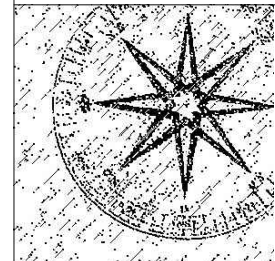




Opportunity at 203 S Greensboro

- Orange County Southern Branch Library
- Additional Space for Town of Carrboro
- Structured Parking
- Potential for Private / Public Venture
- Other



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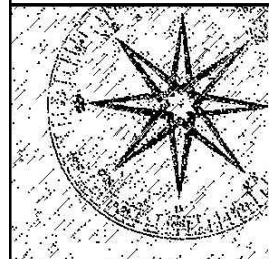
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Town of Carrboro Architectural Space Planning and Prioritization Project

203 South Greensboro Building Project

Takeaways from June 27, 2017 Board of Aldermen Meeting:

- Enthusiasm for library and other uses on site
- Primary challenge is to meet transportation needs without letting parking dictate
- Take opportunity to think big- accomplish multiple goals with project
- Create synergy between uses, but also between this project and neighboring uses
- Create good outdoor space and buildings/streetscapes with appropriate scale
- Think about how consolidation of parking can help this and other projects/uses downtown
- Bottom line costs: How to pay for larger project or more parking
- Re-think Roberson and other streetscapes to maximize access and flexibility
- Create quality architecture that fits into Carrboro's existing fabric
- Innovation in buildings/construction methods - prioritize sustainability

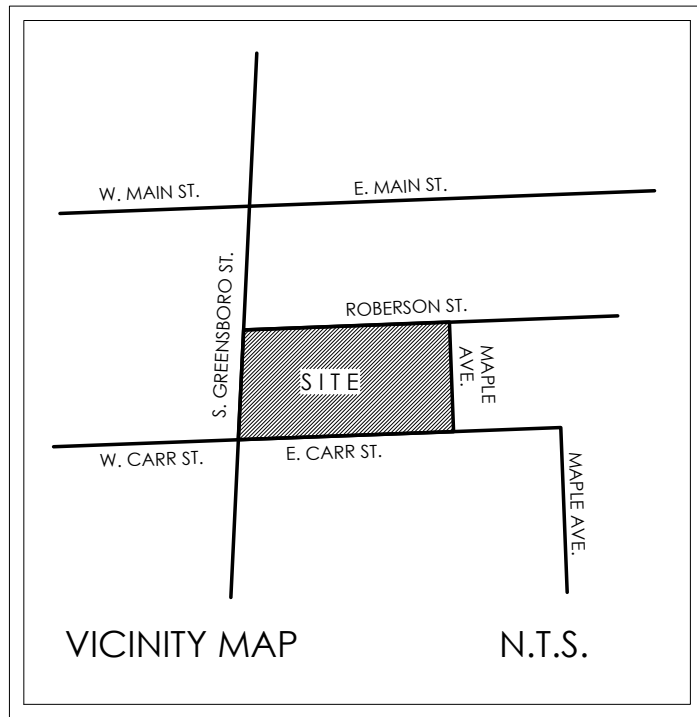


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203 S Greensboro // June 27 Summary

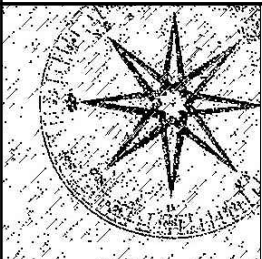
Summary of Issues
Sept 19, 2017



PROGRAM KEY:

	LIBRARY
	RECREATION AND PARKS
	SHARED TOWN SPACE
	TOWN LEASABLE SPACE/OTHER
	BUILDING CIRCULATION/SUPPORT
	PUBLIC OUTDOOR SPACE
	SHARED PROGRAM SPACE

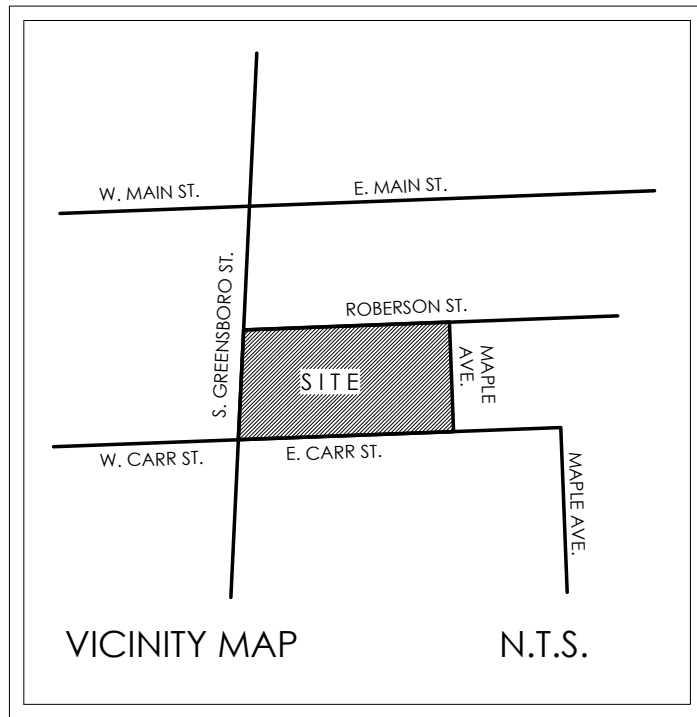
SITE PLAN SCALE: 1" = 40'



