



Town of Carrboro

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

Meeting Agenda Board of Aldermen



Tuesday, February 23, 2016

7:30 PM

Board Chambers - Room 110

A. RESOLUTIONS, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

7:30-7:35

1. [16-076](#) Recognition of Chapel Hill High School Women's Indoor Track and Field Team and Men's Swim Team - State Champions

B. ANNOUNCEMENT OF UPCOMING PUBLIC MEETINGS

7:35-8:40

C. CONSENT AGENDA

1. [16-075](#) Approval of Previous Meeting Minutes
2. [16-074](#) Request to Approve a Resolution Authorizing the Town Manager to Enter into an Agreement between the Town of Carrboro and the Orange Water and Sewer Authority (OWASA) to Establish Network Interconnectivity and Network Infrastructure Facilities Sharing.
PURPOSE: The purpose of the interconnectivity and infrastructure sharing is to provide OWASA a path to the MCNC NCREN network for less costly high speed broadband internet connectivity. This agreement will also establish interorganizational connectivity that may be leveraged by future projects and partnerships.

Attachments: [Attachment A.pdf](#)

[Attachment B.pdf](#)

D. PUBLIC HEARING

7:40-8:10

1. [16-067](#) Major Modification of an existing Conditional Use Permit at 107 Padgette Lane thereby allowing construction of a 5-story Hilton Hotel as well as expansion of the existing 300 E. Main St. parking garage.

PURPOSE: To review a major modification of an existing Conditional Use Permit allowing construction of a 5-story Hilton Hotel on the property identified as 107 Padgette Lane. Accessory to this permit modification request will be the construction of the 300 E. Main Street parking deck expansion, which has already been approved as part of the 300 E. Main St. CUP. An accompanying minor modification to the 300 E. Main Street CUP must be approved to formally encumber the new hotel's proposed satellite parking spaces.

Attachments: [A-Hilton Garden Inn BALD Staff Report FINAL](#)
[B-1 - Butler Recorded CUP doc](#)
[B-2 - 300 E Main- Butler Exhibit](#)
[C-Complete Project Plans \(site and building\) Updated for BALD-reduced](#)
[D-1 - VHB TIA letter](#)
[D-2 - NCDOT letter](#)
[E- Applicant's Final Revised Parking Narrative](#)
[F -Site Plan Showing 300 E Main and new Hotel-reduced](#)
[G - Ground contamination](#)
[H - Excerpt from Brownfield Agreement](#)
[I - Tree Removal Justification Information](#)
[J - Screening deviation request](#)
[K- Secondary Fire Truck access on Libba Cotten](#)
[L - Applicant responses to Town policies](#)
[M-AC Minutes 10-1-15 re Downtown Arch Standards](#)
[N - Appraiser analysis](#)
[O- NIM notes 7-22-15](#)
[P- Hilton- Staff Advisory Boards Summary Sheet](#)
[Q - Response to EAB's Green buliding checklist](#)
[R -DRAFT Construction Management Plan](#)
[S-CUP Worksheet](#)

8:10-8:15

2. [16-071](#) Minor Modification to the 300 E. Main Conditional Use Permit, acknowledging the reservation of satellite parking spaces for the Hilton Garden Inn located at 107 Padgette Lane and allowing the use of an interim surface parking area.

PURPOSE: The purpose of this item is to modify the 300 E. Main St. CUP to reserve 118 satellite parking spaces on the 300 E. Main property pursuant to the approval of the Hilton Garden Inn CUP and the parking arrangement proposed therein by the applicant, and, to allow a temporary interim surface parking lot in the footprint of the proposed parking deck expansion.

Attachments: [300 E Main Permit Mod resolution-HGI Satellite Spaces](#)
 [300 E Main Recorded CUP](#)

- E. **MATTERS BY BOARD MEMBERS**
- F. **MATTERS BY TOWN MANAGER**
- G. **MATTERS BY TOWN ATTORNEY**
- H. **MATTERS BY TOWN CLERK**



Town of Carrboro

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

Agenda Item Abstract

File Number:16-074

Agenda Date: 2/23/2016

File Type:Agendas

In Control: Board of Aldermen

Version: 1

TITLE:

Request to Approve a Resolution Authorizing the Town Manager to Enter into an Agreement between the Town of Carrboro and the Orange Water and Sewer Authority (OWASA) to Establish Network Interconnectivity and Network Infrastructure Facilities Sharing.

PURPOSE: The purpose of the interconnectivity and infrastructure sharing is to provide OWASA a path to the MCNC NCREN network for less costly high speed broadband internet connectivity. This agreement will also establish interorganizational connectivity that may be leveraged by future projects and partnerships.

DEPARTMENT: IT

CONTACT INFORMATION: Andy Vogel, 919-918-7305

INFORMATION: OWASA will construct wireless connectivity between OWASA's principle offices located on 400 Jones Ferry Road and the Town of Carrboro Town Hall and then make use of an unused fiber strand in an existing Town owned fiber optic path to an MCNC NCREN Point of Presence (POP). This will provide a complete data network path between OWASA and MCNC NCREN for internet connectivity. This project represents a collaboration and partnership between the Town of Carrboro, OWASA and UNC at Chapel Hill and the connectivity created may be leveraged by other future projects. The Agreement has been included as Attachment A and a resolution has been included as Attachment B.

FISCAL & STAFF IMPACT: None

RECOMMENDATION: Staff recommend that the Board adopt the resolution in Attachment B.

STATE OF NORTH CAROLINA

ORANGE COUNTY

LICENSE AGREEMENT

THIS LICENSE AGREEMENT, is made and entered into this _____ day of _____, 2016, by and between the TOWN OF CARRBORO, a body politic and corporate, whose principal offices are located at 301 West Main Street in Carrboro, North Carolina, hereinafter called "LICENSOR", party of the first part, and the ORANGE WATER AND SEWER AUTHORITY, a public corporate entity, organized and acting under Chapter 162A of the North Carolina General Statutes, whose principal offices are at 400 Jones Ferry Road, Carrboro, North Carolina, hereinafter called the "LICENSEE," party of the second part.

WITNESSETH:

That for and in consideration of the covenants herein contained, and in further consideration of the mutual benefits and duties created and to be enjoyed hereunder, the LICENSOR hereby licenses the LICENSEE to place, erect, connect, maintain and operate communications facilities and equipment as described in "Exhibit A" attached hereto, upon the LICENSOR's property at the Town of Carrboro Town Hall (301 W. Main St) and the Carrboro Century Center (100 North Greensboro Street). Furthermore, the LICENSOR grants the LICENSEE unrestricted access to and joint use of predetermined unused strands of fiber in existing fiber optic cables owned by the Town of Carrboro, which presently run from the Carrboro Town Hall to the Carrboro Century Center and from the Carrboro Century Center to the ITS Manning Building located on the UNC-Chapel Hill campus.

1. TERM OF LICENSE AGREEMENT. This LICENSE AGREEMENT shall be effective as of the _____ day of _____, 2016 and shall continue in effect, unless terminated as herein provided, for an original term of five (5) years therefrom. After the expiration of said original five (5) year term, this LICENSE AGREEMENT shall be extended automatically for successive additional five (5) year terms, upon all of the other terms, conditions, covenants and provisions set forth herein, provided, however, that this LICENSE AGREEMENT may be earlier cancelled or terminated by either party as provided in Paragraph 8 below.
2. PAYMENTS AND SERVICES. The LICENSOR shall not require an annual license fee or any other payment from the LICENSEE; however, the LICENSOR, in lieu of LICENSEE's payment of any such fee, shall be permitted to use and may jointly use the facilities and equipment installed by LICENSEE, so that LICENSOR can transmit signals to, and receive signals from other facilities, on a separate channel that is equivalent to a virtual area network or VLAN, and is or may be entirely controlled by the LICENSOR; provided further that the parties' intent is to make joint use of these facilities, with neither interrupting or interfering with the other's use.

3. **TERMS OF LICENSE.** LICENSEE will construct, install, operate and maintain its facilities and equipment at the LICENSOR's Carrboro Town Hall and Carrboro Century Center so as not to damage or interfere with any and all other equipment or operations located or conducted on said site and facilities. The LICENSEE shall be permitted reasonable access to the facilities on which the LICENSEE's facilities and equipment are to be located on a seven (7) days a week, twenty-four (24) hours a day basis. Except where prevented by emergency circumstances, LICENSEE shall notify the LICENSOR in advance before entering either Site. And, LICENSEE shall lock and secure the LICENSOR's facilities against any unauthorized entry or use in accordance with directions from the LICENSOR, on any occasion when it exercises access thereto. Failure to secure and lock such site after access has been exercised may, at the election of the LICENSOR, result in termination of further unrestricted access for the LICENSEE.
4. **POWER AND COMMUNICATIONS.** Any communications or power lines provided by the LICENSEE to serve its facilities and equipment installed at or on the LICENSOR's property shall be installed and operated at the LICENSEE's expense (unless otherwise agreed to by both parties) and only with the prior written approval of the LICENSOR, which approval shall not be unreasonably withheld. Licensee shall take care to assure its facilities and equipment are not operated so as to cause any interference or detrimental effects to communications facilities or other operations of the LICENSOR, or similar equipment previously installed by other parties. And, Licensor shall not authorize or permit the installation or operation of other facilities or connections by third parties, which may be detrimental to LICENSEE'S operations. All electrical power lines and other cables provided by the LICENSEE shall be installed in accordance with applicable codes and regulations.
5. **CONSTRUCTION.** Prior to the LICENSEE or any agents or contractors of the LICENSEE entering the premises to perform construction activities, the LICENSEE must notify the LICENSOR at least three days in advance. All construction activities related to equipment delivery, parking or use of the area outside of the fence shall be coordinated with the LICENSOR prior to commencement of work. The LICENSOR shall have the right to accompany the LICENSEE's employees, agents or contractors on such activities to inspect such activities and to order any work or activities stopped that risk or actually damage LICENSOR's property or operations, or the property or operations of any third party permitted by LICENSOR upon that site. All installation and construction will be performed by the LICENSEE or a qualified contractor selected by the LICENSEE. LICENSEE shall obtain LICENSOR's approval of the contractor it proposes to complete any work for LICENSEE, and LICENSOR shall have the right to inspect and have work that is unacceptable redone at LICENSEE's expense. At LICENSEE's expense, LICENSOR may rebuild, repair, repaint, seal and restore the LICENSOR's facilities where LICENSEE's actions, or those of

its contractors, have in LICENSOR's opinion, caused such restoration to be necessary. In all cases such work as may be required by LICENSOR shall be completed by the LICENSEE within thirty (30) days of its receipt of written notice from LICENSOR provided, however, that if such required work is not capable of being completed within thirty (30) day period, LICENSEE shall be afforded a reasonable period of time to complete such work ; in any event, LICENSEE shall promptly commence such work after receipt of notice and prosecute and complete such work with due diligence, failing which, LICENSOR may undertake and complete the work at LICENSEE's expense.

6. COMPLIANCE WITH APPLICABLE REQUIREMENTS: PAYMENT OF APPLICABLE FEES. LICENSEE shall, at its own expense, promptly obtain any and all required licenses, permits, or other approvals necessary for operation of the facilities to be constructed; and, LICENSEE shall pay all permit fees and charges and otherwise comply with the requirements of every applicable statute, law, ordinance, regulation, or order by any Federal, State, or other Public Body, Department, or Commission, as necessary with respect to installation, operation and maintenance of said facilities. LICENSEE further agrees to pay all applicable fees and taxes associated with the ownership and use of LICENSEE's facilities.

If LICENSOR determines, in its sole discretion, that the LICENSEE'S facilities adversely affect, or may adversely affect, the LICENSOR's facilities or operations at LICENSOR's facilities, at the LICENSOR's direction the LICENSEE shall relocate or remove its facilities at or from the LICENSOR's property within one hundred and eighty (180) days' of the LICENSOR's giving LICENSEE written notice to vacate.

7. TERMINATION; RESTORATION OF PROPERTY. This LICENSE AGREEMENT may be cancelled or terminated as provided herein.
 - (a) In the event the LICENSEE defaults in the performance of any of the obligation, covenants, or agreements hereunder, the LICENSOR shall notify the LICENSEE in writing of such default. If, following thirty (30) days of its receipt of said notice the LICENSEE remains in default, then the LICENSOR shall have the right to immediately cancel and terminate this AGREEMENT, and thereafter, the LICENSEE shall have no further rights hereunder; or
 - (b) If the LICENSOR determines that the LICENSEE's use of the premises adversely affects in any manner the provisions of services by the LICENSOR, or if the LICENSEE fails to permit the LICENSOR to use the LICENSEE's facilities and equipment as provided in Paragraph 2 above, the LICENSOR shall have the right to cancel and terminate this LICENSE AGREEMENT upon thirty (30) days written notice to the LICENSEE; or

- (c) Either party may terminate this LICENSE AGREEMENT at any time upon providing one hundred and eighty (180) days written notice to the other. Each party represents that prior to providing notice to terminate under this sub-paragraph it will explore other reasonable alternatives with the other.
 - (d) In the event of termination of this LICENSE AGREEMENT as herein provided, the LICENSEE shall remove its facilities and equipment from the AUTHORITY's property within thirty (30) days; and upon the LICENSEE's failure to remove said facilities, the LICENSOR may remove the same without obligation to the LICENSEE therefor.
8. ADJUSTMENT. If this LICENSE AGREEMENT is cancelled or terminated as set forth in Paragraph 6, neither the LICENSOR nor the LICENSEE shall be responsible for payment of any damages, including the LICENSEE'S cost of removing the LICENSEE'S facilities and equipment.
9. REMOVAL AND RESTORATION. On termination of this LICENSE AGREEMENT by expiration of the above term or pursuant to Paragraph (6), (8) or (11), LICENSEE shall remove or cause to be removed the LICENSEE'S said facilities and restore the LICENSOR'S property to the condition that existed before the construction and the installation of the LICENSEE'S facilities. Such restoration shall be done in such a manner as is satisfactory to the LICENSOR in the exercise of reasonable judgment and good faith.
10. RIGHTS OF LICENSOR TO EXECUTE SIMILAR LICENSE AGREEMENTS. None of the terms or conditions contained herein shall be construed as in any manner prohibiting or limiting the LICENSOR'S right to enter into a license agreement with any other party for purposes equivalent or similar to or different from the LICENSEE'S rights under this LICENSE AGREEMENT at the LICENSOR's property or any other facility owned, leased, or in any other manner controlled by the LICENSOR; provided, however, that the subsequent execution of such license agreement shall be protective of Licensee's rights herein, and shall not directly require the modification or removal of the LICENSEE'S facilities and equipment permitted under this LICENSE AGREEMENT
11. DISAGREEMENTS OR DISPUTES HEREUNDER; GOVERNING LAW. This LICENSE AGREEMENT shall be governed by and construed under and in accordance with the laws of the State of North Carolina. Should any provision of this LICENSE AGREEMENT contravene in any way any provision of such law, such provision shall be deemed of no effect and the LICENSOR and the LICENSEE agree that they shall remain bound by the other provisions hereof. Any dispute under this LICENSE AGREEMENT shall be submitted to a court of competent jurisdiction within Orange

County, North Carolina, for resolution in accord with the judicial process, unless the parties agree otherwise in writing.

12. LICENSE AGREEMENT SUBJECT TO REGULATORY APPROVALS. The parties to this LICENSE AGREEMENT acknowledge that this LICENSE AGREEMENT is made and executed subject to any and all approvals which may be necessary to be obtained from any public agency, including, but not limited to, the Federal Communications Commission, Federal Aviation Administration, and the Town of Carrboro and, in the event prohibited by rule or regulation of any such public agency, the LICENSEE'S activities permitted hereunder shall be terminated therewith.

The LICENSOR covenants that the LICENSEE, upon performing the covenants aforesaid, shall and may peaceably and quietly have, hold and enjoy the license privileges described herein during the term hereof, including any extensions or renewals.

IN WITNESS WHEREOF, the parties hereto have caused this LICENSE AGREEMENT to be executed in duplicate by their duly authorized officers, and affixed their respective Corporate Seals hereunto, all on the day and year first above written.

ATTEST:

TOWN OF CARRBORO

BY _____

Title _____
(SEAL)

ATTEST:

ORANGE WATER AND SEWER AUTHORITY

By _____

Title _____
(SEAL)

Approved as to form and legality.

Date

Counsel to the AUTHORITY

EXHIBIT A

Facilities and Equipment to be Installed at the LICENSOR's Town of Carrboro Town Hall and Carrboro Century Center

1. One receiving and transmitting radio antenna located on the radio tower at Carrboro Town Hall, cables running between the antenna and to equipment at the base of the radio tower and to the Town Hall Server Room as necessary, and other equipment necessary to support the antenna.

Special Conditions

1. All electrical work, including underground installation of conduits/wiring, shall be coordinated through the LICENSOR. All underground appurtenances shall be located, marked, and approved by the LICENSOR and One Call Utility Locating Service before commencement of any digging.
2. Associated cables from antennas to equipment located as mutually agreed by the LICENSOR and LICENSEE.
4. LICENSEE shall obtain all Federal, State and Local Permits and Licenses required for the installation of the transmitting equipment.
5. LICENSEE shall coordinate access to the site with the LICENSOR during construction and installation of equipment.

