



**JIMSPENCERARCHITECTS.COM**

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

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.

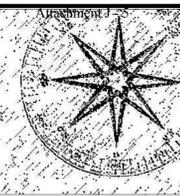




1 FRONT RENDERING  
SCALE: NTS



2 REAR RENDERING  
SCALE: NTS



JIM SPENCER  
ARCHITECTS, PA

103 LLOYD STREET  
MAIN LEVEL  
CARRBORO, NC 27510

919.960.6680 o  
919.960.6682 f  
jspencerjsa@gmail.com

THESE DRAWINGS ARE INSTRUMENTS  
OF SERVICE AND AS SUCH SHALL REMAIN  
THE PROPERTY OF THE ARCHITECT.  
THEY HAVE BEEN PREPARED FOR A  
SPECIFIC PROJECT AND SHALL NOT BE  
USED IN CONNECTION WITH ANY OTHER  
PROJECT WITHOUT THE PRIOR WRITTEN  
PERMISSION OF THE ARCHITECT. ALL RIGHTS  
RESERVED.

© 2017 JIM SPENCER ARCHITECTS, PA

PROJECT:

Inter-Faith  
Council for  
Social Service  
FoodFirst  
Program

110 West Main  
Street  
Carrboro  
North Carolina  
27510

CZ Application

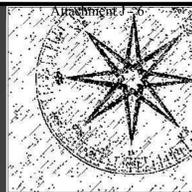
Job Number:

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

Sheet Title:

A2.0

Sheet Number:



JIM SPENCER ARCHITECTS, PA

103 LLOYD STREET  
MAIN LEVEL  
CARRBORO, NC 27510

919.960.6680 o  
919.960.6682 f  
jspencerjsa@gmail.com

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY HAVE BEEN PREPARED FOR A SPECIFIC PROJECT AND SHALL NOT BE USED IN CONNECTION WITH ANY OTHER PROJECT WITHOUT THE PRIOR WRITTEN PERMISSION OF THE ARCHITECT. ALL RIGHTS RESERVED.

© 2017 JIM SPENCER ARCHITECTS, PA

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:	JSA
Date:	Nov. 2016
Revision:	FEB. 28, 2017
Revision:	(APRIL 13, 2017)

Sheet Title:

A2.1

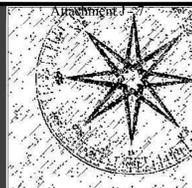
Sheet Number:



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



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



JIM SPENCER ARCHITECTS, PA

103 LLOYD STREET  
MAIN LEVEL  
CARRBORO, NC 27510

919.960.6680 o  
919.960.6682 f  
jspenderjsa@gmail.com

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY HAVE BEEN PREPARED FOR A SPECIFIC PROJECT AND SHALL NOT BE USED IN CONNECTION WITH ANY OTHER PROJECT WITHOUT THE PRIOR WRITTEN PERMISSION OF THE ARCHITECT. ALL RIGHTS RESERVED.

© 2017 JIM SPENCER ARCHITECTS, PA

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:	JS
Date:	NOV. 2016
Revision:	FEB. 28, 2017
Revision:	APRIL 13, 2017

