

Sharon Collins
Pat Garavaglia
436 S. Greensboro St.
Carrboro, NC 27510

January 15, 2015

Dear Runyon,

After thoughtful consideration of your request that we give you a portion of our property at 436 S. Greensboro St., Carrboro in order to allow construction of a roundabout we must decline. We believe that the construction of a roundabout at the proposed location is a bad decision for us as well as the community at large.

The loss of square footage you are requesting we give you will decrease the value of our property. We also believe the construction of a roundabout as proposed will require relocating our driveway to a much steeper and less desirable location and make access to our property from South Greensboro St. very difficult.

We also believe that lights from cars in the proposed roundabout will negatively impact us in that car headlights will shine directly into the house since trees/foilage must be removed to accomplish the construction of the roundabout.

The South Green development will increase traffic and locating a roundabout at the bottom of the most dangerous hill in Carrboro is a recipe for potential traffic hazards. Over the 30 years we have owned/lived at 436 S. Greensboro we have experienced numerous episodes of cars/buses crashing into our front yard during inclement weather while coming down that steep hill. We can only imagine the potential crash issues a roundabout at that location will create during inclement weather and the increase of distracted drivers makes this an even greater concern.

As to your suggestion that a roundabout will alleviate traffic issues on Old Pittsboro Rd., we have never noticed a traffic problem on Old Pittsboro Rd. At most 2 cars wait to turn onto S. Greensboro St. from Old Pittsboro Rd. at any given time.

The proximity of the proposed roundabout to the traffic light at Merritt Mill Rd. gives us pause as well. This seems awfully close to a traffic light to place a roundabout at the bottom of a hill used by trucks, buses and passenger vehicles.

We hope that you and your partners can find a better solution to the traffic issues your proposed development will need to address.

Best regards,

Sharon Collins & Pat Garavaglia

Cc: Carrboro Planning & Transportation Depts. & Boards
Carrboro Board of Aldermen

April 1, 2015

Mr. Jeff Kleaveland, Ms. Christina Moon, and Ms. Bergen Watterson
Town of Carrboro
Planning Department
301 W. Main Street
Carrboro, NC 27510

Dear Mr. Kleaveland, Ms. Moon, and Ms. Watterson,

With the current plans to develop the property at 501 S. Greensboro Street (former Rogers-Triem property), the Roberson Place neighborhood has grave concerns about the potential connection of the southern end of Purple Leaf Place with Rand Road and the proposed South Green development.

While we are supportive of the town's connectivity policy, we don't believe the intent of the town's connectivity policy is meant to connect two commercial zones by means of a residential zone. Further, we believe that the best types of connectivity for fostering a sense of community are pedestrian and bicycle connections not vehicular ones. Our neighborhood already serves as a transportation corridor for bikes and pedestrians for both our residents and others traveling to and from downtown Carrboro and to and from locations to the south including Frank Porter Graham and the Lincoln Center. We certainly expect and welcome the increased foot and bike traffic that will come when the South Green development is complete and look forward to continued interactions with both our neighbors and passersby as they travel to and from South Green and other points south.

We don't believe opening Purple Leaf Place to vehicular traffic will foster or strengthen the community and in fact believe that the potential for vehicular through traffic will impede pedestrian and bike traffic by creating safety issues for walkers and bikers as they use our very narrow roads, our sidewalks and the bikeway.

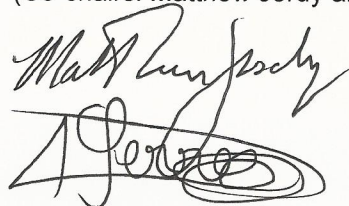
Please find attached a petition from the Roberson Place neighborhood signed by 89 of 99 total households (almost 90% of the neighborhood) asking for:

- 1) The connection between Roberson Place and South Green to remain in its existing condition (closed to non-emergency vehicular traffic).
- 2) Connection of Roberson Place by sidewalk and bikeway to the South Green development.

Finally, we would point out that our concerns related to vehicular connectivity and the potential for increased traffic in our neighborhood do not reflect our opinion regarding the proposed development. On the contrary, we are quite supportive of and excited about the South Green development. We look forward to the improvement of the 501 S. Greensboro Street location and the new businesses and restaurants that might ultimately reside there.

Thank you,

Roberson Place South Green Committee
(Co-chairs: Matthew Jordy and Marc Serre)

The image shows two handwritten signatures in black ink. The top signature is for Matthew Jordy, and the bottom signature is for Marc Serre. Both signatures are written in a cursive, flowing style.