A RESOLUTION AUTHORIZING THE TOWN MANAGER TO ENTER INTO AN AGREEMENT BETWEEN THE TOWN OF CARRBORO AND THE ORANGE WATER AND SEWER AUTHORITY (OWASA) TO ESTABLISH NETWORK INTERCONNECTIVITY AND NETWORK INFRASTRUCTURE FACILITIES SHARING.

WHEREAS, the Town of Carrboro and the Orange Water and Sewer Authority jointly desire to formally recognize and maintain a mutually beneficial and collaborative environment surrounding the planning, engineering, deployment, documentation and maintenance of their respective network infrastructure resources; and,

WHEREAS, the purpose of the agreement is to establish the terms and conditions for the Town of Carrboro and the Orange Water and Sewer Authority to equitably share and/or exchange defined elements of their respective network infrastructure systems; and,

WHEREAS, the Town of Carrboro and the Orange Water and Sewer Authority will have no ownership rights to the other organization's network infrastructure as a result of this agreement; and,

WHEREAS, the Town of Carrboro and the Orange Water and Sewer Authority will be sharing network infrastructure, all sharing and/or exchanging will be quid pro quo at no cost to either organization other than possible nominal setup costs;

NOW, THEREFORE BE IT RESOLVED by the Carrboro Board of Aldermen that the Board authorizes the Town Manager to enter into an Agreement between the Town of Carrboro and the Orange Water and Sewer Authority to establish network interconnectivity and network infrastructure facilities sharing.



Town of Carrboro

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

Agenda Item Abstract

File Number:16-067

Agenda Date: 2/23/2016

File Type:Agendas

In Control: Board of Aldermen

Version: 1

TITLE:

Major Modification of an existing Conditional Use Permit at 107 Padgett Lane thereby allowing construction of a 5-story Hilton Hotel as well as expansion of the existing 300 E. Main St. parking garage.

PURPOSE: To review a major modification of an existing Conditional Use Permit allowing construction of a 5-story Hilton Hotel on the property identified as 107 Padgett Lane. Accessory to this permit modification request will be the construction of the 300 E. Main Street parking deck expansion, which has already been approved as part of the 300 E. Main St. CUP. An accompanying minor modification to the 300 E. Main Street CUP must be approved to formally encumber the new hotel's proposed satellite parking spaces.

DEPARTMENT: Planning

CONTACT INFORMATION: Jeff Kleaveland - 919-918-7332; Marty Roupe - 919-918-7333, Patricia McGuire - 919-918-7327, Nick Herman - 919-929-3905

INFORMATION: The public hearing for this project was officially opened on January 26th and continued to this date to allow the applicant additional time to respond to advisory board recommendations and comments. Please see the attached Staff Report for a complete analysis of the project (Attachment A)

FISCAL & STAFF IMPACT: The applicant has submitted fees and materials for reviewing and processing the request, which included public hearing notice and advisory board evaluations. Staff time necessary for public notice and public hearing agenda preparation, included sending mailed notice to ensure that property owners were aware of the public hearings.

RECOMMENDATION: Town staff recommends that the Board of Aldermen approve the South Green Conditional Use Permit application subject to the following conditions (see Attachment S for CUP worksheet):

1. Prior to issuance of a certificate of occupancy the applicant will provide a Public Bike Path Easement for the portion of the Libba Cotton bike path that encroaches on the subject property.
2. That the retaining wall that fronts the bike way is taller than 18" and has mounted on it a railing such

that the total height of the wall and railing is at least 48”.

3. That the applicant provide along the length of the proposed 5’ sidewalk along the northern frontage of the hotel a concrete pad/turnout sufficient for a wheelchair. Said pad/turnout shall meet ADA requirements.
4. That the Board of Aldermen hereby finds that the maximum parking space demand estimate of 157 parking spaces for the hotel is sufficient to serve the needs of the proposed hotel based upon the applicant’s parking analysis and narrative justifying the arrangement based upon their joint-use parking experience with the 300 E. Main parking inventory as well as the site’s proximity to bus lines, bicycle lanes and existing pedestrian facilities. Furthermore, the Board finds that 39 parking spaces are provided on-site while the remaining 118 are located on the adjacent 300 E. Main street property and are considered satellite spaces. Said satellite spaces shall be reserved by the required modification of the 300 E. Main Street CUP.
5. That the Board of Aldermen hereby finds that the existing truck loading and unloading areas on the adjacent property are sufficient to accommodate delivery operations for the hotel in a safe and convenient manner based upon information provided by the applicant. Prior to construction plan approval, said areas shall be provided with a recorded easement granting the hotel the right to use them in this manner.
6. That prior to construction plan approval and the issuance of a certificate of occupancy, the applicant provide evidence from NCDEQ that they have satisfied all applicable provisions of the applicant’s Brownfield Agreement with NCDEQ.
7. Prior to construction plan approval, that the applicant revise their landscape plan to include plants that are known to benefit pollinator insects per the recommendations of the NC Cooperative Extension and the Xerces Society. Said plans shall exclude those that are considered invasive per Appendix E of the Land Use Ordinance.
8. That the Landscape Plan of the project be revised to include the plantings on the roof deck of the building’s first level as shown on the “exterior renderings” of the proposed hotel on sheet A3.3 (dated 2/12/16) from the plan set presented to the Board of Aldermen.
9. That the requirement of the standard Type A screening requirement between the hotel and the parking deck expansion be waived per the applicant’s written waiver request letter.
10. That the applicant record on a plat landscape easements on the 300 East Main Street property sufficient to plant the six additional canopy trees needed to satisfy the tree canopy and shading requirements of the LUO.
11. The Board of Aldermen finds it acceptable for the applicant to use a Filterra Biofiltration/Bioretention System stormwater device, whose NCDEQ approval is still pending, to manage and treat stormwater runoff during the interim surface-parking phase. If the Filterra is not sooner listed as an approved device by NCDEQ, the applicant’s right to use the Filterra for the interim surface parking phase will expire three years after the issuance of a Certificate of Occupancy for the hotel or when the third bay of the 300 East Main parking deck is constructed, whichever comes first, and applicant will then either direct the relevant stormwater into its existing approved system under the existing parking deck or replace the Filterra with an alternate NCDEQ approved device subject to the Town's approval.
12. That, prior to construction plan approval, the applicant provide evidence explaining how operation and maintenance responsibilities of the stormwater system will be shared by the owners of the subject property and the adjacent 300 East Main properties.

13. That the applicant shall provide to the Zoning Division, prior to the recordation of the final plat for the project or before the release of a bond if some features are not yet in place at the time of the recording of the final plat, Mylar and digital as-builts for the stormwater features of the project. Digital as-builts shall be in DXF format and shall include a base map of the whole project and all separate plan sheets. As-built DXF files shall include all layers or tables containing storm drainage features. Storm drainage features will be clearly delineated in a data table. The data will be tied to horizontal controls.
14. Per Section 15-263.1, that the developer shall include a detailed stormwater system maintenance plan, specifying responsible entity and schedule. The plan shall include scheduled maintenance activities for each stormwater BMP in the development, performance evaluation protocol, and frequency of self-reporting requirements (including a proposed self-reporting form) on maintenance and performance. The plan and supporting documentation shall be submitted to Town engineer and Environmental Planner for approval prior to construction plan approval.
15. That, prior to issuance of a CO, a final plat, or the certification of a stormwater BMP, the Town may require a performance security to be posted for a period of two years per the provisions of Section 15-263(i).
16. That, prior to construction plan approval, the applicant obtain the required permissions and authorization from OWASA as they pertain to the proposed sewer system.
17. That the developer provide a written statement from the electrical utility stating that electric service can be provided to all locations shown on the construction plans prior to the approval of the construction plans.
18. That prior to construction plan approval the applicant demonstrate compliance with the outdoor lighting provisions of Section 15-242 and 243 of the LUO for the outdoor fixtures associated with the interim parking lot.
19. That, prior to issuance of the building permit for the parking deck expansion, the applicant must demonstrate that structurally and dimensionally sufficient secondary emergency access to the hotel is provided. This access shall require the review and approval of the Fire Department.
20. That fire flow calculations and building-sprinkler design (as required) must be submitted and approved by the Town Engineer and Town Fire Department prior to construction plan approval.
21. That the project be phased such that Phase A, beginning immediately will include the construction of the hotel, interim parking, and required stormwater BMPs. Phase B will begin by or before a five year period following the issuance of a certificate of occupancy of the new hotel.
22. That the Board hereby grants a deviation in the glazing requirements of Section 15-178 allowing 42% ground floor and 36.9% overall glazing due to the location of the building with respect to Main Street as described in the Appearance Commission's recommendation dated October 1st, 2015.
23. That prior to building permit approval and the issuance of a certificate of occupancy, the client demonstrate that the plans and the building incorporate the building design and performance measures described by the applicant's responses to the EAB's *Green and Sustainable Buildings Checklist*. These measures include, but are not limited to, reducing energy consumption by 20% from the standard model, reducing use of materials by up to 30% with recycled content, using low-emitting materials for paints, adhesives, and materials, and, using a low albedo roofing materials. Such efforts will be in accordance with the standards referenced by the applicant in Attachment Q of the Board's agenda materials.
24. That prior to construction plan approval, the applicant submit materials to satisfy the Construction Management Plan provisions of Section 15-49(c1).

Agenda Date: 2/23/2016

File Type:Agendas

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Version: 1

STAFF REPORT

TO: Board of Aldermen

DATE: February 23, 2016

PROJECT: Hilton Garden Inn

APPLICANT
And OWNERS: Main Street Properties of Chapel Hill, NC
PO Box 2152
Chapel Hill, NC 27517

PURPOSE: To acquire a major modification of an existing Conditional Use Permit allowing construction of a 5-story Hilton Hotel as well as expansion of the existing 300 E. Main St. parking garage as well as expansion of the existing 300 E. Main St. parking garage.

EXISTING ZONING: B-1(C)-CU)

PIN NUMBER: 9778968060

LOCATION: 107 Padgett Lane

TRACT SIZE: Approximately 42,228 sf

EXISTING LAND USE: Vacant Mechanic's Workshop

PROPOSED LAND USE: Hotel Use # 34.100.

SURROUNDING
LAND USES: North: B-1(C), B-1(G), Commercial;
South: R-7.5, Libba Cotton Bikeway, Rail Road R/W, Town Cemetery;
West: B-1(G), Office;
East: B-1(G), 104 Brewer Lane; Apartments, Exercise Studio,

ZONING HISTORY: B-(C)-CU, Since 2008

ANALYSIS

Background, Uses Sought, Concept Plan

Background

The subject property was rezoned to B-1(C)-CU on August 26, 2008 as part of a CUP/Conditional Use District Rezoning application submitted by Downtown Urban Ventures, LLC for the purpose of permitting a mixed used residential/commercial building.

The permit application and rezoning were approved on this date thereby authorizing the project which was known as “The Butler”, a five-story mixed-use building comprised of 57 units (9 affordable) and 22,170 sf of office space with two decks of underground parking. The Butler was never constructed but the permit was extended several times and is still valid (See Attachment B-1). See Attachment B-2 for a site plan showing the approved 300 E. Main CUP site plan and the approved Butler CUP site plan for background reference. Should the proposed Hilton Garden Inn application be approved, The Butler CUP will be superseded. Such a change can be considered for approval, per LUO Section 15-141.3. Of note related to this section, the hearing will be conducted like the original hearing on the conditional use zoning/conditional use permit following quasi-judicial procedures, but the Board is not obligated to consider approving the request as is the case with a CUP only application, per Section 15-141.3(e)(5).

The Hilton Garden Inn project proposes construction of a five story hotel (with one floor of underground parking) and incorporates the parking garage expansion that was already approved as part of the existing 300 E. Main CUP. The 300 E. Main St. parking deck expansion, at buildout, will connect directly to the proposed hotel (Attachment C).

The first floor of the hotel will have facilities suitable for hosting conferences. The applicant is seeking permission for the *Hotel* land use (Use # 34.100). The parking deck expansion will be constructed subsequent to the hotel construction and a ground level interim parking area will be provided. The applicant has requested that the project be phased such that the construction schedule for the parking deck expansion would be expected to begin by five years from the issuance of a certificate of occupancy for the hotel.

Addressing Note

For the record, the 107 Padgett Lane address for the property is a legacy address that will be changed to 390 E. Main St. if the project is approved. As an aside, the property was administratively re-addressed 120 Brewer Lane when the B-1(g)-CU rezoning was approved for The Butler, though the county parcel data was not accordingly revised to accommodate this change. If the project is not approved, the address will be revised to 120 Brewer Lane to correct this oversight.

Traffic Analysis, Sidewalks, Transit, Parking, Bicycle Parking, Loading Areas

Traffic Analysis

The applicant's traffic engineering consultant, VHB, submitted a revised traffic impact analysis (TIA) to the Town and NCDOT on June 3, 2015 (Attachment D-1). This document was reviewed and approved by NCDOT on July 2, 2015 (Attachment D-2). This analysis includes the traffic impacts associated with the commercial assemblage of the 300 E. Main St. project to the north. The general conclusion from the analysis is that the traffic impact will not vary significantly from that projected when The Butler CUP and Phase 2 of the 300 E. Main Street CUP projects were permitted. Existing NCDOT driveway permits will be valid for the proposed hotel project and no further driveway permits are necessary.

Libba Cotten Bikepath

The 14' wide Libba Cotten bikeway is located along the southern property line. The bikeway is not located within a public right-of-way but is operated via lease agreement with UNC. Access to the bikeway from the new hotel is from the northwestern corner of the site along with an access point at the southeastern corner of the building directly into the underground parking. From the property survey, it has become evident that the bikeway encroaches slightly on the hotel property; for this reason the following condition is recommended:

1. Prior to issuance of a certificate of occupancy the applicant will provide a Public Bike Path Easement for the portion of the Libba Cotton bike path that encroaches on the subject property.

In addition, the project proposes a retaining wall directly adjacent to the bikeway. Due to concerns that the wall could present a hazard to cyclists the following condition is recommended:

2. That the retaining wall that fronts the bike way is taller than 18" and has mounted on it a railing such that the total height of the wall and railing is at least 48".

Sidewalks

A private 5' sidewalk is provided along the northern elevation of the building along the alley behind Cat's Cradle. This will tie into the existing private sidewalk facilities located next to the Arts Center Building, the parking deck and the Hampton Inn, these facilities tied into sidewalks within the public rights of way for both East Main and Boyd Streets. Town policy for pedestrian circulation in the downtown zoning districts has established goals for sidewalks to be wide enough for accessible travel. Along the 5' sidewalk on the northern frontage of the hotel, a small turnout for a wheelchair will improve the accessibility of the sidewalk and will help alleviate wheelchair/pedestrian conflicts. For this reason the following condition is recommended:

3. That the applicant provide along the length of the proposed 5' sidewalk along the northern frontage of the hotel a concrete pad/turnout sufficient for a wheelchair. Said pad/turnout shall meet ADA requirements.

Transit

A Chapel Hill Transit bus stop serving the F, J and CW routes is located along the 300 E. Main St. frontage.

Town's presumptive parking requirement

The presumptive parking requirement for the #34.000 *Hotel* use is *1 space per room plus additional spaces for restaurant or other facilities* (Section 15-291). For the 149 rooms proposed, this amounts to **149 spaces**. For the “*for restaurant or other facilities*” there are 12,067 of conference rooms along with about 5700 sf of dining/lounge areas. The remaining “other facilities” located on the first floor are hotel offices, utility and storage rooms, the reception area and, bathrooms.

For the conference areas, the ordinance does not clearly define these as a distinct land use. The closest approximation is use #5.400 *Social clubs* which requires 1 space/300 sf. For the 12,067 sf of conference space this results in an additional parking requirement of $12,067/300 = 40$ spaces. Furthermore, the ordinance does not have a clear use category for the hotel dining/lounge area which is intended mainly to serve the guests. The closest use category in the ordinance is # 8.100 *Restaurants* which requires 1 space /100 sf. Based on this standard, these facilities would require an additional $5700/100 = 57$ spaces. Combining these numbers, the Town's presumptive parking requirement amounts to **246 spaces**. These figures do not anticipate joint use of spaces.

Parking reduction justification

Since the proposed hotel contains only 39 onsite parking spaces the remaining spaces secured on 300 E. Main will be considered *satellite* spaces and will need to be encumbered accordingly. The 300 E. Main St. CUP permitted a parking arrangement based on the applicant's analysis for joint use of the spaces for tenants and customers that respond to the expected periods of high and low parking demand. As is detailed below, the applicant proposes to expand upon this joint use analysis by wrapping the hotel's new parking demand into 300 E. Main's parking demand as described in their parking justification and spreadsheet (Attachment E). The applicant's parking estimate calculates a different presumptive requirement based on the Town's provisions, specifically:

- They assert that the dining/lounge area, because it performs primarily an accessory function to the hotel (akin to those found in other convention and conference centers) should not be required to provide dedicated parking.
- They believe that the conference areas of the hotel should require 1 space/200 sf (= 64 spaces), and;
- They believe that a more realistic accounting of the hotel room requirement is .75 space/ room (= 112 rooms).