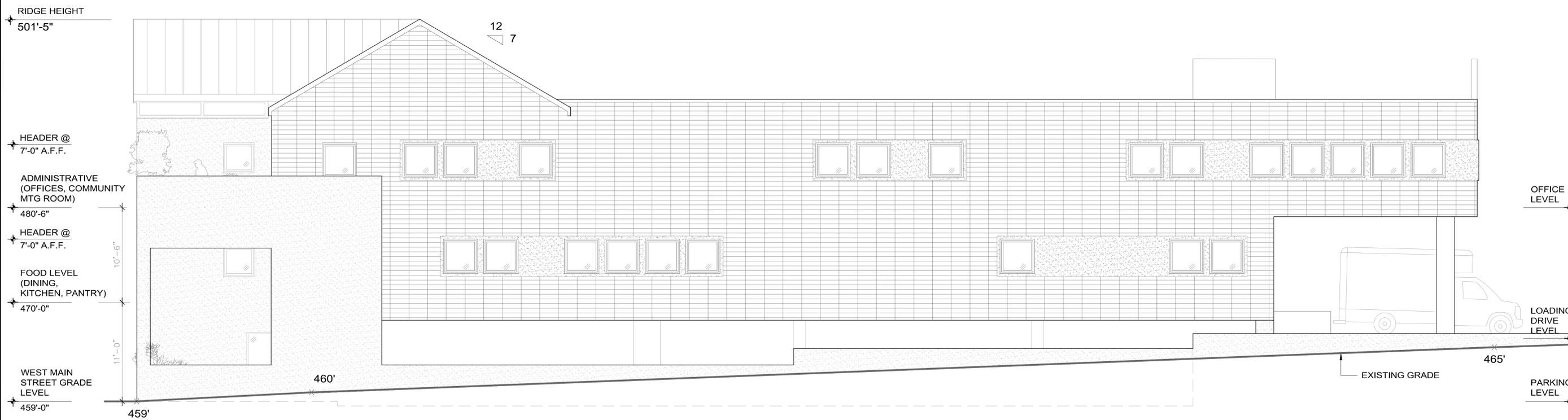
Sheet Title:

A2.2

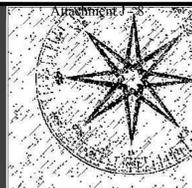
Sheet Number:



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



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



JIM SPENCER ARCHITECTS, PA

103 LLOYD STREET  
MAIN LEVEL  
CARRBORO, NC 27510

919.960.6680 o  
919.960.6682 f  
jspencerjsa@gmail.com

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY HAVE BEEN PREPARED FOR A SPECIFIC PROJECT AND SHALL NOT BE USED IN CONNECTION WITH ANY OTHER PROJECT WITHOUT THE PRIOR WRITTEN PERMISSION OF THE ARCHITECT. ALL RIGHTS RESERVED.

© 2017 JIM SPENCER ARCHITECTS, PA

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:	JSA
Date:	NOV. 2016
Revision:	FEB. 28, 2017
Revision:	APRIL 13, 2017

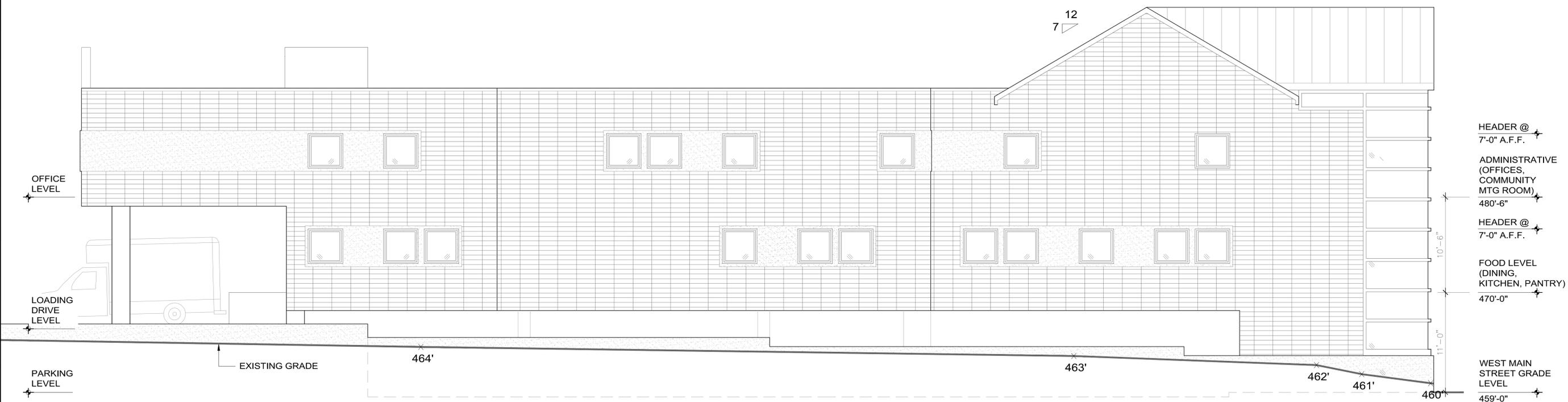
Sheet Title:

A2.3

Sheet Number:



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



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