



Town of Carrboro

Town Hall
301 W. Main St.
Carrboro, NC 27510

Meeting Agenda Board of Aldermen



Tuesday, February 2, 2016

7:30 PM

Board Chambers - Room 110

7:30-7:35

- A. REQUESTS FROM VISITORS AND SPEAKERS FROM THE FLOOR
- B. RESOLUTIONS, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

7:35-7:40

C. CONSENT AGENDA

- 1. [16-037](#) Approval of Previous Meeting Minutes
- 2. [16-029](#) A Resolution Setting the Date for the 2016 Legislative Breakfast for the Short Session

PURPOSE: The purpose of this item is to request that the Board of Aldermen set the date for the 2016 Legislative Breakfast.

Attachments: [A RESOLUTION SETTING THE LEGISLATIVE BREAKFAST AND THE 2014 SHORT SESSION LEGISLATIVE ISSUES FOR THE CARRBORO BOARD OF ALDERMEN.docx](#)

- 3. [16-047](#) Request to Reschedule the Public Hearing for Land Use Ordinance Text Amendments that would Clarify Regulations for Short-Term Rentals in Single-Family Residences

PURPOSE: The purpose of this item is for the Board of Aldermen to change the schedule for the public hearing on text amendments to the Land Use Ordinance to clarify the existing provisions relating to short-term rentals.

Attachments: [Att A RTS-PH Resolution 2-2-16](#)
[Attachment B Draft LUO amendment for AirBNB 12-22-15](#)

D. OTHER MATTERS

7:40-8:20

1. [16-021](#) Update on Southern Branch Library

PURPOSE: The purpose of this item is to update the Board of Aldermen on the Town and County efforts related to possible siting of the Southern Branch Library and the status of communication related to the 203 S. Greensboro property.

Attachments: [Attachment A - Southern Branch Library update 2-2-16 \(003\)](#)

8:20-8:40

2. [16-036](#) Presentation of the Advisory Boards' Technical Review of Carrboro Vision2020

PURPOSE: The purpose of this item is for the Board of Aldermen to receive a brief presentation on the advisory boards' technical review of the Carrboro Vision2020 document.

Attachments: [Attachment A - RES - Planning Board Technical Review of Vision2020](#)
[Attachment B - PB Request for Advisory Board Comment 8202015](#)
[Attachment C - PB TechReview Vision 2020.2015](#)

8:40-9:10

3. [16-022](#) Martin Luther King Jr. Park Design Update

PURPOSE: The purpose of this agenda item is to update the Board of Aldermen on the proposed park layout before moving forward with the design phase of the park.

Attachments: [Attachment A - MLK Jr Update](#)
[Attachment B - MLK Gardens](#)
[Attachment C - Community Survey Results for MLK survey](#)
[Attachment D Unofficial Conceptual Park Layout](#)

E. MATTERS BY BOARD MEMBERS

F. MATTERS BY TOWN MANAGER

G. MATTERS BY TOWN ATTORNEY

H. MATTERS BY TOWN CLERK



Town of Carrboro

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Agenda Item Abstract

File Number:16-029

Agenda Date: 2/2/2016

File Type:Agendas

In Control: Board of Aldermen

Version: 1

TITLE:

A Resolution Setting the Date for the 2016 Legislative Breakfast for the Short Session

PURPOSE: The purpose of this item is to request that the Board of Aldermen set the date for the 2016 Legislative Breakfast.

DEPARTMENT: Town Clerk

CONTACT INFORMATION: Cathy Dorando

INFORMATION: Monday, March 14, 2016 has been identified as the date to host the annual Legislative Breakfast. The event will begin at 7:30am and take place in the Town Hall Board Room. A future meeting agenda will be scheduled to discuss possible legislative issues for the short session.

The 2015 Regular Session of the 2015 General Assembly adjourned September 30, 2015. The adjournment resolutions provide that the Senate and House of Representatives stand adjourned to reconvene on Monday, April 25, 2016, at 7:00 P.M. The session held in the second (even) year of the biennium is commonly called the "Short Session."

FISCAL & STAFF IMPACT: The financial impact will be associated only with the cost of providing breakfast and drinks during the meeting.

RECOMMENDATION: Town staff recommends that the Board approve the resolution setting a date for the 2016 Legislative Breakfast.

A RESOLUTION SETTING THE LEGISLATIVE BREAKFAST FOR THE 2016 SHORT SESSION

Section 1. The Legislative Breakfast is scheduled for Monday, March 14, 2016 at 7:30 a.m.

Section 2. This resolution is effective immediately upon adoption.



Town of Carrboro

Town Hall
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Agenda Item Abstract

File Number:16-047

Agenda Date: 2/2/2016

File Type:Agendas

In Control: Board of Aldermen

Version: 1

TITLE:

Request to Reschedule the Public Hearing for Land Use Ordinance Text Amendments that would Clarify Regulations for Short-Term Rentals in Single-Family Residences

PURPOSE: The purpose of this item is for the Board of Aldermen to change the schedule for the public hearing on text amendments to the Land Use Ordinance to clarify the existing provisions relating to short-term rentals.

DEPARTMENT: Planning Department

CONTACT INFORMATION: Christina Moon - 919-918-7325; Marty Roupe - 919-918-7333; Nick Herman - 919-929-3905

INFORMATION: At the January 19, 2016 regular meeting, staff presented the Board of Aldermen with a draft ordinance, entitled, "An Ordinance Amending the Carrboro Land Use Ordinance to Clarify Regulations for Short-Term Rentals in Single-Family Residences." The Board set the public hearing for February 23rd, and requested modifications to the draft ordinance to address the following:

1. allow children to stay as guests in short-term rentals in addition to not more than two adults;
2. allow a primary occupant to rent the other unit in a duplex (two-family home), and an attached apartment as a short-term rental unit; and
3. explore whether recreational vehicles (RVs) and camping (tents) in the driveway or yard area could be used as short-term rentals.

After initial consideration of the requested changes, staff has found that some of the changes requested require more time for research and ordinance drafting. In order to fully explore these items and respond to the Board's request, staff is requesting that the Board cancel the public hearing scheduled for February 23rd. Staff expects to bring a revised ordinance back for the Board's consideration by March 22nd in order to allow a public hearing to be set in April. The resolution setting a new public hearing will be provided when the revised draft ordinance is presented.

FISCAL & STAFF IMPACT: There is no fiscal impact and minimal staff impact associated with this action.

Agenda Date: 2/2/2016

File Type:Agendas

In Control: Board of Aldermen

Version: 1

RECOMMENDATION: Staff recommends that the Board of Aldermen consider the attached resolution, cancelling the public hearing pending receipt of an updated draft ordinance and schedule.

A RESOLUTION CANCELLING THE PUBLIC HEARING ON AN ORDINANCE
AMENDING THE CARRBORO LAND USE ORDINANCE TO CLARIFY THE
REGULATIONS FOR SHORT-TERM RENTALS IN SINGLE-FAMILY RESIDENCES

WHEREAS, additional time is needed to prepare revisions to the draft ordinance;

NOW, THEREFORE BE IT RESOLVED that the Board of Aldermen cancels the public hearing scheduled for February 23, 2016 on “An Ordinance Amending the Carrboro Land Use Ordinance to Clarify the Regulations for Short-Term Rentals in Single-Family and other Residences.”

This is the 2nd day of February in the year 2016.

AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE TO
CLARIFY REGULATIONS FOR SHORT-TERM RENTALS IN SINGLE-FAMILY
RESIDENCES

Draft 12-22-2015

THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO ORDAINS:

Section 1. Section 15-15 (Definitions) of the Carrboro Land Use Ordinance is amended by adding a new subsection (108), as shown below, and renumbering the subsequent subsections accordingly.

(108) **SHORT-TERM RENTAL:** a residential use consisting of the renting out of one or two rooms within a single-family residence (which one or two rooms do not themselves constitute a separate dwelling unit) to not more than two persons who are not part of the family that resides in the dwelling for less than 28 days in succession.

Section 2. Section 15-150 (Accessory Uses) is amended by adding the following language to subsection (c)3: a residential use consisting of the renting out of one or two rooms within a single-family residence (which one or two rooms do not themselves constitute a separate dwelling unit) to not more than two persons who are not part of the family that resides in the single-family dwelling. Such rentals may include short-term (less than 28 days) or long-term (month-to-month).

Section 3. All provisions of any town ordinance in conflict with this ordinance are repealed.

Section 4. This ordinance shall become effective upon adoption.



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Agenda Item Abstract

File Number:16-021

Agenda Date: 2/2/2016

File Type:Agendas

In Control: Board of Aldermen

Version: 1

TITLE:

Update on Southern Branch Library

PURPOSE: The purpose of this item is to update the Board of Aldermen on the Town and County efforts related to possible siting of the Southern Branch Library and the status of communication related to the 203 S. Greensboro property.

DEPARTMENT: Planning and Manager's Office

CONTACT INFORMATION: Trish McGuire, pmcguire@townofcarrboro.org
<<mailto:pmcguire@townofcarrboro.org>>, 919-918-7327; David Andrews, dandrews@townofcarrboro.org, 919-918-7308

INFORMATION: On October 6, 2015 (
<<https://carrboro.legistar.com/View.ashx?M=M&ID=414412&GUID=0EB1795A-0748-42E7-ADD8-4A62A222A66A>> - see page 5), the Board of Aldermen directed the Town Manager to move forward with the County Manager with a conversation regarding due Diligence about possible use of the 2013 S. Greensboro Street property as a site for the Southern Branch Library. The Board of Aldermen included the following in its directions:

- Ask that future conversations include the Cat's Cradle
- Ask that staff report back to the Board on the pros and cons of site control
- Ask that the County be transparent through the due diligence process if the plan is for a stand-alone library or library coupled with other uses
- Ask that replacement and interim parking be made a priority
- Staff shall provide the County with the former development plan on 203 S. Greensboro
- Staff should consider opportunity costs, new market tax credits, and leveraging of funds during the discussions for the site.

Staff has been meeting with Orange County staff on this direction and the status of the County's work. A memo from Orange County staff is attached (Attachment A).

Other background materials related to discussion of the 203 S. Greensboro Street property as a possible library site are available as follows:

Agenda Date: 2/2/2016

File Type:Agendas

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Version: 1

May 7, 2013	Board of Aldermen Agenda Item and Minutes < https://carrboro.legistar.com/MeetingDetail.aspx?ID=233184&GUID=7A5D7EC8-2DE0-43FA-AC13-54B812A4EBA3&Options=&Search=&Search=&Search= >=
June 18, 2013	Board of County Commissioner staff memo < https://carrboro.legistar.com/View.ashx?M=F&ID=4056738&GUID=8052E9E8-9E03-4120-BDC3-A4EFB14C0CBA >
Orange County webpage on project January 2015 to present: < http://www.orangecountync.gov/departments/library/south_ern_site_updates.php >	
Orange County webpage on project prior to January 2015: < http://www.orangecountync.gov/departments/library/south_ern_branch_library_project.php >	

FISCAL & STAFF IMPACT: None anticipated in association with discussing the item and providing direction to the Town Manager.

