

A RESOLUTION APPROVING THE MINOR MODIFICATION TO THE
WINMORE CONDITIONAL USE PERMIT FOR A "DAYCARE FACILITY" AT
515 EAST WINMORE AVENUE
Resolution No. 14/2009-10

WHEREAS, the Board of Aldermen approved a Conditional Use Permit for Winmore Subdivision on June 10th, 2003; and

WHEREAS, the staff has determined that this would constitute a minor modification to the original Conditional Use Permit; and

WHEREAS, the Board of Aldermen finds that the applicant has satisfied the requirements related to minor modifications contained in the Land Use Ordinance.

NOW, THEREFORE BE IT RESOLVED by the Carrboro Board of Aldermen that the minor modification to the Winmore Conditional Use Permit for a "daycare facility" at 515 East Winmore Avenue be approved with the two following conditions:

1. Per Section 15-291 of the LUO, the Board of Aldermen hereby finds that 40 parking spaces is sufficient to serve the proposed development, based on information submitted by the applicant regarding the necessary parking spaces based on other Goddard School locations.
2. That the applicant shall provide to the Zoning Division, prior to the release of the Certificate of Occupancy or before the release of a bond if some features are not yet in place at the time of wishing to obtain the Certificate of Occupancy, mylar and digital as-builts for the stormwater features of the project. Digital as-builts shall be DXF format and shall include a base map of the whole project and all separate plan sheets. As build DXF files shall include all layers or tables containing storm drainage features. Storm drainage features will be clearly delineated in a data table. The data will be tied to horizontal controls.

This the 22nd day of September 2009.

STAFF REPORT

TO: Board of Aldermen

DATE: September 22nd, 2009

PROJECT: Minor Modification to Winmore CUP for “Daycare Facility” at 515 East Winmore Avenue

OWNERS: Capkov Ventures, Inc.
PO Box 16815
Chapel Hill, NC 27514

APPLICANTS: Chris and Wendy Mattucci
18 Brush Hill Road
Kinnelon, NJ 07405

PURPOSE: A minor modification to the original Conditional Use Permit for Winmore allowing the construction of a “daycare facility” (use# 22.200) called The Goddard School located at 515 East Winmore Avenue.

EXISTING ZONING: Village-Mixed Use (VMU)

TAX MAP NUMBER: 7.171..1

LOCATION: 515 East Winmore Avenue

TRACT SIZE: 2.956 acres (128,763 sf)

EXISTING LAND USE: vacant site

SURROUNDING LAND USES: North: R-20, single-family residential
South: VMU- Winmore Subdivision Open Space
West: VMU, single-family residential
East: R-20, single-family residential

ZONING HISTORY: Village-Mixed Use (VMU) since 2003

ANALYSIS

Background

Background

Chris and Wendy Mattucci, as represented by Tony Tate Landscape Architectures have submitted an application for a Minor Modification of the original Conditional Use Permit (CUP) for Winmore Village Mixed Use for the construction of a “daycare facility” called The Goddard School located at 515 East Winmore Avenue (**Attachment C**). The Minor Modification of the Conditional Use Permit, if approved, would allow the creation of a 10,160 square foot “daycare facility” on a vacant tract.

The subject property is in a “Village Mixed Use (VMU)” zoning district, contains 2.956 acres (128,763sf) and is listed on the Orange County Tax Map as numbers 7.171..1.

Preliminary Review to Advisory Boards

Kathryn Mcpherson, Landscape Architect presented the preliminary review of The Goddard School to the Advisory Boards at the February 5th, 2009 meeting. The applicant has submitted responses (**Attachment D**) to those various boards that did submit recommendations per their review of this project in February.

Access, Parking, Traffic and Sidewalk

Access:

The applicant intends to construct the driveway entrance directly off East Winmore Avenue nearest to the eastern side property line. The new entrance/exit will be twenty-four feet in width and consist of one (1) exit and one (1) entrance lane.

Parking:

The entrance leads to two (2) parking areas- one parking area to the south of the building will contain twenty-one (21) standard parking spaces and one (1) van accessible handicap space and the other parking area to the west of the building will contain seventeen (17) parking spaces with five (5) of those spaces being “compact” spaces. In addition, the applicant will be installing a bike-rack that will hold five bikes adjacent to the dumpster/recycling pad.

The applicant will be asking for a reduction in the required number of parking spaces. Per Section 15-291(g) of the Land Use Ordinance, the required number of parking spaces for this use would require 63 spaces. The applicant is requesting from the permit issuing authority (this being the Board of Aldermen) a reduction in the number of parking spaces to 40 spaces (**Attachment E**) per Section 15-291(f) of the Land Use Ordinance. As a result, staff generally agrees with the information found in attachment E and hereby suggests the following condition:

- Per Section 15-291 of the LUO, the Board of Aldermen hereby finds that 40 parking spaces is sufficient to serve the proposed development, based on information submitted by the applicant regarding the necessary parking spaces based on other Goddard School locations.

Traffic:

The applicant has not submitted a traffic study specifically geared toward this development application, but has provided a typical traffic (**Attachment E**) pattern of other Goddard School locations.

In essence, the peak traffic times are in the morning hours (7am to 9am) and afternoon hours (4pm to 6pm) and these times of traffic/parking are usually no longer than 10 minutes in length to where the parent drops the child off or picks them up.

Sidewalk Access:

The applicant is proposing a sidewalk along the western edge of the proposed driveway to East Winmore Avenue and will be providing the appropriate crosswalk striping. There will be a five (5) foot wide sidewalk around the entire building.

Conclusion:

The proposed CUP complies with all provisions of the LUO related to traffic, parking and sidewalks.

Tree Protection, Screening and Shading

Tree Protection:

Section 15-316 of the LUO specifies that all trees greater than 18 inches in diameter or any specimen trees must be preserved, to the extent practicable. There are 32 specimen trees on this property and 17 specimen trees are to be removed.

In essence, the seventeen (17) specimen trees to be removed are where the building, parking and driveway will be constructed. The fifteen (15) trees to remain are located within the stream buffer on the western portion of the property.

Screening

An examination of the screening requirements of Section 15-308 of the LUO reveals the type of screening required for this project. Specifically, a “type B” screen is required along the southern, northern and eastern property lines. The screening along the eastern property line will be a combination of a three foot retaining wall and evergreen landscaping. The screening along the northern property line will a six foot tall fence and existing mature trees while the screening along the southern property line will be combination of existing and proposed landscaping.