Attachment B – Neighborhood Petition Form (Page 1)

Please fill out this form and return with attached sheets to:

Town of Carrboro
Planning Department
301 W. Main Street
Carrboro, NC 27510
FAX: (919) 918-4454

THE UNDERSIGNED AGREE TO THE FOLLOWING:

1. All persons signing this petition do hereby certify that they own property or reside within the following area:

- **Roberson Place neighborhood including homes and townhomes on Sweet Bay Place, Red Sunset, Purple Leaf Place and at the south end of Maple Avenue (all homes/townhomes governed by the Roberson Place HOA – 99 total). [see attached map]**

2. All persons signing this petition do hereby request the following:

- **The connection between Purple Leaf Road and Rand Road/South Green development remain in its current condition and closed to vehicular traffic. Noting that the current condition consists of a barrier of plastic bollards (removable/temporary barriers) allowing only bike, pedestrian, and emergency vehicle access.**
- **Connection is made by sidewalk and bikeway adjacent to Purple Leaf Place between the Roberson Place Bikeway and the proposed South Green development. This connectivity is intended to provide for safe pedestrian and bike access from Roberson Place to/from South Green/Greensboro Street.**

3. All persons signing this petition do hereby agree that the following contact person(s) represents the neighborhood in matters pertaining to items 1 and 2 above:

Name of key contact person # 1 (please print): **Matt Jordy**

Address, City, and Zip Code: **202 Purple Leaf Place, Carrboro, NC 27510**

Telephone (day): **(919) 423-4590** Fax: _____ E-mail: **jordy.carrboro@gmail.com**

Name of key contact person # 2 (please print): **Marc Serre**

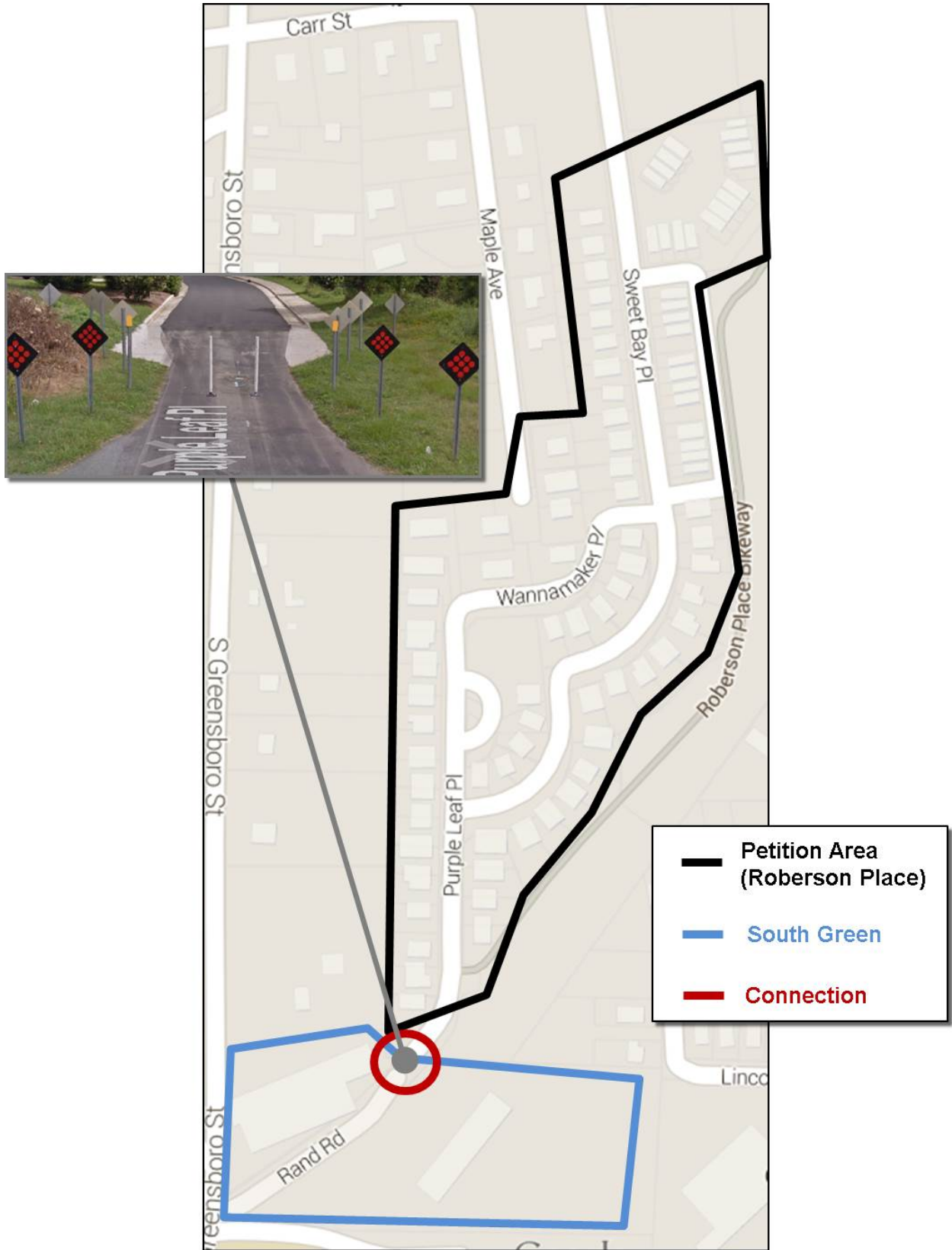
Address, City, and Zip Code: **112 Purple Leaf Place, Carrboro, NC 27510**

