



JIMSPENCERARCHITECTS.COM

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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**

Burden of Proof Narrative for Petition for Change of Zoning:

IFC submits the following materials to demonstrate that the project if completed as proposed:

- a. *Will not substantially injure the value of adjoining or abutting property;*

Response:

The requested rezoning would allow construction of a new building to house IFC's FoodFirst program. Removal of the existing obsolete building and construction of a new building will increase the value of adjacent and nearby properties through investment in the area. Preliminary pricing places the constructed value of the building around \$4.5 million. The existing building is old and not up to codes or accessibility standards. The new building will not only increase the value of the property; it will add aesthetic and ease of use value.

The new building will also meet the Town's goals of lower energy use, storm water control and other environmental protections.

The neighbors to the north (Provence Restaurant and El Centro Hispano) have agreed to shared easements for parking, ingress/egress, and solid waste collection for efficiency of use for all three properties. This agreement improves parking and refuse collection for these adjoining and abutting properties.

Applicant will provide additional analysis through testimony at the public hearing to demonstrate that the project if completed as proposed will not substantially injure the value of adjoining and abutting adjoining properties.

- b. *Will be in harmony with the area in which it is to be located. The manner in which a project is designed to accommodate additional building height including, but not limited to, scale, architectural detailing, compatibility with the existing built environment and with adopted policy statements in support of vibrant and economically successful and sustainable, mixed-use, core commercial districts shall be among the issues that may be considered to make a finding that a project is or is not in harmony with the area in which it is to be located. The applicant may use a variety of graphic and descriptive means to illustrate these findings;*

Response:

Section 2.4 of Vision 2020 discusses Carrboro's character and observes that "The Town should support the evolution of a downtown district that embodies Carrboro's character. The downtown district should have medium-rise buildings appropriately sited with adequate public access, and it should provide shopping opportunities that meet our citizens' everyday needs." The FoodFirst building will embody these goals. The three-story structure is larger than the existing building, but smaller than the five stories allowed by zoning. It will provide shopping (pantry) and dining services for our citizens' everyday needs – particularly those most in need.

The physical design of the building has been carefully considered using the input of many stakeholders in the Town of Carrboro. 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 more than 15' off of West Main Street, both to mitigate scale at the street and to allow for street trees and a 10' wide brick edged sidewalk. The exterior design also reflects Carrboro and IFC's shared goals of service and stewardship, with a large covered gathering space for clients out of the public right of way. The design also screens the new parking. Parking for 24 vehicles under and behind 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, as well as solar panels and high efficiency systems.

Please see attached drawings C1001, A2.0, A2.1, and A2.2, and A2.3, which help illustrate the building's relationship to its neighbors and its massing and form.

c. *Will be in general conformity with the Land Use Plan, Thoroughfare Plan, and other plans officially adopted by the Board.*

Response:

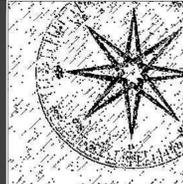
The Town's long range planning and comprehensive plan documents target more density of commercial uses in the downtown zoning districts. Buildings and lots providing primary parking on site, ease of access for users, and non-repetitive uses contribute to the long-range goals of the Town. The rezoning meets these goals.

The rezoning allows the proposed building to face Main Street with a more civic (and taller) façade, and step down to a shorter façade facing the B2 zoning to the north.

Continuation of IFC's long-term presence on this site ensures the provision of critical food services in the downtown area for the residents of Carrboro and Orange County. In adopting a text amendment to allow social service providers with dining in March of 2016, the Carrboro Board of Aldermen found the amendment consistent with Carrboro Vision 2020, particularly provisions relating to Carrboro's support of human services and inclusion of the interests of all citizens when making development decisions. Section 1.0 – Programming, Services, and Amenities and 2.0 – Development and Section 1.3 Human Services of Vision 2020 are advanced by the proposed development. Also, Sections 1.32, 1.35, and 1.44 of Vision 2020 reference services that are “above and beyond those met by the County” and those which serve “the wellbeing of its most vulnerable citizens”. The proposed development is in conformity with plans officially adopted by the Board, including Vision 2020.

This location supports the Thoroughfare Plan by providing easy transportation options on the J bus line, by pedestrian access, and along Main Street by car or bicycle. The proposed building design allows for shared service access for food deliveries and trash/recycling behind Provence Restaurant and El Centro. This new centralized service area will relieve pressure on Main Street and alleviate the existing back-out parking on Main Street.

The property is in an existing commercial district and has no adjacent residential use. Redevelopment of the site (vs. building on a green field or undeveloped site) meets Vision 2020's goals regarding development and downtown vitality (Sections 3.1 and 3.2). Specifically, this property increases commercial square footage, builds up, not out, and increases the density of commercial property.



