



JIMSPENCERARCHITECTS.COM

103 LLOYD ST. LOWER LEVEL
PO BOX 385 CARRBORO NC 27510
T 919.960.6680 F 919.960.6682

February 28, 2017
Resubmitted April 13, 2017
Revised April 27, 2017

**Petition for Change of Zoning
Inter-Faith Council for Social Service FoodFirst Program new building
110 West Main Street, Carrboro
PIN#9778862209**

Background on Design and Features of Proposal:

Design of the new building for the FoodFirst program was developed over a long period of time beginning in early 2010. Former executive director Chris Moran hired JSA to begin study of a renovated or new facility combining IFC's food programs. Several options were considered, including renovations and additions to the existing Douglas building at 110 West Main Street. It was finally decided that a new facility could best meet the program and functional needs for FoodFirst.

From that point, we focused on gathering information from various stakeholders regarding the potential new facility. We met with the Board of Directors of IFC, the planning staff in Carrboro, the clients and staff, and various community leaders to discuss the proposed project. By the IFC annual meeting in late 2010, a preliminary plan was developed and shown at the meeting and in local media.

At the conclusion of the IFC's completion of Community House, the project has been restarted. The current plans for FoodFirst are a reflection of the time spent thus far and the input of many people. The building's exterior is intended to present a civic front – a building which fronts Main Street strongly and replaces the existing parking lot. We have backed the building 15' off of West Main Street to allow for street trees as well as the required 10' brick edge sidewalk. The exterior design also reflects IFC's goals of service and stewardship. A large gathering space for clients is featured – it is out of the public right of way and also screens the new parking. Parking for 21 vehicles under the building provides both IFC and the public with a valuable downtown resource. The drive

on the west side of the property allows cars to access parking and Main Street without backing into the street. Redesign of the site plan and building now allows food deliveries from the rear of the building on the main level (Weaver Street –north side). Dumpster and recycling services are proposed to be shared in the rear lot between IFC, Provence and El Centro. Sustainable features include an herb garden space above the Main Street courtyard, and capability for solar panels and minimal water use.

The interior of the building is divided primarily by use. The lowest level features only the parking, public vertical circulation, and service elevator. The main level contains the food programs – the community kitchen and the food pantry. The upper level contains the administrative offices of IFC and a large community meeting space. Both floor levels will include a gender neutral toilet room with shower. The building is designed to meet the functional requirements of feeding many people, while making access and use of the site more efficient and safer. We hope that the building will allow IFC and Carrboro to provide food services to those in need for many years to come.

Primary Building and Site Design features:

Building Design

The building as proposed is a total of 16,529 enclosed square feet on three levels. The breaks down as 841 sf on the parking level, 7,232 on the main (food) level, and 8,456 on the upper (admin) level. The building's height is 32'-8" to the flat roof in the rear and approximately 42'-4" to the top of the front gabled roof. Building materials are not finalized, but we're considering brick for the rear of the building and a large masonry unit or precast concrete for the front portion. Roofing will be seamed metal on the front portion of the building and reflective TPO on the rear. The goals of the design are to present a welcoming civic presence on Main Street, while provided the queuing space out of the public right-of-way required in Section 176.7 of the LUO.

Zoning and Re-Zoning

The property is currently zoned B1-G on the southern portion and B2 on the smaller northern portion. This application will petition for the site to be rezoned to B1-G-CZ for entire site.

Meeting Section 176.7 of the LUO

The text amendment from 3.22.16 inserted language with a "Supplemental Provisions" for a Social Service Provider with Dining. These provisions were 1) proper licensing and training for staff and volunteers 2) that it be within a half-block of a public transit stop (J bus stop is directly across the street) and 3) that it

have a sheltered queuing space out of the right-of-way. We plan to meet all requirements of this section of the Land Use Management Ordinance.

Transportation

Services for vehicles/food delivery will be proposed on the rear off of Weaver Street (shared access with neighbors). This allows delivery onto the main food level and shared programs. We are pursuing legal easement agreements with the neighboring properties. Cars and small vehicles (staff and volunteers primarily) will enter and leave from Main Street side and do not have through access to Weaver (21 parking spaces are under or beside the building and an additional 3 to the rear of the building at loading area).

Many users of the Inter-Faith Council's FoodFirst Program are anticipated to arrive by public transportation. There is currently a bus stop in front of Club Nova. This J line stop is within a half-block of facility as required. We have initiated discussions with neighbors and with NCDOT and the Town of Carrboro regarding the possibility of a mid-block pedestrian cross-walk to aid in safe crossing of Main Street.

Bicycle parking is provided in both front and rear of the building (covered in both locations). 16 bicycle parking spaces will be provided per the LUO requirements. A 10' minimum-, brick-edge sidewalk is also provided for pedestrians as required by downtown town standards.

Parking/Service and Deliveries

21 spaces under the building are proposed to meet the requirements of Article XVIII of the LUO for use 3.260. The spaces could potentially be used by the public after hours (nights primarily). An additional five (5) night spaces are proposed in the loading dock area. As discussed above, trash and recycling is proposed to be shared with Provence and El Centro behind the building. Discussions are ongoing and a revised easement will be part of the proposal. The loading dock on the rear of the building will serve the IFC main level (food level).

Sustainability

Aside from meeting the town's goals of equity and feeding the hungry in our community, we are proposing a building that will have many sustainable features. Storm water will be treated (including the rear lot) for the first time. The building will have high efficiency systems and we are exploring green strategies such as solar panels and water reclamation, which may be implemented if funds allow. We will try to source as many materials and labor locally as possible. The redevelopment of an existing impervious site and its proximity to transit and other amenities downtown also factor in our sustainability goals.

Utilities/Fire Safety

Utility work will include new fire line, water and sewer taps in Main Street. Power and gas service will be underground service from Main. We have had preliminary design review with Chief Squires regarding fire safety. The building will be sprinklered and fire trucks will have access from both Main and Weaver Streets.

Storm water

Storm water treatment will be provided for the first time on the site. We have proposed a preliminary storm treatment strategy with this application based on preliminary meetings with the town and with the town's engineers (Sungate). Our strategy plan treatment measures beyond those required by current state statutes. We also may capture some rainwater on site for reuse – toilet flushing, landscape irrigation or other uses.

Landscaping and Trees

The site is currently and is proposed to be mostly impervious. The proposed building will mostly cover the site; however we intend to provide an herb and potted plant garden on the upper level overlooking Main Street. Based on comments from various boards at Joint Review, we have adjusted the building to the north to allow more space between the back of curb and face of building. This change also allows street trees to be implemented along the back of curb to soften the building and provide pedestrian protection. We will also be removing a few trees in the redesign of the rear parking/access, but plan to replace these with new trees.

Lighting and Safety/Security

Building lighting will be provided that adheres to dark-sky friendly standards and to prevent light spill, but provides safety and security on the site and under the building. After conversations with the Police Chief, we have added security cameras under the parking area of the building.