Telephone (day): **(919) 933-8386** Fax: _____ E-mail: **marc.laurent.serre@gmail.com**

Please attach additional pages if necessary to discuss the request.

Date Submitted: **April 1, 2015**

Map of Roberson Place, South Green, and connection point

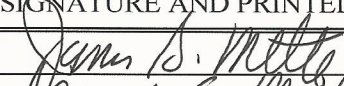
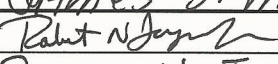
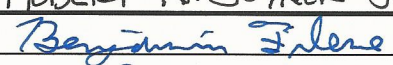
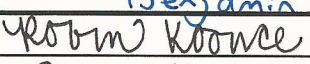
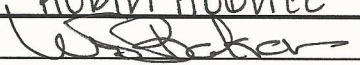
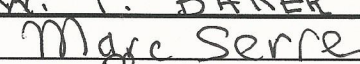
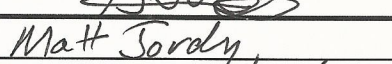
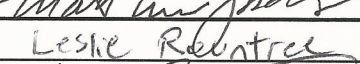
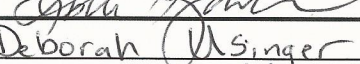
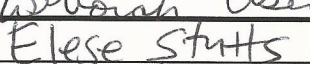
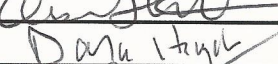
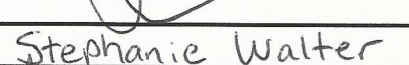


Attachment B – Neighborhood Petition Form (Page 2)

This petition is provided so that residents in a neighborhood may verify that there is a widespread concern for a speeding or traffic issue.

Town staff will identify an “area of influence” in the neighborhood. The area of influence includes properties abutting the street and properties on intersecting streets within a reasonable distance of the problem street. The Planning Department will provide a map and addresses for the area of influence.

The petition must be signed by at least 75 percent of the owners or residents of properties within the “area of influence.” Each property is entitled to one signature. Valid signatures include those from (1) a property owner or spouse, (2) an adult head of household, or (3) an adult renting the property.

SIGNATURE AND PRINTED NAME	ADDRESS OF PROPERTY	DATE
 James S. Mette	249 Sweet Bay Pl. Carrboro, NC 27510	3.18.2015
 ROBERT N. JOYNER JR	100 Purple Leaf Pl CARRBORO NC 27510	3-18-15
 Benjamin Filene	248 Sweet Bay Pl. Carrboro, NC 27510	3/18/15
 ROBIN KOONCE	218 Purple Leaf Pl. CARRBORO, NC 27510	3/18/15
 W. T. BAKER	207 Purple Leaf Pl Carrboro, NC 27510	3/18/15
 Marc Serre	112 Purple Leaf Pl Carrboro NC 27510	3/18/15
 Matt Joraly	202 Purple Leaf Pl Carrboro, NC 27510	3/22/15
 Leslie Reintree	216 Maple Avenue Carrboro NC 27510	3/22/15
 Deborah Usinger	219 Maple Ave. Carrboro, NC 27510	3/22/15
 Elise Stotts	217 Maple Ave. Carrboro, NC 27510	3/22/15
 Dana Hylk	215 Maple Ave Carrboro NC	3/22/15
 Stephanie Walter	204 Purple Leaf Pl Carrboro, NC	3/22/15