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203 S Greensboro // Parking Deck Onsite

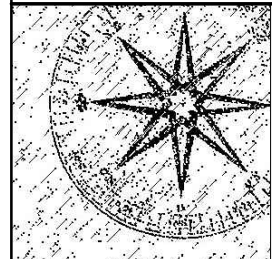
Parking Deck Onsite
 Sept 19, 2017



PROGRAM KEY:

	LIBRARY
	RECREATION AND PARKS
	SHARED TOWN SPACE
	TOWN LEASABLE SPACE/OTHER
	BUILDING CIRCULATION/SUPPORT
	PUBLIC OUTDOOR SPACE
	SHARED PROGRAM SPACE

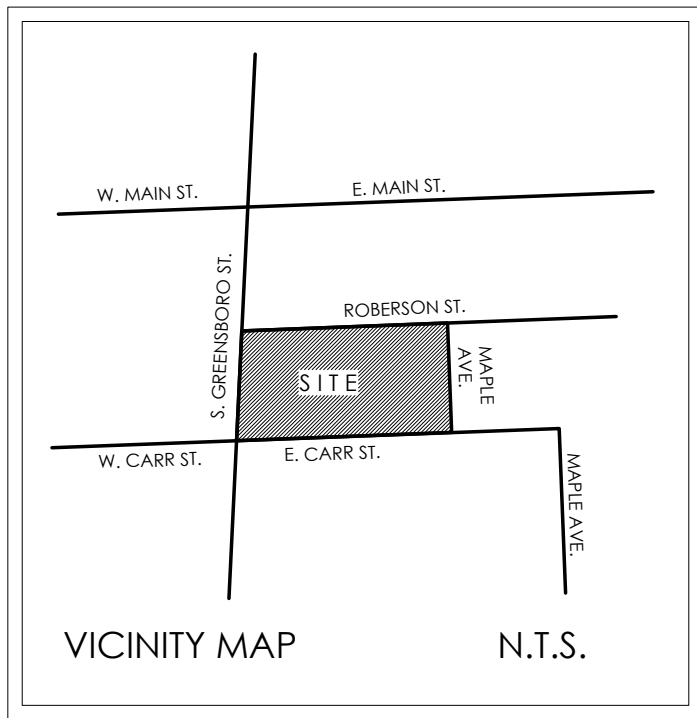
SITE PLAN SCALE: 1" = 40'



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203 S Greensboro // Parking Deck Onsite - Underground

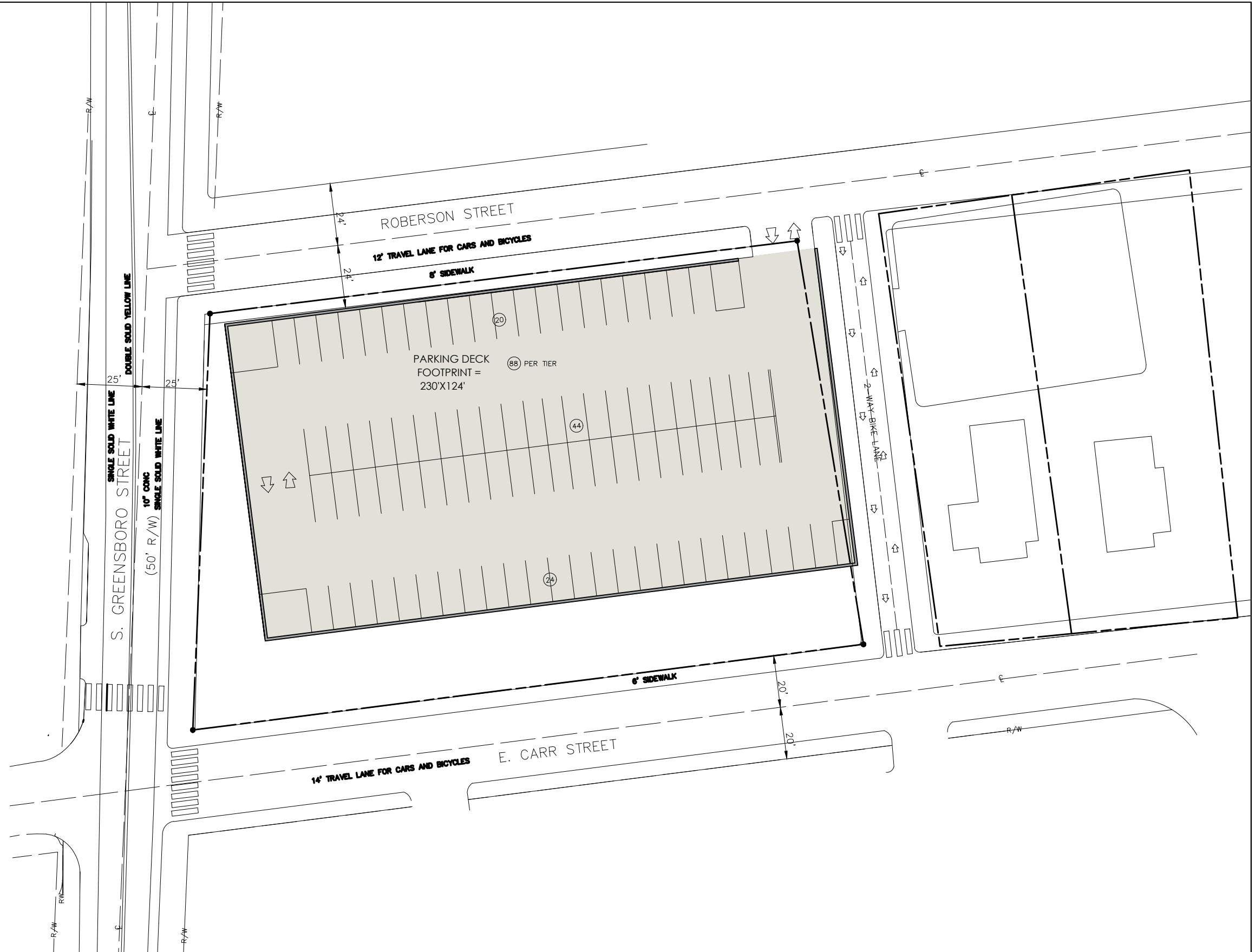
Parking Deck Onsite - Underground
 September 19, 2017



