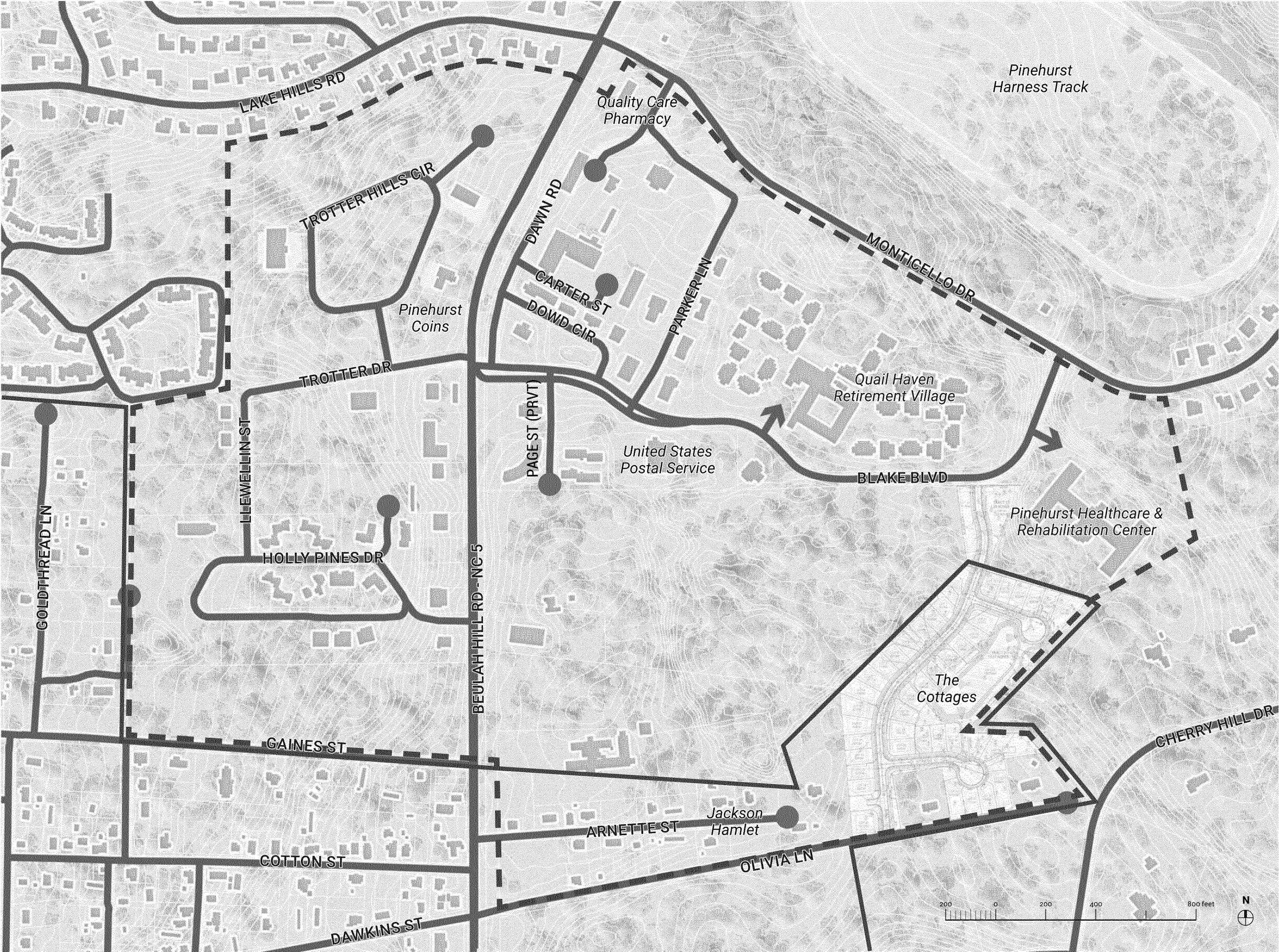
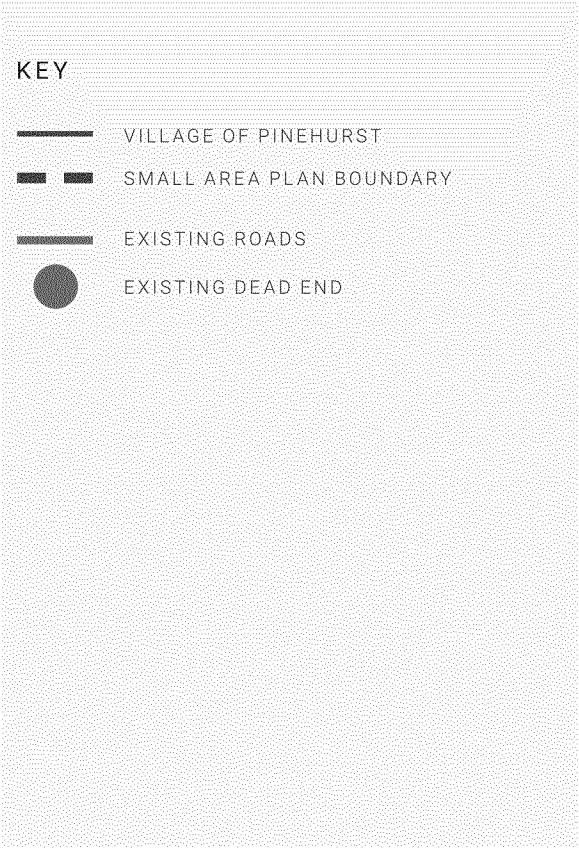