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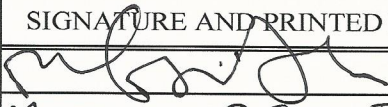
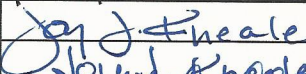
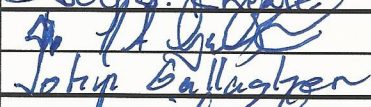
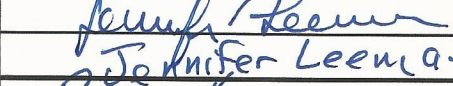
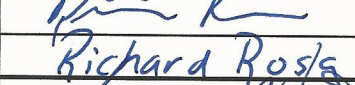
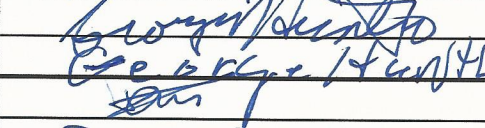

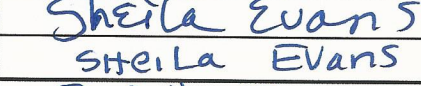
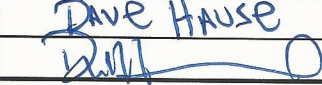
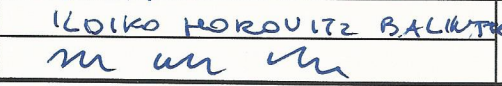
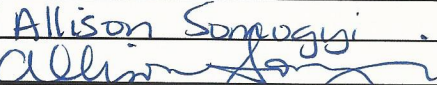
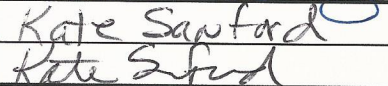
SIGNATURE AND PRINTED NAME	ADDRESS OF PROPERTY	DATE
Catherine Jo <i>Catherine Jo</i>	203A Purple Leaf Place Carrboro, NC 27510	3/22/15
Howard Rhee <i>Howard Rhee</i>	116 Purple Leaf Pl Carrboro, NC 27510	3/22/2015
COREY NEWPORT <i>Corey Newport</i>	114 PURPLE LEAF PL CARRBORO NC 27510	3/22/2015
Esther Guina <i>Esther Guina</i>	108 Purple Leaf Pl Carrboro NC 27510	3/22/15
Keith Sawyer <i>Keith Sawyer</i>	203 Purple Leaf Carrboro NC 27510	3/22/15
Rachel Carlston <i>Rachel Carlston</i>	200 Purple Leaf Pl. CARRBORO, NC 27510	3/22/15
Jonathan Fink <i>Jonathan Fink</i>	310 Sweet Bay Dr CARRBORO NC 27510	3/23/15
Jonathan V. Hill <i>Jonathan V. Hill</i>	208 Purple Leaf Pl. Carrboro NC 27510	3/23/2015
MICHELLE KAISER <i>Michelle Kaiser</i>	210 Purple Leaf Place Carrboro, NC 27510	3/23/2015
Wayne Huddle <i>Wayne Huddle</i>	201 Purple Leaf Pl Carrboro, NC 27510	3/23/15
Gang Yue <i>Gang Yue</i>	218 Maple Ave. Carrboro, NC 27510	3/24/15
Mariana Florentino <i>Mariana Florentino</i>	102 Purple Leaf Place Carrboro NC 27510	3/24/15

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SIGNATURE AND PRINTED NAME	ADDRESS OF PROPERTY	DATE
 MATTHEW B SMITH	306 Sweet Bay Place Carrboro, NC 27510	March 23, 2015
 Joy J. Neale	302 Sweet Bay Place Carrboro, NC 27510	March 24, 2015
 John Gallagher	305 Sweet Bay Carrboro NC 27510	3/24/15
 Jennifer Leeman	313 Sweet Bay Pl Carrboro, NC 27510	3/25/15
 Richard Ross	315 Sweet Bay Carrboro NC 27510	3/25/15
 George H. Smith	306A Sweet Bay Pl Carrboro NC 27510	3/25/15
 Pascale Bost	311 Sweet Bay Place Carrboro, NC 27510	3/25/15
 SHEILA EVANS	309 Sweet Bay Pl Carrboro NC 27510	3/25/15
 DAVE HAUSE	317 Sweet Bay Place CARRBORO, NC 27510	3/26/2015
 Lolko Korovitz Balint	303 SWEET BAY PL CARRBORO NC 27510	3/26/2015
 Allison Songogigi	303A Sweet Bay Pl Carrboro NC 27510	3/26/2015
 Kate Sanford	308 Sweet Bay Pl. Carrboro NC 27510	3/26/2015