RECOMMENDATION: It is recommended that the Board of Aldermen accept the agenda materials and provide direction to the Town Manager regarding any follow-up.



MEMORANDUM

Date: February 2, 2016

To: Board of Orange County Commissioners

From: Bonnie Hammersley, Orange County Manager

Subject: Update on Southern Branch Library Due Diligence and Siting Process

The purpose of this memo is to provide an update to the Board of Orange County Commissioners (BOCC) regarding the ongoing and collaborative Southern Branch Library site due diligence.

In late 2015, the Board may recall authorizing the County and Carrboro Town Manager to discuss a mutually beneficial site control arrangement for the Carrboro owned 203 S. Greensboro site. The BOCC also authorized the County Manager and staff to continue preliminary phase due diligence with regard to the site. Over the past several weeks, the Managers and staff have worked closely together on the project and have established an understanding on the following points and principals with regard to this promising site:

1. The site is best suited to continue to be owned by the Town of Carrboro with the County as a property right holder for a Southern Branch Library. This arrangement provides the control likely desired by Carrboro for current and future development while allowing the County to potentially build a 15,000 gross square foot Branch Library with associated parking. This arrangement also provides a more efficient development process under the Town development ordinance since the Town would continue to maintain ownership.
2. The Carrboro land use ordinance allows for a much larger building project in excess of the needs of the contemplated Southern Branch Library. This condition allows a simultaneous or future development of additional uses on the site that are mutually desirable by the Town and County. The Carrboro Board of Aldermen (BOA) has authorized the Town Manager to engage in a comprehensive town facilities space study. This study will inform the BOA of any potential need for town facilities to be co-located with the library on the 203 S. Greensboro site.

3. Public parking during construction as well as permanent parking facilities is a major factor for this site and will be addressed as part of the Town and County's collaborative work. The Town is currently conducting a parking study that will provide important information for this component of the potential project.
4. The County continues to conduct its preliminary phase due diligence on the property and, to date, has not discovered any significant impediments to its development as a Southern Branch Library. Results of the geotechnical and environmental analysis components will be available for staff in the coming weeks.
5. The County continues to attend, at the invitation of Carrboro, the Carrboro Arts and Innovation Center work group. The work group is awaiting findings and recommendations of a study being provided by the UNC School of Government's Development Finance Initiative. This work is separate to the County and Town's collaboration on the Southern Branch Library.

The County Manager, Town Manager and staff will continue working closely together on this project at the 203 S. Greensboro site. The Managers will present a draft development agreement to their governing Boards shortly after the Carrboro space and parking studies are completed in the spring/summer of 2016. In addition, an accurate project timeline will be presented based on the results of the completed studies.

The "Southern Branch Library Chronology" is attached and has been updated for your information.

If you have questions, please do not hesitate to contact me. Thank you.

cc: Carrboro Board of Aldermen

Attachment A: Southern Branch Library Project Chronology

2010-2012 - Evaluation and ultimate BOCC rejection of 210 Hillsborough Street location as a Southern Branch Library site.

September, 2012 - BOCC adopted site selection criteria.

December, 2012 - Letter from Carrboro Manager to the County Manager suggesting 3 sites be evaluated.

May, 2013 - Letter from Carrboro Manager to the County Manager suggesting 4 additional sites be evaluated.

November, 2013 - BOCC authorized staff to begin primary phase 1 due diligence on 120 Brewer Lane site.

January, 2014 - BOCC authorized staff to begin the public input work as part of the primary phase due diligence on 120 Brewer Lane site.

May, 2014 - Staff report to BOCC updating the primary phase due diligence and public input process for the 120 Brewer Lane site.

October, 2014 - Staff report to joint meeting of BOCC and Carrboro Board of Aldermen on progress of 120 Brewer Lane Memorandum of Understanding and Development Agreement negotiations.

June, 2015 - Southern Branch Library site criteria update staff report to BOCC CAIC Steering Committee update reports to BOCC and Carrboro Board of Aldermen.

September, 2015 - Southern Branch Library site criteria update staff report to BOCC and recommends continued due diligence with regard to the 23 S. Greensboro site; BOCC authorizes County Manager to enter into discussions of site control for 203 S. Greensboro Street site.

October, 2015 – Carrboro Board of Aldermen authorizes Town Manager to enter into site control discussions for 203 S. Greensboro Street.

February, 2016 – Project progress update to BOCC and Board of Aldermen.



Town of Carrboro

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Carrboro, NC 27510

Agenda Item Abstract

File Number:16-036

Agenda Date: 2/2/2016

File Type:Agendas

In Control: Board of Aldermen

Version: 1

TITLE:

Presentation of the Advisory Boards' Technical Review of Carrboro Vision2020

PURPOSE: The purpose of this item is for the Board of Aldermen to receive a brief presentation on the advisory boards' technical review of the Carrboro Vision2020 document.

CONTACT INFORMATION: Jack Haggerty - 919-967-5191; Christina Moon - 919-918-7325; Patricia McGuire - 918-918-7327; Nick Herman - 919-929-3905

INFORMATION: For the past three years, the Planning Board has organized a series of three outreach sessions in October to help support National Community Planning Month. Each series has been designed to focus on a current planning topic of local interest. The first year targeted affordable housing; the second provided an overview of zoning and how it affects land uses. The third year addressed topics relating to climate change in preparation for the climate action committee's task force's development of a community climate action plan.

For this year's project, October 2015, the Planning Board decided to go in a different direction. Noting the fifteenth anniversary of the adoption of Carrboro Vision2020, the Town's principle guiding document, the Planning Board saw an opportunity to tap into the collective knowledge all of its advisory board members to provide a technical review based on each board's specific expertise. Copies of the cover memorandum shared with the advisory boards to request their assistance along with the assemblage of their final comments are attached (Attachment B and Attachment C). As described in the memo, the purpose of the analysis was to evaluate the Town's progress toward the goals and directions outlined in Vision2020, to note where goals have been accomplished, where more effort is needed and where goals should be revised or even abandoned. It is the hope that the Board will find this technical report useful as a starting point for future discussions and/or outreach efforts relating to Vision2020 as we approach the end of the twenty-year vision period and transition into the next twenty years.

A resolution has been prepared (Attachment A) to receive the presentation, and if desired, provide comments and/or directions for potential next steps.

Agenda Date: 2/2/2016

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In Control: Board of Aldermen

Version: 1

FISCAL AND STAFF IMPACT: There are no fiscal impacts for receiving the presentation. Fiscal impacts and staff time may be associated with potential next steps.

RECOMMENDATION: Staff recommends that the Board of Aldermen adopt the attached resolution receiving the presentation and technical report, and consider potential next steps.

A RESOLUTION RECEIVING THE PRESENTATION ON THE ADVISORY BOARDS'
TECHNICAL REVIEW OF CARRBORO VISION2020

WHEREAS, for the past three years, the Planning Board has organized a series of three outreach sessions in October to help support National Community Planning Month; and

WHEREAS, for October of 2015, the Planning Board called on the collective knowledge of all of the Town's advisory boards to provide a technical review of Carrboro Vision2020, to evaluate the Town's progress toward the goals and directions outlined in that document, to note where goals have been accomplished, where more effort is needed and where goals should be revised or even abandoned; and

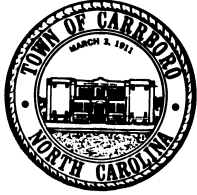
WHEREAS, the Planning Board has presented the technical review to the Board.

NOW, THEREFORE, BE IT RESOLVED by the Carrboro Board of Aldermen that the Board receives the presentation.

BE IT FURTHER RESOLVED, that the Board requests:

1. _____
2. _____
3. _____

This is the 2ND day of February in the year 2016.



TOWN OF CARRBORO

PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

August 20, 2015

Request for Comment

Dear Advisory Board Members:

The Board of Aldermen will be reviewing the Carrboro *Vision2020* later this year. The Planning Board proposes that the advisory boards' annual project be to assess and comment on the vision document prior to the aldermen's review. The advisory boards would comment on Carrboro's progress toward the goals and directions of the document in the 15 years since its adoption. They would note where the goals have been accomplished or where more effort is needed. They may also highlight if goals and directions should be added, revised, or even abandoned.

The result of the project would be recommendations for an updated *Vision2020*, one that looks at the town's accomplishments of the last 15 years as well as providing mileposts for the next 5 years. This project would be in lieu of the public outreach forum series for this year. The Planning Board anticipates that the Board of Aldermen will seek public input at a later time.

An excerpt from *Vision2020* is attached. Below is a list of the advisory boards and sections of *Vision2020* that most directly relate to the boards' purview. Boards should comment on the sections listed but are not limited to these sections and can comment on any section that captures their attention.

Arts Committee:

1.2

Economic Sustainability Commission:

3.0 (entire section), 6.0 (entire section)

Human Services Advisory Committee:

1.0 (entire section)

Recreation and Parks Commission:

1.1, 5.3

Appearance Commission:

2.3, 2.4, 3.0 (entire section)

Environmental Advisory Board:

2.4, 5.0 (entire section)

Planning Board:

2.0 (entire section), 3.0 (entire section), 6.0 (entire section)

Transportation Advisory Board:

4.0 (entire section)

Greenways Commission:

1.1, 5.3

The Planning Board proposes that each board return comments in the format shown in the example below, noting the relevant section number and which board is providing the comment. **Please return comments to Tina Moon (cmoon@townofcarrboro.org) as a Word document no later than October 15th.** We believe this schedule is feasible because the *Vision2020* except is short. The Planning Board intends to meet the week after and invites the advisory boards to join us to review and discuss all of the comments.
