Street Network

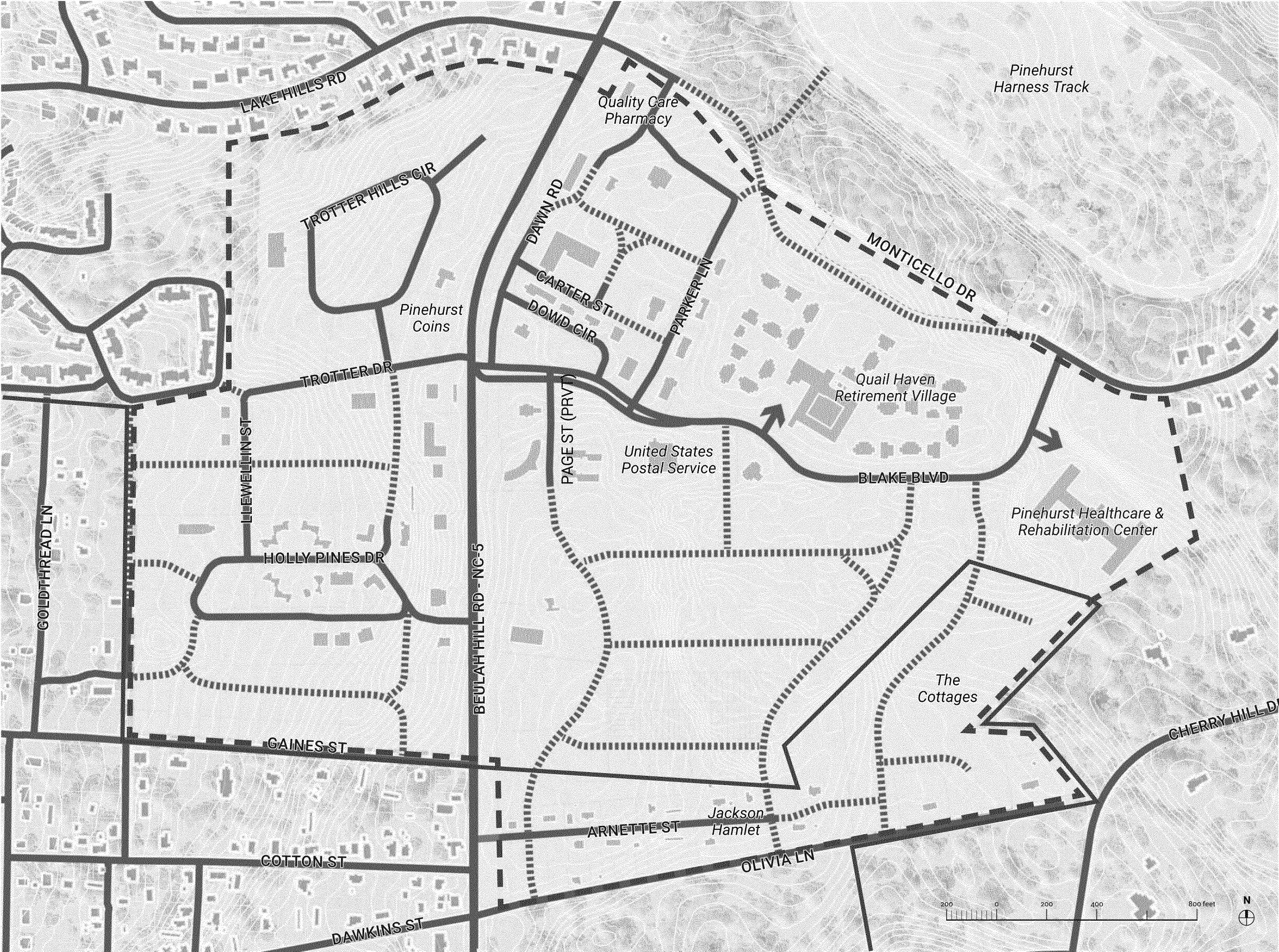
The Pinehurst South study area spans Beulah Hill Road - NC-5, a major connector street that provides direct access to the Village Center to the north and US-501 to the south. Neighborhood streets are organic and disconnected with many dead-end conditions throughout the study area.