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	SIGNATURE AND PRINTED NAME	ADDRESS OF PROPERTY	DATE
1	JILL STEWART of the Harris	271 SWEET BAY PLACE	3/22/15
2	Beth Bradshaw B/B	265 Sweet Bay Pl.	3/22/15
3	Nozire Ozkan Apt 207	269 Sweet Bay Place	3/22/15
4	Cecilia Mackey Cecilia Mackey	277 Sweet Bay Place	3/22/15
5	Michael Sheerer Michael Sheerer	275 Sweet Bay Place	3/22/15
6	Emily Hoke Emily Hoke	273 Sweet Bay Pl.	3/23/15
7	Jeff Johnson Jeff Johnson	279 Sweet Bay Pl	3/23/15
8	RANDALL STYERS Randall Styers	263 Sweet Bay PL	3/25/15
9	Todd VISION Todd Vision	267 Sweet Bay Pl	3/28/15
10	PAUL APAZOGLU Paul Apazoglu	288 Sweet Bay Pl	3/29/15
11	Karen Clark Karen Clark	281 Sweet Bay Pl Carrboro NC 27510	3/29/15
12	Louven Wall Lauven Wall	305A Sweet Bay Pl Carrboro NC 27510	3/29/15
	Patricia M Dillon Patricia M Dillon	253 Sweet Bay PL Carrboro, NC 27510	3/30/15

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SIGNATURE AND PRINTED NAME	ADDRESS OF PROPERTY	DATE
Sarah Stephens <i>[Signature]</i>	237 Sweet Bay Pl	3/28/15
<i>[Signature]</i> Miriam Crystal	239 Sweet Bay	3/28/15
Eva Stein Eva Ami	243 Sweet Bay	3/28/15
<i>[Signature]</i> Laura Cant	251 Sweet Bay	3/29/15
William Valdar <i>[Signature]</i>	259 Sweet Bay	3/29/15
AMY VALDAR Amy K. Valdar	257 SWEET BAY	3/29/15
David Vaughn David Vaughn	235 Sweet Bay	3/29/15
Christy Avery Christy Avery Paula Davenport	241 Sweet Bay	3/29/15
Paula Davenport Paula Davenport	245 Sweet Bay	3/29/15
[Redacted Signature]	[Redacted Address]	[Redacted Date]
Kathy Williams Kathy Williams	261 Sweet Bay Pl.	3/29/15
Ben Shirley <i>[Signature]</i>	304 A Sweet Bay, pl	3.30.15

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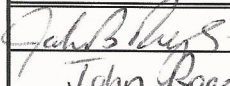
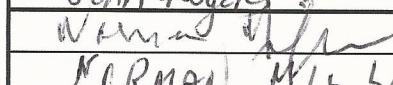
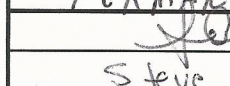
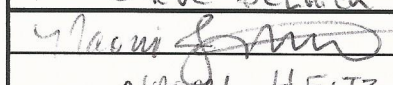
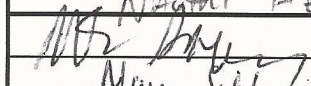
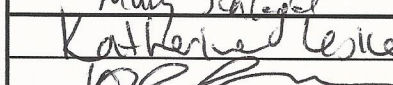
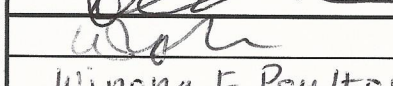
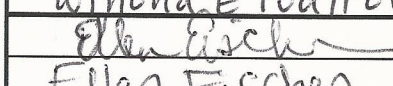
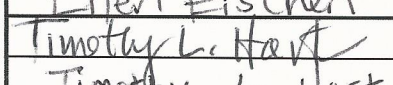
SIGNATURE AND PRINTED NAME	ADDRESS OF PROPERTY	DATE
<i>Mulu Zard</i> Abraham Crystal	254 Sweet Bay	3/22/15
<i>Jan Ay</i> Jenna Long	256 Sweet Bay Pl	3/22/15
<i>Muse Polos</i> Cheryl Roberts	252 Sweet Bay Pl	3/22/15
<i>PK Hensel</i>	250 Sweet Bay Pl	3-22-15
<i>Ann + Scott RST</i>	246 Sweet Bay Pl	3-22-15
<i>Diane + Mark Bristol</i>	244 Sweet Bay Pl	3/22/15
<i>Paul Barnett</i> Paul Barnett	240 Sweet Bay Pl	3/22/15
<i>Elizabeth K Brucker</i> Elizabeth K Brucker	238 Sweet Bay Pl	3/22/15
<i>RYAN SHAW</i>	236 SWEET BAY PL	3/22/15
<i>AUGANETTE VAIL VAN THORN</i> AUGANETTE VAIL VAN THORN	234 Sweet Bay Place	3/22/15