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PROJECT:

Inter-Faith Council for Social Service FoodFirst Program

110 West Main Street
Carrboro
North Carolina
27510

CZ Application

Job Number:

Drawn:	JCS_HLF
Checked:	JA
Date:	Nov. 2016
REVISION:	FEB. 28, 2017
REVISION:	APRIL 13, 2017

Sheet Title:

A2.0

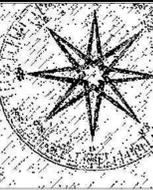
Sheet Number:



1 FRONT RENDERING
SCALE: NTS



2 REAR RENDERING
SCALE: NTS



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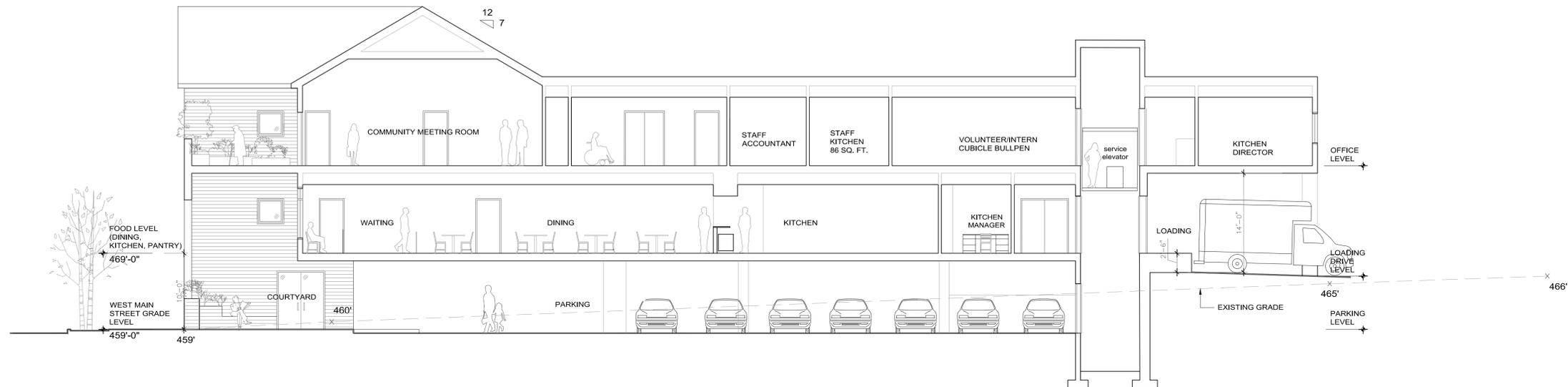
Sheet Title:

A2.1

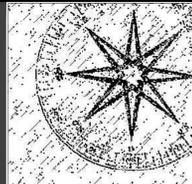
Sheet Number:



1 CONTEXT ELEVATION
A2.1 SCALE: 1/8" = 1'



2 N-S SECTION
A2.1 SCALE: 1/8" = 1'



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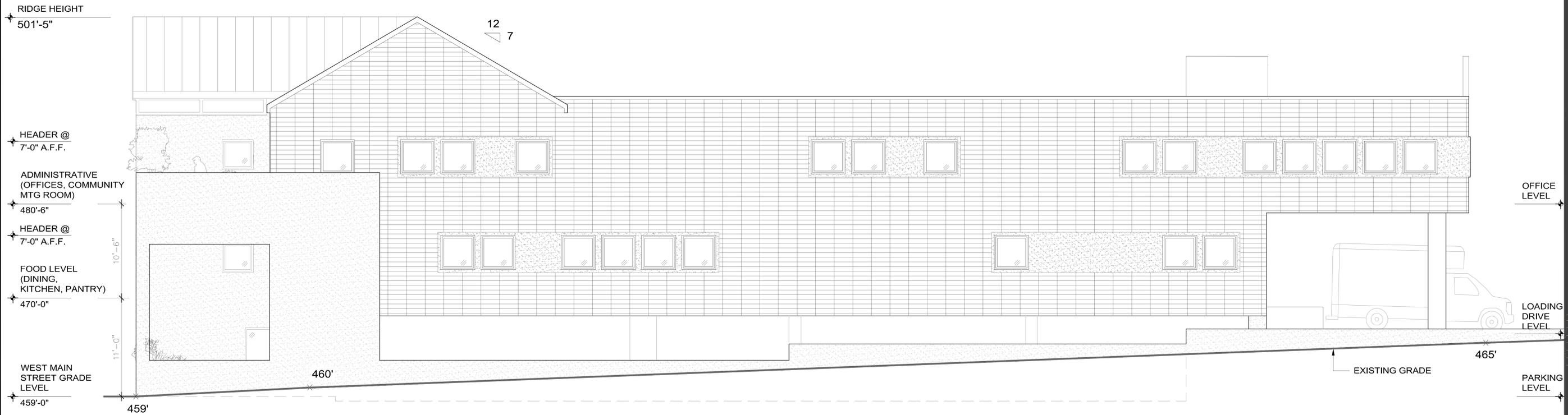
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A2.2

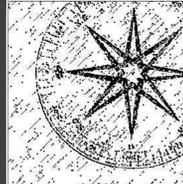
Sheet Number:



1 FRONT (SOUTH) ELEVATION
SCALE: 3/16" = 1'



2 EAST ELEVATION
SCALE: 3/16" = 1'



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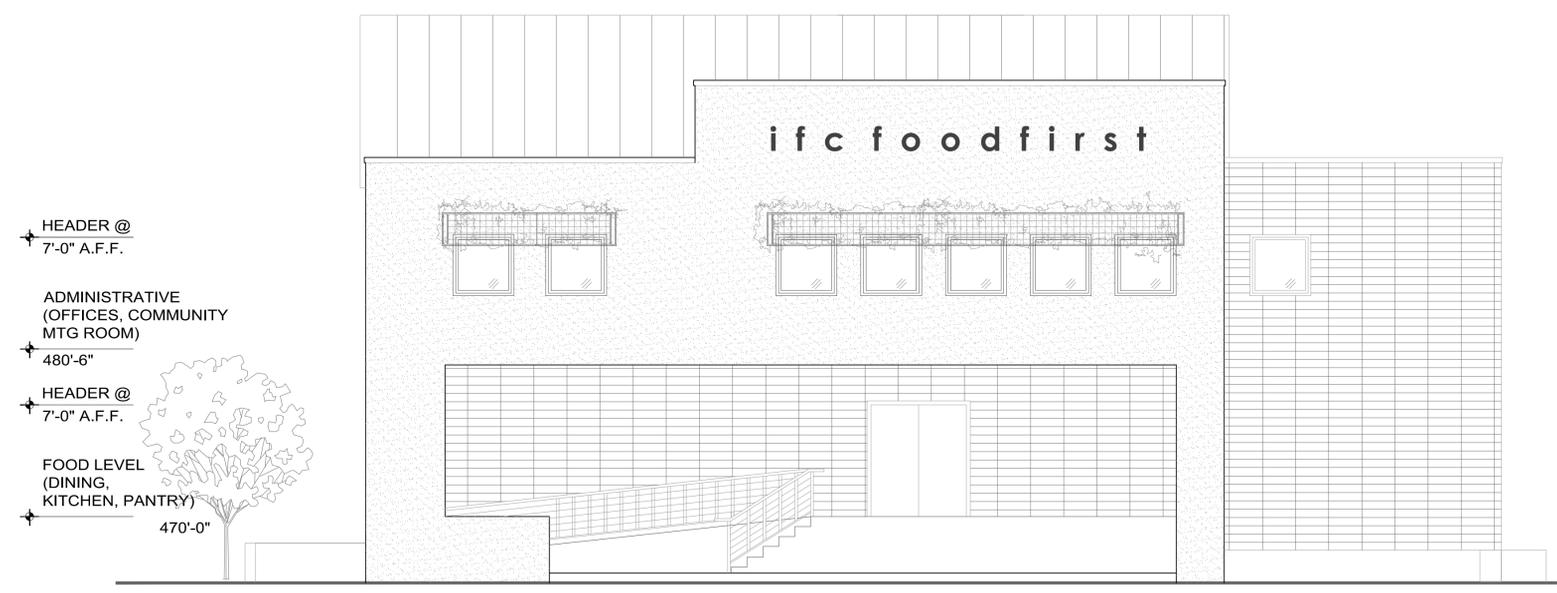
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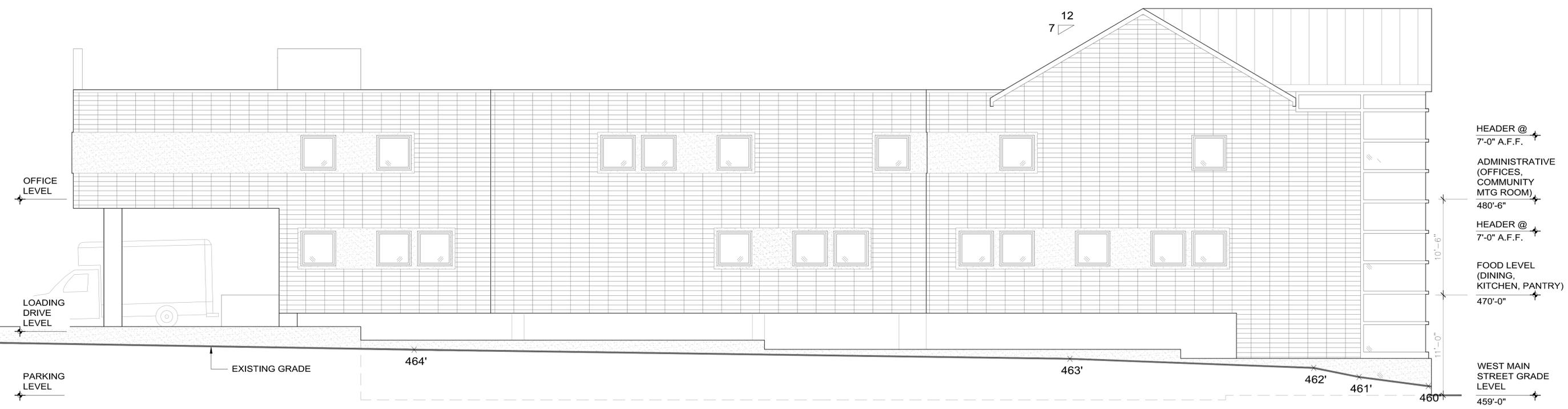
Sheet Title:

