

Narrative Describing Proposed Chapel Hill Cooperative Preschool

The Chapel Hill Cooperative Preschool was originally organized in 1960 by the Community Church in Chapel Hill as a parent cooperative and the first integrated preschool in the area. The Preschool is a non-profit childcare center governed by a board of directors, including parents and community representative(s). The preschool first extended its enrollment to the full year in 1972. The two (2) year old and Infant/Toddler programs were started in 1980 and 1997 respectively.

Currently there are two (2) school locations. Both Sites are state licensed through the Division of Child Development and accredited by the National Association for the Education of Young Children. The Preschool site is located at the Community Church (106 Purefoy Road, Chapel Hill) and the Infant/Toddler site is located at the Church of Reconciliation (110 N. Elliott Road, Chapel Hill). These two facilities contain 100 children and 22 staff (including the Executive Director). These existing facilities will be combined at the proposed Mt. Carmel Church Road site.

The Chapel Hill Cooperative Preschool is proposing to construct a +/-9000-sf one-story building with an adjacent playground, a 44-space off-street parking area and associated site improvements.

The hours of operation for the school is approximately 7:00-5:30. Families begin dropping off students between 7:30am and 9:00am and pick up times is between 12:00-5:30. There are several enrollment options for families to choose; consequently, it is more typical to not have the maximum number students and staff on-site at one time. Enrollment options (i.e.: duration of day) for the children are: half day (7:30-12:00), $\frac{3}{4}$ day (7:30-3:00), and full day (7:30-5:30). Additionally, students can be enrolled on a full-time (5 days a week) or on a part-time basis (2 to 3 days per week). Staff have staggered work schedules; there are morning and afternoon shift teachers. The staggering of staff and children will minimize the traffic impact to the surrounding area. This as well as site access will be discussed in more detail in the Traffic section of this narrative.

CHCP offer a breakfast snack, lunch and afternoon snack to the children. Food preparation on-site is limited; most food is brought to the site prepared and only requires warming and portioning for the students.

The Chapel Hill Cooperative Preschool and the design team have thoroughly reviewed the site and the present/future needs for the school. The application being presented has been designed to utilize the character of this site while minimize the impact (to the site) and the surrounding area. A few examples of this are as follows:

- Existing on-site structures such as the “Sugar Shack” and the dwelling are being re-used. The “Sugar Shack” will be utilized by the staff/children for activities and learning opportunities within the woods.
- In conjunction with this limited SUP, the existing dwelling will be used removed and off-street parking will be constructed.
- An effort was made to maintain as many existing trees as possible and to integrate them into the design of the site. Specifically, the 20” double Hemlock tree at the center of the site was the major factor for the placement of the proposed building and parking area. This CHCP wants to utilize this tree and the immediate area around it as another learning opportunity which is unique to this site.

Traffic

To analyze the impact of the CHCP proposal will have on the surrounding area, field data was obtained at the existing CHCP sites over three (3) days in October 2016. The analysis of the data revealed the following:

- On average, most students arrive on-site between 8:00 and 9:10 with the peak occurring between 8:40 am to 9:00 am.
- Staff starts arriving on site around 7:00 am and is staggered throughout the morning.
- Approximately 40% of the students and approximately half of the staff (8-10) leave the site for the day by 4 pm.
- Based upon these counts, traffic generation is distributed throughout the day; this will minimize traffic impacts to the surrounding area/neighborhoods.

A Traffic Impact Study for this project was prepared by HNTB in October 2017. This report:

- Utilized the aforementioned recorded field data.
- Utilized an ultimate population of 100 students and 22 staff.
- Was prepared after signal improvements were performed at the Mt. Carmel Church/15-501 intersection which provided two (2) right turn lanes from Mt. Carmel Church Road (along the property frontage) onto 15-501.
- Indicated that NCDOT STIP U-5864 will construct a single-lane roundabout at the intersection of Mt. Carmel Church Road and Bennett Road in 2018.
- Indicated that CHCP has committed to the following improvements:
 - The construction of a concrete median along Mt. Carmel Church Road at the proposed site driveway to block ingress and egress of left-turning vehicles.
 - Providing an easement along Mt. Carmel Church Road site frontage to connect to the Morgan Creek Greenway system.
 - CHCP affirms their commitment to these improvements.
- Concurred with the NCDOT’s recommendation that a dedicated 100-foot right turn deceleration taper be constructed along Mt. Carmel Church Road.
 - As shown on the plans submitted in conjunction with this Limited SUP application, CHCP intends to seek approval (from NCDOT) for the construction of this deceleration taper.

Miscellaneous Traffic Comments:

- As previously indicated, proposed access to the site will be restricted to right turns into the site and right turns out of the site. This will be accomplished using a raised brick median within Mt. Carmel Church Road. CHCP staff and families will be instructed to access the site via Bennett Road and not utilize the surrounding residential street such as Old Bridge Lane for any of their traffic movements (i.e.: U-turns). CHCP will work with families/neighborhood to enforce this policy.
- Deliveries to the site are infrequent. Refuse collection will be coordinated with the private collection company (or town) to minimize traffic impacts to the surrounding area.
- In conjunction with the development of this site, the CHCP is committed to working with the NCDOT and Town during the Mobility Plan update. This will include the institution of a Transportation Management Plan; said plan will encourage the staff/parents to carpool. As previously indicated, the parents will be instructed to utilize the Bennett Road roundabout (once constructed) and to not impact the adjacent residential neighborhoods.

Solid Waste

Due to the uniqueness of the site and how CHCP is minimizing the impact of the development on the site, alternative methods of recycling/trash pick-up are being proposed. CHCP will be requesting a waiver from Orange County with regard to picking up the site recyclables; this will be accomplished by use of a private company and/or pre-school families taking the recyclables off-site to an Orange County facility. Regarding trash pickup, the CHCP is proposing to compost on-site to reduce the volume generated by the school; a preliminary composting plan has been prepared by the CHCP and has been attached to this narrative. The remaining trash from the site will need to be picked up. The CHCP would request to discuss the possibility with the Town of an alternative trash collection vehicle serving this site; if this is not possible then the CHCP will contract this service with a private collector.

December 22, 2017