Using these numbers they believe the Town's *presumptive* requirement should be reduced to $64 + 112 = 176$ spaces. Furthermore, they seek a deviation from this reduced amount as, per Attachment E, they don't expect peak demand from the new hotel to exceed 157 spaces. Note that Peak parking demand in this analysis falls on weekdays from 6pm to 9pm.

In all of the joint-use scenarios of the analysis, the projected parking demand for the whole of the site never exceeds the parking supply either for the interim parking arrangement or the full build out with the parking expansion. With just the interim parking, the combined site parking total (300 E. Main plus the proposed hotel) is **711** spaces.

The LUO gives the Board the authority to grant deviations from the presumptive parking requirements (15-292) based upon evidence presented by the applicant as well as findings unique to the development proposal. Adjacency to pedestrian, bicycle and transit infrastructure, for example, can be considered a factor in granting a deviation. The parking justification analysis provided by the applicant is the primary evidence that the Board will use to consider allowing a deviation from the parking standards. Please note that parking spaces located off the project site are considered “satellite” parking spaces and are regulated by Section 15-298 of the LUO. As such the off-site spaces must be effectively “encumbered” to reserve their use in as long as it is necessary.

If the Board finds the applicant’s parking justification sufficient to grant a deviation, the resolution in the Board’s associated agenda item *“Minor Modification to the 300 E. Main Conditional Use Permit, acknowledging the reservation of satellite parking spaces for the Hilton Garden Inn located at 390 E. Main Street”* will need to be executed prior to the decision on the major modification to the CU-rezoning/CUP. This action will reserve the offsite spaces for the hotel on the 300 E. Main property. If these arrangements are acceptable, the following condition is recommended:

4. That the Board of Aldermen hereby finds that the maximum parking space demand estimate of 157 parking spaces for the hotel is sufficient to serve the needs of the proposed hotel based upon the applicant’s parking analysis and narrative justifying the arrangement based upon their joint-use parking experience with the 300 E. Main parking inventory as well as the site’s proximity to bus lines, bicycle lanes and existing pedestrian facilities. Furthermore, the Board finds that 39 parking spaces are provided on-site while the remaining 118 are located on the adjacent 300 E. Main street property and are considered satellite spaces. Said satellite spaces shall be reserved by the required modification of the 300 E. Main Street CUP.

Bicycle Parking

For the hotel use, the bicycle parking requirement of Section 15-291(h) requires 1 bike space for every 5 rooms up to 50 rooms plus one space per 10 rooms above 50. Estimating approximately 150 rooms, this amounts to a requirement of 20 bike spaces, 50% of which must be covered. The building plans show racks sufficient to serve 20 bikes, half of them covered in the underground parking lot and the remaining located near the front building entrance.

Loading Areas

Section 15-300 requires of commercial projects that sufficient off-street loading and unloading area(s) are provided to accommodate delivery operations in a safe and

convenient manner. The hotel will use the loading areas at 300 East Main Street to park trucks and then roll deliveries in and out via hand trucks or carts. The closest loading zone to the new hotel is the one next to the parking deck in the rear parking lot of the Church of God, the applicant has a permanent service easement on this property to allow this use. In the long run, the 300 East Main plans call for loading zones on the north side of the driveway behind the Arts Center/Cat's Cradle building (see Attachment F) once the driveway can be accessed from both ends. If this arrangement is acceptable to the Board the following condition is recommended.

5. That the Board of Aldermen hereby finds that the existing truck loading and unloading areas on the adjacent property are sufficient to accommodate delivery operations for the hotel in a safe and convenient manner based upon information provided by the applicant. Prior to construction plan approval, said areas shall be provided with a recorded easement granting the hotel the right to use them in this manner.

CONCLUSION – The project meets all the requirements of the Land Use Ordinance pertaining to Traffic Analysis, Greenway Easements, Sidewalks, Transit, Parking, Bicycle Parking and Loading Areas subject to the previously mentioned conditions.

Brownfields, Grading, Tree Protection, Landscape Plans, Screening, Shade Trees in Parking Areas

Brownfields Agreement

The site is a registered brownfield due to the presence of groundwater contaminants in the soil (Attachment G). The original applicant for The Butler entered into a Brownfields Agreement with NCDEQ in 2008. The agreement runs with the original permit and the land and is thereby transferable to the proposed hotel project. The agreement prescribes the allowable uses on the property as well as the necessary remediation actions that must be taken (Attachment H). The proposed use of the property is consistent with those allowable uses described in the agreement. Because of this the following condition is recommended:

6. That prior to construction plan approval and the issuance of a certificate of occupancy, the applicant provide evidence from NCDEQ that they have satisfied all applicable provisions of the applicant's Brownfield Agreement with NCDEQ.

Grading

The underground parking facility below the first floor of the hotel will be inset into the existing grades by up to 20' in some places necessitating the export of cut material.

Tree Protection

Four Oaks in excess of 18" will be removed in the areas between the parking lot expansion area and the entrance to the new hotel's parking garage. See the attached tree removal justification letter (Attachment I).

Landscape Plans

The landscape plan proposes 12 canopy (and 1 understory) trees along with 43 shrubs. None of the proposed plantings are on the Town's List of Invasive Plant Species (Appendix E-17). Consistent with the Town's goal to support pollinator insects, the following condition is recommended:

7. Prior to construction plan approval, that the applicant revise their landscape plan to include plants that are known to benefit pollinator insects per the recommendations of the NC Cooperative Extension and the Xerces Society. Said plans shall exclude those that are considered invasive per Appendix E of the Land Use Ordinance.
8. That the Landscape Plan of the project be revised to include the plantings on the roof deck of the building's first level as shown on the "exterior renderings" of the proposed hotel on sheet A3.3 (dated 2/12/16) from the plan set presented to the Board of Aldermen.

Screening

Per Section 15-308, screening is required variously between the components in this project and the surrounding land uses and lots. The applicant is providing Type B screening as required adjacent to 120 Brewer Lane (except where stormwater conveyance prohibits adding additional plants). They are seeking deviation from the Type A requirement between the hotel and the parking deck expansion as the two buildings will be interconnected (Attachment J). Because of this the following condition is recommended:

9. That the requirement of the standard Type A screening requirement between the hotel and the parking deck expansion be waived per the applicant's written waiver request letter.

Shade Trees in Vehicle Accommodation Areas (VAA) and Tree Canopy coverage

Section 15-318 of the LUO requires that 35% of Vehicle Accommodation Areas to be shaded. This plan has minimal VAA (the drop-off aisle) since most of the pavement north of the property line was approved as part of the 300 E. Main CUP. The 4261 sf VAA found on the subject property requires 1491 sf of shading (trees planted to satisfy these provisions must have a minimum planting area of 200 sf/tree). The landscape plans demonstrate compliance with these provisions.

Section 15-319 requires that projects within the B-1(c) zoning district provide 15% tree canopy coverage. For the 33,953 sf site (excluding easements) this amounts to a canopy coverage area requirement of 5093 sf. Eight of the proposed canopy trees provided will count for a total of $8 \times 500 = 4000$ sf, the remaining four because they are directly adjacent to the neighbor's property (which does not allow them to use a landscape easement) are granted only the area beneath them that they cover, excluding the canopy that crosses over the property line; this amounts to about 700 square feet (total 4700). In order to meet the requirement the applicant proposes to plant two additional canopy trees within a landscape easement on the slope adjacent to the driveway to the interim parking. These additional trees can be counted for a full 500 sf which brings the total canopy up to 5700 sf which exceeds the 5093 sf requirement.

Because the landscape trees provided along the northern property line, and those provided adjacent to the interim parking area driveway, as shown on the plans, encroach onto the 300 E. Main St. property, currently owned by the applicant, the following condition is recommended:

10. That the applicant record on a plat landscape easements on the 300 East Main Street property sufficient to plant the six additional canopy trees needed to satisfy the tree canopy and shading requirements of the LUO.

CONCLUSION – The project meets all the requirements of the Land Use Ordinance pertaining to Grading, Tree Protection and Landscaping subject to the previously mentioned conditions.

Stormwater Management

Stormwater Management

Section 15-263 of the LUO establishes stormwater management criteria that must be met for any project requiring a CUP. In particular the applicant must meet stormwater runoff standards with respect to water quality, quantity and volume.

Section 15-49(c2-1) allows commercial projects such as the proposed hotel to forego development of complete stormwater plans during the CUP review process provided that the permit issuing authority can say that, based on the details provided, it is “reasonably likely” that the stormwater and drainage system will comply with Sections 15-262 and 15-263.

The proposed stormwater management plan relies upon roof drains that will direct the first 1” of runoff to the tiered bioretention area. Beyond the first 1” of runoff, the roof will then direct excess flow to a proposed underground detention system under the proposed interim parking area on the adjacent 300 E. Main Street property. In addition, a “Filterra” stormwater treatment device in the northeast corner of the site provides additional treatment. Note that this device is pending approval by NCDEQ. In the event that it is not approved, the applicant has provided basic plans and calculations demonstrating that it is possible to construct an already-approved BMP within the site constraints of the project.

Because of these arrangements the following conditions are recommended:

11. The Board of Aldermen finds it acceptable for the applicant to use a Filterra Biofiltration/Bioretention System stormwater device, whose NCDEQ approval is still pending, to manage and treat stormwater runoff during the interim surface-parking phase. If the Filterra is not sooner listed as an approved device by NCDEQ, the applicant’s right to use the Filterra for the interim surface parking phase will expire three years after the issuance of a Certificate of Occupancy for the hotel or when the third bay of the 300 East Main parking deck is constructed, whichever comes first, and applicant will then either direct the relevant stormwater into its existing approved system under the existing parking deck or replace the Filterra with an alternate NCDEQ approved device subject to the Town's approval.

12. That, prior to construction plan approval, the applicant provide evidence explaining how operation and maintenance responsibilities of the stormwater system will be shared by the owners of the subject property and the adjacent 300 East Main properties.

Post Development Discharge

The project engineer claims that the proposed design will be less than or equal to the pre-development discharge rates for the 1, 2, 3, 10, and 25 year 24 hour storms thereby satisfying the LUO requirements. Similarly the project engineer has provided preliminary information showing a design that will mitigate any potential impacts, up to the 100 year storm, related to upstream properties. The Town Engineer has reviewed these documents and finds that the proposed design is “reasonably likely”, in accordance with Section 15-49(c2-1), to satisfy the Town’s stormwater requirements subject to final design refinement during the construction plan review stage.

Volume Control

The proposed design satisfies the stormwater volume provisions of the LUO. According to their analysis, there will be no increase in stormwater volume beyond the amount allowed by the LUO.

Nutrient Reduction and Total Suspended Solids (TSS) reduction

The plans predict reductions in offsite runoff of Phosphorus and Nitrogen by 45% and 41% respectively. Total Suspended Solids removal via the bioretention BMP will meet or exceed the 85% removal minimum.

Relative to the Town satisfying state requirements pertaining to the National Pollutant Discharge Elimination System (NPDES) Phase II permit, the following conditions are required:

13. That the applicant shall provide to the Zoning Division, prior to the recordation of the final plat for the project or before the release of a bond if some features are not yet in place at the time of the recording of the final plat, Mylar and digital as-builts for the stormwater features of the project. Digital as-builts shall be in DXF format and shall include a base map of the whole project and all separate plan sheets. As-built DXF files shall include all layers or tables containing storm drainage features. Storm drainage features will be clearly delineated in a data table. The data will be tied to horizontal controls.
14. Per Section 15-263.1, that the developer shall include a detailed stormwater system maintenance plan, specifying responsible entity and schedule. The plan shall include scheduled maintenance activities for each stormwater BMP in the development, performance evaluation protocol, and frequency of self-reporting requirements (including a proposed self-reporting form) on maintenance and performance. The plan and supporting documentation shall be submitted to Town engineer and Environmental Planner for approval prior to construction plan approval.

15. That, prior to issuance of a CO, a final plat, or the certification of a stormwater BMP, the Town may require a performance security to be posted for a period of two years per the provisions of Section 15-263(i).

Stream Buffers

The proposed project does not encroach on existing stream buffers. The Town's Environmental Planner has performed a stream determination and finds that the stream and the accompanying stream buffer begins on the south side of the railroad tracks.

Erosion Control

A complete erosion control plan will be provided for Orange County review during construction plan review.

CONCLUSION – The project meets all the requirements of the Land Use Ordinance pertaining to Drainage, Grading and Erosion Control subject to the conditions mentioned above.

Utilities, Lighting, Fire Safety, Refuse Collection

Utilities

The water and sewer plans have been reviewed by OWASA. The water connection will tie into the existing water main on the Libba Cotten bikeway while the sewer connection proposed is a force main (requiring a pump) into an existing manhole located in front of the Hampton Inn.

While the water connection poses no issues, the manner in which sewer will be handled has not been resolved. OWASA has indicated that sewer is accessible south of the site but the neighboring property and/or UNC, as the owner of the railroad, would have to grant permission in order to access the line. Because of this the applicant is seeking a variance from OWASA related to their policy regarding sewage systems that require pumps. If approved, the variance would allow a portion of the project's sewage to be pumped to an existing manhole on the 300 East Main Street site. It is not certain that OWASA will grant a variance, and OWASA will not be able to approve the project's construction plans and authorize construction until all utility design issues are resolved. Because of this the following condition is recommended:

16. That, prior to construction plan approval, the applicant obtain the required permissions and authorization from OWASA as they pertain to the proposed sewer system.

Per Section 15-246 of the LUO, the plans specify that all electric, gas, telephone, and cable television lines are to be located underground in accordance with the specifications and policies of the respective utility companies. As is customary, the Public Works Department prefers to receive written confirmation from the electrical utility prior to construction plan approval. Because of this, staff recommends the following condition.

17. That the developer provide a written statement from the electrical utility stating that electric service can be provided to all locations shown on the construction plans prior to the approval of the construction plans.

Lighting

Section 15-242 requires adequate lighting of buildings and facilities to assure public safety. Section 15-243 requires all such lighting to be controlled in height and intensity. The lighting proposed by the hotel project is entirely building-mounted with downward facing, full cutoff sconce lighting fixtures some of which are expected to provide incidental illumination to the Libba Cotten bikeway. The Transportation Advisory Board expressed interest in the project specifically providing supplemental light for the bikeway. The LUO has no provisions that allow the .2 fc limit to be exceeded at the property line. The Town maintains lighting on the bike path and staff suggests that adding lighting to the bike path should be considered for the path as a whole.

The proposed *interim parking lot* on the adjacent property will feature two 15' temporary pole fixtures with full cut-off heads as well as low mounted full cut-off sconces on the inside wall of a new retaining wall along the southern boundary of the parking area. While these plans appear to demonstrate compliance with the ordinance, additional photometric information is necessary to assess the photometry. For this reason the following condition is recommended.

18. That prior to construction plan approval the applicant demonstrate compliance with the outdoor lighting provisions of Section 15-242 and 243 of the LUO for the outdoor fixtures associated with the interim parking lot.

Fire Safety/Emergency Access

The CUP plans have been reviewed and provisionally approved by the Fire Department subject to further review during construction plans. Two existing fire hydrants are within the 500' provided within the site and the building, which is required to be sprinkled, has an FDC connection. Prior to the construction of the parking deck expansion, primary and secondary emergency access will be via W. Main St. and Boyd St. entrances. When the parking deck expansion is completed, the Boyd street entrance will no longer provide access. The Libba Cotten bikeway offers a possible secondary access (Attachment K) while the 300 E. Main project at build-out, will connect a secondary travel aisle to the site plan. Because of this situation the following condition is recommended:

19. That, prior to issuance of the building permit for the parking deck expansion, the applicant must demonstrate that structurally and dimensionally sufficient secondary emergency access to the hotel is provided. This access shall require the review and approval of the Fire Department.

Fire flow calculations and building-sprinkler design must be submitted and approved by the Town Engineer and Fire Department prior to construction plan approval.

20. That fire flow calculations and building-sprinkler design (as required) must be submitted and approved by the Town Engineer and Town Fire Department prior to construction plan approval.

Refuse Collection

The project's waste management arrangements have been reviewed by both Public Works and Orange County Solid Waste and found to be satisfactory. Multiple dumpsters are provided for the building within a screened enclosure out of view from the general public. The applicant will be using the services of a private hauler.

Orange County regulates construction waste and will require that a Solid Waste Management Plan is submitted in order for the hotel project to be issued a permit. Evidence that a permit has been issued will be required prior to the construction plans being authorized. These things will be addressed during construction plan review.

CONCLUSION – The project meets all the requirements of the Land Use Ordinance pertaining to Utilities, Fire Safety, Lighting and Refuse Collection subject to the conditions mentioned above.

Miscellaneous

Phasing

The applicant has requested that the project be phased with the Phase A being the construction of the hotel, interim parking and required stormwater BMPs and Phase B being the completion of the parking deck expansion. Phasing is regulated by Section 15-61 of the LUO which requires that the applicant submit a phasing schedule subject to the approval of the Board. Accordingly, the applicant has requested a five year phasing window for Phase Two. Because of this, the following condition is recommended:

21. That the project be phased such that Phase A, beginning immediately will include the construction of the hotel, interim parking, and required stormwater BMPs. Phase B will begin by or before a five year period following the issuance of a certificate of occupancy of the new hotel.