A2.3

Sheet Number:



1 REAR (NORTH) ELEVATION
A2.3 SCALE: 3/16" = 1'



2 WEST ELEVATION
A2.3 SCALE: 3/16" = 1'



**IMPACT ANALYSIS
INTERFAITH COUNCIL FOR SOCIAL SERVICE
FOODFIRST PROGRAM
PROPOSED FACILITY
110 WEST MAIN STREET
CARRBORO, NORTH CAROLINA 27510**

FOR

**LEANN NEASE BROWN, ATTORNEY AT LAW
101 NORTH COLUMBIA STREET-SUITE 100
CHAPEL HILL, NORTH CAROLINA 27514**

BY

**SUSAN H. COPELAND, MAI
HAY .: SCHNEIDER .: COPELAND
SUITE B-120 DUKE FOREST PLACE
3326 CHAPEL HILL BOULEVARD
DURHAM, NORTH CAROLINA 27707**

**DATE OF REPORT
May 22, 2017**

HAY :: SCHNEIDER :: COPELAND

REAL ESTATE APPRAISERS & CONSULTANTS

NORTH CAROLINA STATE-CERTIFIED
GENERAL REAL ESTATE APPRAISERS

May 22, 2017

LeAnn Nease Brown, Attorney at Law
Brown & Bunch, PLLC
101 North Columbia Street
Chapel Hill, North Carolina 27514

Thomas T. Hay, MAI 1917-1998
Susan Hay Copeland, MAI
Susanne Z. Schneider, MAI

Subject: Impact Analysis
Inter-Faith Council for Social Service – FoodFirst Program
Proposed Facility
110 West Main Street
Carrboro, North Carolina

Dear Ms. Brown:

In response to your request, I have investigated the proposed IFC - FoodFirst facility on West Main St, the surrounding neighborhood, and analyzed other property in and around the site. This report is a summary of my analysis.

The site is located at 110 West Main Street between the Animal Hospital of Carrboro and Framers Corner. The existing building on that site is the current location of the IFC offices, food pantry and other services. The new building will be larger, at 15,500 SF and contain the existing uses of offices for staff and volunteers, interviewing rooms, , and food pantry, and adds a commercial kitchen and large dining room. The design also contemplates a community meeting room. Parking will be under the building, with elevators and stairs at either end.

The attached report is a summary of my investigations and data analyses, and the reasoning behind my conclusions.

Based on this information and its analysis, it is my opinion that the proposed IFC – FoodFirst building, if completed as proposed, will not substantially injure the value of adjoining or abutting property and will have a significantly positive impact on the abutting neighbors, the surrounding neighborhood, as well as the neighbors who are served..

Thank you for the opportunity of serving you in this capacity.

Respectfully submitted,



Susan H. Copeland, MAI



DESCRIPTION OF THE SUBJECT SITE AND EXISTING BUILDING IMPROVEMENTS

Location:

North side of W Main Street between N. Greensboro St to the east, and where W Main St turns to the north at Jones Ferry Rd to the west.

Shape and Size:

The site has 79.79 FF along the frontage. It extends back 158.4' back on the east side, 111.79' on the west side to a corner, where it juts back 14.75' before resuming the western border another 54.13' to the rear of the property, where it has 66.11'. The total size is 0.28 acre, or 12,196.8 SF.

Topography

The site is at grade level with W. Main St along the front of the building. Although the site would naturally rise gently to the rear a total of about 6 feet, the building covers the majority of the site from one side to the other.

Soil Conditions

There are no known soil or sub-soil problems.

Access

As noted, the site is at grade level with W. Main St along the front of the building. Parking is all along the front of the building.

A driveway from W. Weaver St shares access to parking behind the building on the site, and to parking behind the El Centro Hispano building, which fronts on W Weaver behind the subject site, and between the Provence French restaurant.

Vegetation

There is no vegetation at the front of the building, as it is all paved for parking up to the front doors. A tree is located at the rear of the building. As noted, the site is at grade level with W. Main St along the front of the building. Parking is all along the front of the building.

Improvements

The improvements consist of a 12,960 SF two-story building that was built in 1975. A second floor was added later. It extends across the frontage of the site, and has retaining walls along both sides, allowing about 8 cars to park between. Other than the IFC, the building is shared by the Little Burma, an Asian market, a Buddhist congregation and the Refugee Community Partnership.

A metal awning covers the front entries.



DESCRIPTION OF THE CURRENT SUBJECT PROGRAMS

According to the IFC website, “roughly one in five people who live in Orange County are poor, and many people who work at service jobs in the county cannot afford to live there.”

The IFC was founded in 1963 by seven women from different churches who wanted to help close a gap they saw in services for people in need. The non-profit provides basic services for people living and working in Carrboro and Chapel Hill.