PROGRAM KEY:

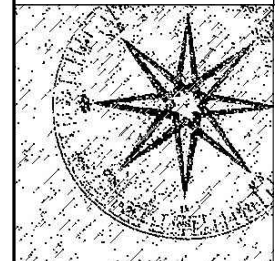
	LIBRARY
	RECREATION AND PARKS
	SHARED TOWN SPACE
	TOWN LEASABLE SPACE/OTHER
	BUILDING CIRCULATION/SUPPORT
	PUBLIC OUTDOOR SPACE
	SHARED PROGRAM SPACE

SITE PLAN SCALE: 1" = 40'





SCALE: 1:1500



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203 S Greensboro // Remote Parking Options

Remote Parking Options
 September 19, 2017



101 Weaver Street
 Approximately 380' from 203 S Greensboro

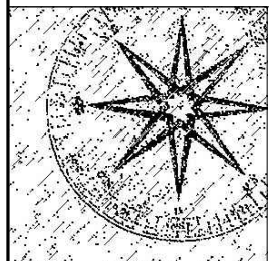


200 S Greensboro Street
 Approximately 50' from 203 S Greensboro



201 & 203 E Carr Street
 Approximately 30' from 203 S Greensboro

SCALE: 1:1000



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203 S Greensboro // Remote Parking Options

Remote Parking Options
 September 19, 2017

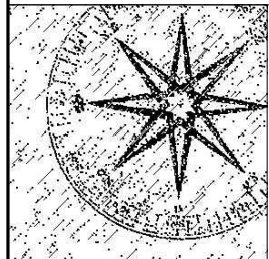


201 Maple Avenue
 Approximately 150' from 203 S Greensboro



200 E Main Street
 Approximately 450' from 203 S Greensboro

SCALE: 1:1000

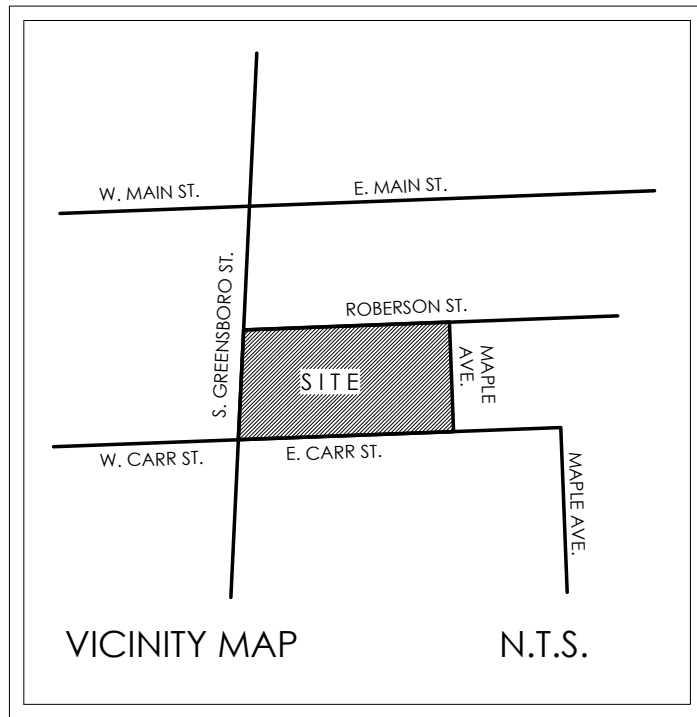


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203 S Greensboro // Remote Parking Options