Town Planning Documents

The applicant has provided a written response to address the applicable goals and objectives contained in several of the Town's planning documents such as Vision 2020, the Downtown Traffic Circulation Study, and Downtown Carrboro New Vision (Attachment-L).

Signage

This project is not regulated by the Master Sign Permit of 300 E. Main. The applicant will apply for signage separate from this application.

Architectural Standards

Per the requirements of Section 15-178, developments in the downtown business districts are to demonstrate compliance with the standards presented therein. To this end the applicant has presented the project to the Appearance Commission for review of these

provision. While the plans substantially comply with 15-178, they vary from the ground floor and overall glazing requirements for the elevations that face the public street R/W. Specifically the ordinance requires 60% ground floor and 40% overall. The proposed hotel is providing 42.7% and 36.9% respectively. The Appearance Commission moved to recommend relief from the glazing provisions of 15-178 due to the location of the building with respect to Main Street (Attachment M). Because of this, the following condition is recommended:

22. That the Board hereby grants a deviation in the glazing requirements of Section 15-178 allowing 42% ground floor and 36.9% overall glazing due to the location of the building with respect to Main Street as described in the Appearance Commission's recommendation dated October 1st, 2015.

Taller Buildings in the Downtown – LUO Section 15-55.1:

Since this project is taller than two stories the 'burden of proof' related to impacts resulting from the development is shifted to the applicant. That is to say the applicant bears the burden of showing the permit-issuing authority that the project will not negatively impact surrounding properties, is in harmony with the area in which it is located, and is generally conforming to plans officially adopted by the Board of Aldermen. To this end, the applicant has providing a scale accurate photomontage to demonstrate how the project is situated in the existing surroundings (See Attachment C, Architectural Sheet 3.2 (dated 2/12/16). In addition, they have contacted a professional appraiser whose assessment is attached (Attachment N).

Neighborhood Information Meeting

The applicant conducted a neighborhood information meeting on July 22, 2015. Attached is the sign-up sheet and minutes from the meeting (Attachment O).

Joint Review Advisory Board Recommendations

The project was presented to the Joint Advisory Boards on December 3rd, 2015 and February 4th, 2016. The combined Advisory Board summary recommendations from these meetings are attached (Attachment P).

Good Neighbor Performance Standards

The property and its uses are required to satisfy the Good Neighbor Performance Standards of Article XI of the LUO. These standards regulate noise, fumes, vibration, and other environmental factors for certain commercial and industrial uses. The applicant has included a note acknowledging that the property is subject to these regulations. Satisfying these standards is a continuing obligation of the permit.

Environmental Sustainability

Please see the applicant's response to the EAB's green building checklist (Attachment Q). The following condition is thus recommended:

23. That prior to building permit approval and the issuance of a certificate of occupancy, the client demonstrate that the plans and the building incorporate the building design and performance measures described by the applicant's responses

to the EAB's *Green and Sustainable Buildings Checklist*. These measures include, but are not limited to, reducing energy consumption by 20% from the standard model, reducing use of materials by up to 30% with recycled content, using low-emitting materials for paints, adhesives, and materials, and, using a low albedo roofing materials. Such efforts will be in accordance with the standards referenced by the applicant in Attachment Q of the Board's agenda materials.

Construction Management Plan

Per Section 15-49 (c1) projects that would likely have a significant impact on adjoining or nearby streets, sidewalks, or properties during the construction process must provide a construction management plan. A draft plan to this effect is attached (Attachment R). The LUO requires these requirements be addressed per the following condition:

24. That prior to construction plan approval, the applicant submit materials to satisfy the Construction Management Plan provisions of Section 15-49(c1).

CONCLUSION – The project meets all the requirements of the Land Use Ordinance pertaining to categories listed above subject to the aforementioned conditions.

STAFF RECOMMENDATIONS:

Town staff recommends that the Board of Aldermen review the Hilton hotel proposal with the following staff conditions and prepare recommendations. The CUP Worksheet is attached (Attachment S):

1. Prior to issuance of a certificate of occupancy the applicant will provide a Public Bike Path Easement for the portion of the Libba Cotton bike path that encroaches on the subject property.
2. That the retaining wall that fronts the bike way is taller than 18" and has mounted on it a railing such that the total height of the wall and railing is at least 48".
3. That the applicant provide along the length of the proposed 5' sidewalk along the northern frontage of the hotel a concrete pad/turnout sufficient for a wheelchair. Said pad/turnout shall meet ADA requirements.
4. That the Board of Aldermen hereby finds that the maximum parking space demand estimate of 157 parking spaces for the hotel is sufficient to serve the needs of the proposed hotel based upon the applicant's parking analysis and narrative justifying the arrangement based upon their joint-use parking experience with the 300 E. Main parking inventory as well as the site's proximity to bus lines, bicycle lanes and existing pedestrian facilities. Furthermore, the Board finds that 39 parking spaces are provided on-site while the remaining 118 are located on the adjacent 300 E. Main street property and are considered satellite spaces. Said satellite spaces shall be reserved by the required modification of the 300 E. Main Street CUP.
5. That the Board of Aldermen hereby finds that the existing truck loading and unloading areas on the adjacent property are sufficient to accommodate delivery operations for the hotel in a safe and convenient manner based upon information provided by the

- applicant. Prior to construction plan approval, said areas shall be provided with a recorded easement granting the hotel the right to use them in this manner.
6. That prior to construction plan approval and the issuance of a certificate of occupancy, the applicant provide evidence from NCDEQ that they have satisfied all applicable provisions of the applicant's Brownfield Agreement with NCDEQ.
 7. Prior to construction plan approval, that the applicant revise their landscape plan to include plants that are known to benefit pollinator insects per the recommendations of the NC Cooperative Extension and the Xerces Society. Said plans shall exclude those that are considered invasive per Appendix E of the Land Use Ordinance.
 8. That the Landscape Plan of the project be revised to include the plantings on the roof deck of the building's first level as shown on the "exterior renderings" of the proposed hotel on sheet A3.3 (dated 2/12/16) from the plan set presented to the Board of Aldermen.
 9. That the requirement of the standard Type A screening requirement between the hotel and the parking deck expansion be waived per the applicant's written waiver request letter.
 10. That the applicant record on a plat landscape easements on the 300 East Main Street property sufficient to plant the six additional canopy trees needed to satisfy the tree canopy and shading requirements of the LUO.
 11. The Board of Aldermen finds it acceptable for the applicant to use a Filterra Biofiltration/Bioretenion System stormwater device, whose NCDEQ approval is still pending, to manage and treat stormwater runoff during the interim surface-parking phase. If the Filterra is not sooner listed as an approved device by NCDEQ, the applicant's right to use the Filterra for the interim surface parking phase will expire three years after the issuance of a Certificate of Occupancy for the hotel or when the third bay of the 300 East Main parking deck is constructed, whichever comes first, and applicant will then either direct the relevant stormwater into its existing approved system under the existing parking deck or replace the Filterra with an alternate NCDEQ approved device subject to the Town's approval.
 12. That, prior to construction plan approval, the applicant provide evidence explaining how operation and maintenance responsibilities of the stormwater system will be shared by the owners of the subject property and the adjacent 300 East Main properties.
 13. That the applicant shall provide to the Zoning Division, prior to the recordation of the final plat for the project or before the release of a bond if some features are not yet in place at the time of the recording of the final plat, Mylar and digital as-builts for the stormwater features of the project. Digital as-builts shall be in DXF format and shall include a base map of the whole project and all separate plan sheets. As-built DXF files shall include all layers or tables containing storm drainage features. Storm drainage features will be clearly delineated in a data table. The data will be tied to horizontal controls.
 14. Per Section 15-263.1, that the developer shall include a detailed stormwater system maintenance plan, specifying responsible entity and schedule. The plan shall include scheduled maintenance activities for each stormwater BMP in the development, performance evaluation protocol, and frequency of self-reporting requirements (including a proposed self-reporting form) on maintenance and performance. The plan

- and supporting documentation shall be submitted to Town engineer and Environmental Planner for approval prior to construction plan approval.
15. That, prior to issuance of a CO, a final plat, or the certification of a stormwater BMP, the Town may require a performance security to be posted for a period of two years per the provisions of Section 15-263(i).
 16. That, prior to construction plan approval, the applicant obtain the required permissions and authorization from OWASA as they pertain to the proposed sewer system.
 17. That the developer provide a written statement from the electrical utility stating that electric service can be provided to all locations shown on the construction plans prior to the approval of the construction plans.
 18. That prior to construction plan approval the applicant demonstrate compliance with the outdoor lighting provisions of Section 15-242 and 243 of the LUO for the outdoor fixtures associated with the interim parking lot.
 19. That, prior to issuance of the building permit for the parking deck expansion, the applicant must demonstrate that structurally and dimensionally sufficient secondary emergency access to the hotel is provided. This access shall require the review and approval of the Fire Department.
 20. That fire flow calculations and building-sprinkler design (as required) must be submitted and approved by the Town Engineer and Town Fire Department prior to construction plan approval.
 21. That the project be phased such that Phase A, beginning immediately will include the construction of the hotel, interim parking, and required stormwater BMPs. Phase B will begin by or before a five year period following the issuance of a certificate of occupancy of the new hotel.
 22. That the Board hereby grants a deviation in the glazing requirements of Section 15-178 allowing 42% ground floor and 36.9% overall glazing due to the location of the building with respect to Main Street as described in the Appearance Commission's recommendation dated October 1st, 2015.
 23. That prior to building permit approval and the issuance of a certificate of occupancy, the client demonstrate that the plans and the building incorporate the building design and performance measures described by the applicant's responses to the EAB's *Green and Sustainable Buildings Checklist*. These measures include, but are not limited to, reducing energy consumption by 20% from the standard model, reducing use of materials by up to 30% with recycled content, using low-emitting materials for paints, adhesives, and materials, and, using a low albedo roofing materials. Such efforts will be in accordance with the standards referenced by the applicant in Attachment Q of the Board's agenda materials.
 24. That prior to construction plan approval, the applicant submit materials to satisfy the Construction Management Plan provisions of Section 15-49(c1).

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FILED Joyce H. Pearson
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$.00 *LS*

PREPARED BY AND RETURN TO:
TOWN CLERK
TOWN OF CARRBORO
301 West Main Street
CARRBORO, NORTH CAROLINA 27510



**ORANGE COUNTY
NORTH CAROLINA**

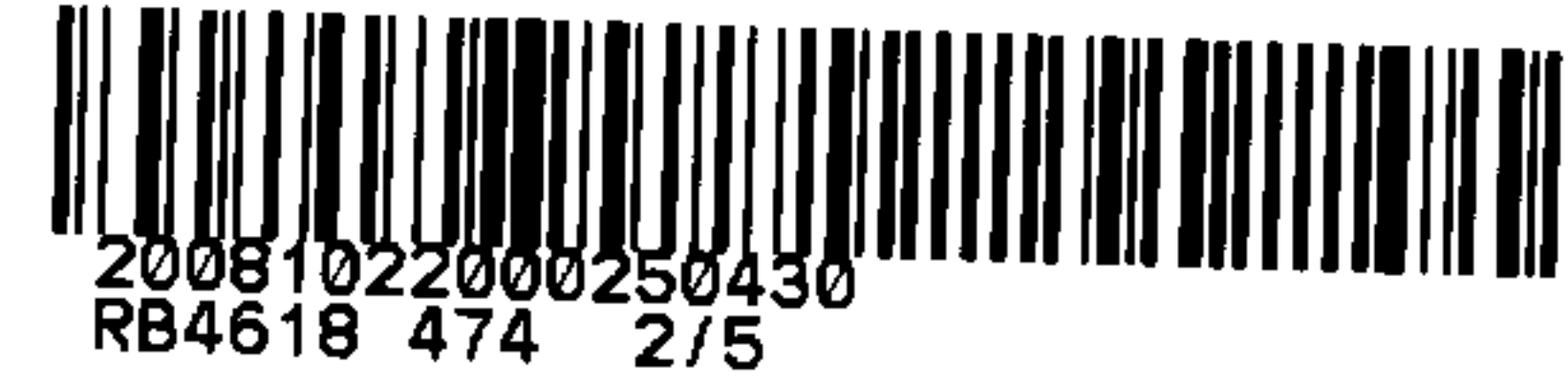
**TOWN OF CARRBORO
CONDITIONAL USE PERMIT GRANTED
The Butler Mixed Use Building**

On the date(s) listed below, the Board of Aldermen of the Town of Carrboro met and held a public hearing to consider the following application:

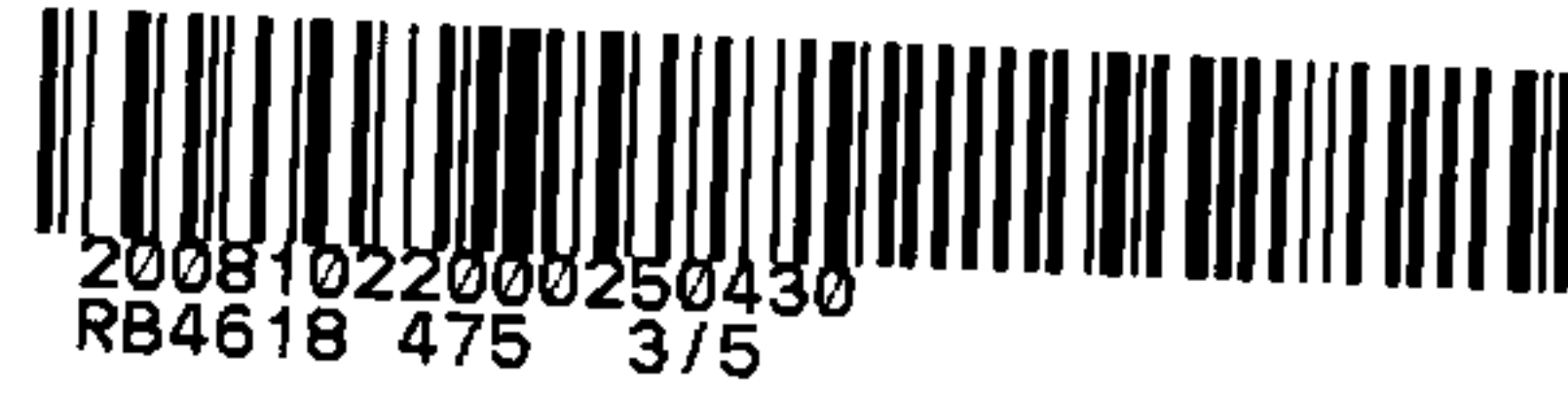
APPLICANT: Downtown Urban Ventures, LLC and Edwin Andrews Properties, Inc.
OWNERS: Downtown Urban Ventures, LLC and Edwin Andrews Properties, Inc.
PROPERTY LOCATION (Street Address): 120 Brewer Lane
TAX MAP, BLOCK, LOT(S): 7.92.A.22 <i>9778-96-8060</i>
PROPOSED USE OF PROPERTY: Construction of a five-story mixed use building.
CARRBORO LAND USE ORDINANCE USE CATEGORY: Building Site: 27.000, Combination Use including: 1.310, 3.110, 3.120, 3.130, 3.150, 3.210, 3.220, 3.250
MEETING DATES: June 24 and August 26, 2008

Having heard all the evidence and arguments presented at the hearing, the Board finds that the application is complete, that the application complies with all of the applicable requirements of the Carrboro Land Use Ordinance for the development proposed, and that therefore the application to make use of the above-described property for the purpose indicated is hereby approved, subject to all applicable provisions of the Land Use Ordinance and the following conditions:

1. The applicant shall complete the development strictly in accordance with the plans submitted to and approved by this Board, a copy of which is filed in the Carrboro Town Hall. Any deviations from or changes in these plans must be submitted to the Development Review Administrator in writing and specific written approval obtained as provided in Section 15-64 of the Land Use Ordinance.
2. If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this permit shall be void of no effect.