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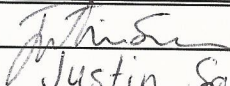
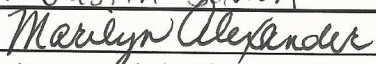
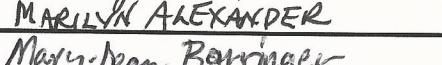
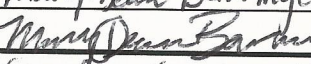
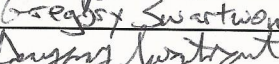
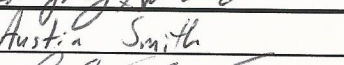

SIGNATURE AND PRINTED NAME	ADDRESS OF PROPERTY	DATE
 John Rogers	109 Red Sunset Pl Carrboro NC 27510	3/23/15
 NORMAN M. LETZ	111 RED SUNSET CARRBORO, NC 27510	3/23/15
 Steve DeLoach	105 Red Sunset Place Carrboro, NC 27510	3/23/15
 NAOMI HEITZ	107 Red Sunset Pl Carrboro, NC 27510	3/23/2015
 Mary Schlegel	104 Red Sunset Pl. Carrboro, NC 27510	03/24/2015
 Katherine Leslie	102 Red Sunset Pl 27510	3/24/2015
 Winona E Poulton	108 Red Sunset Pl. 27510	3/27/2015
 Ellen Eischen	110 Red Sunset Pl. 27510	3/27/2015
 Timothy L. Hart	103 Red Sunset Pl 27510	3/27/2015

Attachment B – Neighborhood Petition Form (Page 2)

This petition is provided so that residents in a neighborhood may verify that there is a widespread concern for a speeding or traffic issue.

Town staff will identify an “area of influence” in the neighborhood. The area of influence includes properties abutting the street and properties on intersecting streets within a reasonable distance of the problem street. The Planning Department will provide a map and addresses for the area of influence.

The petition must be signed by at least 75 percent of the owners or residents of properties within the “area of influence.” Each property is entitled to one signature. Valid signatures include those from (1) a property owner or spouse, (2) an adult head of household, or (3) an adult renting the property.




SIGNATURE AND PRINTED NAME	ADDRESS OF PROPERTY	DATE
 Justin Sawon	206 Purple Leaf Pl Carrboro NC 27510	3/26/2015
 MARILYN ALEXANDER	104 Purple Leaf Pl Carrboro, NC 27510	3/27/2015
 Mary-Dean Bawinger	110 Purple Leaf Carrboro NC 27510	3/29/15
 Gregory Sweetmont	221 Maple Ave Carrboro NC 27510	3/29/15
 Austin Smith	2564 Sweetbay Place Carrboro NC 27510	3/29/15
 Curtis Taylor	285 Sweet Bay Pl Carrboro, NC 27510	3/29/2015
 Ernest Bowen	301 Sweet Bay Pl Carrboro NC 27510	3/30/2015

Attachment B – Neighborhood Petition Form (Page 2)

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SIGNATURE AND PRINTED NAME	ADDRESS OF PROPERTY	DATE
<i>Lori K Tillery</i> <i>LORI K TILLEY</i>	300 Sweet Bay Carrboro, NC 27510	3/28/15
<i>Megan Swackhamer</i> <i>Sarah Troeber</i>	307 Sweet Bay Pl. Carrboro, NC 27510	3/28/15
<i>Susan D. Keller</i> <i>Susan D. Keller</i>	304 Sweet Bay Pl Carrboro, NC 27510	3/28/15
		

April 1, 2015

Mr. Jeff Kleaveland, Ms. Christina Moon, and Ms. Bergen Watterson
Town of Carrboro
Planning Department
301 W. Main Street
Carrboro, NC 27510

Dear Mr. Kleaveland, Ms. Moon, and Ms. Watterson,

Below are a list of questions and concerns our neighborhood has as it relates to South Green traffic impact study.

1. The Davenport traffic impact study predicts that if the Purple Leaf exit was open to vehicular traffic, then about 10% of the South Green customers will cut through Roberson Place, resulting in 15 trips during the AM peak hour & 31 trips during the PM peak hour. What is the variability (95% prediction interval) associated with this prediction?

Our concern is that this prediction is itself based on two highly variable numbers, the number of trips generated by customers, and the fraction that would cut through Roberson Place, and we are therefore concerned that the combined variability is high, and that these cut through trips will greatly increase the variability of traffic, or put in other words, that there will be rare "bad" days during which there will be substantially more than 15 AM trips & 31 PM trips generated by customers cutting through Roberson Place.