Example:

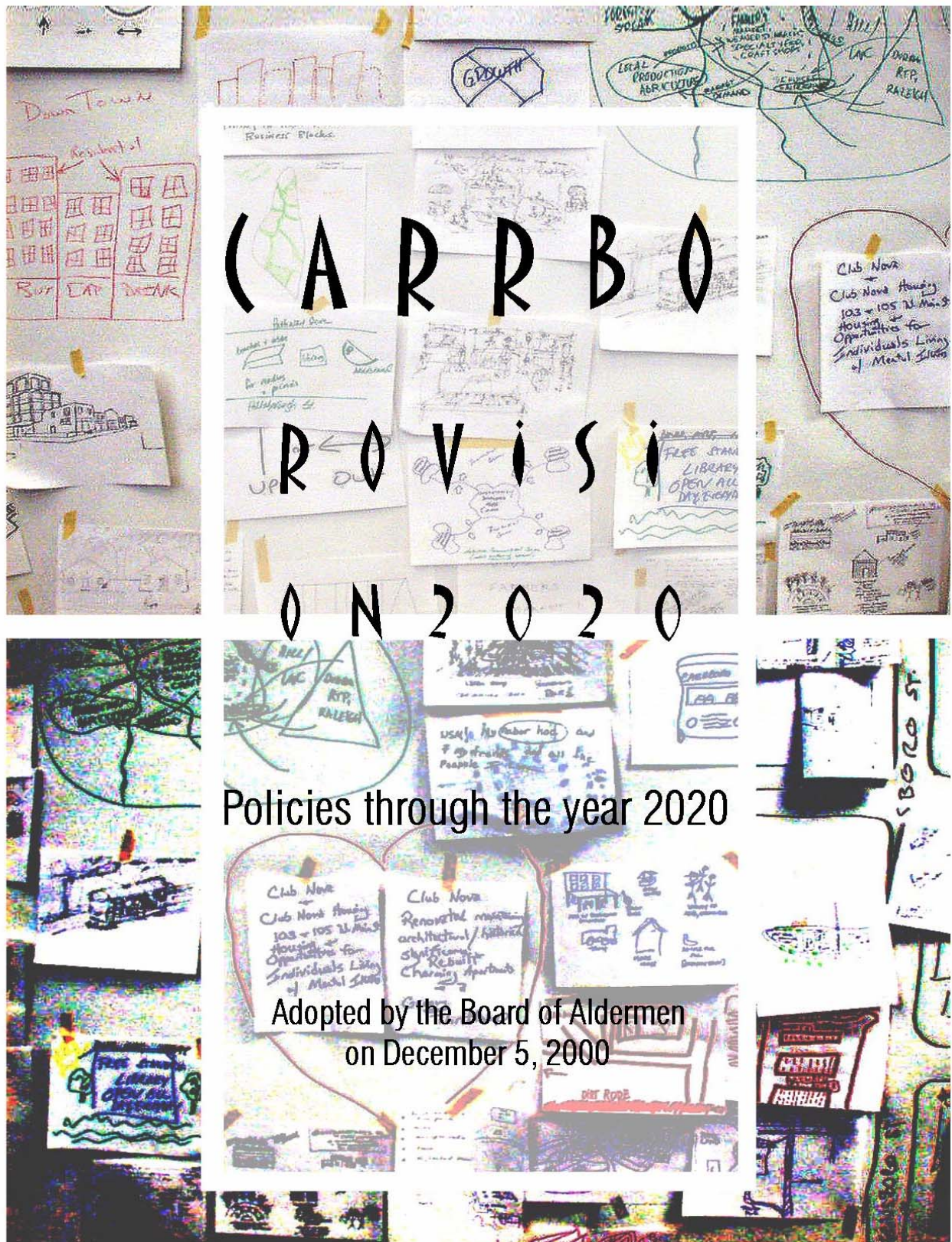
3.23 Other downtown commercial activity could include restaurants, entertainment venues, technology companies, lodging, and offices.

- *Planning Board: Carrboro should increase efforts to attract more professional offices. The number of restaurants and bars featuring entertainment has increased significantly, but businesses that generate all-day activity have not.*

VISION 2020/2015

an assessment by the advisory boards at the fifteen year mark

				
				
				
2016	2017	2018	2019	2020



Acknowledgments Vision 2020/2015

Planning Board

Braxton Foushee, Chair
Catherine Adamson
Susan Poulton
David Clinton
Heather Hunt
Andrew Whittemore
Thomas Tiemann
Andy Cohen*
Jack Haggerty*
Tina Moon*, Town Staff Liaison

Transportation Advisory Board

Linda Haac, Chair
Colleen Barclay
Robert Dow
Kurt Stolka
John Nicopoulus
Diana McDuffee*
Sarah Moore
Bergen Watterson, Town Staff Liaison

Economic Sustainability Commission

Arthur Beven Ramsey, Chair
Matthew Neal
Paul Daughtry
Leo Gaev
David Jesse
Bob Saunders
Terri Turner
Annette Stone, Town Staff Liaison

Greenways Commission

Charlie Hileman, Chair
Robert Kirschner
Mary Parker Sonis
Johnny Randall
Rob Crook
Randy Dodd, Town Staff Liaison
Bergen Watterson, Town Staff Liaison
Wendell Rogers, Town Staff Liaison

Recreation and Parks Commission

Daniel Siler, Chair
Katherine Rosier
Will Potter
Barbara Cudmore
Susan Barry
Tamara Sanders
Ben Kittelson
Annetta Streater
Kendra Van Pel
Lisa Smith
Dennis Joines, Town Staff Liaison

Environmental Advisory Board

Bruce Sinclair, Chair
Robert Crook
Tim Turner
Rachel Cotter
Sharon Patrick
Sheila Walsh-Reddy
Jeanette O'Connor
Randy Dodd, Town Staff Liaison

Arts Committee

Jay Parker, Chair
Mary Norkus
Will McNerney
Daniel Mayer
Eva Weber
Jacqueline Marx
Art Menius
Christine Abernathy
Daniel Cefalo
Rah Trost, Town Staff Liaison

Northern Transition Area

Advisory Committee

Amy Jerolman, Chair
Jeanette Moore
Jay Bryan*
Jeff Kleaveland, Town Staff Liaison
Anahid Vrana

Staff assistance from Jane Touhey

*participant in the original Vision 2020 Steering Committee and/or the Community Forum

Acknowledgments

TOWN OF CARRBORO BOARD OF ALDERMEN

Michael Nelson, *Mayor*

Joal Hall Broun

Mark Dorosin

Jacquelyn Gist, *Mayor Pro-Tem*

Diana McDuffee

Allen Spalt

Alex Zaffron

VISION 2020 STEERING COMMITTEE

Shirley Marshall, *Co-Chair*

Stan Babiss

Giles Blunden

Stuart Brown

Andy Cohen

Jean Earnhardt

Richard Ellington

Tony Galiani

JoAnn Garvin

Diana McDuffee, *Co-Chair*

Berkeley Grimball

Jack Haggerty

James Morgan

Doris Murrell

Michael Nelson, *Mayor*

Sophie Piesse

Amy Singleton

Steve Small

PARTICIPANTS IN THE COMMUNITY FORUM, MARCH 25, 2000

Will Allen
Stan Babiss
Giles Blunden
Paul Brewer-Jensen
Joal Broun
Merrilie Brown
Michael Brown
Sarah Bruce
Jay Bryan
Kathy Buck
Jane Burns
Fred Burns
Ned Burns
Andy Cohen
Emilie Condon
Mariangela Crowley
Elisabeth Curtis
Shiva Das
Julie Das
Barbara Dewey
Mark Dorosin

Karen Dunn
Jean Earnhardt
Richard Ellington
Joe Farrar
Faye Farrar
Allison Frankel
Diane Frazier
Jim Frazier
Tony Galiani
Denise Gammonelly
Jo Ann Garvin
Jasmine Gerard
Mazzi Ghoddoussi
Diane Gillis
Jacquie Gist
Marni Gwyther
Jack Haggerty
Marsha Hawk
Shelley Higgins
Tom High
Mary C. Johnson
Alex Zaffron

Jerry Kruter
Nerys Levy and Guest
Marty Mandell
Shirley Marshall
Diana McDuffee
Doris Murrell
Victoria Mendes
Tom Merz
Neal Mochel
Tina Moon
Ken Moore
James Morgan
Chuck Morton
Mike Nelson
Jeff Ottman
Myles Presler
Alicia Ravetto
Norah Reich
Bill Roach
Susan Rodemier
Kathy Roggenkamp
Robin Zimbler

Jenny Rosser
Jessica Ryan
Amy Sayle
Scott Seibel
Amy Singleton
Ruffin Slater
Allen Spalt
Ina Stern
William Stott
Alma Stott
Liam Stott
Amy Sullivan
Richard Taylor
Terri Turner
Richard Unkiewicz
Ted Vaden
Chris Van Hasselt
Wendy Wenck
Tim West
James R. Williams
Mildred Williams

OBSERVERS

Jean Bolduc

Dave Hart

STAFF/CONSULTANT

Roy M. Williford, Planning Director

Patricia J. McGuire, Planning Administrator

Jeff Kleaveland, Planner/Zoning Development Specialist

Catherine DeVine-Grimball, Editor

Introduction 2020/2015

In the summer of 2015, the Planning Board proposed that the advisory boards take a fresh look at Carrboro's *Vision2020*. The *Vision2020* document has been the guiding statement of principles for the Town since its adoption in December 2000. As 2015 marks three quarters of the way through the period contemplated by Vision 2020, it is a propitious time to review our progress toward the vision. This document, *2020/2015*, attempts to do that by assessing the accomplishments of the last 15 years and providing guideposts for the next 5 years.

In 2020/2015, comments from the advisory boards have been inserted into the original *Vision 2020* document. Board comments are italicized and placed directly below the text to which they refer. The amended document, a living vision, will go to the Board of Aldermen.

The word “character” appears frequently in *Vision 2020*. A whole section is devoted to it. In the larger sense, the entire document speaks to Carrboro's character – the goal of affordable housing, the encouragement of public and alternative modes of transit, the preservation of the environment – all can be said to be part of Carrboro's character. Each of the advisory boards, in its comments, addresses the character of Carrboro. Some comments affirm the original vision, and others push the vision in different directions. The Planning Board has attempted, with its comments, to bring Carrboro's unique qualities to the built environment – at the street level, in the neighborhoods and the downtown.

Planning Board
Fall, 2015

Introduction

Vision2020 is a policy-making document for the Town of Carrboro to use in the planning of its future. It is a caretaking tool, as well, designed to preserve the Town's history and qualities in an atmosphere of desirable growth.

This document reflects the direct input of over 100 Carrboro citizens. Every man, woman and child in Carrboro was invited to participate in a facilitated, citizen-based brainstorming session on March 25, 2000. Nearly 100 citizens chose to participate that morning. At this session, citizens were encouraged to draw, write, and verbally express their hopes, dreams, and visions for their community.

Hundreds upon hundreds of ideas were generated and an overall vision for the future began to emerge based on this citizen input. The Steering Committee, which consisted of representatives of all of the town's advisory boards plus several citizens-at-large, then took this emerging vision and crafted the following document.