It should be noted that there will be a fence placed around the eastern and northern sides of the buildings where the child play areas are.

Shading

Section 15-317 of the LUO requires that 20% of all vehicle accommodation areas be shaded with shade trees complying with the recommendation of Appendix E-10. The applicant is required to provide a minimum of 4,159 square feet of shaded area and is surpassing this with providing 5,935 square feet of shading within the parking lots.

Conclusions:

The proposed CUP complies with all provisions of the LUO related to tree protection, screening and shading.

Drainage, Grading, and Erosion Control

The vacant lot is 128,763 square feet (2.956 acres) in size and the proposed impervious surface will be 32,272 square feet (building = 10,160sq. ft.; sidewalks = 5,306sq. ft.; parking area = 16,806sq. ft.). The impervious surface after construction will be 25.1 percent.

The applicant will be using a combination of one bio-retention basin and underground pipe storage on the site in order to meet the water quality/quantity provisions of the LUO. The applicant will be placing one bio-retention basin in the southern portion of the lot and the underground pipe storage will be placed under the parking area of the southern parking area- the combination of these two devices will treat all storm water prior to release.

In addition, the applicant will be placing a 1500 gallon cistern under the western parking lot and the main objective of the cistern will be for irrigation.

Grading on the site will be minimal due to a majority of the western portion of the property being within a regulated stream buffer. Town staff and the Town Engineer have reviewed the proposed grading plan and find that it meets the requirements of the LUO.

Ren Ivins, of Orange County Erosion Control (OCEC), has indicated to the Zoning Division that the project has received preliminary Erosion Control approval. OCEC also will further examine the project at the construction plan stage.

Conclusions:

The proposed CUP complies with all provisions of the LUO related to drainage, grading and erosion control.

Utilities

OWASA:

The proposed buildings will receive water and sewer service from OWASA by connecting to existing OWASA water and sewer lines. OWASA has reviewed the plans and are satisfied with the plans.

Electric Services:

Duke Power Company will provide electrical services to the proposed building. The service lines to the building will be placed underground in accordance with Section 15-264 of the LUO.

Refuse and Recycling:

The dumpster layout has been reviewed by Public Works and meets their standards. In addition, Orange County Solid Waste has also reviewed the plans and they are satisfied.

Exterior Lighting:

Section 15-242 and Section 15-243 of the LUO deals with exterior lighting requirements. The applicant will be using eight (8) pole type light that will be 100 watts each and not to exceed the 15 foot height limitation. All proposed lights will have night sky shields installed in order to prevent skyward pollution.

All proposed lights will meet the .2 footcandle pollution rate across property lines per Section 15-243 of the LUO.

Conclusions:

The proposed CUP complies with all provisions of the LUO related to utilities and exterior lighting.

Architecture- Exterior Design

Building Material:

The proposed building will be one-story with three window dormers on the left and right elevation. The building will be constructed entirely of reddish brown brick and a majority of the accents (windows, trim, gutters etc.) will be white.

Miscellaneous Issues

Management of Stormwater Specific to Child Daycare Facility

Section 15-263(c)(3) of the LUO deals specifically with daycare facilities within in VMU zoning district and meeting certain Low Impact Development (LID) criteria. This section of the LUO states that the development shall meet these techniques to "the extent practicable." With that being said, the applicant has provided a written description (**Attachment F**) to the development meeting the LID techniques as described in this section of the LUO.

Neighborhood Information Meeting:

A neighborhood meeting at The Carrboro Community Center with all property owners within 500 feet of the property was held on April 11th, 2009.

Recommendation

Staff recommends that the Board of Aldermen review, deliberate, and consider granting the Minor Modification application to the Winmore Conditional Use Permit for a "Daycare Facility" application at 515 East Winmore Avenue, subject to the following recommendations/conditions:

1. Per Section 15-291 of the LUO, the Board of Aldermen hereby finds that 40 parking spaces is sufficient to serve the proposed development, based on information submitted by the applicant regarding the necessary parking spaces based on other Goddard School locations.
2. That the applicant shall provide to the Zoning Division, prior to the release of the Certificate of Occupancy or before the release of a bond if some features are not yet in place at the time of wishing to obtain the Certificate of Occupancy, mylar and digital as-builts for the stormwater features of the project. Digital as-builts shall be DXF format and shall include a base map of the whole project and all separate plan sheets. As build DXF files shall include all layers or tables containing storm drainage features. Storm drainage features will be clearly delineated in a data table. The data will be tied to horizontal controls.
3. That the developer shall include detailed stormwater system maintenance plan, specifying responsible entity, schedule and creation of reserve fund for future maintenance needs. The plan shall include scheduled maintenance activities for each unit in the development, (including, bioretention areas, swales, and dry detention basin), performance evaluation protocol, and frequency of self-reporting requirements (including a proposed self-reporting form) on maintenance and performance. The plan and supporting documentation shall be submitted to town engineer and environmental planner for approval prior to construction plan approval. Upon approval, the plans shall be included in the homeowners' association documentation.

**Town of Carrboro
Planning Department**



MEMORANDUM

Date: June 27, 2009
 To: Applicant
 Copy: Marty Roupe, Zoning Administrator
 From: Randy Dodd, Environmental Planner
 Subject: Environmental Review Comments
 Project: Rev 3 –Goddard Day Care CUP; Plans stamped June 10, 2009

The purpose of this memo is to provide environmental review comments for the CUP application for the Goddard Day Care at Winmore. References associated with comments in this memo indicate submitted plan sheet number or relevant section(s) of the Town of Carrboro (ToC) Land Use Ordinance (LUO).

Each comment below should be addressed in a cover letter included with the next submission. Changes made to one page of drawings or supporting documents should be carried through to all other relevant pages of drawings or supporting documents. Additionally, for future submission of supporting documents please print on both sides of the page, minimizing the amount of paper to be submitted.