At the 110 W. Main St. building, these services include:

Crisis intervention with emergency financial support to help with overdue bills,

Food Pantry, which is open from 9am to 5pm on weekdays, with expanded hours on Tuesdays and Thursdays. Around 1,300 bags of groceries are provided to those in need every month.

Clothing vouchers for the PTA Thrift Shop are provided once every six months. Medication is available in case of emergency

Bus passes for appointments, interview, funerals or emergencies.

The IFC also helps the people to get an **ID** every two years

DESCRIPTION OF THE NEIGHBORHOOD

The neighborhood surrounding the existing/proposed new building is considered to be the area between Weaver St and W Main St between S Greensboro St and W Main as it turns at Jones Ferry Rd, and the north side of Weaver St and the south side of W. Main.

Weaver Street and some of W Main Street was primarily a residential area, with houses occupied by workers at the Cotton Mill. Some of these houses date back 100 years or more. Those that remain have mostly been renovated at some point, and converted to commercial use. Others have been demolished to make way for new construction. Most new construction dates back to 1965. Some of these have also been demolished as the area progresses, for newer uses.

One of the original houses, built in 1911 at 201 W Weaver St is located directly behind the subject property and is occupied by **El Centro Hispano de Carrboro**. Services provided here include:

Education, to prepare kids for success, and their parents for today's marketplace. English as the second language classes are taught in collaboration with Durham Tech and the Orange and Durham County Literacy Centers.

Also provided is the Health Care Program, which connects people to the education and other services available to those lacking health insurance receive proper screenings and services. This program is funded by Duke University Medical Center.

Support Services helps the people navigate the system in areas such as health, education, employment, law, and other family needs.

Leadership Development, to train Hispanic/Latino leaders to improve quality of life for the entire community.





The house at 203 S Weaver was built in 1912, and has been converted to a popular French restaurant, **Provence**. As the interior is small, when weather permits, much seating is outside in the front yard. The popularity of this restaurant has not appeared to be adversely affected by El Centro, the animal clinic next door to the IFC for Social Service, or the IFC building.

None of the businesses or remaining homes in close proximity on W. Weaver St. appear to have been adversely impacted by the existing IFC building on W Main, or the El Centro Hispano facility on W Weaver.

The Framers Corner at 108 W Main St is a former single family mill house built in 1930. It has long been converted for commercial use, and has been the frame shop for many years.

At 110 W Main St is the existing location for the IFC social services. Also in this building is the Little Burma Asian Market, the Refugee Community Partnership and a social worker. The building was built in 1975 for retail use.



The **Animal Hospital of Carrboro** is located next to the IFC at 112 W Main St. This building is set near the sidewalk, with the driveway leading to the parking lot at the rear of the front portion of the building. The site is surrounded by the kennels, grooming area, and fencing. All of this aids in safely transferring small animals into the hospital and boarding areas.

None of these businesses appear to have been adversely impacted by the existing IFC services.



Club Nova is located across W Main St from the subject. Club Nova is designed to help those with mental illnesses. There are about 8,000 people living with serious mental illnesses in Orange County. Club Nova members volunteer to work within the clubhouse to promote their recovery from serious mental illness. On site is the Club Nova

Thrift Shop with provides members the opportunity to develop pre-vocational customer service, retail, and accounting skills. It also helps to provide income for the programs. Among these programs is the culinary unit, who is responsible for preparing, serving, and cleaning up after nearly 1,000 meals per month. Breakfast is served five days a week, lunch six days, and dinner two evenings a week. They also sell refreshments in the snack bar and prepare meals for various special events.

Members of Club Nova live in various settings throughout Orange County. Club Nova offers assistance in locating housing, including completing housing and Section 8 applications. Ten members live independently in Club Nova supported housing in Carrboro. Recently, 24 new efficiency apartments have been constructed on the W Main St site, behind the Thrift Shop. Both can be seen in the photo above.



Currently, Club Nova is raising the money to build a new building in the current space on Main Street, across from the IFC building. This will be a three story, fully accessible 9,500 SF building to include an 80-person dining room, full commercial kitchen, courtyard and garden, rooftop deck, ample functional space for study and employment preparation. The projected cost is \$3.5 million. The goal is to begin building in 2017. According to their brochure, *“The building will allow us to offer all our current*

programs and services in an environment that reflects the dignity of the members and the work done at Club Nova each day.”



Krave, a new kava bar and lounge is located at 105 W Main St. Kava tea as well as other beverages are served as a respite from stress and daily life. *“Our beverages make you feel good as a substitute for alcohol without the nasty hangovers.”* The building was built in 1934.



The **PTA Thrift Shop** purchased the properties at 113 – 125 W Main St. and constructed a new Retail and Donation Center on the westernmost area of the land at the corner of Main St and Jones Ferry Rd.

“The PTA Thrift Shop is a high-impact, self-sustaining organization that serves adults, children, and families by using its financial and soft goods resources to fund educational needs and support human services.”

