

APPENDICES

A. Crossroads Conversation Agenda

Saturday, April 26, 2003, 9 AM to 3 PM, Carrboro Century Center

- 9:00 Welcome (Ruffin Slater)
- 9:15 Introduction: agenda and ground rules (Chris Potter)
- 9:25 10 second brainstorming: ideas for the site (using post-its)
- 9:55 Patterns and Policies for Creating a Sustainable Community (James Carnahan)
- 10:30 Site issues & zoning constraints (Kathy Buck)
- 10:50 Walkabout of the sites (groups accompanied by Village Project team members)
- 11:30 Lunch break (participants encouraged to review brainstorm ideas during lunch)
- 12:30 Reviewing ideas and indicating interests (with dots)
- 1:00 Break-out Conversations & Design at tables
- 2:30 Reports from breakout tables & closing: What's Next

B. Some Policies & Guidelines for Creation of a Sustainable Community

I. From the Shaping Orange County's Future Task Force Report

- A. Focus two-thirds of future growth into Chapel Hill, Carrboro, Hillsborough, Mebane, and transition areas.
- B. Promote compact mixed-use development in areas of town targeted for growth.

II. From Carrboro Vision 2020

- A. Locate new high-density development along transit routes; Provide multi-modal access to Downtown (including transit, bike lanes & greenways)
- B. Double commercial square footage in the downtown; build up, not out;
- C. Encourage medium rise buildings in the downtown and development of under-utilized property
- D. Develop architecturally significant commercial and civic buildings;
- E. Support centrally located library
- F. Encourage a variety of residential development in downtown, including single-family, multi-family, and single room occupancy
- G. Utilize Green Building methodologies – solar access, green roofs, etc.

III. New Vision for Downtown Carrboro (Dan Burden Charrette) Guidelines

- A. Build new mixed use buildings
- B. New & redeveloped buildings should respond to fundamental design principles of historic structures
- C. Bring buildings to the sidewalk, put parking & services in the rear, provide lots of windows & doors along the sidewalk
- D. Strengthen downtown identity through streetscapes, pedestrian links, sidewalk & crosswalk improvements
- E. Design public spaces, especially roads, for people first
- F. Provide amenities for pedestrians and cyclists
 - 1. Continuous sidewalks at least 8' wide
 - 2. Arcades & awnings
 - 3. Highly visible crosswalks
 - 4. Bike racks

C. Norina/Weaver Street Property Site Data

Two lots were combined in developing the site for commercial use.

Lot 1: 201 N Greensboro St.

Area of approximately 14,000 sq. ft. or .32 acres

One story brick building built in 1970's for a bank. Currently vacant.

Almost entirely paved. There is some overgrown landscaping on the site but it is of little significance.

Zoned B1c

Lot 2: 100 W. Weaver St.

Area of approximately 7,400 sq. ft. or .17 acres

Almost entirely paved

Used as a parking lot

Zoned B2

Zoning

There are three zones on the block where the property is located: R-75, B-1c, B-2. The property lies within two of the zones, B-1c and B-2.

B-1c Town Center Business

Purpose

- Designed to encourage a unified, compact shopping and entertainment area focused around restaurants, specialty shops, arts and crafts.
- Intended for development around a theme consistent with Carr Mill, The Station and Old Carrboro

- Intended to accommodate pedestrian uses
- Auto oriented uses such as drive in windows are discouraged.

Density and Dimensional Regulations

- No minimum lot size
- No set backs except must be 30 ft. from street centerline.
- Heights: 5 floors maximum: step backs or special roof treatments required for 4th & 5th floors

Some permitted uses:

- Most retail sales and rental
- Hotels & motels
- Homeless shelters
- Duplex & multifamily residential
- Office, clerical and research
- Indoor recreational, amusement and entertainment uses
- Restaurants, bars and night clubs without drive-in windows
- All educational, cultural, religious, philanthropic, social and fraternal uses
- Post office
- Independent parking lots and garages
- Open air markets

Some prohibited uses:

- Single family residential
- Senior citizen residential complexes
- Senior and child day care
- Group homes
- Tourist homes
- Bed and breakfast
- Home occupations
- Motor vehicle sales and service
- Bus Station
- Banks with drive-in windows
- Dry cleaner
- Laundromat
- Manufacturing, repairing, assembling, painting, cleaning of goods or equipment within a fully enclosed building

B2 Fringe Commercial

Purpose

- Transitional district designed to accommodate commercial uses in areas that were formerly residential
- Preservation of the existing character and appearance of area is encouraged
- It is intended and desired that existing residential structures be converted and adapted to commercial use rather than new buildings being constructed
- To the extent practicable parking should be in rear

- Lower densities than B1 zones
- Permit uses that tend to generate minimal traffic
- New buildings should be residential in character

Density and Dimensional Requirements

- Minimum lot size: 7500 sq. ft.
- Minimum sq.ft. for dwelling unit: 7500 sq. ft.
- Minimum lot width: 50 ft.
- Set backs: 15 ft. from Right of Way, 45 ft. from center line, 10 ft. from boundary
- Height Limit: Two floors

Some Permitted Uses

- Single and multifamily residential
- Most retail sales and rental
- Office, clerical and research
- Cultural, religious, philanthropic, social and fraternal
- Restaurants, bars and night clubs without drive-in, drive through or carryout
- Open air markets
- Horticultural Sales without outdoor sales
- Child and senior day care
- Community centers

Some prohibited uses:

- ABC stores and other high traffic retail
- Hotels and motels
- Drive in windows
- All schools except pre-school
- Manufacturing, repairing, assembling, painting, cleaning of goods or equipment within a fully enclosed building

Parking Options for Crossroads

- Current parking requirements are being reviewed and will change
- Parking can be provided on site,
- Parking can be provided off site
- In a structure, on the surface, under the building or underground
- Assume for this exercise:
 - One space for each 400 sq. ft. commercial use,
 - One space for each residential use over 500 sq. ft.
- Focus on how sites can be used, streetscape & sidewalk issues, and building character
- Examine strategies that reduce the need for parking, such as transit, walking, biking and car sharing.

Economic Development

UNC Office of Economic Development Study recommendations:

- Continue emphasis on entertainment district
- Continue emphasis on professional services
- Continue to support and encourage the arts
- Recruit Information Technology(IT) firms

Growing Information Technology Sector Report recommendations

- Promote Carrboro’s quality of life
- Utilize fiber optics were installed by the town along W. Weaver St.
- Build flexible and high quality office space

D. Generating Ideas for the Site: Categories proposed by CCDC

1. Places you would frequent; places you want to have downtown
2. Mix of current and future uses for the site
3. Transportation to and from the site
4. Streetscape & places for people
5. The look and feel of the building(s)
6. Relationship of the building(s) to downtown; to mill houses; to the sidewalk
7. How to reduce environmental impact; air, storm water, energy, resource issues
8. Places for cars; deliveries and solid waste
9. Other areas of interest

E. Tabulation of votes for ideas from The Conversation

1. Places you would frequent; places you want to have downtown

Public Library	17
Movie Theater	14
Small hotel / B&B	13
Bookstore/Community Center	4
Educational Center	4
Library/Bookstore/Café	3
News stand/magazine/stand	2
Late night options	2
Five-and-Dime	2
Bookstore/Café	1
Something quiet at night	1
Free Store	?

