



JIM SPENCER ARCHITECTS, PA
109A Brewer Lane | PO Box 385
Carrboro, NC 27510
919.960.6680

June 4, 2025

Town of Carrboro
Planning, Zoning, and Inspections Division
301 West Main Street
Carrboro, NC 27510

Re: **Downtown Livability Area and Urban Amenities Provisions**

Mitchell project, 400 North Greensboro, SUP-A application

Dear Town of Carrboro PZI staff,

Thank you for your assistance with this project. We present this letter as notification of our compliance with LUO Section 15-204, Downtown Livability Area and Urban Amenities Provisions.

This residential project requires 12% of its total land area to qualify as downtown livability area. For this project, this equates to 1,915 square feet of area. We have provided approximately 3,060 square feet of qualifying area. These areas include an outdoor sunken patio social gathering area, a rooftop pergola covered social gathering area, and non-parking shading planting areas which provide habitat for wildlife and decrease stormwater runoff. These areas are improved with urban amenities – rooftop pergolas, garden seating and walls, and planting areas/seat walls, which have been estimated by our contractor at a minimum \$ 77,500 installed. The current assessed value of the property is \$ 580,300. At the seven (7) % requirement, this value would need to meet or exceed \$ 40,621. Please see attached estimate from our general contractor for more information.

Please let us know if you need any additional information.

Best regards,

A handwritten signature in black ink, reading 'Jim Spencer', followed by three vertical lines '///'.

Jim Spencer, AIA, LEED BD+C
Jim Spencer Architects, PA

Description of Downtown Livability Areas and Urban Amenities Provisions

~ Sunken Garden – DLA of 1,091 square feet. UA includes low walls, fireplace feature, planted fencing, and multi-use surface and outdoor furniture
Estimate forthcoming

~ Rooftop Pergola with live plants – DLA of 520 square feet. UA includes pergola structure with potted trained plants for shade and carbon sequester
Estimate forthcoming

~ Shade Producing Street Trees – DLA of minimum 400 square feet (N. Greensboro)
Estimate forthcoming

~ Widened Sidewalks – DLA of approximately 1,050 square feet (increase from 4' to 10' at North Greensboro, increase of 0 to 5' on Parker). UA includes brick-edge sidewalk on North Greensboro and Parker Street
Estimate forthcoming