The process by which the Vision 2020 policies were developed reflects the town's commitment to crafting policies that reflect the will of the citizens after a great deal of input and discussion.

The Committee wishes to thank all of the participants in Vision2020.

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Vision2020 Policies

1.0 PROGRAMMING, SERVICES, AND AMENITIES

Many of Carrboro's existing programs and services were examined by the Vision2020 Steering Committee. Recreation and parks, arts and culture, human services, and such critical town services as police, fire, and public works contribute greatly to the quality of life in Carrboro. As such, these programs and services deserve the town's ongoing support.

1.1 Recreation and Parks

Carrboro's recreation and parks amenities play a large role in our citizens' quality of life and sense of community. Carrboro citizens have identified a need for public places where citizens can meet and mingle. Citizens have also identified a need for locally available activities for young adults which can be easily accessed by various transportation modes.

- 1.11** The town should encourage and support the development of greenways and parklands dedicated to public use along streams and easements. There should be a network of connected greenways throughout the town. These greenways should serve as nature trails, biking and walking trails, wildlife corridors. All should protect our natural environment.

Greenways Commission: The town should endeavor to balance the preservation of natural areas with public use of them, particularly along streams and utility easements. The town should designate nature preserves with limited public use within new and existing greenways. All should protect our natural environment.

Northern Transition Area (NTA) Advisory Committee: The network of connected greenways should extend to and be developed within the Northern Study Area (NSA).

- 1.12** The town should continue to maintain existing parks and anticipate the need for more parks and recreation facilities. There should be a park or play field within walking distance of every residence in Carrboro.

Recreation and Parks Commission: In addition to parks and recreation facilities, the town should strive for natural spaces, open or wooded, that are convenient to every residence in Carrboro.

Environmental Advisory Board: The town should practice and encourage ecologically sound and sustainable maintenance of open space, including parks and greenways. Maintenance practices should align with: least-toxic/integrated pest management; encouragement of native plants and discouragement of

invasive plants; minimizing fossil fuel use and maximizing renewable energy generation; maximizing infiltration and improving soil quality while minimizing runoff and impacts to surface and ground waters.

- 1.13** The town should fund and implement the Recreation and Parks Master Plan, developing a long-range financing plan to fund recreation needs. Payment-in-lieu funds, state and federal grants, and local revenue could all be considered. The town should seek to collaborate with neighboring towns, Orange County and the school board for the joint provision, purchase and operation of recreational facilities.
- Greenways Commission: The Recreation and Parks Master Plan and the adopted Greenways plans require a commitment to long-range financing for recreation needs, preserves and trailways. A periodic review of the plans should be undertaken to create resilience and mitigate climate change effects.***
- 1.14** Recreation programming should be expanded, with a broader range of programming for all interests and age groups (youth, adults, and seniors). Carrboro citizens express a strong desire for a town pool, an outdoor theatre/amphitheater, soccer fields, dance space, and a gymnasium. There should be music in the parks regularly, lots of activity at the Century Center, and a kids' park.
- Recreation and Parks Commission: The town and the Recreation and Parks Commission should continuously evaluate community needs and make recommendations for programming and facilities that meet all interests, abilities and age groups. Communication regarding parks and recreation programs and facilities should be useful and useable to the public.***
- Planning Board: Although recreation programming has been expanded, key recreational amenities are still neither available nor being planned for. For example, there is still no soccer field within the Carrboro planning jurisdiction. Reaching this goal will require the town to engage in more focused planning for capital recreation projects.***
- 1.15** The town should practice and encourage ecologically sound and sustainable maintenance of open space, including parks and greenways.
- Greenways Commission: The ecological integrity of the last few areas that are not developed should be preserved.***
- 1.16** ***Recreation and Parks Commission: Trails and greenways that increase connectivity to parks and recreation fields and facilities should be encouraged.***

1.2 Arts and Culture

Art and culture play a very large role in Carrboro's distinctive appeal. Carrboro is an integrated community. We need to understand each other, accept each other, appreciate each other, interact with each other, work, live, and recreate together. Much town pride is evident at community gatherings. The town should continue to encourage and support artistic and cultural activity. The town should also take measures to ensure that the public transportation system enables our citizens to take advantage of the cultural and educational opportunities available at UNC-Chapel Hill.

Arts Committee: The town should continue to pursue the recommendations of the 2015 Creative Carrboro report, including branding Carrboro as a creative community, organizing and facilitating efforts to support Carrboro's arts community and creative economy, providing affordable living and working space for artists and creative enterprises, and developing markets for Carrboro artists and creative enterprises.

- 1.21 The town should plan and support regular music events and festivals in our parks and the Century Center. Additionally, the town should complete the bandstand at the Town Commons for regular concerts and artistic events.

Arts Committee: The bandstand and the Town Commons have proved excellent venues for music events. The town should continue to work with local businesses and organizations to increase and expand free concert opportunities for the public.

- 1.22 The town should support a centrally located and conveniently accessible library.

Planning Board: A centrally located library is a worthy goal and should continue to be pursued, possibly by public/private partnership in which commercial uses are located in the same building as the library.

Arts Committee: The new library should include spaces for arts programming.

- 1.23 The Carrboro Century Center should be developed to its fullest potential. This facility, complementing the ArtsCenter, should become the cultural center of Carrboro, drawing people downtown, creating a sense of place, and serving all citizens.

Arts Committee: The new spaces for arts programming in the library should be considered in conjunction with the current Century Center spaces so that each facility is used to its best advantage, with particular focus on a new indoor concert venue.

- 1.24 The town should support efforts to honor and celebrate the diversity of our citizenry through activities at the Century Center, and by supporting cultural centers, festivals, and musical and arts events.

- 1.25 The town should continue to support, as well as encourage its residents to support, the ArtsCenter, which is an integral part of the town's cultural life.
Planning Board: Town support for the ArtsCenter will be especially critical through 2020 as it enters a new chapter and faces a transition to a new building.
- 1.26 The Town should preserve and celebrate its history through continuing installations and display and continued support of Carrboro Day.
Arts Committee: More could be done to preserve and celebrate Carrboro's history. The Town historian (a volunteer position) could assist in this worthwhile effort.
- 1.27 The town should support, fund and purchase public art, including sculpture and murals, and encourage public art projects like The Public Gallery of Carrboro's Art on Weaver.
Arts Committee: Public murals and sculpture should be encouraged by the town. The town could partner with artists, private donors and property developers to further this effort.
- 1.28 The town should encourage year-round use of its nationally acclaimed Farmer's Market. While seasonal use will vary, the town should also encourage additional, compatible uses, such as a regular crafts and arts market.
Economic Sustainability Commission: The Farmers Market is in year-round use, and the town should make a space for an arts and crafts market.
- 1.29 A celebration should be developed in which art galleries, the town, and local restaurants sponsor arts-related activities on a regular basis.
Arts Committee: 2nd Friday could be expanded to include downtown restaurants and other downtown entertainment venues.

1.3 Human Services

Carrboro citizens are vocal in their concern for each other. Our citizens also desire the security of knowing how their town works, thereby facilitating our delivery of human services.

- 1.31 The town should continue to look for unmet needs, to inform the Orange County Commissioners of those needs, and to urge them to address those unmet needs.
- 1.32 The town should continue to support human service needs that are above and beyond those met by the County.
- 1.33 The town should develop a comprehensive plan for supporting the needs of special populations, including senior citizens and immigrants, in which these populations identify their needs rather than the community at large. Such a

plan would focus particularly on transit needs easy access and proximity to health care and integration into the greater community.

- 1.34 The town should follow through on citizens' interest in maintaining a senior center in Carrboro.
- 1.35 The town should consider the impact of its ordinances and policies on the wellbeing of its most vulnerable citizens, including the elderly, children, those with disabilities and those living on low-, middle-, or fixed incomes.

1.4 Town Services

The Town plans to utilize electronic technology to the fullest in order to be a "Community on the Web." Access to public documents and community updates should increase flexibly and swiftly in response to changing community needs.

- 1.41 Carrboro should encourage paperless transactions to minimize solid waste disposal. All town services should be made available on-line, including information, town forms, ordinances, and payments.
- 1.42 Carrboro town staff should remain dedicated to fast, efficient public service, employing new technologies and skills toward increasingly cost-effective and environmentally friendly town services.
- 1.43 Carrboro should continue to provide a high level of police, public works and fire service to its citizens.
- 1.44 The town should continue to seek opportunities to exercise more local control of revenue options and community health and welfare options.
- 1.45 The town should continue to encourage the active participation of its citizens in community planning.
- 1.46 Carrboro should continue its efforts towards community building by encouraging the use of facilitation and conflict resolution. The town should also seek alternatives or supplements to the traditional public hearing format when controversial issues are before the Board.

1.5 Adult Education

- 1.51 The town should work to bring a community college to the area.
- 1.52 The town should create a "Communiversity" to provide learning opportunities at all stages of life. With adult students and retirees in mind, one model for this program might be Elderhostel.
- 1.53 The town should promote the Century Center's adult education offerings and use this facility to its fullest potential as a venue for educational opportunity.

2.0 DEVELOPMENT

Carrboro's development should take place in a manner consistent with a set of adopted values. The health and safety of citizens should be protected. Respect for and protection of the natural environment should be integrated into the town's policies as a high priority in enriching the quality of life. As much as possible, Carrboro's town character should be preserved; and the town should respond to citizen initiatives toward that goal. The community should continue to foster diversity, welcoming people of all races, ages, ethnicity, sexual orientations, and social and economic backgrounds. Growth should occur in a balanced fashion, and at a rate that does not jeopardize the values set forth by Vision2020. The interests of all members of the community, including property owners, neighbors, and other interested citizens should be considered when making development decisions.

2.1 Avoidance of Adverse Effects on Public Health and Safety

- 2.11 Infill development should take place in a manner that fulfills the town's goals and enhances neighboring areas. The town should develop policies that mitigate the adverse impact of infill development, with particular consideration given to roads, sidewalks, and aesthetic compatibility. The town should develop a process to mediate disagreements between developers and residents of existing neighborhoods.

Planning Board: Infill development and redevelopment of existing lots to higher intensity uses should be encouraged within the boundaries of the historical downtown. Infill in the downtown increases density without encroaching on the existing adjacent neighborhoods.

- 2.12 The town should limit development in sensitive areas such as the watershed, wetlands, and other areas the development of which could adversely affect water supplies and habitat. The town's restrictions on development within the University Lake Watershed should be retained and enforced.