3. That no size-limited unit may be enlarged for one year after issuance of a certificate of occupancy.
4. That the applicant make a payment-in-lieu of affordable housing for four (4) of the nine (9) proposed affordable units in the amount not to exceed \$100,000 per unit to be paid to the Town of Carrboro's Affordable Housing Special Review Fund, and that the remaining five (5) affordable dwellings provided be, at a minimum, one-bedroom units.
5. That a fee in-lieu of recreation points equivalent to 44.93 points @ \$186.98 per point, or \$8,401.00 (subject to fee change on July 1, 2008) be paid to the Town of Carrboro prior to construction plan approval.
6. That the trellis facility in the courtyard is equipped with outdoor furniture (tables, chairs, benches, etc.) sufficient to adequately serve the residents of the building, per the submitted rendering (Attachment E-2).
7. That prior to construction plan approval, the applicant provide to the Town of Carrboro evidence of a shared access easement (or equivalent) agreed upon by the owners of the 110 Brewer Lane mixed-use project so as to secure access to the proposed project at 120 Brewer Lane and that said easement will be shown and referenced on any plat associated with the project.
8. That the applicant be allowed to deviate from the presumptive parking standard requirement 149 spaces by providing 136 spaces based upon their written justification that anticipates shared use of spaces between business and residential uses (Attachment G).
9. That the applicant must receive a Town of Carrboro driveway permit for Brewer Lane prior to construction plan approval (if found to be necessary).
10. That, per the provisions of Section 15-309 of the Carrboro Land Use Ordinance, the screening requirements of Section 15-308 are waived as they do not create a substantial benefit to the adjacent properties and because the project is to be rezoned to B-1(c), which has no setback requirements, based upon the applicant's screening justification letter (Attachment I).
11. That screening gates be provided for the proposed dumpster (on 110 Brewer Lane) to prevent views of the dumpster from the south, while still allowing access as needed.
12. That, prior to approval of any plat submitted for the project, a maintenance agreement for stormwater facilities used jointly by the owners of the 110 and 120 Brewer lane be approved by the Town Attorney and addressed in the condominium owners association documents.
13. That the applicant shall provide to the Carrboro Zoning Division, prior to the recordation of the final plat for the project or before the release of a bond if some features are not yet in place at the time of the recording of the final plat, Mylar and digital as-builts for the stormwater features of the project. Digital as-builts shall be in DXF format and shall include a base map of the whole project and all separate plan sheets. As-built DXF files shall include all layers or tables containing storm drainage features. Storm drainage features will be clearly delineated in a data table. The data will be tied to horizontal controls.
14. That the developer shall include a detailed stormwater system maintenance plan specifying responsible entity and schedule. The plan shall include scheduled maintenance activities for each unit in the development (including cisterns, bio-retention areas, swales, check dams, and irrigation pond, performance evaluation protocol, and frequency of self-reporting requirements, including a proposed self-reporting form) on maintenance and performance. The plan and supporting documentation shall be submitted to the Town of Carrboro engineer and Environmental Planner for approval prior to construction plan approval. Upon approval, the plans shall be included in the homeowners' association documentation.



15. That prior to construction plan approval, the applicant gain written permission from the UNC Property Office to access their site via the Libba Cotton Bikeway so as to perform work necessary to implement the approved plan.
16. That prior to construction plan approval, a construction traffic management plan be approved by the Town of Carrboro addressing the project's impact during construction on both the Libba Cotton Bikeway and the surrounding streets.
17. That prior to issuance of the Certificate of Occupancy, if it is deemed necessary by the Carrboro Fire Department, the applicant replace the existing bollards on the Libba Cotton bikeway (the ones that directly affect emergency access to the new building) with improved, removable or collapsible bollards.
18. That prior to construction plan approval, the design for the landscape island on the east side of the building be shortened as necessary to facilitate movement of solid waste and recycling trucks, as recommended by Orange County Solid Waste.
19. That prior to construction plan approval, a shared-use and maintenance easement between the owners of 110 and 120 Brewer Lane be approved by the Town Attorney and recorded regarding the solid waste facility arrangement for the two properties.
20. That prior to issuance of the Certificate of Occupancy, the applicant provide evidence that they have fulfilled the relevant terms, provisions and requirement of their recorded Brownfield Agreement with NCDENR.
21. That the applicant must obtain all necessary temporary and permanent easements prior to construction plan approval.
22. That condominium owner's association documents are approved by the Carrboro Town Attorney prior to issuance of the Certificate of Occupancy.
23. That the applicant receive(s) CAPS from the Chapel Hill-Carrboro City Schools district pursuant to Article IV, Part 4 of the Carrboro Land Use Ordinance prior to construction plan approval.
24. That if Orange Community Housing and Land Trust is unable to sell any affordable unit within one year of the date it receives a certificate of occupancy, Downtown Urban Ventures, or its successors or assigns, will be released from its obligation to sell that unit to OCHLT and may instead provide to the Town of Carrboro a payment-in-lieu of providing an affordable unit, consistent with the applicable related Carrboro Land Use Ordinance language.
25. That prior to construction plan approval, the applicant must prepare, and the Town Manager accept, a three-party agreement between the future owner's association, Orange Community Housing and Land Trust, and the Town of Carrboro. The agreement must: 1) stipulate that either the Land Trust or the Town must verify compliance with the applicable provisions of the conditional use permit and Land Use Ordinance relating to affordable housing prior to the sale/resale of any affordable unit; 2) establish and implement a 1% transfer fee program wherein market-rate units will subsidize affordable units within the development; and 3) stipulate that the owner's association covenants must include language regarding the affordable units and properly disclose related information to purchasers of market-rate units information regarding the 1% transfer fee program. Details regarding this condition must be presented to and approved by the Carrboro Town Attorney and Town Manager prior to construction plan approval. Monies collected in the affordable housing transfer fee program, associated with the sale/resale of properties, are to be placed into a fund for the specific purpose of paying condominium and townhome owner's association dues for persons who acquire affordable housing.
26. That the applicant fulfill their agreements as listed in Attachment E-1 (Summary Actions Agreed to by the Applicant Relative to Advisory Board Recommendation), with the revision of #17 to require the pedestrian connection to the north from the courtyard be handicap accessible.



27. That the developer will post in a prominent location on the building site, a contact number for the public to call to report concerns. The contact should be available at all times.

This permit shall automatically expire within two years of the date of issuance if the use has not commenced or less than 10 percent (10%) of total cost of construction has been completed or there has been non-compliance with any other requirements of Section 15-62 of the Carrboro Land Use Ordinance.

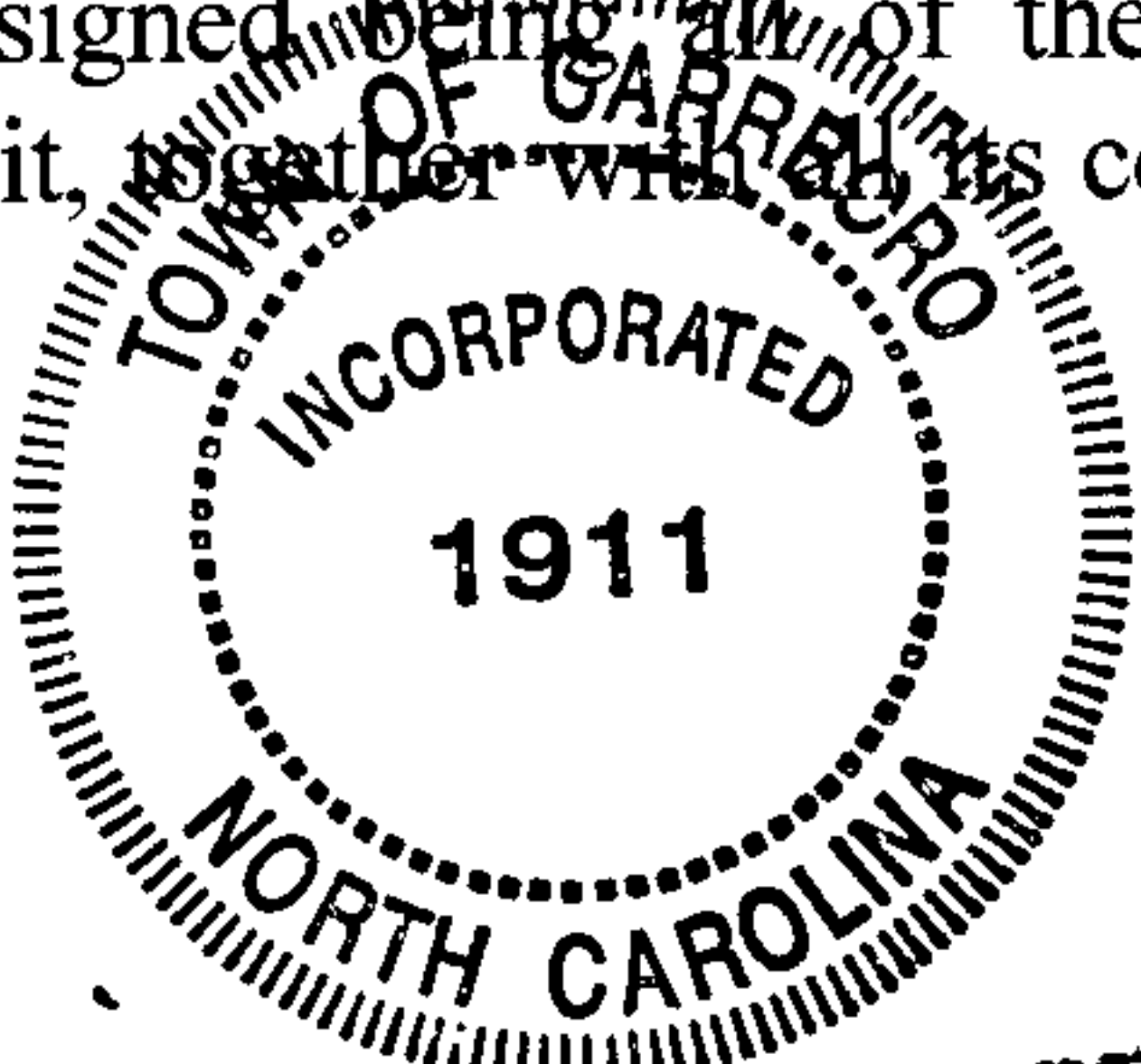
All street construction on those streets proposed for acceptance by the Town of Carrboro shall be certified by an engineer. Engineering certification is the inspection by the developer's engineer of the street's subgrade, base material, asphalt paving, sidewalks and curb and gutter, when used. The developer's engineer shall be responsible for reviewing all compaction tests that are required for streets to be dedicated to the town. The developer's engineer shall certify that all work has been constructed to the town's construction specifications.

If this permit authorizes development on a tract of land in excess of one acre, nothing authorized by the permit may be done until the property owner properly executes and returns to the Town of Carrboro the attached acknowledgment of the issuance of this permit so that the town may have it recorded in the Orange County Registry.

NORTH CAROLINA

ORANGE COUNTY

IN WITNESS WHEREOF, the Town of Carrboro has caused this permit to be issued in its name, and the undersigned, being all of the property above described, do hereby accept this Conditional Use Permit, together with all its conditions, as binding upon them and their successors in interest.



THE TOWN OF CARRBORO

ATTEST:

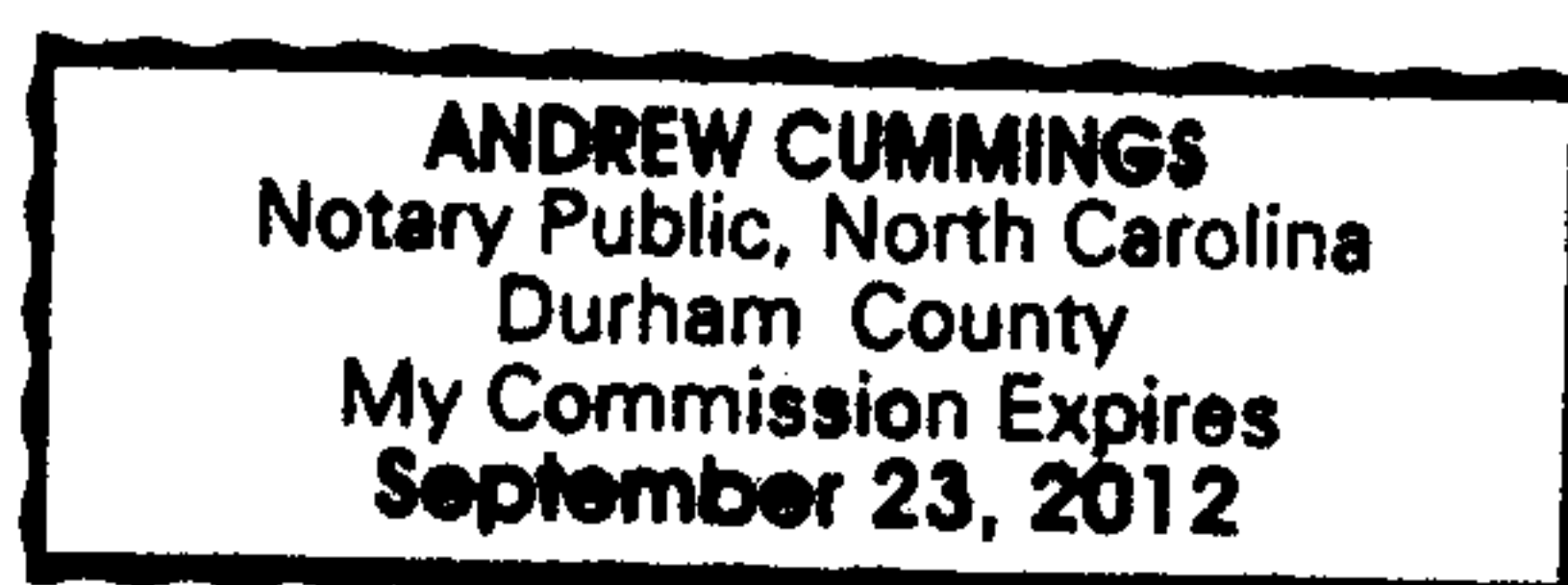
Sarah C. Williamson (SEAL)
Town Clerk

BY Steve Stewart
Town Manager

I, ANDREW CUMMINGS, a Notary Public in and for said County and State, do hereby certify that Sarah C. Williamson, Town Clerk for the Town of Carrboro, personally came before me this day and being by me duly sworn says each for himself that she knows the corporate seal of the Town of Carrboro and that the seal affixed to the foregoing instrument is the corporate seal of the Town of Carrboro, that Steven E. Stewart, Town Manager of said Town of Carrboro and Sarah C. Williamson, Town Clerk for the Town of Carrboro subscribed their names thereto; that the corporate seal of the Town of Carrboro was affixed thereto, all by virtue of a resolution of the Board of Aldermen, and that said instrument is the act and deed of the Town of Carrboro.

IN WITNESS THEREOF, I have hereunto set by hand and notarial seal this the 7th day of OCTOBER, 2008.

(SEAL)



Andrew Cummings
Notary Public

My Commission Expires: 9/23/2012



IN TESTIMONY WHEREOF, the undersigned Limited Liability Partnership Grantor has caused this instrument to be executed in the appropriate partnership name by the duly authorized general partner, and has adopted as its seal the word "Seal" appearing beside its name and their signature(s), this sealed instrument being executed and delivered on the date first above written.

(SEAL)

DOWNTOWN URBAN VENTURES, LLC

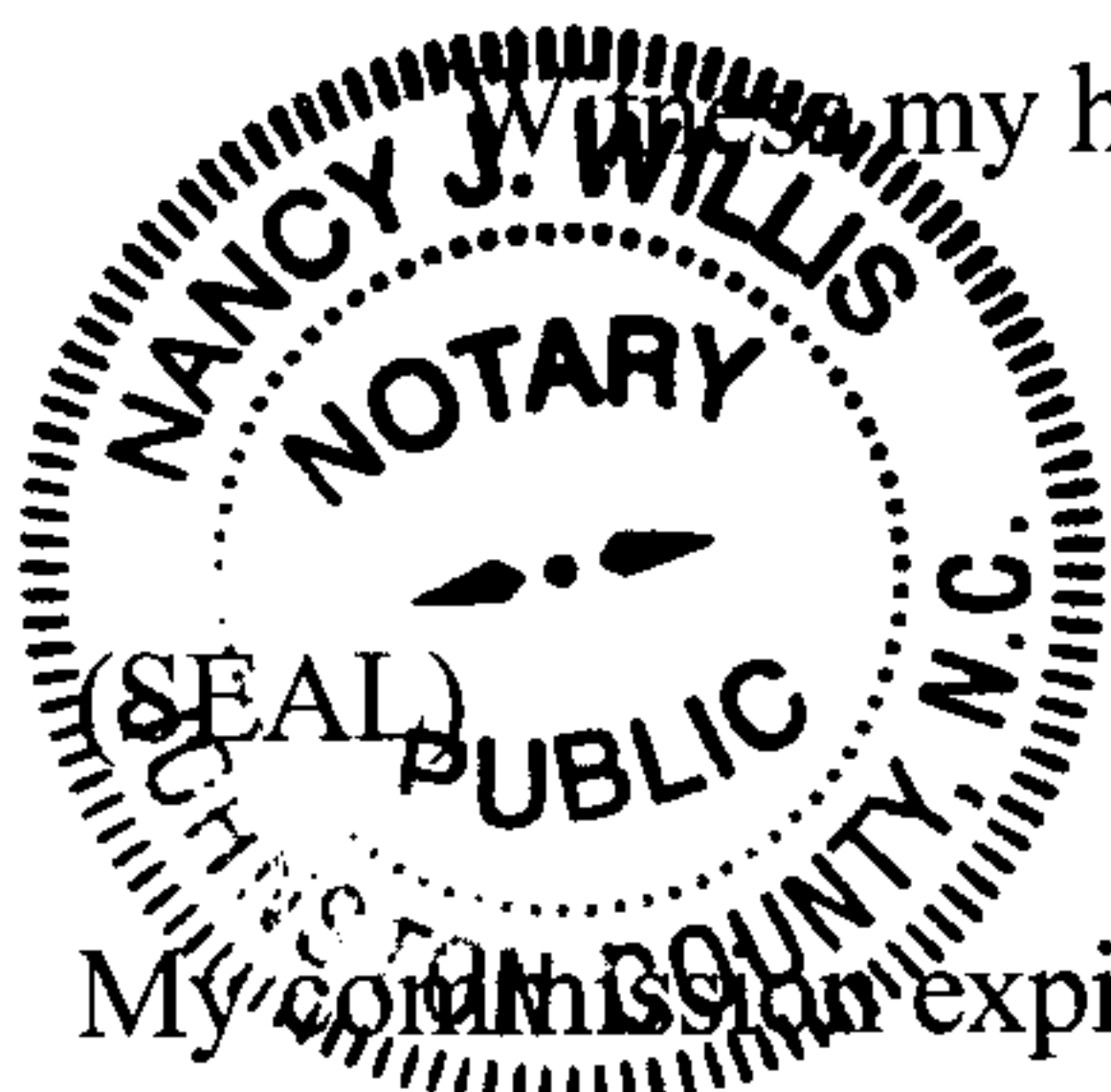
By: _____

Title: _____

North Carolina (STATE)

Wake (COUNTY)

I, Nancy J. Willis, a Notary Public of the County and State aforesaid, certify that Richard W. Gaylord Jr personally appeared before me this day and acknowledged that he is Member/Manager of Carr Mill Limited Partnership, and that by authority duly given and as the act of the limited partnership, the foregoing instrument was signed in its name by him as Member/Manager on behalf of the limited partnership as Member/Manager thereof all by authority duly given.



my hand and official seal, this 29th day of September, 2008.