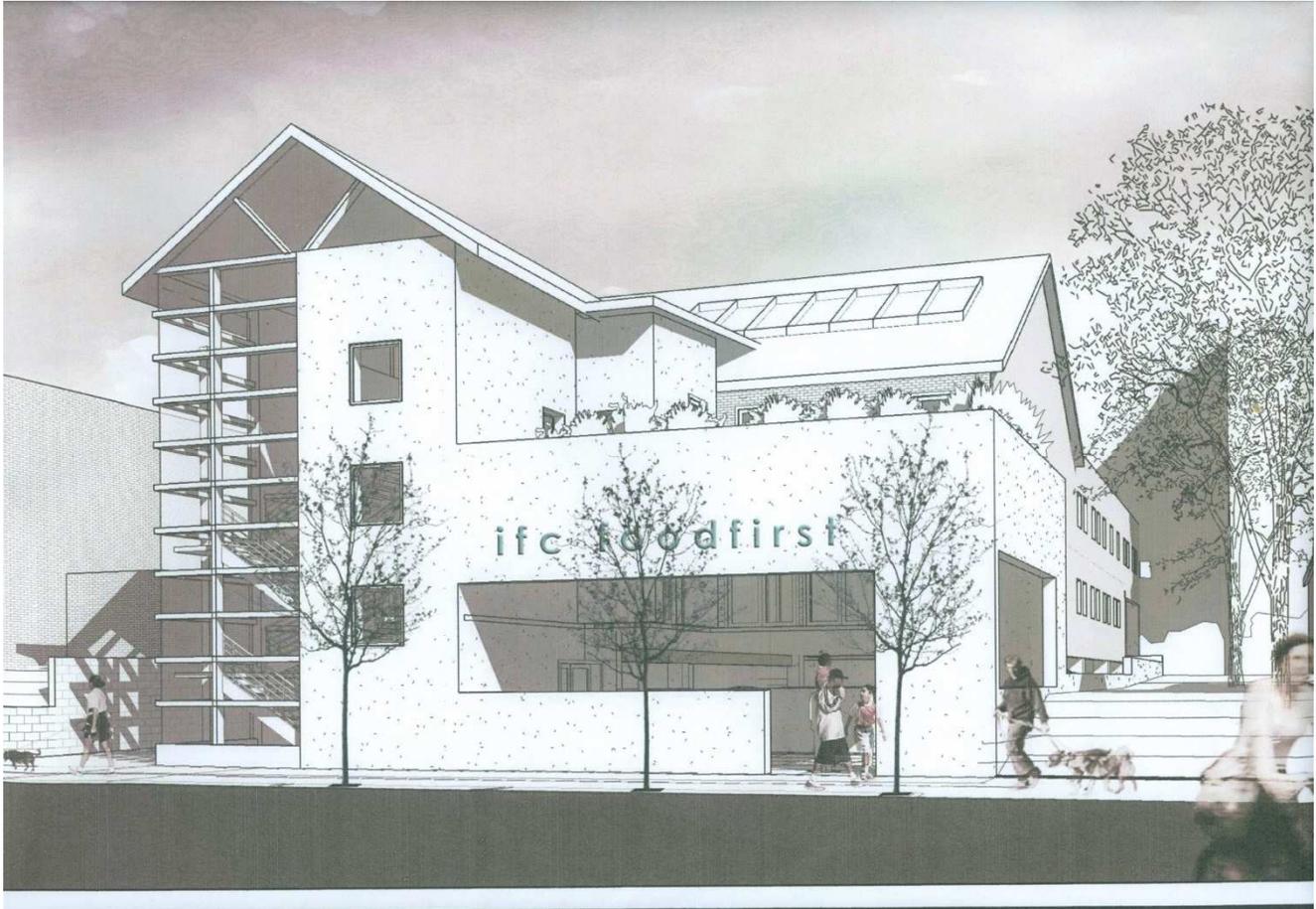
Phase I is now complete, and work has begun on Phase II.



Club Nova and PTA Thrift Shop take up 50% of the frontage along the south side of W. Main Street from S Greensboro St to the west side of the Thrift Shop property. The Thrift Shop is in a new building that is very modern in design, and is building the second phase of the overall plan. Club Nova has plans for a new 9,500 SF three story building on the site, which is directly across Main Street from the IFC facility. Both of these facilities, as well as the subject, are focused towards aiding specific needs in the community.

Neither of these, or the businesses in between would be expected to be adversely impacted by the existing or proposed expansion of the Inter-Faith Council for Social Service.

DESCRIPTION OF THE PROPOSED NEW BUILDING AND ADDITIONAL SERVICES.



Jim Spencer Architects have provided the plans, and C.T. Wilson Construction Company has provided a budget proposal for the new building.

Plans for the new 15,500 SF building include enclosed parking on the ground floor for 17 cars, plus tandem parking. Also on the ground floor is a covered courtyard allowing outside seating off the sidewalk. The lobby is entered from the courtyard, allowing access to the stairs, elevator and parking. A service elevator and staircase is located at the rear of the building.