LUO compliance comments

The following comments are based on existing provisions of Carrboro's Land Use Ordinance; as such, these comments provide minimum compliance requirements

1. In future submittals please indicate planned open space dedicated to either the Winmore homeowners' association or the Town. *Addressed*
2. LUO revisions adopted in 2008 for this use require that "all runoff from the BMPs be discharged in a diffuse manner". On Sheet C-3, the transition from the grass swale to the natural forest does not appear to be graded in a way to ensure diffuse flow through the forest, although the level spreader detail seems to demonstrate this intent. (It does not appear that the level spreader will be treating most of the flow exiting the swale on C-3). Please clarify and reconfigure this transition as needed to ensure diffuse flow is established into the forest. *Addressed*
3. LUO revisions adopted in 2008 require "that educational materials including, but not limited to on-site signage, brochures, and web postings on stormwater management practices are prepared and/or installed." In future submittals, please provide details

on how this requirement will be addressed. *A sign for the bioretention device is shown. Please consider additional signs for 1) rainwater harvesting/cistern/pipe system; 2) swale/level spreader/buffer. **Not addressed.***

WE HAVE PROVIDED DETAILS FOR EDUCATIONAL SIGNS FOR THE POND AND THE SWALE/LEVEL SPREADER THAT WILL BE BOLLARD STYLE. WE ALSO SHOW A DETAIL FOR A WALL MOUNTED SIGN NEAR THE DOWNSPOUTS EXPLAINING THE RAINWATER HARVESTING.

4. LUO revisions adopted in 2008 require that "Low Impact Development techniques are used to the extent practicable." This will be a subjective determination. Some LID techniques are employed in this submittal. Please consider for future submittals the ability to include additional LID features. Suggestions for structural practices to consider include a green roof and permeable pavement/pavers for low volume parking stalls. For nonstructural practices, please consider: reducing site disturbance, flattening slopes, and utilizing additional native vegetation.

WE HAVE USED NATIVE SPECIES AS MUCH AS POSSIBLE. I HAVE ADDED A COLUMN ON THE PLANT CHART SHOWING NATIVE SPECIES AND WE HAVE CHANGED A FEW PLANTS SELECTED TO BE NATIVE SPECIES.

5. On Sheet L1, please clarify the basis (either on the sheet or in your response) for determining the lines showing both the original stream buffer and the stream buffer. *Addressed*
6. On Sheet L1, please in the plan show the trees to remove along with the trees to remain. Please also in the table note that the trees to remain were truncated; in future submittals please include all trees identified. *Addressed*
7. In future submittals, please include plans for tree replacement in the event of tree mortality after transplanting. *Addressed*
8. On Sheet L-2, the bike rack arrow is pointing to the recycling/trash area. Please redirect arrow. **Not addressed.**

ARROW LOCATION CORRECTED

Additional Recommendations

The following comments are not based on existing provisions of Carrboro's Land Use Ordinance; as such, these comments are recommendations and not requirements to minimize the environmental impact of the project.

1. Please consider energy efficiency and renewable energy by pursuing one or more of the following:
 - a. "Designed to Earn the Energy Star" rating as described at http://www.energystar.gov/index.cfm?c=new_bldg_design.new_bldg_design_benefits (will this be required by Winmore?)

- b. Architecture 2030 goal of a 50 percent fossil fuel and greenhouse gas emission reduction standard, measured from the regional (or country) average for that building type. (http://www.architecture2030.org/2030_challenge/targets.html)
- c. AIA goals of integrated, energy performance design, including resource conservation resulting in a minimum 50 percent or greater reduction in the consumption of fossil fuels used to construct and operate buildings (<http://www.aia.org/fiftytofifty>)
- d. LEED certification to achieve 50% CO2 emission reduction, or LEED silver certification
- e. US Conference of Mayors: fossil fuel reduction standard for all new buildings to carbon neutral by 2030 (<http://www.usmayors.org/climateprotection/documents/2007bestpractices-mcps.pdf>)
- f. To achieve 40% better than required in the Model Energy Code, which for NC, Commercial is ASHRAE 90.1-2004-2006 IECC equivalent or better, and Residential is IECC 2006, equivalent or better
http://www.energycodes.gov/implement/state_codes/index.stm
<http://www.energycodes.gov/implement/pdfs/modelcode.pdf>

In addition, the applicant is encouraged to, consider in the design future needs to accomodate onsite plug in hybrid vehicle charging

2. Specific energy saving features, including but not limited to the following, are encouraged. For those features not incorporated, an explanation of the financial or operational reasons why the feature was omitted from the design would be appreciated.
 - Use of shading devices and high performance glass for minimizing heating and cooling loads
 - Insulation beyond minimum standards;
 - Use of energy efficient motors/HVAC;
 - Use of energy efficient lighting;
 - Use of energy efficient appliances
 - LED or LED/Solar parking lot lighting (50-100% more efficient). One recommended site with information is http://www.oksolar.com/abctech/LED_lighting-cost.htm
 - Active and passive solar features.
 - Please consider working with Duke Energy to consider the site in their solar host program. www.duke-energy.com/solarhost
3. Please consider using harvested rainwater for toilet flushing

4. You might find the EPA document Green "Parking Lot Resource Guide" available at http://mailman.informe.org/pipermail/watershedmanagers/attachments/20080306/6fb c8183/greenparking_508FINAL-0001.obj to be helpful. Based on the environmental benefits discussed in Chapter 6 of this document, please consider the natural landscaping features described, and consider replacing non-native plant species with native plant species. If you are interested in porous/permeable pavement and alternative pavers as BMP devices towards meeting Carrboro's LUO stormwater requirements, please consider testing infiltration rates in the native soil, review the DWQ BMP Manual, and coordinate with Sungate.
5. Please consider a cover for the bike rack and shower facilities to further encourage employees to bicycle.

THESE RECOMMENDATIONS HAVE BEEN GIVEN TO THE OWNER TO CONSIDER.



PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

R E C O M M E N D A T I O N

FEBRUARY 19, 2009

Goddard School Concept Plan Recommendation

Poulton moved and Clinton seconded that the PB offers the following comments on the concept plan for the Goddard School at Winmore:

1. Provide a covered area for at least one (1) bicycle rack and a shower and changing area in the building for bicyclists; consider additional bicycle racks as well. **WE ARE PROVIDING ONE BIKE RACK BUT IT WILL NOT BE COVERED. NO SHOWER OR CHANGING AREAS ARE PLANNED.**
2. Orient the building to maximize and control daylighting and include the Planning Board's Sustainable and Green building Features. **THE BUILDING IS ORIENTED TO ALLOW MAX. LIGHTING ON EACH SIDE OF THE BUILDING WHERE THE CLASS ROOMS WILL BE LOCATED. THE REAR PLAYGROUND WILL HAVE AFTERNOON SHADE FROM THE BUILDING AS WILL THE EAST SIDE PLAYGROUND. THE SITE IS DESIGNED TO BE AS COMPACT AS POSSIBLE TO MEET THE STORMWATER AND DISTURBED AREA REQUIREMENTS AS WELL AS MEETING THE CONCERNS OF THE SURROUNDING PROPERTY OWNERS.**
3. Select a more appropriate architectural design. Consider large windows, less roof volume and appropriate roof overhangs, siting the building so that the long axis runs east – to- west on the site, with the parking located on the south side and the playgrounds to the north. Consider also integrating playground shading areas into the building's architecture. **THE OWNERS HAVE WORKED WITH THE WINMORE ARCHITECTURE REVIEW BOARD TO MEET THEIR REQUIREMENTS. THE SHADE STRUCTURES FOR THE PLAYGROUND ARE PART OF THE STANDARD GODDARD SCHOOL STRUCTURE DESIGN.**
4. Provide scholarship assistance to ensure diverse representation of socio-economic status. **NOTED**
5. Keep neighbors informed of all plans, permits, and construction timetables, and provide staff copies of all comments received from the neighbors/public. **COMPLIED. WE HAD A MEETING WITH THE NEIGHBORS ON APRIL 11TH.**
6. Provide a traffic impact analysis that includes information on trip generation especially during the peak travel times for Chapel Hill High School. **NOTED**

AYES: (10) Barton, Bell, Carnahan, Clinton, Cook, Fritz, Paulsen, Poulton, Seils and Warner;

NOES: (0); Abstentions: (0); Absent/Excused (0).

TRANSPORTATION ADVISORY BOARD CONCEPT PLAN COMMENTS: THE
GODDARD SCHOOL AT WINMORE

On February 5, 2009, the TAB made the following recommendations to be submitted to the applicant:

- The project should include at least 10, covered bicycle parking spaces. Some of the bicycle parking should be able to accommodate bicycles with trailers; all of the parking should be conveniently located (i.e., near the entrance to the building); and there should be enough space allotted to the bicycle parking area such that it will comfortably accommodate the bicycles (e.g., not up against a wall). These recommendations are put forward (1) so that bicycling will be an attractive transportation option for employees of the school, (2) in light of the fact that the applicant is proposing fewer spaces than they are required to have by the land use ordinance, (3) it is part of the vision of the comprehensive bicycle plan to have bicycling as the easy choice, and (4) the school is very close to a greenway access and thus will have a high degree of non-motorized connectivity.

WE HAVE ADDED ONE BIKE RACK THAT ACCOMODATES UP TO 5 BICYCLES. THE BIKE SPACES ARE LOCATED ON THE SIDE OF THE BUILDING WHERE THE EMPLOYEE PARKING IS LOCATED.

- A crosswalk should be included to connect the sidewalk that comes up from Winmore Ave. to the entrance of the building, across the parking lot.

A CROSSWALK HAS BEEN PROVIDED TO CONNECT THE INTERNAL SIDEWALK ON THE GODDARD SCHOOL PROPERTY WITH THE GREENWAY CONNECTION ACROSS WINMORE AVENUE.



Re: Typical Goddard School Parking Patterns

Dear Mr. Thomas:

I am writing in response to questions raised by a resident regarding the capacity of the parking lot proposed for the Goddard School to be located at Indian Trail, NC.

Our drop-off policy details the process by which parents must park their automobiles, shut off their engine and escort their children into the building. They are required to sign their children in and are admitted into the school by the franchisee or school director. Parents escort their children to their classrooms and place them in the care of their teachers. Upon their return, parents pick their children up in their class, sign them out and escort them to their cars.

We have enclosed a spreadsheet detailing anticipated parking lot use by the staff based upon findings of a traffic study of our schools and our experience with over 280 schools currently opened. The number of spaces used by the staff is shown in red while the number of spaces available for parents is detailed in blue. As you can see, the most spaces available for parents are during the peak drop off times of 7am to 9 am and the peak pick up times of 4pm to 6 pm. The only time of the day in which the entire staff is at the building is from 9am to 1:30pm.

The number of staff at the building is a direct ratio of the number of the children at the building. As children start to filter into the building between 7am and 9am the number of staff increase.

The number of staff begins to decrease at 1:30pm as the part-time program, which makes up 30% to 40% of our enrollment, ends at 1pm. The children who are enrolled in our full day program are picked up starting about 4pm and continue to leave through our closing time of 6pm. Parents may stay a little longer in the evening however there are fewer children in attendance and an increasing number of available parking spaces. The available spaces easily accommodate the arriving parents.

Our traffic study has also shown that the average length of stay by a parent dropping their child off in the morning is approximately 10 minutes. This means that each parking space is open 6 times an hour. If you multiply this number by the number of spaces available, as shown on the attached spreadsheet, I think you will feel comfortable with the number of spaces provided for the proposed site.

Parking is an important issue for our schools and Goddard Systems Inc. would not have approved the proposed site if we did not feel there is adequate parking. If you have any questions regarding this matter feel free to contact me at 610-265-8510 ext. 234.

Yours truly,

James R. Scargill
Site Development Manager

DEVELOPMENT CONSULTING SERVICES, INC.

1401 Aversboro Road, Suite 206
Garner, North Carolina 27529
Ph. (919) 329-0051 Fax (919) 772-3437

Tuesday, August 18, 2009

Project Conformance with Section 15-263(c)(3) of The Town of Carrboro LUO

Project Name: The Goddard School

Location: E. Winmore Avenue, approximately 765 feet west of intersection with Homestead Road in Carrboro, North Carolina

Developer: Trademark Construction, Inc.
103 Arch Street
Butler, New Jersey 07405
(973) 332-6116

General Information

This letter is in reference to the proposed Goddard School site plan which is located in Carrboro, North Carolina. The proposed use for this site is a Child Development Center consisting of a 10,000 square foot building, enclosed playground, parking, vehicular, and pedestrian access areas. The site is located on East Winmore Avenue and is part of the Winmore Village Mixed Use Development. The 2.95 acre site is mostly wooded and is within the Bolin Creek Watershed.

The following is a description of how this project meets the intent of Section 15-263(c)(3) of the Town of Carrboro Land Use Ordinance.

15-263(c)(3)(a)

There are no dedicated areas of open space on this project; however, there are areas that will remain undisturbed with the proposed development of the project.

15-263(c)(3)(b)

There will not be any disturbance of existing Primary Conservation Area on this project. All stormwater runoff from the proposed BMPs will be discharged through an appropriately sized level spreader. The proposed level spreader will create diffuse flow for approximately 50 feet before stormwater runoff enters the Primary Conservation Area.