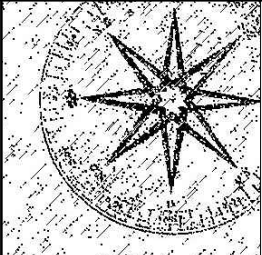
Remote Parking Options
 September 19, 2017



PROGRAM KEY:

	LIBRARY
	RECREATION AND PARKS
	SHARED TOWN SPACE
	TOWN LEASABLE SPACE/OTHER
	BUILDING CIRCULATION/SUPPORT
	PUBLIC OUTDOOR SPACE
	SHARED PROGRAM SPACE

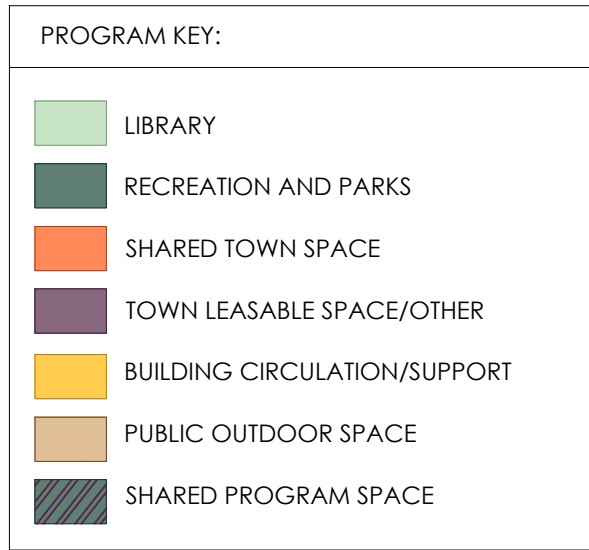
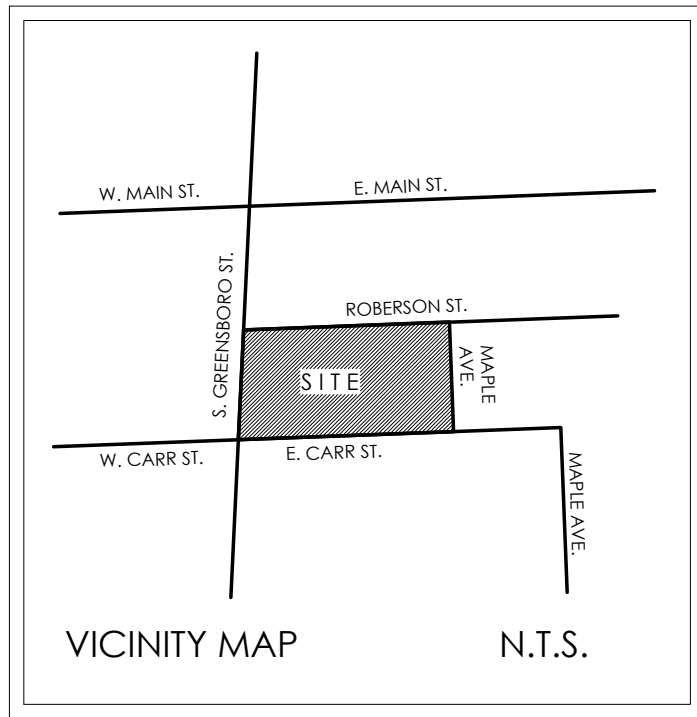
SITE PLAN SCALE: 1" = 40'



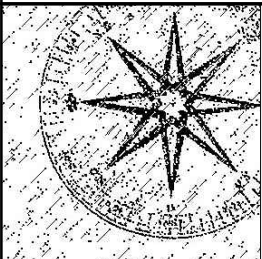
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203 S Greensboro // Offsite Parking - Single Building