The main floor (second level) is primarily food services. The dining room, kitchen and kitchen storage area are on one side of the building. The other side will include the pantry and pantry storage, both storage areas are easily accessible to the service elevator at the rear of the building. A covered loading dock is also accessible at that point. Other than the food areas, there are four private interview rooms, an office and the restrooms.

The upper level (third) includes a community meeting room, two conference rooms, private offices for IFC staff and assistance services, restrooms and plenty of work space for volunteers. The balcony garden at the front of the building is accessed at this level.

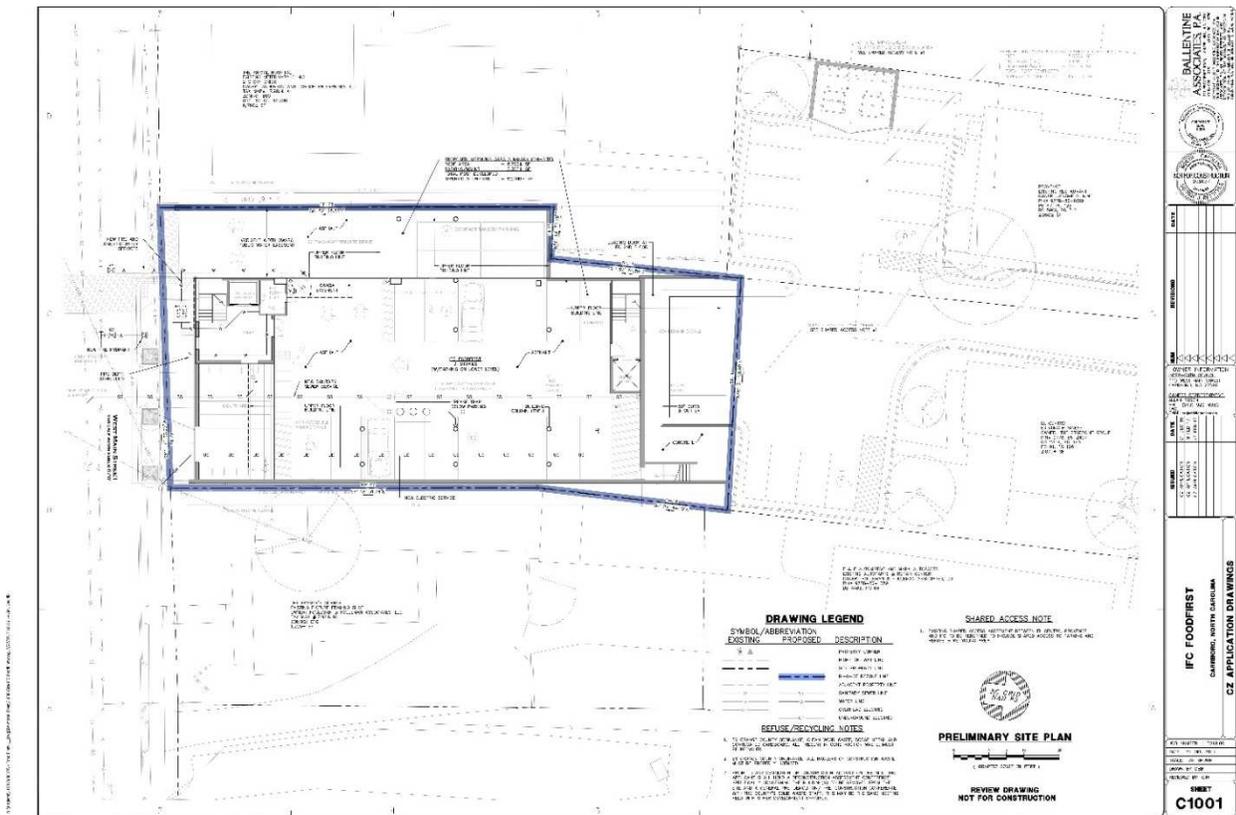
The expanded work area will allow for more of the services that are currently offered in the existing space, but will also allow patrons to be able to sit and eat rather than simply take their bags of food elsewhere to eat. The communal dining will benefit all.

The loading dock for food and other deliveries is located at the rear of the building, entered on the main level at the kitchen, and also at the service elevator and stairs. The dock is at the proper height for loading and unloading.

A new cross-easement agreement has been signed to facilitate truck loading and unloading, the IFC is also upgrading the driveways and parking areas of their space, and also those of the Provence Restaurant and El Centro Hispano. This will also correct deficiencies now existing in those parking areas and driveways, including proper handicapped spaces. New landscaping will also be installed. The waste management dumpster will be more easily accessed by the three businesses to share.

DRAWING OF SITE PLAN

Also showing driveways, parking and dumpster location.



Total cost of demolition of the existing building and construction of the new is estimated at a total of \$4,917,310, or \$317.25 per SF.

The new building will have a pleasing presence, both inside, to the many volunteers and members of the community who will use it, and outside to those passing by.