2. The Davenport study did not estimate what will be the cut through traffic coming from the commuters traveling from South of S. Greensboro to East Main Street and from East Main to South of S. Greensboro. We can estimate this number by using the same formulae as used by Davenport, which is that about 10% of these commuters will cut through Roberson Place if the Purple Leaf exit was open to traffic, resulting in 9 AM trips & 13 PM trips. Did the Davenport Study not estimate these trips because they were not within the scope of their analysis, and if so, can they provide an estimate or review ours (attached)?
3. The Davenport study finds that opening the Purple Leaf exit to traffic will allow Roberson Place residents to use the Purple Leaf exit instead of the Sweet Bay exit, reducing the Sweet Bay exit traffic by 23 AM trips & 16 PM trips, and increasing the Purple Leaf exit traffic by 23 AM trips & 16 PM trips. Their conclusion is that opening the Purple Leaf exit to two-way traffic will increase traffic at the Purple Leaf exit, but the change at the Sweet Bay exit will be mixed since it will consist in a reduction of 8 AM trips ($15 - 23 = -8$) in the AM peak hour and an increase of 15 PM trips ($31 - 16 = +15$) in the PM peak hour. How would their analysis and its conclusion change if they factor in the increased in traffic variability, and the potential for increased traffic trips from commuters cutting through RP (about 9 AM trips & and 13 PM trips)?

Our concern is that due to the lack of an independent traffic analysis conducted by the town, the town will take the Davenport analysis as concluding that allowing two way traffic at the Purple

Leaf exit would decrease the AM peak traffic at the Sweet Bay exit, when in fact that may not be the case. Furthermore, this does not explicitly state that there will be an increased traffic variability (i.e. that at present the Sweet Bay residents experience consistent traffic, but in the future they would experience traffic with greater variability, meaning that there would be rare "bad" days with very large traffic).

4. Given potential future developments in the downtown area (in particular 300 E. Main Street) which could result in increased traffic on Roberson Street and even Sweet Bay Place, our concern is that should the Purple Leaf exit be opened, the chance of Roberson Place being used as a cut through to points south would greatly increase. Does the town have any traffic studies or data that could predict the potential for increased traffic on Roberson Street or Sweet Bay Place should a parking deck or development be located in the current Carr Mill employee parking lot (at the corner of Roberson and Sweet Bay) or in the parking lot across from Armadillo Grill (at the corner of Roberson and E. Main)?

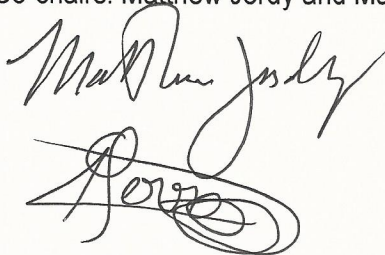
5. The Davenport study erroneously lists the speed limit for both Roberson Street and Sweet Bay Place as 25 MPH, when in fact the speed limit on Roberson and the streets in Roberson Place neighborhood is 20 MPH. Further, the study lists Sweet Bay Place pavement width as approximately 24 feet, however, the study fails to account for the loss of viable street width given on street parking on the east side of much of Sweet Bay (approximately 8 feet) as well as the rollout trash and recycle carts which are placed at the curb on both sides of Sweet Bay on Wednesdays and Thursdays (approximately 2 feet on each side). Given that the viable street width is considerably less (approximately 12 feet). The study also fails to account for the even narrower street widths further into the neighborhood including Purple Leaf Place where the width is approximately 20 feet and viable street width with trash/recycle carts on both sides is reduced to approximately 16 feet.

Our concern, given the narrow street widths in Roberson Place along with on street parking and trash/recycle carts, is that opening the Purple Leaf exit and the resulting increase in vehicular traffic would increase the chance for accidents and reduce pedestrian safety.

Thank you,

Roberson Place South Green Committee

Co-chairs: Matthew Jordy and Marc Serre

The image shows two handwritten signatures in black ink. The top signature is for Matthew Jordy, written in a cursive style. The bottom signature is for Marc Serre, also in cursive, with a large, sweeping flourish at the end.