Nancy J. Willis
Notary Public

My commission expires: 10/30/09

Attest:

Donald W. Whittier (SEAL)
Secretary

EDWIN ANDREWS PROPERTIES, INC.

BY

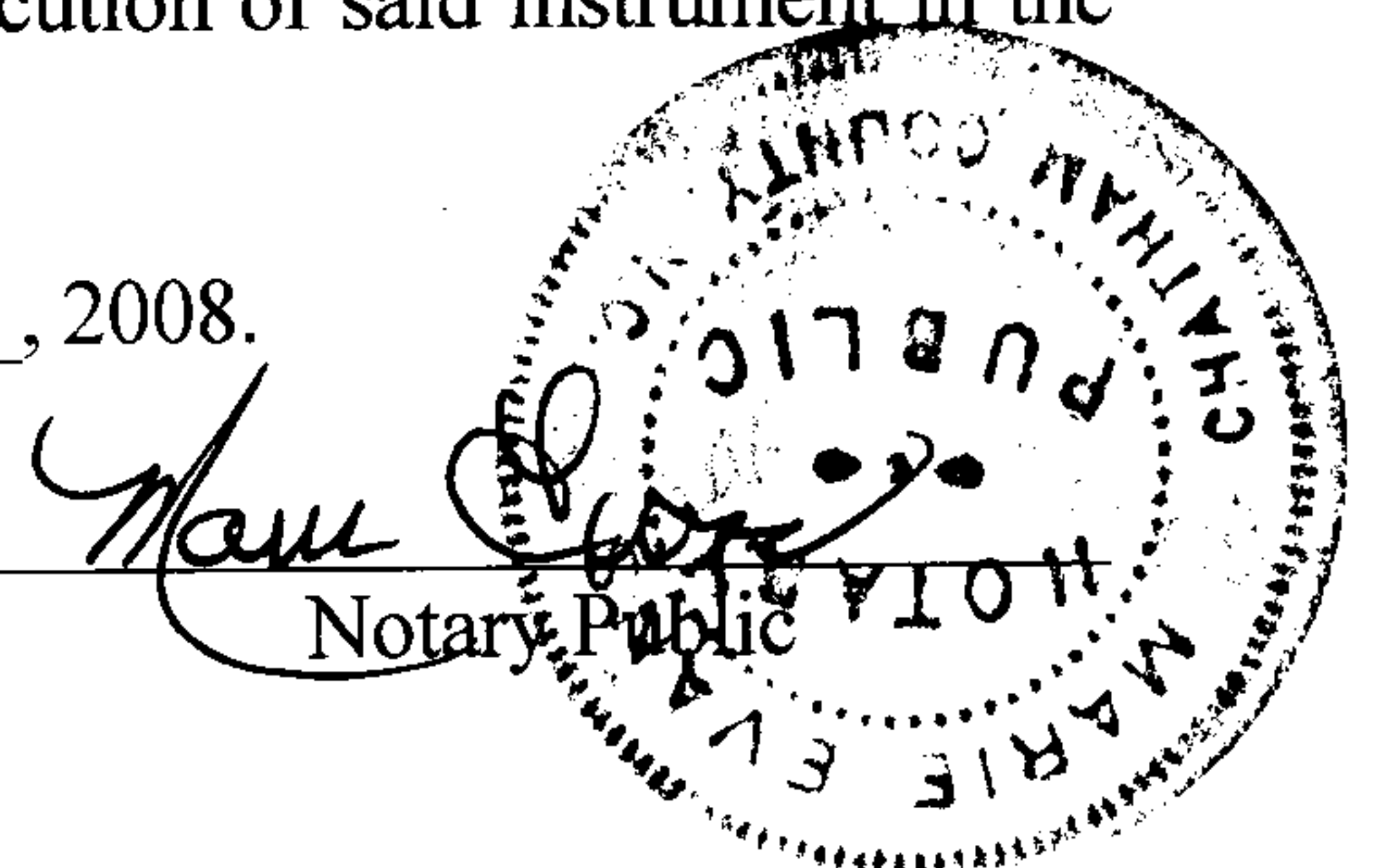
Donald W. Whittier
Vice President

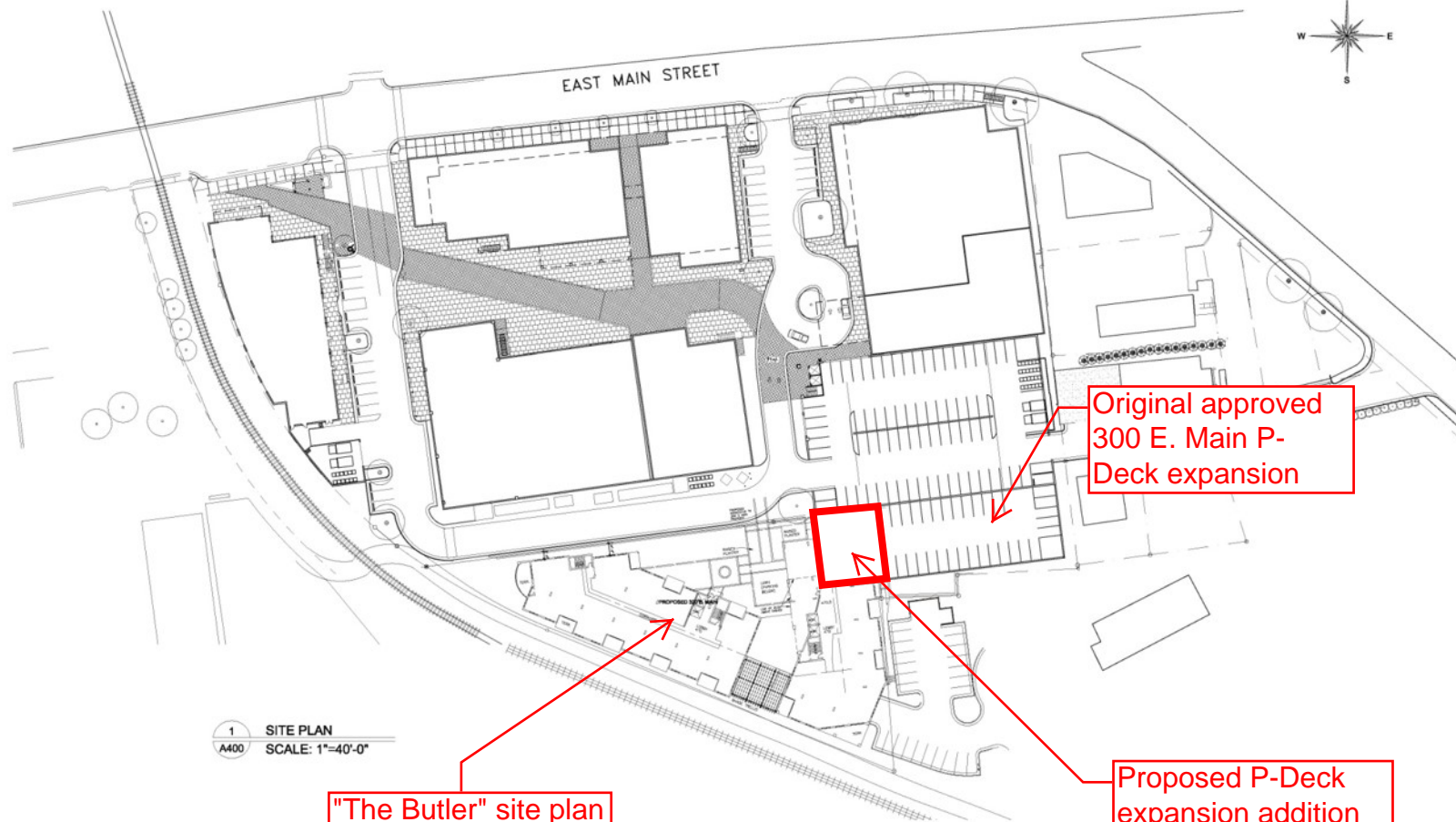
NORTH CAROLINA
ORANGE COUNTY

I, Marie Evans, a Notary Public of Chatham County, N.C. do hereby certify that Donald Whittier appeared before me this day and being duly sworn says that he/she knows the common seal of Edwin Andrews Properties, Inc., and is acquainted with Donald Whittier who is Secretary of said corporation and he/she, Donald Whittier who is Secretary of said corporation, saw the said Vice President sign the foregoing instrument and that he/she, Donald Whittier, Secretary as aforesaid, affixed said seal of said instrument and he/she, the said Secretary, signed his/her name in attestation of execution of said instrument in the presence of said Vice President of said corporation.

Witness my hand and notarial seal, this the 25 day of Sept., 2008.

My Commission Expires: 4-28-2013





1 SITE PLAN
A400 SCALE: 1"=40'-0"

"The Butler" site plan

Original approved
300 E. Main P-
Deck expansion

Proposed P-Deck
expansion addition
onto The Butler
property.



JIM SPENCER
ARCHITECTS

304 C EAST MAIN ST.
P.O. BOX 385
CARBORO, NC 27510
tel 919.860.6680
fax 919.860.6682
jspencerord@nc.rr.com

THIS DOCUMENT AND ITS CONTENTS ARE THE PROPERTY OF JIM SPENCER ARCHITECTS. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF JIM SPENCER ARCHITECTS.

Project
**300
EAST
MAIN
PHASE B**

CARBORO, NORTH CAROLINA

DEVELOPER:
Main Street Properties
of Chapel Hill, LLC
P.O. Box 2152
Chapel Hill, NC 27515

NOT RELEASED
FOR CONSTRUCTION

Job Number:	8412
Drawn:	SM/CLS
Checked:	JSA
Submitted 1:	28-08-08
Submitted 2:	28-09-08
Submitted 3:	28-09-08
Submitted 4:	28-07-08
Submitted 5:	28-08-08

CONCEPTUAL DESIGN

Sheet Title:
SITE PLAN

Sheet Number
A400a

SHEET INDEX

COVER SHEET	C-1
EXISTING CONDITIONS & DEMOLITION PLAN	C-2
SITE & UTILITY PLAN	C-3
GRADING, STORM DRAINAGE & EROSION CONTROL PLAN	C-4
LANDSCAPE PLAN	C-5
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POST DEVELOPMENT DRAINAGE MAP	C-7
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FIRST LEVEL FLOOR PLAN	A2.1
SECOND LEVEL FLOOR PLAN	A2.2
TYPICAL LEVEL FLOOR PLAN	A2.3
NORTH/WEST ELEVATIONS	A3.0
SOUTH/EAST ELEVATIONS	A3.1
FRONT/REAR RENDERINGS	A3.2

CUP MAJOR MODIFICATION SUBMITTAL FOR HILTON GARDEN INN

TOWN OF CARRBORO, ORANGE COUNTY, NORTH CAROLINA

JULY 15, 2015

SUBMISSION DATE JULY 15, 2015

2ND SUBMITTAL SEPTEMBER 9, 2015

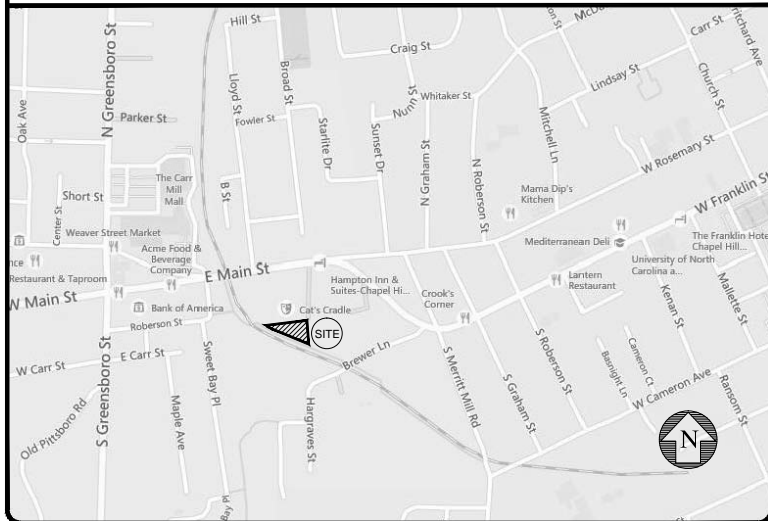
3RD SUBMITTAL OCTOBER 23, 2015

PUBLIC SERVICES CONTACTS

ELECTRIC	DUKE ENERGY SHANE SMITH (919) 687-3385 SHANE.SMITH2@DUKE-ENERGY.COM	PHONE	AT&T ALVA L. NICHOL JR. (919) 785-7758 / (919) 601-1205 AN5696@ATT.COM
WATER	OWASA NICK PARKER / TODD SPENCER N.PARKER@OWASA.ORG	CABLE	TIMEWARNER GEORGE STOTLER (919) 573-7767 / (919) 427-5506 GEORGE.STOTLER@TWCABLE.COM
SEWER	OWASA NICK PARKER / TODD SPENCER (919) 537-4201 N.PARKER@OWASA.ORG	SOLID WASTE & RECYCLING	ORANGE COUNTY SOLID WASTE MANAGEMENT (919) 968-2788 EXT. 107 OR 109 TOWN OF CARRBORO ANDY VOGEL (919) 918-7305 AVOGEL@TOWNOFCARRBORO.ORG
GAS	PSNC BRIAN SMITH (919) 598-7454 BRIAN.SMITH@SCANA.COM	FIBER OPTIC	

VICINITY MAP

NOT TO SCALE



ELECTION TO FOREGO PUBLIC RECYCLING:

- APPLICANT ELECTS TO PROVIDE PRIVATE RECYCLING SERVICE TO THIS PROJECT IN LIEU OF BUILDING A RECYCLING FACILITY DESIGNED TO ORANGE COUNTY SOLID WASTE SPECIFICATIONS. THE PROPERTY WILL NOT RECEIVE PUBLIC RECYCLING COLLECTION NOW OR IN THE FUTURE UNLESS SUCH A RECYCLING FACILITY IS CONSTRUCTED OR CONTINGENCY FOR SUCH A CENTER IS INCLUDED ON THE DEVELOPMENT PLANS.
- APPLICANT MUST REQUIRE AT LEAST THE SAME LEVEL OF CURRENT AND FUTURE RECYCLING SERVICE TO THIS PROPERTY AS THAT PROVIDED BY ORANGE COUNTY SOLID WASTE MANAGEMENT.
- COUNTY FEES FOR RECYCLING ASSOCIATED WITH THIS PROPERTY WILL NOT BE WAIVED.

GOOD NEIGHBOR

- (A) THIS PROJECT UPON COMPLETION WILL NOT BE EMITTING SMOKE, DUST, DIRT, FLY ASH, OR OTHER PARTICULATE MATTER, OR OF NOXIOUS, TOXIC OR CORROSIVE FUMES, VAPORS, OR GASES IN SUCH QUANTITIES AS TO BE EVIDENT OR PERCEPTIBLE AT THE PROPERTY LINE OF ANY LOT ON WHICH THE HOTEL USE IS CONDUCTED, OR WHICH COULD BE INJURIOUS TO HUMAN HEALTH, ANIMALS, OR VEGETATION, OR WHICH COULD BE DETRIMENTAL TO THE ENJOYMENT OF ADJOINING OR NEARBY PROPERTIES, OR WHICH COULD SOIL OR STAIN PERSONS OR PROPERTY, AT ANY POINT BEYOND THE LOT LINE OF THE HOTEL.
- (B) THIS PROJECT WILL NOT PRODUCE HARMFUL, OFFENSIVE, OR BOTHERSOME ODORS, SCENTS, OR AROMAS PERCEPTIBLE BEYOND THE PROPERTY LINE OF THE HOTEL, EITHER AT THE GROUND LEVEL OR ANY HABITABLE ELEVATION.
- (C) THE LOCATION AND VERTICAL HEIGHT OF ALL EXHAUST FANS, VENTS, CHIMNEYS, OR ANY OTHER SOURCES DISCHARGING OR EMITTING SMOKE, FUMES, GASES, VAPORS, ODORS, SCENTS OR AROMAS SHALL BE SHOWN ON THE APPLICATION PLANS, WITH A DESCRIPTION OF THE SOURCE MATERIALS.