15-263(c)(3)(c)

An underground rainwater cistern is proposed to capture stormwater runoff from the roof of the proposed building. The rainwater captured in this cistern will be used for irrigation of the proposed plantings.

15-263(c)(3)(d)

The Town of Carrboro Land Use Ordinance requires that nutrient loads resulting from this development be limited to 2.2 lbs/acre/year for nitrogen and .82 lbs/acre/year for phosphorus. The pre-development nitrogen and phosphorus loading rates for this site are .43 lbs/acre/year and .06 lbs/acre/year, respectively. The post-development nitrogen and phosphorus loading rates are 3.73 lbs/acre/year and 0.50 lbs/acre/year, respectively.

Therefore, only reduction of the nitrogen loading rate will be required since the post-development loading rate exceeds the 2.2 lbs/acre/year limit. Although the post-development phosphorus loading is below the .82 lbs/acre/year threshold, there will be a reduction resulting from the proposed Best Management Practices (BMPs).

In order to reduce the nitrogen loading rate to meet the Land Use Ordinance, we are proposing three BMPs in series. The stormwater runoff would be treated using the following BMPs: a bioretention pond, a 150' vegetated grassed swale and a level spreader with a vegetated filter strip. The result of these three BMPs will reduce the nitrogen loading by 58.4% and the phosphorus loading rate will be reduced by 71.4%.

The resulting post-development loading rates for nitrogen and phosphorus are 2.18 lbs/acre/year and .19 lbs/acre/year, respectively.

15-263(c)(3)(e)

We have provided details for educational signs for the bio-retention pond and the swale/level spreader that will be bollard style. We also show a detail for a wall mounted sign near the down spouts explaining the rainwater harvesting for landscape irrigation.

15-263(c)(3)(f)

The Land Use Ordinance also requires the use of Low Impact Development (LID) techniques "to the extent practicable" for this site. In order to meet this requirement of the ordinance, we are proposing a bioretention facility, an underground cistern to capture roof drainage, a vegetated filter strip with a level spreader and a grassed swale. All four of these BMPs are considered to be Integrated Management Practices (IMPs) which are techniques used in Low Impact Development according to "Low Impact Development Design Strategies: An Integrated Design Approach".

There are additional techniques involved in Low Impact Development but it would be difficult to apply on this site. There is an existing stream buffer located on the site which we have been advised to avoid impacting or minimize any proposed impacts. Although we are proposing some impacts in the buffer with grading, we are minimizing these impacts by compacting the site layout. This "compaction" of the site plan results in one large bioretention area as opposed to smaller bioretention areas dispersed throughout the site.

The nitrogen loading rate requirement also makes it difficult to apply some of the LID techniques. As stated above, we are proposing three BMPs in series to treat the stormwater runoff. This means that we must treat as much runoff as possible from impervious areas by routing the runoff through these three BMPs. Even if it was possible to place multiple bioretention areas throughout the site, all of them would have to discharge into the 150' vegetated grassed swale to receive nitrogen reduction credit. This means there would still be a need for an underground drainage system, a technique that is not considered to be part of a Low Impact Development.

**SUMMARY SHEET OF STAFF AND ADVISORY BOARD
RECOMMENDATIONS**

***MINOR MODIFICIATION TO WINMORE CONDITIONAL USE
PERMIT FOR "DAYCARE FACILITY" AT 515 EAST WINMORE
AVENUE***

STAFF RECOMMENDATIONS	
Staff Recommendations (w/ Advisory Board support where applicable):	<i>Explanation: Staff recommendations, primarily related to LUO compliance, are represented by #s 1 & 2 below. If an advisory board voted to 'support' the staff recommendation, then such board is listed after staff in the left-hand column.</i>
Recommended by	Recommendations
Staff, AC, EAB, TB	1. Per Section 15-291 of the LUO, the Board of Aldermen hereby finds that 40 parking spaces is sufficient to serve the proposed development, based on information submitted by the applicant regarding the necessary parking spaces based on other Goddard School locations.
Staff, AC, EAB, TB	2. That the applicant shall provide to the Zoning Division, prior to the release of the Certificate of Occupancy or before the release of a bond if some features are not yet in place at the time of wishing to obtain the Certificate of Occupancy, mylar and digital as-builts for the stormwater features of the project. Digital as-builts shall be DXF format and shall include a base map of the whole project and all separate plan sheets. As built DXF files shall include all layers or tables containing storm drainage features. Storm drainage features will be clearly delineated in a data table. The data will be will be tied to horizontal controls.

<p>Staff, AC, EAB, TB</p>	<p>3. That the developer shall include detailed stormwater system maintenance plan, specifying responsible entity, schedule and creation of reserve fund for future maintenance needs. The plan shall include scheduled maintenance activities for each unit in the development, (including, bioretention areas, swales, and dry detention basin), performance evaluation protocol, and frequency of self-reporting requirements (including a proposed self-reporting form) on maintenance and performance. The plan and supporting documentation shall be submitted to town engineer and environmental planner for approval prior to construction plan approval. Upon approval, the plans shall be included in the homeowners' association documentation.</p>
---------------------------	--

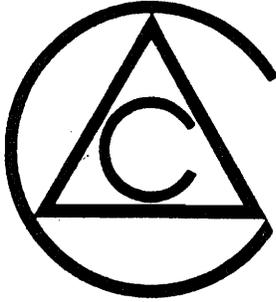
<p>ADVISORY BOARD COMMENTS / RECOMMENDATIONS</p>	
<p>Additional Advisory Board Comments & Recommendations:</p>	<p><i>Explanation: Comments and recommendations solely from advisory boards follow. If a comment involves LUO interpretation, then the applicable LUO section(s) are noted parenthetically. Otherwise, the Board may wish to consider comments in the context of public health, safety, or welfare findings. Staff generally does not endorse nor refute comments from advisory boards.</i></p>
<p>Recommended by</p>	<p>Recommendations</p>
<p>NTAAC</p>	<p>1. That the Aldermen give consideration to the facility's function with regards to the needs of the larger community; this would include discussing access of its services to various economic groups as well as integrating other community functions into the building.</p>
<p>NTAAC</p>	<p>2. That the applicant perform a more thorough traffic study due to the proposed number of students and the limitations of existing roadway infrastructure.</p>
<p>NTAAC</p>	<p>3. That the applicant provide further written justification for their request for reduced parking.</p>
<p>NTAAC</p>	<p>4. That the applicant explore reducing the number of lighting units for the parking area to further limit light trespass to the surrounding community.</p>