Offsite Parking - Single Building
 September 19, 2017



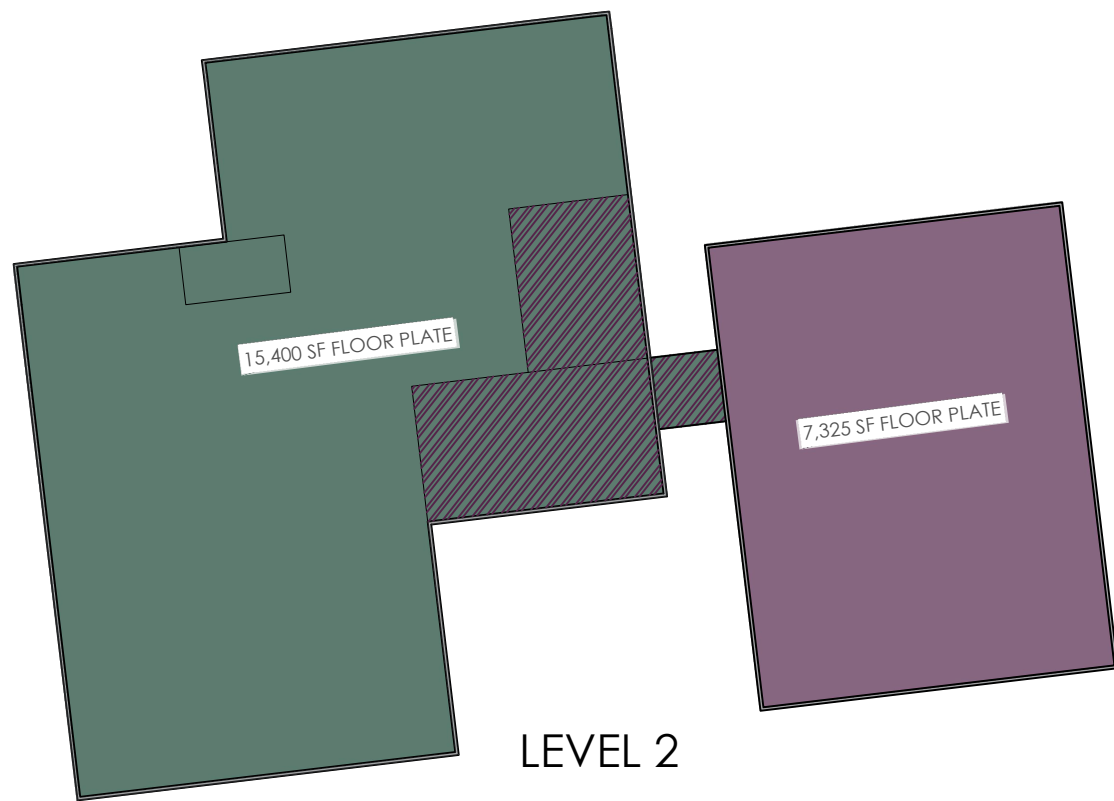
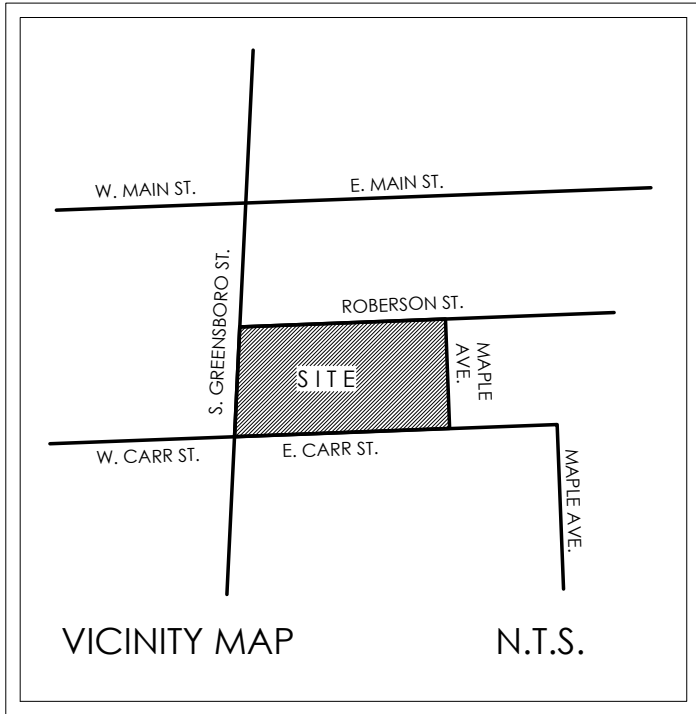
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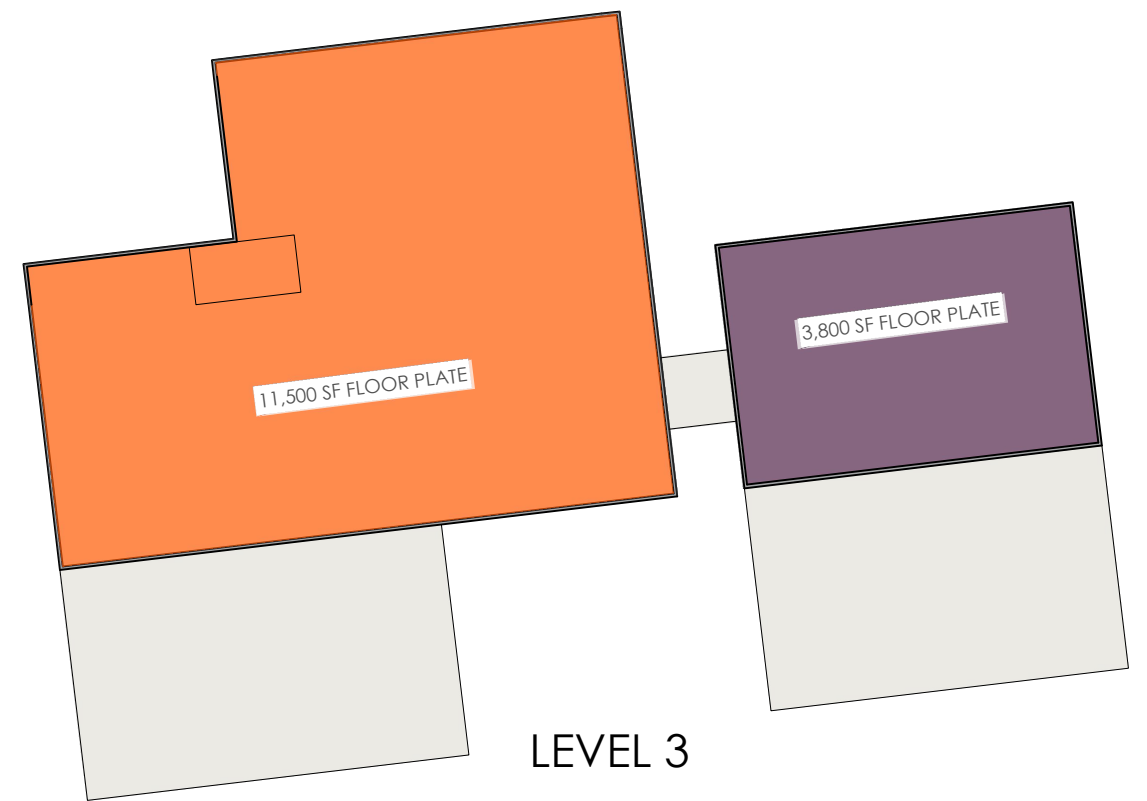
Jim Spencer Architects, PA
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203 S Greensboro // Offsite Parking - Development Parcel