The new construction will fit in well with the new PTA Thrift Shop where Phase I is complete, and Phase II is under construction.

It is my opinion that if the project is completed as proposed, it will not substantially injure the value of adjoining or abutting property.

It is my opinion that the new building for the Inter-Faith Council for Social Service – FoodFirst Program will have a significantly positive impact on the abutting neighbors, the surrounding neighborhood, as well as the neighbors who are served.

QUALIFICATIONS OF THE APPRAISER**SUSAN HAY COPELAND, MAI**

DURHAM, NORTH CAROLINA
susanhaycopeland@hotmail.com

APPRAISAL EXPERIENCE

1987-Current HAY .: SCHNEIDER .: COPELAND, Durham, NC
1984-1987 Associated with Cecil W. Simmons, SRA, MAI, Chesterfield, VA
1981-1984 Independent Fee Appraiser, Real Estate Sales, Charlotte, NC
1978-1981 Associate Appraiser, Thomas T. Hay, MAI, Durham, NC

38 years experience in commercial valuations in North Carolina and Virginia including but not limited to: Multi-Story Buildings of all Types, Multi-Tenant Commercial, Retail and Office Buildings, Shopping Centers, Shopping Center Outparcels, Office Buildings, Retail Stores, Restaurants, Convenience Stores, Gas Stations, Sewer Easements, Self Storage Facilities, Churches, Apartment Complexes, Industrial Buildings, Warehouses, Government Institutional Buildings, Mobile Home Parks, Hotels, Motels, Charter Schools, Residential Developments (Proposed and Complete), Foreclosure and Bankrupt properties, Vacant Commercial, Institutional and Residential Land, valuations for estate tax purposes.

PROFESSIONAL MEMBERSHIP

Appraisal Institute, MAI Certificate #10022
Durham Chamber of Commerce
Triangle Chapter, Commercial Real Estate Women

LICENSE

State Certified General Real Estate Appraiser, License #A225

EDUCATION

- *Peace College, Raleigh, North Carolina, Associate of Arts
- *University of North Carolina at Chapel Hill, Bachelor of Arts
- *North Carolina Realtors Institute, University of North Carolina at Chapel Hill, GRI, 1978
- *Appraisal Courses
 - *Appraisal Principles, Methods and Techniques (Course 1A), University of North Carolina at Chapel Hill, 1979
 - *Residential Valuation (Course 8), 1979
 - *Capitalization Theory and Techniques (Course 1B1), 1982
 - *Capitalization Theory and Techniques (Course 1B2), University of North Carolina at Chapel Hill, 1983
 - *Capitalization Theory and Techniques (Course 1B3), Atlanta, Georgia, 1986
 - *Case Studies and Real Estate Valuation (Course 2-1), University of North Carolina, 1986
 - *Report Writing (Course 2-2), University of North Carolina, 1986
 - *Standards of Professional Practice, Part A: Uniform Standards of Professional Appraisal Practice (USPAP) and Part B: Appraisal Institute Code of Professional Ethics, Supplemental Standards to USPAP, and Regulation 6 Enforcement Procedures; Durham, North Carolina, May 2011

***Recent Appraisal Institute Seminars**

- *2016 Re Valuation Conference: Charting The Course
- *2016 Re Valuation Conference: Valuation Perspectives
- *2016 Supervisory Appraiser/Trainee Course & Changes
- *2015 National USPAP Update 2016-17
- *2015 O/L Appraisal Of Fast Food Facilities
- *2014 Evaluation Appraisal Seminar
- *2014 O/L National USPAP Update 2014-15
- *2014 Real Estate Valuation Conference: National
- *2014 Real Estate Valuation Conference: Economic
- *2013 Real Estate Valuation Conference: National
- *2013 Real Estate Valuation Conference: Regional
- *Business Practices and Ethics September 2012
- *7-Hour National USPAP Update Course April 2012
- *Appraising the Appraisal: Appraisal Review-General Jan 2012
- *Rates and Ratios: Making Sense of GIMs, OARS and DFC October 2011
- *Analyzing Tenant Credit Risk and Commercial Lease Analysis Jan 2011
- *The Lending World in Crisis- What Clients Need their Appraisers to Know Today Oct. 2010
- *Real Estate Valuation Conference April 2010
- *2010 Real Estate Valuation Conference April 2010
- *Forum on Appraisal Issues from the Reviewers Perspective July 2009
- *Evaluating Commercial Construction; May 2008
- *Appraisal of Local Retail Properties April 2008
- *Office Building Valuation January 2008
- *What Clients Would Like Their Appraisers to Know January 2007
- *Appraisal Consulting, April 2006
- *Special Purpose Properties April 2005* Rates and Ratios January 2005
- *Evaluating Residential Construction, October 2004
- *Supporting Capitalization Rates, January 2004
- *Analyzing Distressed Real Estate, October 2003
- *Investment Real Estate May 2003
- *Scope of Work, April 2003
- *Analyzing Commercial Leases, April, 2002
- *Feasibility Analysis, January, 2002