NTAAC	5. That, in general, the Aldermen review creating architectural standards to be applied toward commercial development. The NTAAC however did not have any specific recommendations regarding the Goddard School's proposed architecture.
EAB	6. Recommends that the applicant clarify the inconsistency in Diagram L-3 which indicates fescue seeded groundcover under playground equipment and Detail L7-6 which indicates use of a synthetic impact surface under play equipment. The EAB recommends use of a synthetic impact mat.
EAB	7. Recommends a permit condition that the applicant be required to install covered bicycle storage with a minimum of 10 spaces and adequate space to lock bicycle trailers near the main entrance of the building for use by parents transporting children via bicycle.
EAB	8. Recommends incorporating 40-80% Piedmont native wildflower mix into the 15,000 sq. ft. designated for weeping love grass.
TAB	9. That a bicycle rack be installed at the front of the building to accommodate five bicycles.
TAB	10. That the bicycle rack currently proposed to be installed in the rear of the building to accommodate five bicycles be covered with a roof.
PB	11. The Planning Board does not approve of this project as proposed.
PB	12. The applicant has not responded satisfactorily to the advisory boards' recommendations.
PB	13. The proposed building is not designed for the site. The Planning Board would like to see the applicant use a design that responds to the particular characteristics of the site and the property surrounding the site. The Planning Board also asks that the applicant respond satisfactorily to comments 2 through 4 of its February 19, 2009, recommendations.
PB	14. The proposed building is not of an appropriate scale. The walls amount to one third of the height of the building, and the roof amounts to two thirds of the height of building. This is out of scale in any context.

PB	15. The applicant has not shown attention to appropriate building orientation, building style, location of windows, etc. (see previous Planning Board recommendations to the applicant).
PB	16. More generally, the applicant seems to be intent on placing a pre-designed building on the site that is not appropriate for that location (or for Carrboro).
PB	17. Recommends that the applicant provide covered bicycle parking spaces near the front entrance of the building, instead of or in addition to the uncovered spaces provided near the dumpster at the rear of the property. The town's Comprehensive Bicycle Transportation Plan recommends that employers encourage bicycling by providing bicycle parking. Bicycle parking should be "clearly visible from the entrance it serves" and "should be sheltered when possible."
PB	18. This development was presented as a response to the need for affordable daycare in Carrboro. However, the applicant has not presented information to show that this project would be an affordable option for daycare. The applicant has not responded satisfactorily to the Planning Board's suggestion to provide scholarships or other financial assistance for students, except to note that this decision would be up to the franchisee. However, the franchisee has not provided comments.
PB	19. Recommends that the applicant show on the written plans that the north fence will be placed 40 feet from the property line, as described during the September 3, 2009 meeting.
PB	20. Recommends that the applicant pursue strategies to minimize the environmental impact of the project, including but not limited to the strategies described in the June 27, 2009 memo from the town's environmental planner entitled "Environmental Review Comments."

PB	21. Appreciates the intent of providing the underground rainwater cistern; however, the Planning Board encourages the applicant to increase the size of the cistern for irrigation to have a meaningful impact on water conservation. Carrboro Town Code, Chapter 5, Article III, encourages the use of "harvested rainwater and/or reclaimed water for indoor and outdoor purposes where allowable and practical."
PB	22. Recommends that the applicant use pervious paving for some portion of the parking lot.
PB	23. Concerned that the retaining wall on the eastern property line will cause extensive damage to neighbors' trees.

Town of Carrboro / Carrboro Appearance Commission / Carrboro, North Carolina 27510



THURSDAY, September 3rd, 2009

Goddard School at 515 East Winsome Avenue

The Appearance Commission Advisory Board hereby recommends approval of The Goddard School at 515 East Winmore Avenue.

VOTING:

AYES: 4 (Wendy Wenck, Chuck Morton, Tom Wiltberger, Loren Brandford)

NOES: 0

Jay Thomas (for chairperson)

Appearance Commission Chair

9-18-09
Date

NORTHERN TRANSITION AREA ADVISORY COMMITTEE

Meeting: Thursday, September 14, 2009
Carrboro Town Hall, Room 100

RECOMMENDATIONS Goddard School at Winmore Minor Modification to the CUP

MOTION OF THE NORTHERN TRANSITION AREA ADVISORY COMMITTEE
REGARDING THE PROPOSED GODDARD SCHOOL PROPOSED FOR THE
WINMORE VMU (BRYAN; SECOND: LITTLE; ALL IN FAVOR: UNANIMOUS).

1. That the Aldermen give consideration to the facility's function with regards to the needs of the larger community; this would include discussing access of its services to various economic groups as well as integrating other community functions into the building.
2. That the applicant perform a more thorough traffic study due to the proposed number of students and the limitations of existing roadway infrastructure.
3. That the applicant provide further written justification for their request for reduced parking.
4. That the applicant explore reducing the number of lighting units for the parking area to further limit light trespass to the surrounding community.
5. That, in general, the Aldermen review creating architectural standards for to be applied toward commercial development. The NTAAC however did not have any specific recommendations regarding the Goddard school's proposed architecture.



Jeff Kleaveland for NTAAC chair, Jay Bryan



TOWN OF CARRBORO
PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

R E C O M M E N D A T I O N

SEPTEMBER 17, 2009

**Review of Minor Modification to Winmore Conditional Use Permit for
"DayCare Facility" (Goddard School) at 515 East Winmore Avenue**

David Clinton moved and James Carnahan seconded that the Planning Board recommends to the Board of Aldermen that although the Planning Board strongly favors the placement of a daycare in the northern area of Carrboro; especially an affordable daycare, the issues the Planning Board has raised previously, which would lead to a building appropriate for this town and this site in keeping with the town's development goals, have not been answered to the Planning Board's satisfaction.