Know what's below.
Call before you dig.

OWNER / DEVELOPER:

OWNER:
KAY RICHARDSON
8 KENDALL DRIVE
CHAPEL HILL, NC 27517

APPLICANT:
MAIN STREET PROPERTIES OF CHAPEL HILL, LLC
PO BOX 2152
CHAPEL HILL, NC 27515
(919) 923-4343 (PHONE)
laura@300eastmain.com (EMAIL)

SURVEY INFORMATION
PROVIDED BY:

THOMAS TELLUP
SUMMIT DESIGN & ENGINEERING SERVICES
504 MEADOWLAND DRIVE
HILLSBOROUGH, NC 27278
(919) 732-3883 (PHONE)
(919) 732-6676 (FAX)
THOMAS.TELLUP@SUMMITDE.NET

ARCHITECT CONTACT:

STEVE FINCH
RBA GROUP
1414-A S. TRYON STREET
CHARLOTTE, NC 28203
(704) 344-9098 (PHONE)
sfinch@therbagroup.com (EMAIL)

CIVIL & SITE ENGINEER CONTACT:

CHAD ABBOTT
SUMMIT DESIGN & ENGINEERING SERVICES
504 MEADOWLAND DRIVE
HILLSBOROUGH, NC 27278
(919) 732-3883 (PHONE)
(919) 732-6676 (FAX)
CHAD.ABBOTT@SUMMITDE.NET

SUMMARY INFORMATION

TRACT SIZE: 42,228 SQ. FT.

TOTAL NUMBER OF PROPOSED LOTS: 1

FLOOR AREA: EXISTING BUILDING = 2560 SQ. FT.

PROPOSED BUILDING = 29,186 (FOOTPRINT), 148,673 (TOTAL)

EXISTING USE CATEGORY: AUTO REPAIR 10,100

PROPOSED USE CATEGORY: HOTEL 34,100

PARKING INFORMATION:

SEE PARKING ANALYSIS

NUMBER OF PROPOSED PHASES: 1

TOTAL IMPERVIOUS SURFACE AREA:

EXISTING = 22,518 SQ. FT. (53%)

PROPOSED = 36,902 SQ. FT. (87%)

PROPOSED BUILDING HEIGHT: 70 FT., 5 STORIES

TAX MAP REFERENCE NUMBER: (TMBL OBSOLETE) PIN# 9778968060

ADDRESS OF PROPERTY: 120 BREWER LANE

ZONING DISTRICT: B1CCU

SITE LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

- CONSTRUCTION ON THIS PROJECT SHALL BE IN ACCORDANCE WITH THE CITY/TOWN/COUNTY STANDARD DETAILS, CODE OF ORDINANCES AND STANDARD SPECIFICATIONS IF APPLICABLE.
- ALL SITE WORK, AT A MINIMUM, SHALL BE PERFORMED IN ACCORDANCE WITH THE 2012 NCDOT ROADWAY STANDARD DRAWINGS AND STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES UNLESS OTHERWISE NOTED OR DIRECTED.
- CONSTRUCTION ON THIS PROJECT SHALL BE IN ACCORDANCE WITH ALL APPLICABLE AND THE MOST CURRENT TOWN, COUNTY, STATE, NCDOT AND UTILITY PROVIDER STANDARDS, SPECIFICATIONS AND BUILDING CODES.
- UNDERGROUND UTILITIES MAY EXIST ON, ALONG OR WITHIN CONFLICT OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING NC-ONE-CALL OR THE APPROPRIATE UTILITY COMPANIES PRIOR TO ANY EXCAVATION.
- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE DEMOLITION OF ALL EXISTING ON SITE ITEMS, ABOVE AND BELOW GROUND. THE CONTRACTOR IS ALSO RESPONSIBLE FOR REMOVAL OF ALL WASTE RESULTING FROM DEMOLITION, AS WELL AS GRADING AND FILLING OF ALL DEPRESSIONS TO INSURE THE SITE REMAINS AESTHETICALLY ACCEPTABLE.
- THE CONTRACTOR SHALL OBSERVE ALL REQUIRED SAFETY PRECAUTIONS IN THE PERFORMANCE OF ALL WORK IN ACCORDANCE WITH OSHA.
- THE CONTRACTOR SHALL GRADE, SEED AND SOO OR OTHERWISE PROVIDE TEMPORARY AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, ESPECIALLY SLOPES. SEE EROSION CONTROL INSTRUCTIONS, IF APPLICABLE.
- WORK WITHIN PUBLIC RIGHT-OF-WAYS SHALL BE IN ACCORDANCE WITH ALL STATE AND LOCAL REQUIREMENTS, NOTIFICATIONS, STANDARDS AND POLICIES.
- ANY SUBSTITUTIONS, CHANGES, OR MODIFICATIONS SHALL BE APPROVED BY THE PROJECT ENGINEER, PLANNING DEPARTMENT STAFF, AND DEVELOPER PRIOR TO INSTALLATION/CONSTRUCTION OF CORRESPONDING ITEMS.
- PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS NECESSARY FOR CONSTRUCTION. THE CONTRACTOR SHALL READ ALL PERMITS AND ENSURE THAT CONSTRUCTION COMPLIES WITH THE PERMITS. REQUIRED PERMITS AND REVIEWS MAY INCLUDE, BUT ARE NOT LIMITED TO: CITY/COUNTY APPROVALS/PERMITS, CITY FIRE DEPARTMENT, SOLID WASTE REVIEWS, NCDOT PERMITS, DRIVEWAY PERMITS, RIGHT OF WAY ENCROACHMENT AGREEMENTS, SOIL AND EROSION CONTROL PERMITS, NCDENR PERMITS, WATER PERMITS, SEWER PERMITS, ENVIRONMENTAL PERMITS, WETLAND DISTURBANCE PERMITS, STREAM CROSSING PERMITS, POWER EASEMENT ENCROACHMENT AGREEMENTS, USACE/DWQ PERMITS, STORMWATER PERMITS, ZONING APPROVAL, AND BUILDING CODE APPROVALS/PERMITS. IF THE CONTRACTOR HAS QUESTIONS ABOUT PERMIT LANGUAGE, OR THE NEED FOR A PERMIT, HE MUST CONTACT THE DEVELOPER AND THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
- THE APPLICANT SHALL PROVIDE TO THE ZONING DIVISION, PRIOR TO THE RECORDATION OF THE FINAL PLAT FOR THE PROJECT OR BEFORE THE RELEASE OF A BOND IF SOME FEATURES ARE NOT YET IN PLACE AT THE TIME OF THE RECORDING OF THE FINAL PLAT, MYLAR AND DIGITAL AS-BUILTS FOR THE STORMWATER FEATURES OF THE PROJECT. DIGITAL AS-BUILTS SHALL BE IN DXF FORMAT AND SHALL INCLUDE A BASE MAP OF THE WHOLE PROJECT AND ALL SEPARATE PLANS SHEETS. AS-BUILT LAYERS OR TABLES CONTAINING STORM DRAINAGE FEATURES, STORM DRAINAGE FEATURES SHALL BE CLEARLY DELINEATED IN A DATA TABLE. THE DATA WILL BE TIED TO HORIZONTAL CONTROLS."
- "THIS PROJECT IS SUBJECT TO THE STORMWATER PROVISIONS OF ARTICLE XVI OF THE TOWN OF CARRBORO LAND USE ORDINANCE AND THE APPLICABLE PROVISION OF THE STATE GENERAL STATUTES."
- "FIRE LANE STRIPING WILL BE COORDINATED WITH THE CARRBORO FIRE MARSHALL PRIOR TO THE ISSUANCE OF A CO PER CHAPTER 12 OF THE CARRBORO TOWN CODE."
- "A 'HARD SURFACE' IS REQUIRED PRIOR TO BUILDING CONSTRUCTION (CONTACT FIRE DEPARTMENT FOR FURTHER INFORMATION)."
- "NO FRAMING MAY BEGIN UNTIL HYDRANTS ARE OPERATIONAL."
- "AN ALL-WEATHER TRAVEL SURFACE MUST BE IN PLACE ON THE ROADWAY PRIOR TO RECEIVING FINAL PLAT APPROVAL AND/OR BUILDING PERMITS."
- "PRIOR TO THE ISSUANCE OF A CO, A FINAL PLAT, OR THE CERTIFICATION OF A STORMWATER BMP, THE TOWN MAY REQUIRE THAT A PERFORMANCE SECURITY BE POSTED FOR A PERIOD OF TWO (2) YEARS (SECTION 15-263(i))."
- "ALL NEW AND RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND PER THE PROVISIONS OF SECTION 15-246 OF THE TOWN OF CARRBORO LAND USE ORDINANCE."
- "ALL OUTDOOR LIGHTING IS REQUIRED TO MEET THE APPLICABLE REQUIREMENTS OF ARTICLE XV OF THE TOWN OF CARRBORO LAND USE ORDINANCE."
- "PER SECTION 15-67: THE RECIPIENT OF ANY ZONING, SPECIAL USE, CONDITIONAL USE, OR SIGN PERMIT, OR HIS SUCCESSOR, SHALL BE RESPONSIBLE FOR MAINTAINING ALL COMMON AREAS, IMPROVEMENTS OR FACILITIES REQUIRED BY THIS CHAPTER OR ANY PERMIT ISSUED IN ACCORDANCE WITH ITS PROVISIONS, EXCEPT THOSE AREAS, IMPROVEMENTS OR FACILITIES WITH RESPECT TO WHICH AN OFFER OF DEDICATION TO THE PUBLIC HAS BEEN ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY. AS ILLUSTRATIONS, AND WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, THIS MEANS THAT PRIVATE ROADS AND PARKING AREAS, AS WELL AS SEWERS, DRAINAGE AND RECREATIONAL FACILITIES MUST BE PROPERLY MAINTAINED SO THAT THEY CAN BE USED IN THE MANNER INTENDED, AND REQUIRED VEGETATION AND TREES USED FOR SCREENING, LANDSCAPING, OR SHADING MUST BE REPLACED IF THEY DIE OR ARE DESTROYED."
- PER SECTION 15-84 OF THE LAND USE ORDINANCE, FOLLOWING CUP APPROVAL CONSTRUCTION DOCUMENTS, INCLUDING THE INCORPORATION OF ANY CONDITIONS OF APPROVAL, MUST BE SUBMITTED AND APPROVED BEFORE BEGINNING ANY CONSTRUCTION.

300 East Main/Hilton Garden Inn Parking Analysis

Full build-out parking-needs summary from approved 2008 300 East Main CUP:

	All Uses	Provided	Excess (Deficit)	With 10% Vacancy Rate
weekdays 2 a.m. - 7 p.m.	158	843	685	700
weekdays 7 a.m. - 6 p.m.	651	843	192	257
weekdays 6 p.m. - 9 p.m.	813	843	30	111
weekdays 9 p.m. - 2 a.m.	317	843	526	558
weekends 2 a.m. - 7 a.m.	139	843	705	718
weekends 7 a.m. - 1 p.m.	539	843	304	358
weekends 1 p.m. - 6 p.m.	691	843	152	221
weekends 6 p.m. - 9 p.m.	878	843	-35	53
weekends 9 p.m. - 2 a.m.	657	843	186	251

Net change at full build-out with smaller Fleet Feet building (per 2013 CUP modification), addition of Hilton Garden Inn and expanded parking deck:

	space reduction from smaller Fleet Feet building	HGI parking needs	new spaces under HGI, in exp. period	Net change in parking needs from 2008 CUP	New build-out parking needs	New total parking provided	New surplus/ deficit
weekdays 2 a.m. - 7 a.m.	-12	112	0	18	170	963	791
weekdays 7 a.m. - 6 p.m.	-10	29	0	-16	420	963	338
weekdays 6 p.m. - 9 p.m.	-27	127	0	16	808	963	155
weekdays 9 p.m. - 2 a.m.	-24	112	0	3	225	963	738
weekends 2 a.m. - 7 a.m.	-6	112	0	18	170	963	791
weekends 7 a.m. - 1 p.m.	-18	131	0	-2	487	963	475
weekends 1 p.m. - 6 p.m.	-26	127	0	6	807	963	156
weekends 6 p.m. - 9 p.m.	-26	142	0	-19	819	963	144
weekends 9 p.m. - 2 a.m.	-27	112	0	-2	617	963	346

Interim parking needs with existing old and new buildings plus Hilton Garden Inn, without deck expansion:

	370	Building E	Building B	310	Building F	Butler (913)	200 & 360 (old buildings)	Total	Surplus/ deficit
Weekday 2 a.m.-7 a.m.	118	0	0	3		112	17	230	461
Weekday 7 a.m.-6 p.m.	107	0	0	80		79	104	269	345
Weekday 6 p.m.-9 p.m.	213	0	0	104		157	181	656	50
Weekday 9 p.m.-2 a.m.	171	0	0	30		112	104	416	295
Weekend 2 a.m.-7 a.m.	118	0	0	3		112	17	230	461
Weekend 7 a.m.-1 p.m.	156	0	0	41		101	110	406	303
Weekend 1 p.m.-6 p.m.	163	0	0	52		127	130	472	293
Weekend 6 p.m.-9 p.m.	243	0	0	55		142	242	681	30
Weekend 9 p.m.-2 a.m.	197	0	0	26		112	104	581	219
Available parking	deck 1st phase (existing)	future deck parking	Surface parking including 500 E Main lot	parking under new hotel	Yaggy lot (former E. Main/Roberson)	Total			
	504	40	87	30	30	711			

CUP MAJOR MODIFICATION DRAWINGS

HILTON GARDEN INN

OWNER: KAY RICHARDSON
8 KENDALL DRIVE
CHAPEL HILL, NC 27517APPLICANT: MAIN STREET PROPERTIES OF CHAPEL HILL, LLC
PO BOX 2152
CHAPEL HILL, NC 27515 (919) 923-4343 (PHONE)

TITLE SHEET

PROJECT NO.

15-HGI

DRAWING NAME:

15-HGI_TS

SHEET NO.

C-1



NO.	REVISIONS	DATE	BY
7			
6			
5			
4			
3			
2	PER TOWN OF CARRBORO SECOND REVIEW COMMENTS	10-23-2015	JDC
1	PER TOWN OF CARRBORO FIRST REVIEW COMMENTS	9-9-2015	JDC

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- KEY LEGEND
- A. PROPERTY LINE
B. 6" CROSSWALK, TYPICAL
C. 24" VALLEY CURB & GUTTER, TYPICAL
D. STANDARD PARKING SPACE, 8.5' W x 18' L

CONSTRUCTION SCHEDULE
THE AREA JUST SOUTH OF THE EXISTING PARKING STRUCTURE WILL BECOME THE CONSTRUCTION ACCESS FOR THE NEW HOTEL CONSTRUCTION. IT WILL CONNECT TO A CONSTRUCTION ENTRANCE FROM BOYD STREET, WITH PROPER CONSTRUCTION ENTRIES AND EROSION CONTROL MITIGATION.

INSTALL CONSTRUCTION ENTRANCE, ROUTES AND PARKING AREAS, THE ADJACENT PROPERTIES TO THE EAST OF THE PROJECT SITE ON BOYD STREET (103 & 105 BOYD STREET) ARE NOW CONTROLLED BY PROJECT OWNERS AND WILL BE USED FOR CONSTRUCTION STAGING, STORAGE AND ACCESS.

INSTALL SEDIMENT FENCES, OUTLET PROTECTION, AND INLET PROTECTION, INSTALL PRINCIPAL STORM DRAINS

CLEARING AND GRADING, SITE PREPARATION, CUTTING, FILLING, SEDIMENT BARRIERS, DIVERSIONS, BIORETENTION RETAINING WALL AND INSTALLATION OF UNDERGROUND PIPE DETENTION SYSTEM UNDER INTERIM SURFACE PARKING. (BIKEWAY WIDTH WILL NEED TO BE REDUCED DURING CONSTRUCTION OF BIORETENTION WALL)

INSTALL UNDERGROUND UTILITIES (SHORT CLOSURE OF BIKEWAY FOR INSTALLATION OF WATER MAIN) SURFACE STABILIZATION - TEMPORARY/PERMANENT STABILIZATION IMMEDIATELY ON ALL DISTURBED AREAS WHERE WORK IS DELAYED OR COMPLETE

HOTEL BUILDING CONSTRUCTION

LANDSCAPING (INCLUDING BIORETENTION PLANTINGS) AND FINAL STABILIZATION

INTERIM SURFACE PARKING CONSTRUCTION, FOUNDATION FOR FUTURE PARKING DECK INCLUDING UTILITIES & PAVING: AS CONSTRUCTION NEARS COMPLETION FOR THE HOTEL BUILDING, THIS AREA WILL BE DEVELOPED INTO A SURFACE PARKING LOT AND DRIVE ACCESS FOR THE HOTEL. THIS WORK WILL INCLUDE SUBSURFACE PREPARATION AND STORM WATER TREATMENT WORK IN THE AREA OF THE PARKING PAD. NEW FOOTINGS AND A RETAINING WALL WILL BE CONSTRUCTED ON THE SOUTH, EAST AND WEST SIDES OF THE EXPANSION AREA. ONCE THIS AREA IS PROPERLY COMPACTED AND BACKFILLED, A TEMPORARY PARKING SURFACE WILL BE PLACED. THIS AREA IS LIKELY TO BE ASPHALT AS THE INTERIM CONDITION, BECAUSE THE CRANE THAT WILL ERECT THE DECK EXPANSION WOULD DAMAGE A CONCRETE SLAB. OTHER ASSOCIATED WORK WITH THE INTERIM PHASE WILL BE EROSION CONTROL, LANDSCAPING, AND NEW LIGHTING AS SHOWN ON THE PLANS.