Proposed Circulation Plan

The proposed Circulation Plan for Pinehurst South emphasizes an improved, connected network of streets. This system will provide additional routes for vehicles (as well as for pedestrians, bicycles, and golf carts), thereby reducing traffic stress on any single street. The circulation recommendations include:

- » Three new street connections from Olivia Lane to Blake Boulevard
- » Realignment of Monticello Drive to accommodate the the potential relocation of the Public Service Facility south of the Harness Track
- » Coordination with NCDOT planned improvements along NC-5
- » The improvement of Olivia Lane as a full, signalized NC-5 intersection, connected to Arnette St. (to be closed to NC-5)
- » Improved pedestrian, bicycle, and golf cart crossings of NC-5 with crosswalks added at signalized intersections

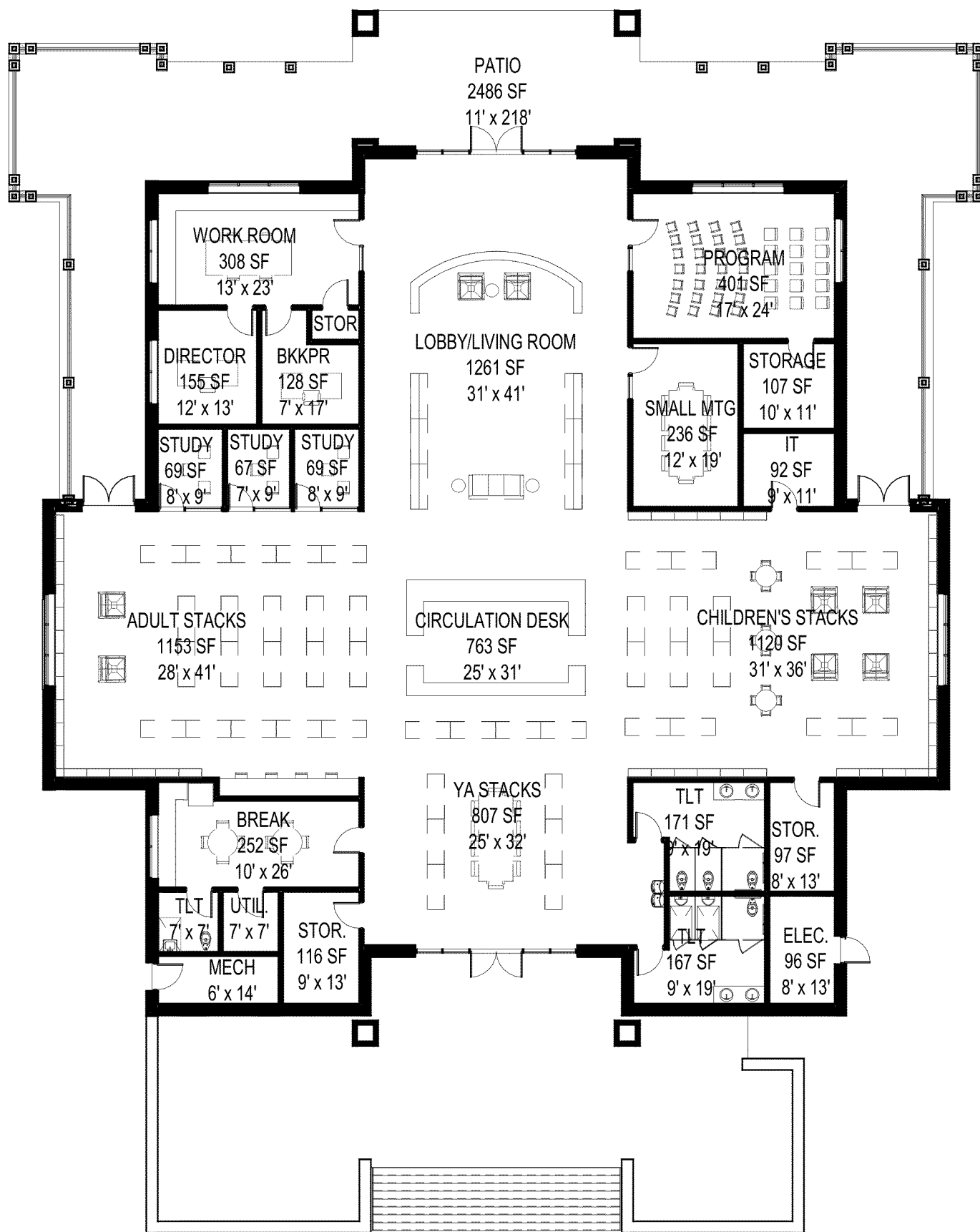


This plan is illustrative only and subject to change. Source: Design Collective, Inc.

	9,250 SF @ Magnolia Library/Archives Separate	8,400 SF @ Magnolia Magnolia Library/Archives Separate	Single Story* @ Village Green Combined	Two Story* @ Village Green Combined	
Library sq ft	9,250	8,400	12,000	12,000	
Construction cost/sq ft	\$ 475	\$ 475	Varies	\$ 500	Mid-point of low and high estimates
Selective Demolition				500,000	