1. The Planning Board does not approve of this project as proposed.
2. The applicant has not responded satisfactorily to the advisory boards' recommendations.
3. The proposed building is not designed for the site. The Planning Board would like to see the applicant use a design that responds to the particular characteristics of the site and the property surrounding the site. The Planning Board also asks that the applicant respond satisfactorily to comments 2 through 4 of its February 19, 2009, recommendations.
4. The proposed building is not of an appropriate scale. The walls amount to one third of the height of the building, and the roof amounts to two thirds of the height of building. This is out of scale in any context.
5. The applicant has not shown attention to appropriate building orientation, building style, location of windows, etc. (see previous Planning Board recommendations to the applicant).
6. More generally, the applicant seems to be intent on placing a pre-designed building on the site that is not appropriate for that location (or for Carrboro).
7. The Planning Board recommends that the applicant provide covered bicycle parking spaces near the front entrance of the building, instead of or in addition to the uncovered spaces provided near the dumpster at the rear of the property. The town's Comprehensive Bicycle Transportation Plan recommends that employers encourage bicycling by providing bicycle parking. Bicycle parking should be "clearly visible from the entrance it serves" and "should be sheltered when possible."
8. This development was presented as a response to the need for affordable daycare in Carrboro. However, the applicant has not presented information to show that this project would be an affordable option for daycare. The applicant has not responded satisfactorily to the Planning Board's suggestion to provide scholarships or other financial assistance for students, except to note that this decision would be up to the franchisee. However, the franchisee has not provided comments.

Additional comments:

1. The Planning Board recommends that the applicant show on the written plans that the north fence will be placed 40 feet from the property line, as described during the September 3, 2009 meeting.
2. The Planning Board recommends that the applicant pursue strategies to minimize the environmental impact of the project, including but not limited to the strategies described in the June 27, 2009 memo from the town's environmental planner entitled "Environmental Review Comments."
3. The Planning Board appreciates the intent of providing the underground rainwater cistern; however, the Planning Board encourages the applicant to increase the size of the cistern for irrigation to have a meaningful impact on water conservation. Carrboro Town Code, Chapter 5, Article III, encourages the use of "harvested rainwater and/or reclaimed water for indoor and outdoor purposes where allowable and practical."
4. The Planning Board recommends that the applicant use pervious paving for some portion of the parking lot.
5. The Planning Board is concerned that the retaining wall on the eastern property line will cause extensive damage to neighbors' trees.

VOTE: Ayes (10): Matthew Barton, Rich Bell, James Carnahan, David Clinton, Sharon Cook, Debra Fritz, Heidi Paulsen, Susan Poulton, Damon Seils, Rose Warner; NOES (0); Abstentions (0); Absent/Excused (1) Shoup.

Matthew Barton, Chair

9/18/09

Comments from the Transportation Advisory Board (TAB) on the Goddard School at Winmore, CUP Minor Modification Project

Prepared by Jeff Brubaker, Transportation Planner
September 9, 2009

Excerpt from the minutes (*draft, not yet approved*) of TAB's September 3, 2009, meeting:

Hileman reiterated comments regarding bicycle parking of February 5, 2009, meeting, noting that Carrboro has the highest level of bicycle transportation in North Carolina and transportation difficulties that would make people likely to bicycle if facilities are there. Hileman expressed concern with proposed bike rack location near dumpster and asked how applicant was adapting design to Carrboro context. Applicant indicated that location was chosen due to proximity to employee parking and that there was not enough space for a 10-bike rack out front. Perry suggested that ideally there would be 10 covered bike parking spaces. Hileman noted that it is important that children know that there are other travel options besides the automobile. The applicant agreed to install five covered parking spaces in the rear of the building and five uncovered spaces at the front.

TAB and applicant discussed traffic on Homestead Rd. near Winmore and preferred bicycle rack designs. TAB also discussed factors in getting people to bicycle more.

MOTION (Perry, Brown second): The Transportation Advisory Board recommends that the Conditional Use Permit for the Goddard School at Winmore be approved with Town staff recommendations and with the following additional stipulations:

1. That a bicycle rack is installed at the front of the building to accommodate five bicycles and
2. That the bicycle rack currently proposed to be installed in the rear of the building to accommodate five bicycles be covered with a roof.

(unanimously approved)

For reference, an excerpt relating to the Goddard School project from the February 5, 2009, TAB meeting minutes (approved) is below:

The TAB discussed the following points regarding the proposed site plan for the Goddard School at Winmore:

- Bicycle Parking – there is not enough; it is not covered; the parking should include space to accommodate a trailer for parents choosing to bring their child to school by bike; bicycling should be the easy choice; increasing the number of bicycle parking spaces would be another way to justify not meeting the presumptive requirement for motor vehicle parking
- Pedestrian Access – there should be a striped crosswalk from the sidewalk to the entrance, across the parking lot
- Traffic on Homestead Road -- the TAB asked whether this project would require a traffic impact analysis study. Staff commented that a project of this size typically does not rise to the level of requiring a TIA. The comments raised at the joint review regarding the traffic impacts seem to be directed more at the need for

a corridor analysis of Homestead Road. The question was asked whether this use was accounted for in the TIA for Winmore. [Staff follow up: no, it was not]

The TAB made the following recommendations to be submitted to the applicant:

- The project should include at least 10 covered bicycle parking spaces. Some of the bicycle parking should be able to accommodate bicycles with trailers; all of the parking should be conveniently located (i.e., near the entrance to the building); and there should be enough space allotted to the bicycle parking area such that it will comfortably accommodate the bicycles (e.g., not up against a wall). These recommendations are put forward (1) so that bicycling will be an attractive transportation option for employees of the school, (2) in light of the fact that the applicant is proposing fewer parking spaces than they are required to have by the land use ordinance, (3) it is part of the vision of the comprehensive bicycle plan to have bicycling as the easy choice, and (4) the school is very close to a greenway access and thus will have a high degree of non-motorized connectivity.
- A crosswalk should be included to connect the sidewalk that comes up from Winmore Ave. to the entrance of the building, across the parking lot.

**Town of Carrboro
Planning Department**



MEMORANDUM

Date: September 17, 2009
 To: Board of Aldermen, Goddard School representatives
 From: Environmental Advisory Board (EAB)
 Through: Randy Dodd, Environmental Planner
 Copy: Marty Roupe, Development Review Administrator
 James Thomas, Planner/ Zoning Development Specialist
 Subject: CUP Review Comments from 09/03/09 Joint Review

On September 3, 2009, plans were presented for the Goddard School at Winmore for joint review at Town Hall. The following represents the EAB's review comments that are in addition to the comments presented for concept plan review.