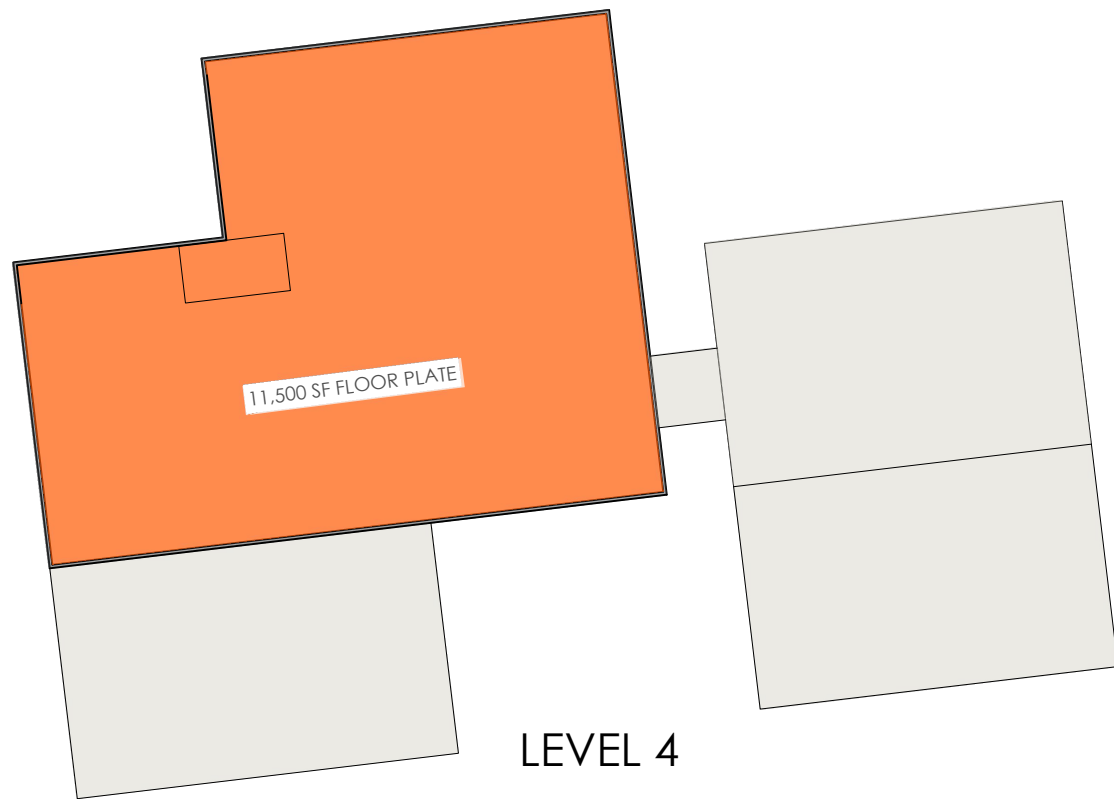
Offsite Parking - Development Parcel
September 19, 2017



LEVEL 2



LEVEL 3

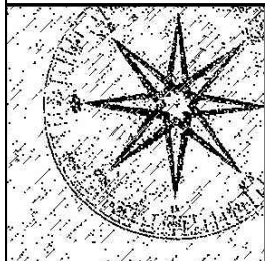


LEVEL 4

PROGRAM KEY:

	LIBRARY
	RECREATION AND PARKS
	SHARED TOWN SPACE
	TOWN LEASABLE SPACE/OTHER
	BUILDING CIRCULATION/SUPPORT
	PUBLIC OUTDOOR SPACE
	SHARED PROGRAM SPACE

SITE PLAN SCALE: 1" = 40'



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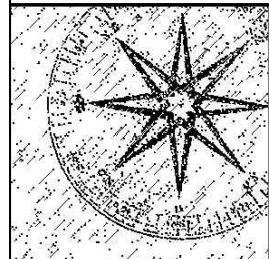
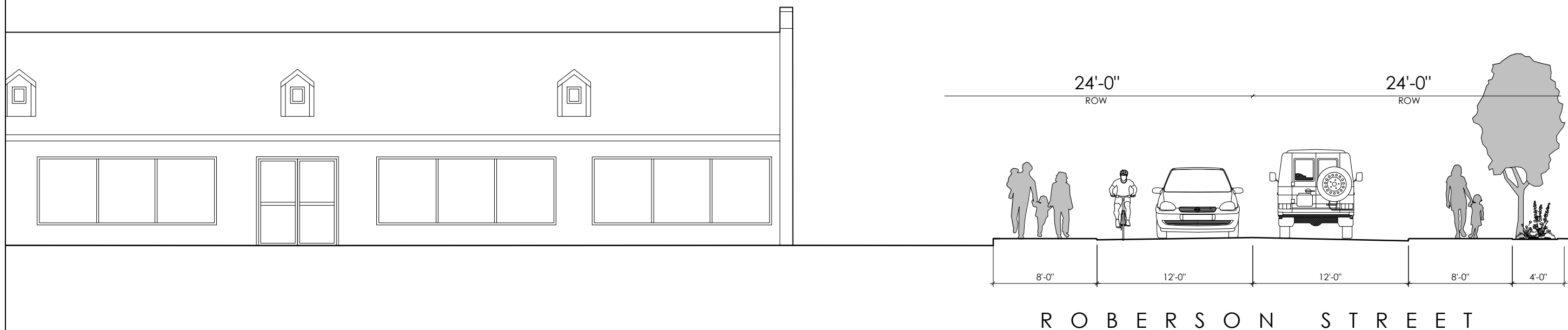
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203 S Greensboro // Offsite Parking - Development Parcel

Offsite Parking - Development Parcel
 September 19, 2017



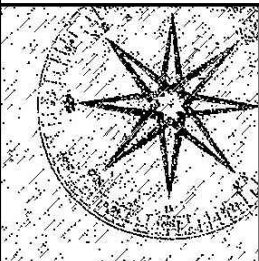
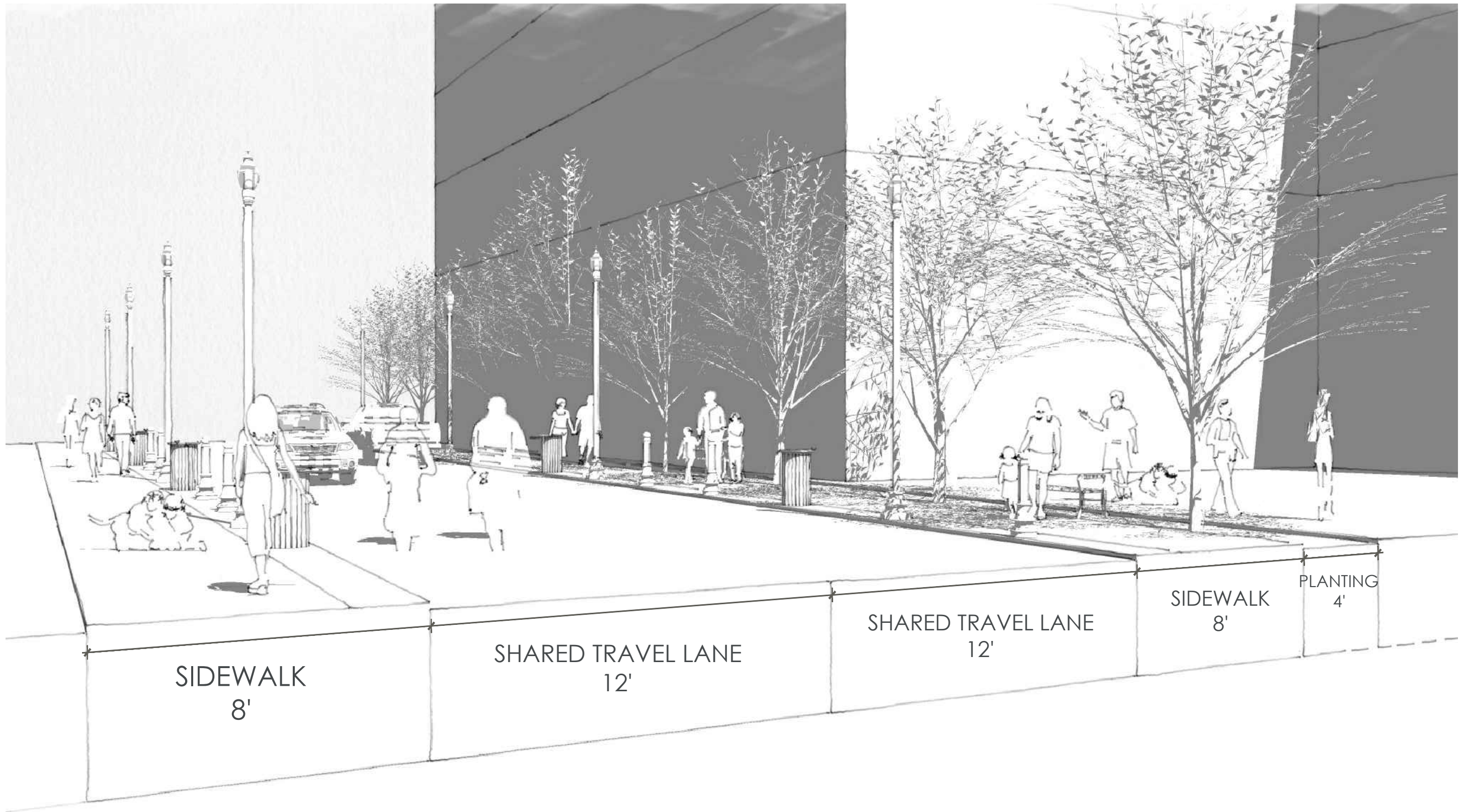
Pedestrian Friendly Streetscape - Wall Street, Asheville NC