Construction cost	\$ 4,393,750	\$ 3,990,000	\$ 4,409,000	\$ 6,000,000	
Site development	682,500	682,500	150,500	682,500	Mid-point of low and high estimates
Surveying/fees	21,750	21,750	21,750	21,750	
Architect	439,375	399,000	440,900	600,000	10% of construction cost
Furniture & equipment	219,688	199,500	220,450	300,000	5% of construction cost
Contingency	219,688	199,500	220,450	300,000	5% of construction cost
Total Library	\$ 5,976,750	\$ 5,492,250	\$ 5,463,050	\$ 8,404,250	
Archives renovation	\$ 1,516,140	\$ 1,516,140			Mid-point of low and high estimates without expansion
Total construction	\$ 7,492,890	\$ 7,008,390	\$ 5,463,050	\$ 8,404,250	

*Does not include parking which is an estimated \$5-6 million for "Carriage House" project





FLOOR PLAN

1/16" = 1'-0"

	Original	8400 New	
	9250	8400	Difference
Break room	326	252	-74
Riser	52	0	-52
Toiler	53	49	-4
Janitorial	57	49	-8
Study	74	69	-5
Study	73	69	-4
Study	73	69	-4
Adult Stack	1132	1153	21
Storage	96	107	11
Storage/computer	35		-35
Director	207	155	-52
Book keepr	173	128	-45
Work room	417	308	-109
YA Stacks	818	807	-11
Circulation Desk	938	763	-175
Living Room	1501	1261	-240
IT	94	92	-2
Storage	97	116	19
Mechanical	70	84	14
Program room	463	401	-62
Children's stacks	1084	1120	36
Restroom	169	171	2
Restroom	169	167	-2
Storage	96	97	1
Electrical	96	96	0
Meeting room	390	236	-154
TOTAL	8788	7819	-969