Economic Sustainability Commission: In the Hwy 54 corridor Light Manufacturing zoning overlaps watershed protection zoning. The town should review the condition and determine if it discourages development.

Environmental Advisory Board: The Town should continue to require the preservation and maintenance of open space, when land is developed, to enforce restraints on clear-cutting, and to require adequate visual buffers.

- 2.13** *Economic Sustainability Commission: The town has used mediation to resolve disputes between developers and neighbors. The effectiveness of this strategy should be compared to the more traditional approaches to resolution of development differences in producing effective results.*

2.2 Preservation of the Natural Environment

- 2.21** The Town should continue to require the preservation and maintenance of open space when land is developed, to enforce restraints on clear-cutting, and to require adequate buffers.

Environmental Advisory Board: The areas to be maintained should include wetlands, floodplains, stream buffers, steep slopes, hardwood stands and the tree canopy.

NTA Advisory Committee: Specific regulation on clear-cutting should be developed and enforced.

- 2.22** Where development is deemed acceptable, there should be well defined dense development with areas of well preserved open space.

Planning Board: Density should be prioritized over open space in the downtown.

- 2.23** The town encourages the planting of native plant species, as well as non-native species that are not invasive. Removal of invasive species is encouraged. The town supports education on this topic and encourages the public to become aware of the list of invasive plant species found in Appendix E-17 of the Town of Carrboro Land Use Ordinance.

Environmental Advisory Board. The planting of native species is an important step towards preserving healthy pollinator populations, since native species act as the host plants for most of our native insects. The town should expand Appendix E-17 to include information on landscape design and maintenance to maximize ecosystem health.

- 2.24** ***Greenways Commission: Urban greenways, utility lines, and other corridors are becoming more important as refugia and actual habitat for plant and animal life. As such, these areas should be managed to maximize ecological quality.***

2.3 Attractiveness of the Developed Environment

- 2.31** The town should continue to encourage developers to apply adopted downtown design guidelines when planning and building new structures in the downtown area. Additionally, the town should continue to encourage developers to follow architectural guidelines for residential property. The town should periodically revisit the architectural guidelines to evaluate their effectiveness and their impact on other policy areas (See 2.52 and 6.0).

Planning Board: The town should enhance the architectural guidelines to encourage a historically-based contextual architecture that reflects, without slavish imitation, the qualities of Carrboro's existing architecture—masonry detailing (patterns and corbelling), recessed entrances, articulation of the building form and pedestrian-scaled proportions.

Economic Sustainability Commission: The architectural guidelines need to be strengthened in order to discourage “value-engineered” commercial development. The town should encourage quality architecturally detailed buildings, especially in the downtown area.

NTA Advisory Coimmittee: Commercial architectural guidelines, in keeping with Carrboro's town character, should be developed and approved for theNorthern Study Area (NSA).

- 2.32 New development that blends single-family and multi-family units should be designed and landscaped to ensure compatibility.

Planning Board: By encouraging different housing types and a variety of design in new residential developments, these developments will become architecturally richer environments, contributing to their sense of place and identity. (See 2.52)

2.4 Carrboro's Character

- 2.41 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 downtown should remain a center for the community where people work, gather, shop, socialize and recreate. The Century Center should serve as a focal point for the downtown.

Planning Board: Future downtown projects should be aesthetically and functionally integrated with the existing downtown fabric and not realized as enclaves of private development. The town should continue to strive for a downtown that is interwoven and human-scaled, with an emphasis on lively streets and pedestrian activity at day and night.

Economic Sustainability Commission: The main entrances to the Century Center should be improved to enhance accessibility by the public and to reinforce the Center's role as the focal point of the downtown.

- 2.42 Development throughout Carrboro should be consistent with its distinctive town character. The town should adhere to policies that limit the widening of roads, encourage plantings alongside roads, preserve historic areas, buildings and older neighborhoods, and retain unspoiled green spaces and other natural areas.

NTA Advisory Committee: The same effort should be extended to include the Northern Study Area.

- 2.43 Carrboro should plan and encourage the growth of tree canopies over roads to mitigate the heat and smog effect caused by superheated pavement. Carrboro should strongly encourage the electric utilities to put their lines underground to allow for full canopy coverage.

- 2.44 ***Environmental Advisory Board: Solar power and other renewable sources of energy should be incorporated into the town infrastructure. Other green infrastructure - green roofs, green walls, curb cuts, mini rain gardens, porous pavement with buried cisterns, among other Best Management Practices (BMPs), should be built throughout the town.***

- 2.45 ***Environmental Advisory Board: The town should be known as a practitioner of climate change mitigation and adaptation practices. The town should make an effort to attract businesses and manufacturing that will contribute to an economically and environmentally sustainable future.***

2.5 Balanced and Controlled Growth

- 2.51 The town should support the implementation of our Small Area Plan.

Planning Board: The town should develop and actively implement Small Area Plans and/or flexible zoning options in the Northern Transition Area, the Jones Ferry Road corridor, the downtown and other areas identified for commercial development. These plans should provide certainty for current owners as to expected uses and direction to potential developers

- 2.52 The town should continue to require the construction of a diverse housing stock.

Planning Board: The town should encourage the construction of a more diverse and affordable housing opportunities by allowing accessory dwelling units, small lot subdivisions, density bonuses, SROs, live-work flats and other options that make housing available to a wider range of incomes.

Economic Sustainability Commission: The town should support and pursue the Affordable Housing Task Force strategies.

- 2.53 Careful attention should be paid to the carrying capacity of the existing infrastructure as growth occurs.

NTA Advisory Committee: In addition to carrying capacity, the review of new developments should include a consideration of the impact of them on existing infrastructure and existing use patterns and practices.

- 2.54 ***NTA Advisory Committee: The Town should make information about pending and currently-permitted projects available and transparent on-line so that residents have more immediate access to the information as a project progresses or changes. Contact information for individual projects or planning processes should be clearly identified to minimize confusion for residents seeking answers to their questions. Notification should be more detailed and provide a link to information about the project and/or a primer on the zoning or permitting question at hand.***

3.0 ECONOMIC DEVELOPMENT

With the population of Carrboro expected to increase during the Vision2020 period, additional commercial development should be anticipated both downtown and in peripheral areas. Carrboro should seek to reduce the tax burden on single-family owners by increasing the percentage of commercial space in town.

Economic Sustainability Commission: The town should strive to become a regional leader and exemplar for BALLE (Business Alliance for Local Living Economies.)

3.1 Nature of Development

In the interest of environmental preservation, new commercial development must minimize negative environmental impact, it must emphasize appropriate buffers, and it must not compromise the integrity of established neighborhoods.

Economic Sustainability Commission: Guidelines should be developed to specifically address the tension created when a new development is proposed adjacent to an existing neighborhood so that both parties know what to expect and how their needs will be met. The guidelines should include steps to be taken by developers in working with the neighborhood(s).

NTA Advisory Committee: In addition to commercial development, the effect of utility infrastructure should be considered as well.

3.2 Downtown Vitality

Downtown Carrboro should be nurtured as the social, cultural and economic center of our community. The downtown should include public social spaces as well as a mix of business types.

3.21 The town should develop a plan to govern the continuing development of downtown. Toward this end, the town should adopt the following goals:

- To double commercial square footage in the downtown from that existing in the year 2000.

Economic Sustainability Commission: The town should continue to encourage commercial development and should include, as well, areas outside of the downtown in the goal for doubling square footage.

- To accommodate additional square footage by building up, not out.
- To increase the density of commercial property in the downtown area.
- To improve the downtown infrastructure (e.g. parking facilities, sidewalks, lighting, shading) to meet the needs of the community.
- To develop transit and traffic initiatives which enhance the viability of downtown.

3.22 Carrboro should encourage the development and placement of architecturally significant commercial and civic buildings.

Planning Board: New commercial buildings that are larger and taller than the historical buildings of the downtown should be designed to reflect the salient qualities of the historical downtown architecture. (See 2.31)

3.23 Other downtown commercial activity could include restaurants, entertainment venues, technology companies, lodging, and offices.

Planning Board: The town should increase efforts to attract more offices. The number of restaurants and bars featuring entertainment has increased significantly, but businesses that generate all-day activity have not. Offices would not only contribute commercial taxes but also bring a larger number of jobs to downtown than further retail development. Currently Carrboro has the dubious distinction of having the highest percentage of its population commute to another municipality for work of any town in North Carolina. Increasing employment in the town's key commercial districts would positively impact the town's energy efficiency, walkability, affordability, and tax stability.

3.24 Frequent, accessible public transit is necessary for a thriving downtown. Multi-modal access to downtown should be provided. As traffic increases, Carrboro should consider perimeter parking lots served by shuttles to bring people downtown.

Planning Board: This goal was extremely forward-looking when it was adopted. More attention to advance transportation planning is needed urgently to achieve it. Peripheral structured parking combined with shuttle service is one of few viable solutions to downtown traffic congestion and parking inefficiency.

- 3.25 Walkability should be encouraged downtown and pedestrian safety and comfort should be a goal. The town should improve lighting and shading, and create auto barriers.

Economic Sustainability Commission: More street benches and bicycle parking will encourage greater non-vehicular use.

- 3.26 Carrboro should continue to use the revolving loan fund to support the development of locally owned and operated businesses and encourage micro-enterprises through education and loans.

Economic Sustainability Commission: The fund should be open to non-profits as well as to for-profit businesses.

- 3.27 Carrboro should consider pedestrian-only spaces downtown.

Economic Sustainability Commission: The town should study East Weaver St. as a potential pedestrian-only street.

- 3.28 Carrboro encourages a variety of appropriate residential developments – single-family, multi-family, SROs, et cetera – in the downtown especially as part of mixed-use developments.

- 3.29 ***Environmental Advisory Board: The Town should work with citizens to protect and maintain the health of the urban forest. These trees are important for reducing storm water runoff, cleaning the air, providing habitat, increasing the economic value of neighborhoods, and sequestering carbon.***

3.3 New Commercial Growth

Opportunities for new commercial growth exist primarily in four areas: downtown, across from the Carrboro Plaza Shopping Center, within the commercial core of a village mixed-use development, and within new office/assembly conditional use developments. The latter two options are most obviously appropriate in the transition areas, but may be approved throughout the town's jurisdiction.

3.31 Shopping Centers

Before creating new shopping centers, the town should encourage those that exist to maximize their potential by adding stories when and where practical.

NTA Advisory Committee: The town should be more intentional in directing existing shopping centers to build up before considering such development in the NSA.

- 3.32 All shopping centers should be connected to residential areas with increased pedestrian access.