Total Traffic for each proposed options

	Option 1, Pedestrian and bike only		option 2, one way egress		option 3, two way traffic		option 4, one way ingress	
	AM	PM	AM	PM	AM	PM	AM	PM
Sweet Bay Exit	84	55	69	74	85	83	100	64
Purple Leaf @ Playground	1	1	1	1	13	21	9	14
Purple Leaf Exit	0	0	31	19	47	60	16	41
<i>Sum of Proposed Traffic</i>	<i>85</i>	<i>56</i>	<i>101</i>	<i>94</i>	<i>145</i>	<i>164</i>	<i>125</i>	<i>119</i>

Traffic Impact for each proposed options

	Option 1, Pedestrian and bike only		option 2, one way egress		option 3, two way traffic		option 4, one way ingress	
	AM	PM	AM	PM	AM	PM	AM	PM
Sweet Bay Exit	0	0	-15	+19	+1	+28	+16	+9
Purple Leaf @ Playground	0	0	0	0	+12	+20	+8	+13
Purple Leaf Exit	0	0	+31	+19	+47	+60	+16	+41
<i>Sum of Impacts</i>	<i>0</i>	<i>0</i>	<i>+16</i>	<i>+38</i>	<i>+60</i>	<i>+108</i>	<i>+40</i>	<i>+63</i>
	No impact		Intermediate imp.		Large impact			

Traffic Impact for each proposed options

	Option 1, Pedestrian and bike only		option 2, one way egress		option 3, two way traffic		option 4, one way ingress	
	AM	PM	AM	PM	AM	PM	AM	PM
Current Traffic	85	56	85	56	85	56	85	56
Impacts (changes)	0	0	+16	+38	+60	+108	+40	+63
Future Traffic	85	56	101	94	145	164	125	119
<i>% Change</i>	0%	0%	19%	68%	71%	193%	47%	113%
Magnitude of impact	No impact		Intermediate imp.		Large impact			

Current condition	AM	PM
East Main left onto South Greensboro	9	39
East Main to South of South Greensboro	9	39
South Greensboro right onto East Main	56	49
South Greensboro right onto Roberson St	61	67
Roberson St left onto Sweet Bay	-32	-21
South of South Greensboro to East Main	85	95
Roberson St left onto Sweet Bay	7	5
Roberson St right onto Sweet Bay	32	21
Sweet Bay left onto Roberson St	26	19
Sweet Bay right onto Roberson St	19	10
Sweet Bay	84	55
Purple Leaf	0	0
Playground	1	1

Option 1, Pedestrian and bike only

AM

PM

Sweet Bay

84

55

Purple Leaf

0

0

Playground

1

1

Option 2: one way egress

AM **PM**

South Green customer traffic

150 *310*

Current Sweet Bay

84 **55**

10% of East Main to South of South Greensboro

+0.9 +3.9

Roberson Place Residents AM exit through Rand

-23.0 0

5% of South Green customer traffic

+7.5 +15.5

Future Sweet Bay

69 **74**

Current Purple Leaf

0 **0**

10% of East Main to South of South Greensboro

+0.9 +3.9

Roberson Place Residents AM exit through South Green

+23.0 0

5% of South Green customer traffic

+7.5 +15.5

Future Purple Leaf

31 **19**

Current Purple Leaf Playground

1 **1**

Future Purple Leaf Playground

1 **1**

Option 3: two way traffic

AM **PM**

South Green customer traffic

150 *310*

Current Sweet Bay Exit

84 **55**

10% of East Main to South of South Greensboro

+0.9 +3.9

10% of South of South Greensboro to East Main

+8.5 +9.5

Roberson Place Residents AM exit/PM return through Rand

-23.0 -16.0

10% of South Green customer traffic

+15.0 +31.0

Future Sweet Bay Exit

85 **83**

Current Purple Leaf Exit

0 **0**

10% of East Main to South of South Greensboro

+0.9 +3.9

10% of South of South Greensboro to East Main

+8.5 +9.5

Roberson Place Residents AM exit/PM return through Rand

+23.0 +16.0

10% of South Green customer traffic

+15.0 +31.0

Future Purple Leaf Exit

47 **60**

Current Purple Leaf Playground

1 **1**

5% of South of South Greensboro to East Main

+4.3 +4.8

5% of South Green customer traffic

+7.5 +15.5

Future Purple Leaf Playground

13 **21**

Option 4: one way ingress

AM **PM**

South Green customer traffic

150 *310*

Current Sweet Bay Exit

84 **55**

10% of South of South Greensboro to East Main

+8.5 +9.5

Roberson Place Residents PM return through Rand

0 -16.0

5% of South Green customer traffic

+7.5 +15.5

Future Sweet Bay Exit

100 **64**

Current Purple Leaf Exit

0 **0**

10% of South of South Greensboro to East Main

+8.5 +9.5

Roberson Place Residents PM return through Rand

0 +16.0

5% of South Green customer traffic

+7.5 +15.5

Future Purple Leaf Exit

16 **41**

Current Purple Leaf Playground

1 **1**

5% of South of South Greensboro to East Main

+4.3 +4.8

2.5% of South Green customer traffic

+3.8 +7.8

Future Purple Leaf Playground

9 **14**