Bookstore	—
Reading Room	—
Carrboro Public Swimming Pool	—
Art Gallery	—
Civil service office facility	—
Non-profit/coop center	—
Move WSM café	—
Taco/Falafel cart	—
Kitchen Shop	—
Ice cream shop	—
Space for massage therapy	—
Something child-centered	—
Bakery	—
Tattoo Parlor	—
Flower Shop	—
Daycare	—
Deli/Sandwich shop	—
Office supply store	—
Locally-owned drug store	—

2. Mix of current and future uses for the site

Mixed use retail/affordable housing/local businesses	16
Affordable co-op housing	15
Community Access TV/Radio station/media center	14
Artists co-op	7
Kid/teen recreation center	6
Affordable housing	5
Park with amphitheater for outdoor meetings and performance	4
Latino restaurant/taqueria/el Chilango	3
Dance Club	3
Music Venue	3
Credit union	3
Indoor farmers market open year round	3
Smoke-free nightspot restaurant/bar	2
Night activities	2
1st floor retail 2nd floor housing	2
Bowling alley	2
Community kitchen	1
International food market	1
1st floor retail 2nd floor office	1
Record store	1
Downtown lofts	1
Sports Bar	1
Resale/consignment	1
Local talent showcase	—
Café/restaurant	—
Senior housing	—

Cohousing	–
Residential 2-3 floors	–
Gym	–
Local resources referral center	–
Studio spaces	–
Media/communications center	–
Cliff's meat market – WSM goes vegetarian	–
UNC medical walk-in	–
Appropriate for non-service employees	–
Rezone 1 block of Carr St. for Commercial	–

3. Transportation to and from the site

Bike lanes	7
Car sharing	5
Sidewalks/Walking paths	5
Maintain free bus service	4
Collective taxi system	3
No on-street parking	3
Parking below/behind building	3
Yellow bike program	2
Bus transit center	2
Park & Ride lot	2
No traffic circles	2
Bike Racks	1
Bike rentals	–
Crosswalks	–
Covered Walkways	–
Pavers to identify crosswalks	–
Some parking is site is used as a library	–
Regional transport connections	–
Buses offload behind buildings	–
No one-way streets	–
No increase in east-west traffic through Carrboro	–
No increase in rush-hour traffic	–

4. Streetscape: Places for People

Social gathering spaces	9
Wide sidewalks	2
Street Vendors	1
Open-air market	–
Walking areas for animals	–
Benches	–
Seatwalls	–
Picnic Tables	–
Places away from noise	–
Brick as part of sidewalks	–
Varying width of sidewalks: bumpouts	–

Lots of trees	–
Shade	–
Shade/sun elements	–
Treehouse	–
Trashcans	–
Site Planters	–
PEOPLE	–
Hands-on public art	–
Places for art & sculpture	–

5. Design of the buildings

Layered/Textured facades	6
Human Scale	5
Terraces back from street	3
A view from the top	3
Old & New looking building	2
Not red brick	2
Open at street level	2
Welcoming to street	2
Colored façade	1
Old Georgian Windows	1
Neo-traditional	1
Building responds to street	1
Flexible use space	1
Open & Inviting	1
Arches	–
Colonnades	–
Arches open at street level	–
Long, low-hipped metal roof	–
Long brick arches	–
Daytime Bustle	–
Skylights to 3rd floor	–
Natural light deep into building	–
Ramp down from upper storeys with gardens	–
Places to sit, read or stroll	–
Combination of brick, stone & wood	–
Connected	–
How do you connect with WSM?	–
Green	–
Approachable	–

6. Something about buildings, sidewalks & mill houses

Landmark corner	10
Respect privacy of mill house neighbors	4
Walking & biking	3
Limit to 3 storeys, use wood siding to match style of mill houses	3

Proportions respecting human scale	2
Welcome center in building	2
Incorporate historic architecture idioms	2
Like it was always supposed to be there	2
Complement existing buildings, broad inviting sidewalks	2
Oriented to walking, wheelchairs & scooters	1
Relevant public space	1
Windows & Balconies	1
Building should not dwarf adjacent neighbors	1
No more than 3 storeys	1
Buildings to scale of surrounding buildings	-
Keep traffic off center street	-
Reflect historic architecture	-
Something that fits with other downtown buildings	-
Complement Dr. Seaton's dental office	-
Respect neighbors, don't loom over them	-
Not overshadowing street	-