- 3.33 ***Planning Board: The town should discourage the construction of new strip malls – single story, predominantly retail properties, with the parking situated between the building(s) and the street. To this end, the***

current relevant ordinances allowing “shopping centers” should be altered. New development should be mixed-use.

3.4 Technology

3.41 The town should research ways to support telecommuting.

Economic Sustainability Commission: The town should encourage co-working and other creative solutions for working spaces for the large number of self-employed entrepreneurs in the community.

3.42 Carrboro should continue to explore new technologies and should actively recruit private companies to supply Carrboro with the most up-to-date technology available, encouraging its distribution throughout the town.

3.43 Carrboro should help local businesses grow and expand by taking full advantage of the Internet and other new technologies that become available.

Economic Sustainability Commission: Broadband availability should be expanded as part of bridging the digital divide.

3.5 Home Businesses

Carrboro should encourage small, low-impact home businesses. The town should revise ordinances to remove any unnecessary obstacles to appropriate home businesses, and should encourage developers to accommodate home businesses in all new developments.

Planning Board: The town should allow and encourage artisan living units that allow limited craft manufacturing and commercial activity as part of increasing economic diversity.

3.6 Economic Diversity

3.61 While our citizens may not be able to meet all of their consumer needs in Carrboro, it is important that the town encourage the widest possible diversity of locally operated businesses. The objective is a balanced portrait of convenience: a movie theater, overnight accommodations, home businesses, technology, retail, a variety or department store, restaurants and entertainment.

3.62 Carrboro is a town rich in economic diversity. The town should strive to continue this tradition by adopting ordinances and policies that recognize diverse employment types and pay scales.

3.63 The town should encourage the development of underutilized property in the downtown area.

3.64 ***Economic Sustainability Commission: The town should support the living wage movement.***

4.0 TRANSPORTATION

The safe and adequate flow of bus, auto, bicycle and pedestrian traffic within and around Carrboro is essential. The public transit system serves to encourage non-auto travel and reduce congestion on existing roads. The town's Land Use Ordinance and economic development policies both address traffic flow in this expanding municipality.

4.10 Planning

- 4.11 The Town of Carrboro should adopt a comprehensive transportation plan. The plan should address population growth projections for the town, its planning jurisdiction and expected growth in adjoining jurisdictions.

- 4.12 The Town should continue to implement its connector roads policy.

Planning Board: The town has proved too ready to accommodate neighborhoods when they object, in their own singular case, to connectivity. The policy is intended to benefit the whole of the town.

NTA Advisory Committee: This is a worthy goal but has not been achieved within the NSA. Speed calming devices on connector roads appear antithetical to the use of the road as a connector for through traffic.

- 4.13 The town should cooperate with Chapel Hill and other regional entities in a comprehensive transportation plan to include: regional transit service conducted by the Triangle Transit Authority, seamless connections among all the region's public transit systems, and shorter routes and more frequent service.

Transportation Advisory Board: The town should continue to cooperate with Chapel Hill and other regional entities to further broader regional transit services, seamless connections between them, shorter routes and more frequent service.

- 4.14 Carrboro should support a passenger rail connection between the Horace Williams' property, through Carrboro's downtown, and the main campus of the University of North Carolina at Chapel Hill.

Transportation Advisory Board: This goal is not relevant any longer. Carrboro should support the regional light rail project connecting Durham to UNC Hospitals, with a possible future extension into Carrboro.

- 4.15 As public transit routes are identified, the town should locate new high-density development along such routes through changes to the zoning ordinance and map.

4.2 Public Transit

- 4.21 The system should continue to facilitate access to youth activities and special events and educational opportunities at UNC-Chapel Hill and should enhance access to employment opportunities. Additional park and ride lots should be built for easy public transit access.
- 4.22 Carrboro should expand its participation in organization and planning for the community bus system and continue in its efforts to share the costs of the system equitably with Chapel Hill and the University. Costs of the system should be subsidized by federal and state grants as well as appropriated town revenues.
- 4.23 The town should support transportation services that meet the special needs of its disabled citizens.
- 4.24 ***Planning Board: The town should work to expand current public transportation destinations beyond Chapel Hill.***

4.3 Bicycle and pedestrian traffic

- 4.31 The town should fully implement its bicycle and pedestrian network plan. This plan should identify links needed now as well as links that will be needed by 2020.
NTA Advisory Committee: The network plan should be extended into the Northern Study Area.
- 4.32 The town should establish connections with bicycle and pedestrian ways in other jurisdictions.
- 4.33 The maintenance of these paths and ways should continue to be a high priority.
Planning Board: The town should increase pedestrian links, walks and alleys, from neighborhood to neighborhood, from neighborhoods to nearby commercial locations, and within the downtown.
- 4.34 ***Transportation Advisory Board: The town should formalize a collaboration with the Chapel Hill-Carrboro City Schools to implement Safe Routes to School infrastructure and programming.***
- 4.35 ***Transportation Advisory Board: The Town should increase police enforcement of crosswalk, speeding, and parking violations in order to improve the safety of Carrboro's bicycling and pedestrian environment.***

4.4 Established Roads

- 4.41 As a general policy, established roads should be widened to accommodate bike lanes and sidewalks, but not to provide additional lanes for automobiles.

4.5 New Development

- 4.51 The town should continue to require developers to install sidewalks and bicycle paths in new developments.
- 4.52 New developments should bear the costs of upgrading connector and arterial facilities in the areas adjacent to their properties to the extent appropriate, including upgrades to serve pedestrians and bicycles, given the added load to the infrastructure and anticipated use of facilities.

4.6 Funding

- 4.61 The comprehensive transportation plan should propose and recommend alternative funding mechanisms to finance infrastructure improvements.

5.0 Environmental Protection and Promotion

The town should serve as a leader in protecting the environment and protecting its residents.

5.10 Solid Waste

- 5.11 The town should aim to recycle all solid waste as a “No Waste” community, and should devise strategies to minimize landfill waste. The town should encourage source reduction through all available means (e.g. mandatory or “pay as you throw” collection of recyclables).

Environmental Advisory Board: The transition to single stream recycling was a step towards simplifying recycling for citizens – increasing participation and optimizing collection costs.

- 5.12 Carrboro should develop and encourage a network of neighborhood composting facilities. The town should also explore the creation of a town compost heap that would benefit the community’s gardeners.

- 5.13 Recycling facilities should be readily available throughout the town.

- 5.14 The town should investigate ways to increase the life span of the current landfill.

Environmental Advisory Board: The town should pursue a low-cost, long-lived, local landfill or waste transfer station for Carrboro or investigate optimal partnerships with adjoining governmental and non-governmental organizations.

- 5.15 Carrboro should work with the county to educate all citizens about waste reduction. Creative, non-traditional programs, such as turning garbage into art, should be pursued.
- 5.20 **Water**
- 5.21 Carrboro should work with OWASA to develop the policies and infrastructure necessary for water conservation (e.g. encourage the re-use of grey water, replacing fixtures with low-flow models, and collecting stormwater for watering gardens).
Environmental Advisory Board: Efforts in this area need to be redoubled. The town should work with homeowners and business owners as well as OWASA toward this goal.
- 5.22 Carrboro should adopt a strategy and set of policies to protect all of our creeks, streams, ponds, and lakes.
- 5.23 Carrboro should be proactive in managing its stormwater, promoting active maintenance of facilities, reducing impacts of increased impervious surface, and minimizing impacts on waterways.
- 5.24 ***Environmental Advisory Board: The Town should undertake development of an independent stormwater utility or partnering with other localities to leverage their existing utilities.***
- 5.25 ***Environmental Advisory Board: The Town should undertake efforts, either on its own or in cooperation with other jurisdictions, in the restoration of creeks, streams and lakes, especially those that contribute to the health of Jordan Lake.***
- 5.30 **Open Space, Greenways, and Natural Areas**
- 5.31 Carrboro should work to preserve open space and greenways through all available means, such as direct purchase, conservation easements, donations, and federal and state grants.
Environmental Advisory Board: Accomplishments in this area include the procurement of the Adams tract, working with UNC on conservation easement in Carolina North and starting of implementation of the Greenway network. These efforts should be continued.
- 5.32 The town should map a connected series of greenways that are large enough to serve as wildlife corridors.
Greenways Commission: As part of the mapping of greenways and natural areas that serve as wildlife corridors, unique habitats within them should be identified and mapped.
- 5.33 ***Environmental Advisory Board: In order to lower Carrboro's carbon footprint, promote general health and welfare of its citizens through***

exercise, promote access to wildlife for study and relaxation for both disabled and non-disabled citizens, off-road, stable, easily traversed greenways that connect both points within the town (north-south and east-west connectivity) and other communities (Hillsborough, Chapel Hill and Durham) should be constructed. These should be constructed using best engineering practices to minimize or eliminate other environmental impacts such as runoff and habitat bisection.

- 5.34** *Environmental Advisory Board: The Town should work towards linking all residential areas to natural areas and parks by means other than roadways (i.e. bike paths, greenways, etc.) and, then promote the use of these areas to all residents.*

5.40 Construction

- 5.41** The town should encourage the reduction of waste materials in the course of new construction or renovation. The town should promote, be a leader in, and require, where practical, the use of recycled building materials, recycling plans for construction and demolition materials, and the extent to which “green building” techniques are being employed.

5.50 Energy

- 5.51** The town should publicly promote every available means of energy conservation. The town’s own alternative and renewable energy targets should include passive and active solar, and composted waste co-generation to fuel public vehicles and the heating of town facilities
- 5.52** The town should set a goal of reduced energy costs in all town buildings and increased fleet mileage for all town vehicles.
Environmental Advisory Board: The town should set a goal for lower emissions for all town vehicles.
- 5.53** *Environmental Advisory Board: The town should set a goal of reduced energy costs for streetlights, as well as reducing night-sky light pollution.*
- 5.54** *Environmental Advisory Board: The town should consider implementation of geothermal on any future governmental projects such as libraries, art centers, and other government-owned buildings.*
- 5.55** *Environmental Advisory Board: The town should encourage and promote efficient generation of renewable energy and alternatives to fossil fuels, whether through public private partnerships (Carrboro Community Solar's installation of solar panels at the Farmers Market) or by supporting residential initiatives such as Solarize Carrboro. Additional opportunities and expansion of these models need to be replicated and expanded to commercial spaces. Further, the town should be more proactive in working with intergovernmental organizations and other governmental organizations to promote a*

regulatory environment that is supportive of these goals.

5.6 Farmland Preservation

- 5.61 The town should adopt incentives to help limit the conversion of farmland to developed uses that bridge the transition areas. These incentives should be designed to preserve small farms, farm co-ops, and organic farming within new conservation subdivisions and elsewhere.