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203 S Greensboro // Reimagining Roberson Street

Reimagining Roberson Street
 September 19, 2017



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203 S Greensboro // Reimagining Roberson Street

Reimagining Roberson Street
 September 19, 2017

**Town of Carrboro Space Planning and Prioritization Project
203 South Greensboro Building Project**

**Original Site Plan - Parking Deck On Site Option
(Building Program of Approximately 55,000 SF, Parking for 300 Vehicles)**

Potential Advantages:

- Utilizing site already owned by Town of Carrboro
- Compact, dense site plan with all program elements on site
- Generally meets the Town of Carrboro ordinances/comprehensive plans
- Ample parking for program requirements + additional uses/other projects

Potential Disadvantages :

- Parking driving site design - large deck near neighborhood
- Building Footprint dictated by remaining square footage on site - (L-shaped plan)
- Quality of building - light and access to site
- Lack of outdoor /public space

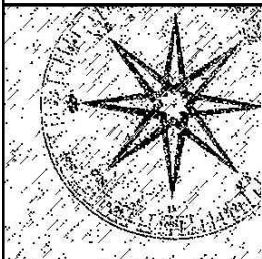
**Parking Deck On Site - Underground Parking Option
(Building Program of Approximately 55,000-70,000 SF, Parking for 180-200 Vehicles)**

Potential Advantages:

- Parking hidden on site - allows more contiguous footprints and more public/outdoor spaces
- De-emphasizes the car and emphasizes other modes of accessing the site (pedestrians/bikes/bus)
- Generally meets the Town of Carrboro ordinances/comprehensive plans
- Also contained on existing Town of Carrboro property

Potential Disadvantages :

- Quality and quantity of parking - underground environment and fewer spaces unless 3 tiers underground
- Potentially very expensive sub-grade and building construction (also mechanical exhaust/sprinkler)
- Unknowns of sub-grade work - reference potential costs/complications of subsurface report



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**Town of Carrboro Space Planning and Prioritization Project
203 South Greensboro Building Project**

**Off Site Parking - Single Building Option
(Building Program of Approximately 55,000-70,000 SF, Parking for 300 Vehicles)**

Potential Advantages:

- Parking consolidated for 203 and potentially other uses
- More open site plan - with open multi-use public and outdoor space
- Generally meets the Town of Carrboro ordinances/comprehensive plans
- Quality of building space - more daylight, easier construction and upfit with more contiguous footprints
- Quality of and scale of downtown environment

Potential Disadvantages :

- Additional cost and complication of acquiring other parcels and development of separate parcels
- Limits of potential building and open space by parking space counts and distance
- Quantity of Accessible/Convenience Parking

**Off Site Parking - Development Parcel Option
(Building Program of Approximately 55,000-70,000 SF, Parking for 180-200 Vehicles)**

Potential Advantages:

- Potential revenue/development opportunity which may be taken advantage of now or in future
- More open site plan - with open multi-use public and outdoor space
- Generally meets the Town of Carrboro ordinances/comprehensive plans
- Quality of building space - more daylight, easier construction and upfit with more contiguous footprints
- Quality of and scale of downtown environment

Potential Disadvantages :

- Additional cost and complication of acquiring other parcels and development of separate parcels
- Potential need to control type of uses and synergy between parcels on one small site