7. Environment

Energy Producing Building	7
Green Roof	4
Community Garden	2
Composting toilets	2
Gray water reuse	2
Sustainable construction materials	2
Increase Density	1
Green building	1
Green Space	-
Bird Habitat	-
Cisterns	-
Photovoltaic panels	-
Passive Solar	-
Solar Power	-

8. Places for cars, deliveries and solid waste

Short term parking, shared parking	3
18-wheelers need access	3
Innovative recycling system (collections by something other than trucks)	2
No cars, just people	-
Double-loaded parking spaces for autos	-
Yes, especially if used as a library	-
Driveway so trucks can back into WSM	-
Honor system parking – 1st hour free, pay after that	-
Integrated parking deck not visible from street	-
Pay-as-you-throw	-

Underground parking	-
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9. Other Interests

Affordable housing not student housing	4
Public – Not-for-profit	3
Commercial space kept affordable	2
Ruffin Slater for president 2004	2
Encourage cooperation with Chapel Hill	1
Outdoor films on town commons	1
Think about the future of Carrboro: its economic sustainability, not just how change will impact YOU!	1
Making use of space 24 hrs a day (creative scheduling “mixed time”)	1
A place for non-profits to locate	1
No child-specific businesses due to traffic	-
Open Space	-
Public Toilets	-
A place you'd take visitors from out-of-town	-
Incorporation of Dr. Seaton's practice	-
Location-efficient mortgages	-
Scheduled music by local musicians	-

F. May 10 presentation

Project Goals

- Best and highest use for corner property
- Fits into vision for downtown
- Uses Community planning process

Agenda

9:10-9:15	Welcome
9:15-9:20	Agenda Review
9:20-9:30	Process so far
9:30-10:30	Design Scenarios
10:30-10:50	Preliminary ideas of uses
10:50-11:00	Next Steps

Process so far

- Discussions with neighbors
- Discussion at WSM Employee meeting
- Crossroads Session #1 (April 26)
- Additional input from dots in front of WSM
- Three design scenarios based on input
- First pass at potential uses

Today's Objectives

- View input so far
- View three design scenarios

Discuss potential uses
 Discuss next steps

Session One Brainstorm categories

What you would like downtown
 Mix of uses for site
 Design of Building
 Streetscape
 Places for cars, deliveries, waste
 Environmental factors
 Transportation to and from site
 Fit with other buildings, mill houses
 Other

Important uses to consider

Library	128
Cinema	83
Bookstore	81
Restaurant/Café	66
Housing	60
Children’s Center/daycare	53
Swimming pool	46
Inn/B&B/Hostel	36
Radio station/media center	32
Bakery	30

Important Design Considerations

Trees and shade	69
Garden/green roof	57
Solar	54
Bike paths	50
Mixed use	40
Social gathering space	36
Not a parking lot	30
Pocket park	30
Oriented to walking	29
Don’t dwarf millhouses	27
Cistern/gray water	16
Yellow bikes	15
Public access/welcoming	15
Carsharing	10

Three design scenarios

- #1 Giles Blunden, Kathy Buck & David Swanson
- #2 Glen Parks & Scott Nielsen
- #3 Sophie Piesse, Joanna Massey & James Carnahan

Uses under consideration

Library
 Children’s Center/daycare
 Radio station/media center
 Bookstore
 Cinema
 Restaurant/Café
 Bakery
 Other Retail
 Office
 Market-rate Housing
 Co-op/Affordable Housing
 Inn/B&B/Hostel

Evaluating Potential Uses

What is the overall scope (and phasing) of the project?
 Will the use work as part of the overall site mix?
 Do we have a local partner/ operator?
 Is it financially feasible?
 Is there sufficient parking (or viable alternatives?)
 Can we obtain necessary approvals?

Next Steps

Purchase & rent out the building for 2 yrs (June)
 Solicit Investments (June – ongoing)
 Work on feasibility of uses (June-Dec)
 Integrate uses and design (June-Dec)
 Feedback sessions along the way

How to stay involved

Receive e-mail communication
 Be an Investor
 Be part of a group working on particular uses, e.g. library
 Attend future presentations and provide feedback