NTA Advisory Committee: The town should promote and encourage farm owners to consider the County's Land Legacy program.

5.7 Toxic Use

The town will work to reduce its use of hazardous and toxic products in town operations and will expand, promote, and provide public education on such efforts as with its least toxic integrated pest management policy.

5.8 Urban Forests and Open Space

- 5.81 ***Environmental Advisory Board: The Town should work with citizens to protect and maintain the health of the urban forest. Trees are important for reducing storm water runoff, cleaning the air, providing habitat, increasing the economic value of neighborhoods and sequestering carbon.***

- 5.82 ***Environmental Advisory Board. In the development of open spaces, emphasis should be placed on development of natural areas as open space in addition to developed or paved open spaces.***

6.0 HOUSING

The town should develop a comprehensive housing policy that seeks to provide housing for all of Carrboro's citizens.

6.1 Housing for a Diverse Population

- 6.11 Town policy should accommodate a variety of housing styles, sizes and pricing. It should also address issues of density, funding and rezoning to allow for more non-detached housing, mixed-use development, and communal living options.
- 6.12 The variety of strategies to be considered should include the investigation of alternative public and private funding for construction and renovation of low and moderate income housing. A low interest loan pool for individuals and nonprofits that wish to buy and rehabilitate housing is desired.
- 6.13 The town should review all vacant municipally owned land for the purpose of making unneeded tracts available for housing programs.

- 6.14 The town should continue to advocate for inclusionary zoning techniques to increase the local stock of affordable housing.
- 6.15 The town should pursue the development of density bonus provisions for projects incorporating environmentally sensitive development and building practices.
- 6.16 With our growing population of senior citizens, the town should support the creation of more housing that allows our senior citizens to interact fully with the larger community. Senior access to public transit will become an increasingly important concern.
- 6.17 The town should interact with non-profit groups that work to provide affordable housing, including but not limited to the Land Trust, Orange Community Housing Corporation, Empowerment Inc., and Habitat for Humanity.
- 6.18 A minimum of 15 percent of the residential units in any residential development should meet the affordability criteria specified in Section 15-182.4 of the Carrboro Land Use Ordinance.
- Planning Board: The town must increase and align its efforts in pursuit of this principle. The payment-in-lieu option should be evaluated to determine if the fee is adequate or needs to be increased in order to properly incentivize actual construction of affordable units integrated within residential developments.***
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Town of Carrboro

Town Hall
301 W. Main St.
Carrboro, NC 27510

Agenda Item Abstract

File Number:16-022

Agenda Date: 2/2/2016

File Type:Agendas

In Control: Board of Aldermen

Version: 1

TITLE: Martin Luther King Jr. Park Design Update

PURPOSE: The purpose of this agenda item is to update the Board of Aldermen on the proposed park layout before moving forward with the design phase of the park.

DEPARTMENT: Recreation and Parks Department

CONTACT INFORMATION: Anita Jones-McNair 918-7381 and Wendell Rodgers 918-7371

INFORMATION:

Since the last update to the Board of Aldermen in Fall 2015, staff has collected additional information about the proposed park layout.

The Recreation and Parks Commission provided recommendations that were presented at the last discussion. Staff had an opportunity to revisit and research some of the considerations provided. **Attachment A** recaps those recommendations and conclusions.

Staff met with the MLK Jr. garden representatives about expanding and sustaining the current garden. **Attachment B** is a summary of items for consideration.

Also a brief community survey was done in an effort to gather additional ideas related to commemorating Dr. Martin Luther King Jr.'s memory and an amenity that appeals to teens. The survey was available online, paper copies, given out through the school district, African American churches and available in English, Spanish, Karen and Burmese languages. The results of the survey can be found in **Attachment C**.

Based on feedback from the last meeting and updated information, staff revised the conceptual park layout found in **Attachment D**.

The next step is to begin the design phase of the park. We will leave the rear of the park open for now and include the wetlands, trail and several shelters. Staff will include construction phasing in the plan. Also a plaque recreating a design in **Attachment C** can commemorate the memory of Dr. Martin Luther King Jr. This plaque was created by a community (Carrboro) teen, Grace Baucom. She is also the Vice President of the Carrboro Youth Council.

FISCAL & STAFF IMPACT: None at this time. Funds for the park design were approved in this fiscal

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year's budget. Staff will provide status reports for the Board of Aldermen throughout this process.

RECOMMENDATION: Accept the additional park information.

Recreation and Parks Commission Recommendations
(Updated and background information is in **bold**)

Park Front -

- Maintain space for existing garden, shelter and storage and allow space to expand if gardeners are interested.

Staff met with the garden community. Attachment B outlines their recommendations.

- Behind the garden space include a fenced children and seniors natural playground.

It was recommended to decouple the playground areas. The design can accommodate that request.

- Condense size of parking area if possible.

Staff received this information from the Planning Department - Land Use Ordinance Section 15-291(g) states the following requirement for use classification 6.221: One (1) space for every 200 square feet of area within enclosed buildings, plus one (1) space for every three (3) persons that the outdoor facilities are designed to accommodate when used to the maximum capacity. The plan would need to identify a reasonable estimate for maximum capacity of users in order to determine the required number of spaces in addition to any indoor spaces.

- Include a fenced youth (5-16) cycling area on right side of park near entrance.

The design can accommodate this recommendation.

- Maintain restroom location and shelter with multiple functions such as amphitheater.

The design can accommodate this recommendation.

Rear of Park -

- Leave as open space with grading only.

It is encouraged to keep the wetlands as a primary feature of the park and look at creating a minimal size area. Planning provided the following - Sungate conducted preliminary engineering on the wetland but the scope of work did not include identifying the minimum possible retrofit size. My understanding is that performance for nutrient reduction (the purpose of the wetland) would be proportionally reduced for a reduction in size/surface area from that shown on the plan. To understand the tradeoffs and feasibility of reducing the size, staff needs to ask Sungate to update their analysis and would want to give them clear instructions about what was the design goal for the park/wetland area.

It was also recommended to explore ways to engage more teenagers using some of this area of the park. A survey was completed and the results are included in Attachment C.

- Condense size of parking area if possible (5 parking spaces instead of 9).

It was recommended to remove this parking area.

- Maintain trail around the park and pollination gardens along the buffers.

The design can accommodate this recommendation.

Conditional uses and other items (warrants further discussion, research and/or approval)

- Bicycle storage area for donated bicycles

The design can accommodate this recommendation.

- Beehive in the community garden

We can accommodate this recommendation as long as training, posted rules, regulations and any other precautionary measures take place to minimize risk to the users of the property and to the public.

- Include educational signage provided by Earth and Sky Discovery Trail that markets their company

Cannot accommodate this recommendation based on the Section 14-20 Commercial Activity Restricted of the Town Code.

(a) Subject to subsection (b), no person may engage in commercial activity on town property. For purposes of this section, commercial activity means any activity conducted by any person (other than the Town of Carrboro) for the purpose of collecting admission charges or fees of any kind in excess of the costs of the activity, as well as any sale, attempted sale, or advertisement of sale of any goods, merchandise, equipment or services. As used in this section, the term “commercial activity” shall not include the solicitation of donations at or in connection with any activity conducted on town property by a nonprofit organization. (Amend. 11/1/05)

(b) The provisions of subsection (a) shall not apply to:

(1) Sales of goods, merchandise and services by persons authorized by the same at town sponsored events such as the annual Fourth of July celebration.

Sales of goods and merchandise by vendors at approved farm and craft markets operated by or on behalf of the Town or by nonprofit organizations who contract with the Town to operate farm and craft markets. (Amend. 6/6/98)

(3) Sales of goods and merchandise by persons acting as agents of the town at Wilson Park, the Anderson Community Park, and other town property.

(4) The following activities when conducted by nonprofit organizations:

(Amend. 11/1/05)

a. Sales of goods, merchandise, equipment, or services, so long as such sales take place within or on town property that is subject to a reservation system pursuant to the provisions of Section 14-5.

b. Other fund raising activities conducted at the Century Center or Town Commons, so long as such activities are otherwise consistent with the rules applicable to the use of such facilities.

(5) Sales of goods and merchandise at the Town Commons or Century Center by or with the authorization of persons that have reserved the Town Commons or Century Center pursuant to regulations regarding the reservation and use of the Town Commons or Century Center, promulgated pursuant to Section 14-28 of this Code. (Amend. 2/13/01)

Section 14-28 Supplementary Rules and Regulations

(a) The administrator may adopt reasonable supplementary rules and regulations governing the occupancy and use of town property. Such rules and regulations shall be consistent with the provisions of this chapter and shall be designed to protect and safeguard town property and the persons using town property and to facilitate the safe and convenient use and enjoyment by all of town property. Without limiting the generality of the foregoing, the administration may adopt rules and regulations governing the use of tennis courts, basketball courts, ball fields, parking lots, etc. Whenever practicable, such rules and regulations shall be posted at the particular facility they affect and in all cases shall be kept on file and available for public inspection in the administrator's office.

(b) No person may occupy or use town property in a manner that is inconsistent with the supplementary rules and regulations adopted pursuant to subsection (a). (Amend. 6/7/05)

- Limit number of parking spaces in the park

Information provided above.

- Use of existing well for irrigation, etc.

The design can accommodate this recommendation providing necessary recommendations are met.

Attachment B

Through the generosity of the Town, we, the Carrboro Community Garden Coalition (CCGC) and the Carrboro Family Garden (CFG), have been able to offer the local community a chance to garden organically, promote healthy eating, encourage sustainable living and cultivate community at the MLK Park. Both gardens, despite different governing principles, are currently thriving at MLK.

We understand that planning is proceeding on upgrading the Martin Luther King Park on Hillsborough Rd. and that we should be able to continue or expand our activities there. As part of that planning process, we would like to suggest areas in which we and the town can continue to work together or improve the Gardens and the Park.

Advisory members from both gardens weighed in and came up with this list of suggested improvements. Successful operation of the gardens requires a surprising number of pieces, many of which the Town currently helps with or provides. The list below provides a summary of items along with additional discussion points.

Land allocation - The possibility of increasing the size of the gardens has been raised. We currently cultivate [approximately .78 acres] at MLK. The CCGC has as much land as it can actively manage with the current membership. The CFG would like to expand their side of the garden by 50% to allow for future growth - size of plots and more family plots. We need to find funds for a lumber budget to build the new plots. Also we would like the Town to remove tall trees along the edge of the driveway as one enters the park. This would increase the hours of sun on the garden substantially.

