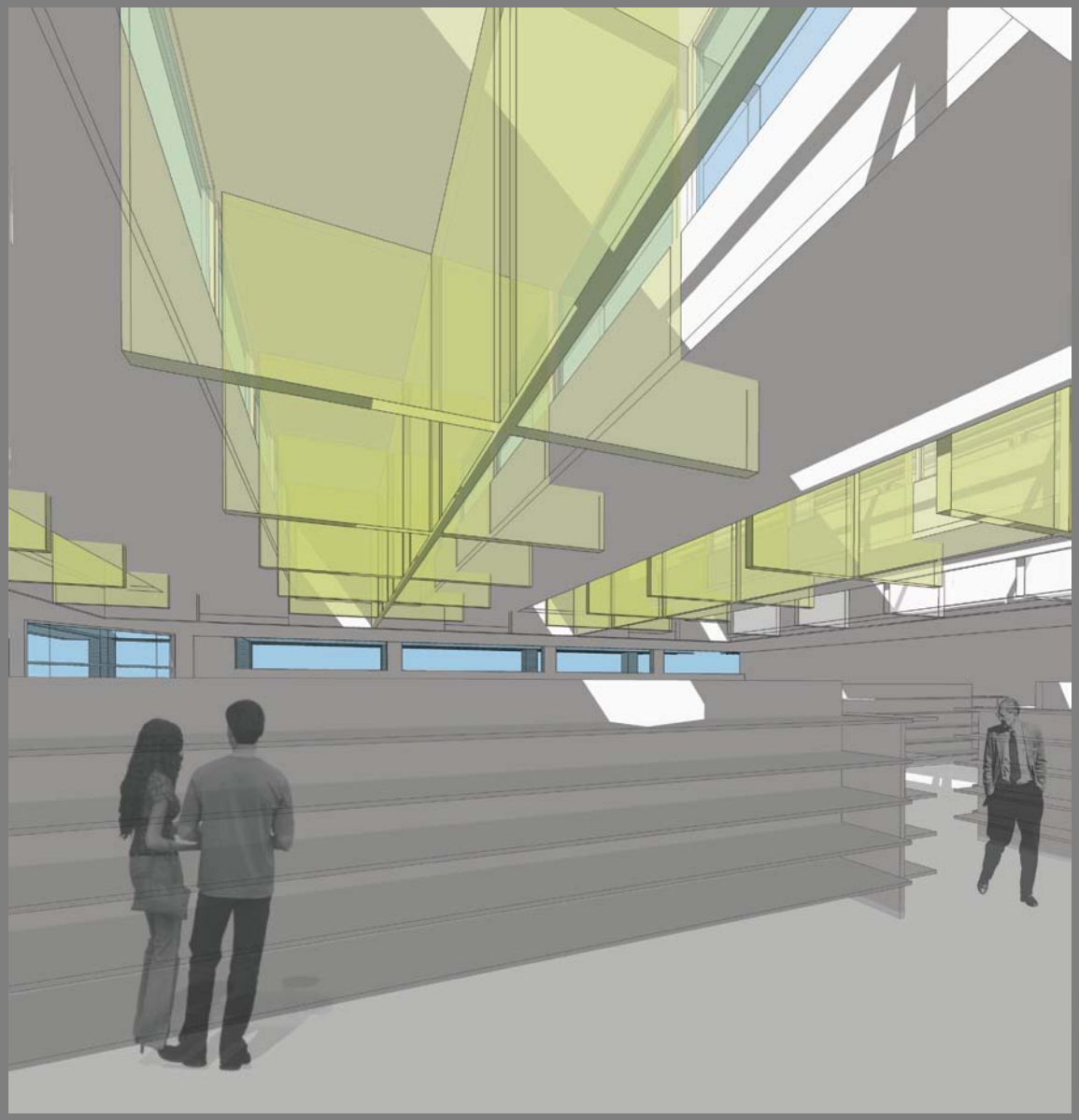
Walgreens- Preliminary Building Elevations

Internal Space Plan

1ST FLOOR



2ND FLOOR



Daylighting

Stanford Mall, Palo Alto, California

GreenScreen®

Greenscreen® is a three-dimensional, welded, wire trellis system. The system consist of modular panels that are 2 or 3 inches thick. The panel's depth creates a "captive growing space" for supporting plants and promoting healthy growth.

Sarah Lawrence College, Yonkers, New York

GreenScreen®

The lightweight welded trellis panels are 4 feet wide and come in varying lengths (6 to 14 feet tall). The unique wire frame configuration can span between structural members or be attached directly to a building façade.

Premier Auto, Tustin, California

Studio 5C, Tempe, Arizona

View from Intersection

View from East Franklin Street