Existing Library Site

Alex Cameron <acameron@vopnc.org>

Thu 4/4/2024 12:21 PM

To: Doug Willardson <dwillardson@vopnc.org>

Cc: Pamela Graham <pgraham@vopnc.org>

Doug,

The existing site of the Given Memorial Library and Tufts Archives is non-conforming with several current development regulations. The current site does not lend itself to an expanded building and several items will need to be addressed. There is currently no dedicated off-street parking which will need to be reviewed especially if the site is expanded. Any changes to the building and site would also likely trigger full compliance with new NC building and fire codes as well as ADA compliance. The property is located within the WS-II watershed protection district which is the most restrictive we have in our jurisdiction. Additionally, the site currently has no stormwater management, and this will also need to be taken into consideration as additional impervious surface is added. Two options have been offered with one being a one-story addition to the existing building and the other being a new two-story building on the existing site. The property is located within the Local Historic District which would require that a Certificate of Appropriateness (COA) be issued by the Historic Preservation Commission (HPC) with adherence to the Historic District Standards. Not only is this an additional layer of approval, design, cost, and time, but could be a potential sticky situation where an entity with a delegated authority (HPC) has a say in what the Governing Board has essentially expressed their will. Staff has tried to highlight some potential issues with each proposal. These issues are somewhat grouped into those that appear to be a more critical item and those that are less critical. Feel free to use however you see fit and we can certainly provide more details on each of the items and any others that present themselves in the discussion.

Addition to the Existing Building

More Critical

- HPC approval
 - Design standards limit any future additions to the rear or most inconspicuous location. This would force the addition to the rear and further encroach onto the Village Green with more tree removal and added impervious surface.
- Watershed & stormwater management will be required on-site to handle the additional impervious. Water quality/treatment will also be needed due to location in the most stringent watershed protection district.
- Additional impervious surface limits than the other option (parking and larger building footprint).
 - The WS-II watershed restrictions and PC Zoning District limits impervious surface to 12% of the total lot area.
 - Lot/parcel area will need to be reconfigured. Total area owned by the Village on the Village Green is +/- 7.94 acres. Maximum total impervious would be limited to +/- 0.95 acres or approximately 41,504 square feet. This would include the building footprint, new parking, existing sand lot, and any other existing or future impervious surface.

Less Critical

- Setbacks and lot line adjustments to accommodate a new structure or addition and impervious surface limits.
- With a larger footprint, should more parking be provided?
- NHL status/reputation with more encroachment onto the Village Green. Would SHPO want to be involved? Would HPC want to involve SHPO? This could also get sticky.

Demolish and Rebuild Two-Story Building

More Critical

- HPC approval
 - Demolition of a contributing structure in the Local Historic District.
 - New design would need to be consistent with the Historic District Standards.
- Watershed & stormwater management will need to be provided on-site for all impervious surfaces. Water quality/treatment will also be needed due to location in the most stringent watershed protection district.
- Impervious surface limits.
 - The WS-II watershed restrictions and PC Zoning District limits impervious surface to 12% of the total lot area.
 - Lot/parcel area will need to be reconfigured. Total area owned by the Village on the Village Green is +/- 7.94 acres. Maximum total impervious would be limited to +/- 0.95 acres or approximately 41,504 square feet. This would include the building footprint, new parking, existing sand lot, and any other existing or future impervious surface.

Less Critical

- Setbacks and lot line adjustments to accommodate a new structure or addition and impervious surface limits.
- With a larger footprint, should more parking be provided?
- NHL status/reputation with removal of the contributing structure and new construction in it's place. Would SHPO want to be involved? Would HPC want to involve SHPO? This could also get sticky.
-

Alex Cameron

Planning & Inspections Director

(Village of Pinehurst - Internal Email)