Fencing – need new deer/rabbit proof fence around entire perimeter of the garden. We are cognizant that Town funds are taxpayer derived and in limited supply and attempt to raise all necessary operating funds from grants and from our membership for as many expenses as possible. Clearly, some possible future expenses, such as more attractive, high grade and permanent deer fencing, if required, would constitute a major financing hurdle for the Gardens on their own. Is this something the Town can include in the cost of park design and development?

Water supply – In the interest of conservation and cost minimization, we would like to plan for using collected rainwater runoff from any appropriately located new structures at MLK. This should be part of an improved storage and distribution system for that collected water. Clearly there is a need for some combination of a rainwater collection, storage and distribution system; supply from OWASA; and/or an upgrade to the preexisting well. The CCGC uses the limited capacity of a preexisting well and roof runoff collection to plastic tank storage tanks. The CFG found funds to install a connection to OWASA. This is also the CCG fallback. The ongoing cost of water used in the gardens is a concern (\$300-400 /year for the current base rate and CFG alone). It was agreed that when the park is developed the base water service transfers to the Town's current bill. We would hope to reach an agreement with the Town to minimize the costs to both the Town and the Gardens in achieving this.

Power – availability of main power. We would hope to have electrical main power at the gardens, mainly needed for water pumping, the small well, power tools, and lighting. Usage would be minor.

Secure storage - tool/storage shed of equal or larger size than existing one that can be locked. We currently use the shed/barn on the site to store tools, garden covers, wheelbarrows, seeds, fertilizer, the battery pump, and so forth and to shade several cisterns. We will badly need a similar amount of storage in the upgraded park. Is this something the Town can include in the cost of park design and development?

Shade, seating and tables - North Carolina in the summer is hot. It is important to have either shade trees or a pavilion or similar structure near the Gardens. A covered pavilion would also be used by park visitors and enable potlucks and educational programs. Is this something the Town can include in the cost of park design and development?

Parking – near the gardens and storage. Similar size parking areas and a bike rack near the garden and the storage for general parking, delivery of supplies and harvesting of crops would be very useful. We really liked the idea of having a play area in the field between the shed and the port-a-potty so children will be visible when playing while the adults are working and won't be crossing the parking lot/driveway.

Sanitary facilities - public restrooms nearby, with a possible outdoor sink for washing vegetables. The Town has kindly provided a port-a-potty, which is greatly appreciated and adequate to our needs. The addition of bathrooms with low flow or composting toilets, access to running water for handwashing, and possibly an exterior sink for produce washing, would be extremely welcome.

Waste disposal ('yard', recyclable, and general) - the Town has provided waste and recycling bins and allows us to place garden organic waste at the curb on Hillsborough St. This or a similar arrangement would be greatly appreciated.

Composting – consider a composting demonstration site. The inclusion of a more coordinated and effective compost demonstration site that could be helpful to both gardens, an educational opportunity for the community at large, and an aid to landfill reduction. Muriel Williman with the County is creating such sites and may be a willing partner in such an effort. Can the Town support a demonstration site?

Leaves, wood chips (mulch) – the Town has provided us with leaf deliveries during the fall, which are a major aid in allowing us to amend the soil and deter weeds. Can the Town continue to provide delivery?

Marketing - we continue to seek ways to improve our contacts with the broader community, both to publicize our efforts and to seek new members to participate in the gardens. To the extent appropriate, we would be happy to coordinate these efforts with those of the Town of Carrboro.

Liability insurance - the CFG currently has liability coverage through Orange County Partnership for Young Children, but this coverage is under review. The CCG currently has no coverage. Could the gardens fall under the Town's coverage?

Beekeeping - enclosed area or yard. Could be beneficial to the gardens and neighborhood for pollination and an educational opportunity. **Needs to be reviewed.

Community Survey Results

A survey was done seeking additional ideas for park design related to commemorating Dr. Martin Luther King Jr.'s memory and an amenity that appeals to teens.

Question 1 - How can we celebrate the memory of Dr. Martin Luther King Jr. in this park?

It is a good, big and beautiful place and nice and safe place to celebrate.

Flowers are very beautiful. Plant a lot of flowers. Roses, lotuses.

He is the one who created the beautiful garden. People are interested in it because of the nice place and more space.

We can see the beautiful flowers and get fresh air. Give flowers to each person. Have music.

We have to plant trees

He is the first one who created the garden, so we have to celebrate him every year.

Because of the flowers, trees, it is a place that make people interested. We also can call that garden 'Dr Martin Luther King Jr

We should celebrate him every year because the garden is very beautiful

Invite friends to come and celebrate him with games, music and more games

I'd personally like to see a paved bike/walk path around the perimeter with plenty of sitting benches and pollinator gardens.

Since the park is in commemoration of Martin Luther King, Jr., I like to see inspirational quotes in the park. They could be on benches or even on site stones.

This would be great questions to ask McDougle and Smith middle schoolers! Please take the time to reach out to the principals, they are looking for ways to connect learning to the community.

Have a statue of Gandhi.

With a statue or a plaque with his name. A monument.

A plaque to commemorate the fight

Making a statue and writing his biography in order to know about him

Making a museum that explains about his life and a monument in person

Create this plaque. See an example below- the blue shapes are tile pieces of mosaic background.



Question 2 What amenity can we put in the back open flat area of the park for teens?

Put chairs where people can sit

Plant more trees and grass

We can create a park for the youth and put in chairs

Plant a lot of colorful flowers. Have a place to read about Dr. Martin Luther King

Put things that make people interested

I think in the back of the garden we have to plan more beautiful flowers

We should do more activities about Martin Luther King Jr. It is very important for us to remember him

Games, reading, soccer, football, volleyball

Keep more things for play

Games for kids

Soccer field and games for children

Skateboards area, basketball courts, soccer field

Making a skate area

Indoor soccer field and a track for exercising

Court

My pre-teen would love to see a bicycle or skate park and/or pump track. I think kids need more safe spaces to bike and skateboard! A climbing wall/structure is also appealing.

I'd love to see the open space left undeveloped. If we commit the land to specific uses (eg pump track), we would restrict it from any other future use. However, leaving the land as it is would allow it to be used for any variety of purposes (as it currently is). Also, consider that this is one of the only open spaces left in Carrboro area, so it would be a shame lose it to development.

I think that some type of multipurpose sports field would appeal to many teens. As for commemorating MLK, I have no ideas.

I agree that a multi-use sports field would be a nice addition. So many of the other fields--understandably--are for leagues and organized sports. My children love to get together with friends after school and on weekends for pick up games of soccer, football, Ultimate, etc. this would probably be fairly low-cost project and would keep the landscape in much the same condition as it is currently. The field does not have to be perfect--think "sand lot" baseball. I think Martin Luther King would approve of more recreational opportunities for our youth.

Teenagers would really enjoy a bicycle pump track, based on seeing tracks based in North Carolina's Warrior Creek (brushymtncyclists.com/the-pum...) and in Telluride, Colorado (telluridenews.com/sports/arti...). It takes very little room and encourages fun, outdoor exercise. The cost to construct such an area is minimal, as it is small (Telluride's article indicates theirs is a 45 x 75 foot space); the Warrior Creek track is small too. The track is entirely made of dirt/clay. Here are plans for building a pump track: leelikesbikes.com/pump-tracks...

Here's another town's article on their new track: teamtowncycle.com/docs/pumptrack411pdf

Constructing the course would also make a great service project for local scouts. This would get teens involved in the early phases and help spread the word about the site.

I think a multipurpose sports and athletics field would be an excellent addition. It would give teens a place to practice our favorite sports and hang out with friends. Parks can never have too many multipurpose athletic fields.

I'd like to see an awesome playground like at "Duke Park" in Durham with tons of climbing structures and 2 and 3-story tunnel slides.

1) Outdoor classroom with free wifi, electric outlets, benches, and roof that is built by and improved by public as needed; a place where community can have seminar to debate issues, and make plans to improve community, and where students can study [outdoors](#). 2) Allow adults and children to build structures on land (like huts and other structures to play in), dig up and play with earth, plants, and animals, and plant things. 3) If there are disputes about people destroying or building structures, then allow people to work it out on their own and/or appoint a mediator. 4) Encourage wildlife and allow plants to grow naturally without maintenance; if people want to maintain it, let them. 5) Offer first come, first serve camping permits (like a national park would. \$10/day) so people/families can camp there. 6) Allow people to sell produce (like a farmers market), and add a water fountain, and bathrooms. 7) Add a locked shed where public can borrow supplies (that have been donated): rake, shovel, pencil, pens, paper, calculator, rope, scissors, magnifying glass, other things that people can plan and build with. The person in charge of handing out supplies can live on land for free and also be in charge of collecting money from campers and enforcing camping rules. 8) Allow people to use space for free and teach classes to public (yoga, tai chi, dancing, science, other fitness, etc) and to host public debates and games.

I feel distressed when I think about how I'm not allowed to build or change things on public and private land (~99.9% of property around me). I have a lot of things that I've learned in schools, etc and I want to explore and test my skills, but I feel confined because of the laws about not "destroying" public property (I'm not sure what "destroying" means and if it extends to digging a hole or building a shelter in a park). I hope there can be at least one space where people can build what they want even if they can't afford to own private property.

How about a flexible, multi-purpose space incorporating multiple ideas that have been suggested in this forum? For example, a space that allows for a market in the morning and sports in the afternoon and camping in the evening. And/or a space with (shaded) outdoor seating with wi-fi and power, but also a playground. Nobody says this space has to "be" only one thing. Unless I'm mistaken, there is a movement among architects to design buildings that "flex" throughout the day or month depending on users' needs; it might be possible to borrow design ideas from that movement.

It would be nice to include some activities for seniors such as shuffle board, bocce ball, and pickleball. For younger people, it would be nice to have a practice wall/outdoor handball court(s).

In general, my biggest wish for the park is for a fantastic natural playground, an alternative to the generic metal and plastic playgrounds found in so many places. Here are a few Here are a few examples:

erectarchitecture.co.uk/project play-scapes.com/play-design/net apesatplay.com/

I support a pump track for teens and a tribute to King as well, perhaps a fountain or flower/rock garden, or an interesting piece of artwork. I do not support a formal playing field, just an informal space that can be used as a playing field if people wish, as they currently do. Anything we add to the park should be of natural materials and not detract from the beauty of the current landscape

Interscholastic mountain biking is coming to North Carolina. We would benefit in local commerce by having a bicycle pump track which offers skill development across all cycling disciplines. Other sports are considerably accommodated in our town. Let's help support the growth and development of young cyclists while also offering an adult skill development that expands and attracts adult recreational mountain bikers who patron local businesses. northcarolinamtb.org



Martin Luther King Jr. Park Modified Option