1. The EAB recommends that the applicant clarify the inconsistency in Diagram L-3 which indicates fescue seeded groundcover under playground equipment and Detail L7-6 which indicates use of a synthetic impact surface under playground equipment. The EAB recommends use of a synthetic impact mat.
2. The EAB recommends a permit condition that the applicant be required to install covered bicycle storage with a minimum of 10 spaces and adequate space to lock bicycle trailers near the main entrance to the building for use by parents transporting children via bicycle.
3. The EAB recommends incorporating 40-80% Piedmont native wildflower mix into the 15,000 sq ft designated for weeping love grass.

Thank you for your cooperation.

VOTE: AYES (4); NOES (0); ABSENT (1)


 Thomas Mullen, Acting Chair

09-16-09

Date

James Thomas

From: Thelma Paylor
Sent: Thursday, September 17, 2009 4:48 PM
To: Martin Roupe; Jeff Kleaveland; James Thomas; Randy Dodd
Subject: FW: Comments on Homestead Expansion and Winmore
 For your information.

From: Alena Callimanis [mailto:alenac@us.ibm.com]
Sent: Thursday, September 17, 2009 4:47 PM
To: mundo@millboro.com; carrbonate@gmail.com; abrown75@gmail.com; heidi@unc.edu; smlgrad@yahoo.com; mkrasnov51@gmail.com; dadodesign@gmail.com; alderdan@gmail.com; brounsj@mindspring.com; mullentj@msn.com; danastidham@hotmail.com; jennifer.j.winston@gmail.com; lynnweller@gmail.com; hay.andreas1@verizonbusiness.com; arnsberger@mindspring.com; havenod@gmail.com; James Harris; pelee@bellsouth.net; Sen. Ellie Kinnaird; Alena Callimanis; jeffersondparker@gmail.com; Bill Soeters ; Gary Kramling; Chris DeFilippo; davidjesse@mindspring.com; terri@weaverstreetrealty.com; Holly Holland; Heidi Paulsen, 1st Vice Chair, Carrboro Planning Bd; Damon Seils, 2nd Vice Chair, Carrboro Planning Bd; Patricia J. McGuire; Lydia Lavelle - Carrboro Alderman; Thelma Paylor; James Carnahan - Carrboro Planning Bd; David Clinton; David Shoup; Rich Bell; Rose Warner; Debra Fritz; Susan Poulton - Carrboro Planning Bd; Sharon Cook; matthew.barton@ieee.org
Subject: Comments on Homestead Expansion and Winmore

Hi, folks. I know many of you may have already responded on Winmore, but for those who have not, I wanted to give you some additional thoughts on some Homestead concerns and on some environmental concerns of mine.

First on Homestead: In our joint review I did forget to mention that the new firestation is going up right across from Winmore, so the traffic will be backing up in front of and blocking the firestation on school mornings. That is a real health and safety concern. As we put in curbs and driveways for the firestation, we should ask for extra width so that the turning lane for High School Road already starts from that point. We should also look at acquiring property access along Homestead to High School road so we have a way to mitigate traffic backup by putting in the turning lane from the firehouse to High School Road. Right now there is a single lane that both turns into HS Road and continues down Homestead. That extra turning lane will also give cars someplace to move if emergency vehicles need to pass.

As far as traffic studies, none have been done on the impact of the Winmore Daycare center. A daycare center has very specific peak times, with turns into Winmore and turns out of Winmore happening very quickly. So with a maximum of 154 students, I would be conservative and say we need to account for perhaps 100 turns into Goddard from Homestead as well as 100 turns leaving out of Goddard onto Homestead in the peak morning periods. This is also before Winmore, Carolina Commons and Claremont are built out and that will add 100's of morning drives on Homestead.

So I feel we really need to push Homestead widening, bike lanes, sidewalks, etc. so that the road, bicycle and sidewalk infrastructure is in place before the buildup instead of after the completion of all that development.

As far as the environmental concerns, as you all know, Winmore is situated on the only flat area of the 3 acres of the Goddard property. It is a very steep drop to the creek level from the building and parking lot. (I showed Bolin Creek flooding which went up on this Goddard property). My big concern is that Goddard (and Homeowners in Claremont, Winmore, Carolina Commons) are the ones who will be in charge of protecting Bolin Creek from the runoff. Bolin Creek is already compromised. I am very concerned that we are building on environmentally sensitive areas and expecting property owners to be able to manage the runoff and maintain the measures put in place by the developers. As costs go up to

9/18/2009

manage this, I suspect the maintenance will go down and the Creek will be the victim.

Thanks.

Alena M. Callimanis
ESC
alenac@us.ibm.com

Town of Carrboro, NC Website - <http://www.townofcarrboro.org>

E-mail correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties.

(int)

TO: Members of the Planning Board and the Board of Alderman,
FROM: James Rabinowitz (*forwarded by Heidi Paulsen*)
RE: Goddard School Project
DATE: September 17, 2009

I am a neighbor of the proposed Goddard School and I want to make sure that you understand the adverse (and I believe unfair) effects the proposed building will have on my property. There are three issues of which I would like to make you aware.

1. When Winmore was originally proposed the cut in East Winmore Rd. just before the bridge was planned as a street. With the current proposal that cut will service only a driveway for the Goddard School.
2. There is a sewer line that runs along Bolin Creek. My house and almost all of my property is directly uphill from that sewer line, as is much of my neighbor's property. The current plan for the Goddard School will put a large building and other obstacles between my house and land and the sewer line. At one point, during private discussions with the developers of Winmore and a representative of the Goddard School I was informed that there is a sewer right of way on the north side of East Winmore Rd. that could provide access to the Bolin Creek sewer. However, I have been informed by the Carrboro planning department that no such right of way exists. If this is true then my property will be completely cut off from the Bolin Creek sewer by the proposed Goddard School. It is the most direct access to the sewer system for both of the adjoining properties.
3. I have not followed the changing plans for the Goddard School but I am sure there will be a great deal of leveling of their lot. This will require lowering the ground in the direction of my property. In order to establish this level ground, I understand that a retaining wall will be put at my property line. My property abutting this planned retaining wall is treed. I am not an expert but I have little doubt that lower the ground and building the retaining will damage trees on my property and this damage may not be obvious for years. If these trees threaten safety at the school, I will be responsible for them. This seems incredibly unfair.
4. Relative this retaining wall I have another more general question. Has the effect of the retaining wall on erosion been considered? I have seen other retaining walls along Bolin Creek and they tend to channel the runoff either around the wall or through gaps in the system.

In closing let me say that these issue concern me because of personal involvement and perhaps are selfish concerns. In general I feel child care facilities are completely appropriate for mixed use development.