THIS INTERIM PARKING AREA WILL BECOME THE FOOTPRINT AND FOUNDATION FOR THE FUTURE PARKING DECK EXPANSION. WHEN THE DECK EXPANSION IS REQUIRED BY OTHER DEVELOPMENT ON SITE, THE TEMPORARY ASPHALT DRIVE AND PARKING AREA WILL BE REMOVED AND A NEW PERMANENT CONCRETE SLAB PLACED BEFORE THE UPPER LEVELS OF THE PRECAST DECK ARE PLACED. THE PRECAST DOUBLE-T CONSTRUCTION (IDENTICAL TO THE EXISTING DECK) WILL FORM THE NEW DECK BAY (SEE DRAWING SET FOR BUILT-OUT CONDITIONS). IT IS OUR UNDERSTANDING THAT THE CRANE WHICH WILL SET THIS PORTION OF THE DECK WILL WORK FROM WEST TO EAST, BACKING ITS WAY TOWARD BOYD STREET (AND MINIMIZING CONSTRUCTION DISTURBANCE TO THE EXISTING HOTEL(S) AND SURROUNDING BUSINESSES AND RESIDENTS.

FUTURE CONSTRUCTION - PARKING DECK EXPANSION

UTILITIES LEGEND:

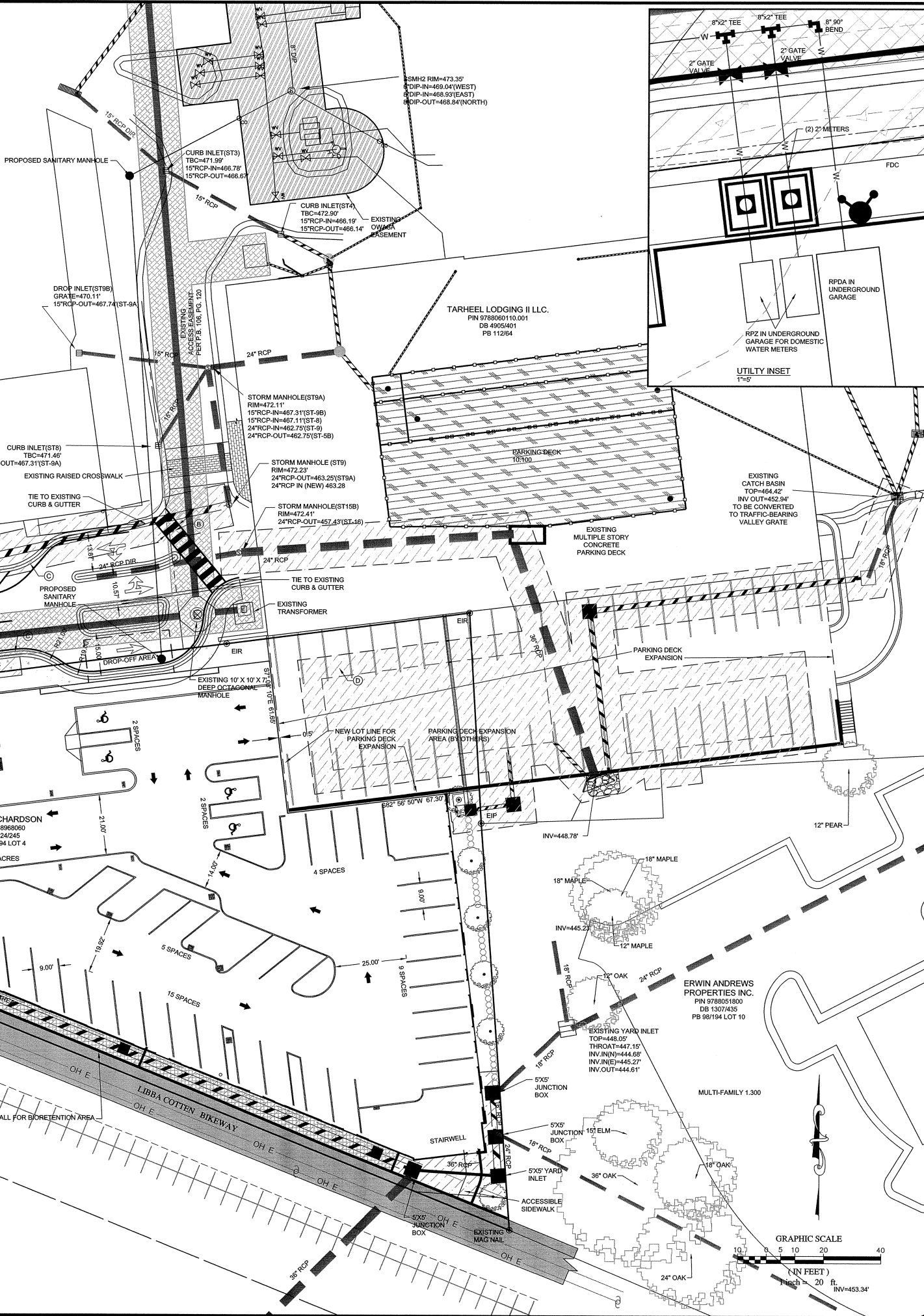
- EXIST / PROPOSED
- WATER VALVE
FIRE HYDRANT
WATER METER
FIRE DEPT. CONNECTION (FDC)
REDUCER
PLUG & BLOCK
MECHANICAL JOINT / BEND
POST INDICATOR VALVE (PIV)
AIR RELEASE VALVE (ARV)
SANITARY SEWER MANHOLE
SEWER CLEAN OUT
CURB INLET
DROP INLET
JUNCTION BOX
FLARED END SECTION (FES)
- EXISTING WATER MAIN
PROPOSED WATER MAIN / SERVICE
EXISTING GAS MAIN
PROPOSED GAS MAIN
EXISTING OVERHEAD ELECTRIC
PROPOSED UNDERGROUND ELECTRIC
EXISTING SEWER MAIN
PROPOSED SEWER MAIN / SERVICE
EXISTING STORM PIPE
PROPOSED STORM PIPE

NOTES:

- NO SETBACKS ARE REQUIRED FOR THIS DISTRICT.
- FIRE LANE STRIPING WILL BE COORDINATED WITH THE CARRBORO FIRE MARSHAL PRIOR TO THE ISSUANCE OF A C.O. PER CHAPTER 12 OF THE CARRBORO TOWN CODE.
- A HARD SURFACE IS REQUIRED PRIOR TO BUILDING CONSTRUCTION (CONTACT FIRE DEPARTMENT FOR FURTHER INFORMATION).
- NO STREAMS/STREAM BUFFERS ON-SITE PER RANDY DODD EMAIL 6/22/2015.
- NO TREES 18" DBH OR GREATER ON-SITE.
- NO RARE TREES ON-SITE.
- NO FRAMING MAY BEGIN UNTIL HYDRANTS ARE OPERATIONAL.
- AN ALL-WEATHER TRAVEL SURFACE MUST BE IN PLACE ON THE ROADWAY PRIOR TO RECEIVING FINAL PLAT AND/OR BUILDING PERMITS.
- HOTEL WILL BE FULLY SPRINKLERED PER NFPA-13.
- ONLY LIGHTING PROVIDED WILL BE FULL CUTOFF FIXTURES MOUNTED ON THE BUILDING NOT TO EXCEED 15 FEET TO TOP OF LIGHT.
- EXISTING DUKE ENERGY, TIME WARNER, AND AT&T AERIAL SERVICES WILL BE RELOCATED UNDERGROUND FROM AN EXISTING OR RELOCATED POLE IN THIS VICINITY (TO BE COORDINATED WITH DUKE ENERGY).
- THIS PROJECT TO BE CONSTRUCTED IN ONE PHASE.
- NO FLOODWAYS OF FLOOD PLAINS ON PROJECT SITE.



Know what's below.
Call before you dig.



STORMWATER DRAINAGE AND MANAGEMENT NARRATIVE

EXISTING CONDITIONS:
THE 0.97 ACRE SITE HAS 45% IMPERVIOUS COMPRISED OF 0.417 ACRES OF GRAVEL, 0.003 ACRES OF CONCRETE, 0.036 ACRES OF PAVEMENT, 0.063 ACRES OF ROOF (ABANDONED AUTOMOBILE REPAIR STRUCTURE AND STORAGE BUILDING) WITH A BALANCE OF 0.451 ACRES OF PERVIOUS. IT SHOULD BE NOTED, HOWEVER, IF PREVIOUS YEARS OF AERIAL IMAGERY ARE EVALUATED THE TRUE IMPERVIOUS IS PROBABLY MUCH HIGHER BUT THIN LAYERS OF SOIL HAVE ALLOWED GRASSES TO GROW OBSCURING IMPERVIOUS JUST UNDERNEATH. CONSERVATIVELY CURRENT CONDITIONS WERE UTILIZED IN THE CALCULATIONS. THE HIGH POINT OF THE SITE IS ON THE NORTHERN BOUNDARY NEAR THE ENTRANCE TO THE 300 EAST MAIN PARKING DECK AND THE SITE SLOPES IN A ROUGHLY NORTHWEST TO SOUTHEAST DIRECTION TO THE LOW POINT OF THE SITE JUST NORTHEAST OF A 30" REINFORCED CONCRETE PIPE UNDER THE RAILROAD AND BIKE PATH. ALL THE DRAINAGE OF THE SITE FLOWS TO THIS 30" PIPE. A SLAB TOP JUNCTION BOX IS LOCATED AT THE NORTHWEST CORNER OF THE PROPERTY WHICH CONVEYS A 15" PIPE WHICH TRANSPORTS OFF-SITE FLOW. THIS PIPE FLOWS TO A JUNCTION BOX TIED TO THE 36" RAILROAD CULVERT. THIS PIPE WILL BE REPLACED WITH A 24" HDPE PIPE UNDERNEATH THE PROPOSED BIOTRETENTION AREA (SEE BELOW) AND OUT FROM UNDERNEATH THE PROPOSED HOTEL STRUCTURE. AT THE SOUTHEASTERN CORNER OF THE PROPERTY THERE IS A JUNCTION BOX WHICH RECEIVES FLOW FROM THE PROPERTY TO THE EAST (110 BREWER ST - THE KWON DO FACILITY AND MULT-FAMILY RESIDENCES). IN ORDER TO ACCOMMODATE THE PROPOSED HOTEL THIS SYSTEM WILL BE RE-ROUTED VIA NEW JUNCTION BOXES.

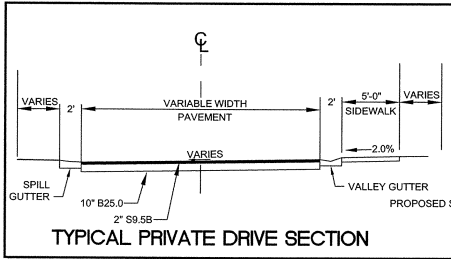
PROPOSED CONDITIONS:
THE FOOTPRINT OF THE PROPOSED HOTEL COVERS APPROXIMATELY 0.67 ACRES, WITH THE REMAINING 0.3 ACRES BEING A PORTION OF THE BIKE PATH, DROP-OFF AREA, SIDEWALKS, SOLID WASTE ENCLOSURE/ACCESS AND PARKING DECK EXPANSION AREA. IN ORDER TO ADDRESS THE TOWN OF CARRBORO'S STORMWATER ORDINANCE REQUIREMENTS APPROXIMATELY 2,169 SQUARE FEET OF BIOTRETENTION AREA WILL BE INSTALLED BETWEEN THE BIKE PATH AND THE HOTEL ALONG THE SOUTHWEST PROPERTY LINE. IN ORDER TO ADDRESS REMOVAL OF 95% OF TOTAL SUSPENDED SOLIDS (TSS) THE FIRST ONE INCH OF RUN-OFF (WATER QUALITY VOLUME) WILL BE DIRECTED FROM THE ROOF DRAINS INTO THE BIOTRETENTION CELLS WHICH WILL BE TIERED TO FOLLOW THE SLOPE OF THE BIKE PATH. ANY RUNOFF FROM THE ROOF DRAINS BEYOND THE ONE INCH WILL BE DIRECTED VIA STORM DRAINAGE PIPES TO AN UNDERGROUND STORAGE SYSTEM OF HDPE PIPES UNDERNEATH THE ADJACENT SURFACE LEVEL PARKING AREA (ASSOCIATED WITH THE 300 E. MAIN DECK). THE EXISTING ACCESS TO THE REAR OF THE ARTS CENTER, RESTAURANT, BREVINARY AND CATS CRADLE WILL BE WIDENED. THE STORMWATER IN THIS AREA WILL BE CAPTURED BY A NEW GRATED INLET LOCATED IN A SUMP CONDIION WHICH WILL TRANSPORT THE STORMWATER TO AN EXISTING JUNCTION BOX JUST WEST OF THE DECK ENTRANCE TO THE PARKING DECK SAND FILTER (AS ACCOUNTED FOR IN THE 300 EAST MAIN PROJECT). THE CALCULATED WATER QUALITY VOLUME REQUIRED IS 2,608 CUBIC FEET. THE BIOTRETENTION AREA IS APPROXIMATELY 2,169 SQUARE FEET. UTILIZING THE JORDAN ACCOUNTING TOOL THE PRE-DEVELOPMENT RUNOFF IS 86,764 CUBIC FEET AND THE POST-DEVELOPMENT RUNOFF WITH THE BMP IS 86,332 WHICH IS BASED ON A PRE-DEVELOPMENT CURVE NUMBER OF 79 WHICH MEETS THE GOAL OF MAINTAINING THE MAXIMUM ALLOWABLE INCREASE IN ANNUAL STORMWATER RUNOFF VOLUME BELOW 50%. THE POST-DEVELOPMENT NITROGEN LOADING IS 10.69, WITH THE BMP IT IS REDUCED TO 6.31, WHICH IS JUST SHY OF THE GOAL OF 6.23. THE SHORTAGE WILL BE ACHIEVED BY THE INSTALLATION OF A FILTERRA BMP. THE POST-DEVELOPMENT PHOSPHOROUS IS CALCULATED TO BE 1.42, WITH THE BMP REDUCING IT TO 0.77 WHICH IS LESS THAN THE GOAL OF 0.87. THE REMAINING NUTRIENT LOADS WILL BE ADDRESSED BY UTILIZING THE 'BUY DOWN' OPTION ONCE THE 50% ONSITE REDUCTION HAS BEEN ACHIEVED. THE 1, 2, 5, 10 AND 25 YEAR PEAK FLOW DISCHARGE RATES WILL BE MANAGED BY STORING THE OVERFLOW INTO THE UNDERGROUND DETENTION AREA AND RELEASING IT VIA AN ORIFICE CONTROLLED OUTLET STRUCTURE INTO THE EXISTING DRAINAGE WHICH FLOWS TO THE 30" PIPE UNDER THE RAILROAD. ALL EXISTING STORMWATER INFRASTRUCTURE ON AND ADJACENT TO THE SUBJECT PROPERTY WILL BYPASS OR BE ROUTED AROUND THE SITE SUCH THAT ONSITE DEVICES TREAT ONLY RUNOFF FROM THE PROPOSED DEVELOPMENT.

APPROXIMATE WATER QUALITY VOLUME 2,608 CF
WATER QUALITY VOLUME PROVIDED BY BIOTRETENTION 2,169 CF
PRE-DEVELOPMENT RUNOFF VOLUME 86,764 CF
REQUIRED REDUCTION IN ANNUAL RUNOFF = 50% (BASE ON 79 PRE-DEV. CN)
POST DEVELOPMENT RUNOFF VOLUME WITH BMP 86,332 CF

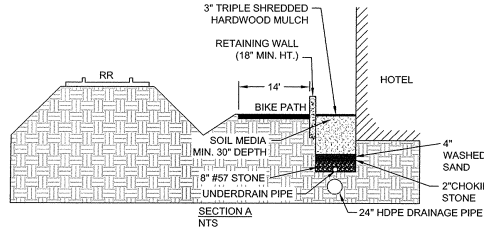
DISTURBED AREA

ON SITE: 0.94 AC
OFF SITE: 0.30 AC
TOTAL: 1.14 AC

NOTES
1. NO FLOODWAYS, FLOODPLAINS, STREAMS OR STREAM BUFFERS EXIST ON THIS SITE.



NOTE: ALL INSTALLED BMP'S (WATER QUALITY AND DETENTION) MUST BE CERTIFIED BY THE ENGINEER OF RECORD AS CONSTRUCTED PER THE APPROVED CONSTRUCTION PLANS PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. AS-BUILT CONSTRUCTION PLANS WILL BE SUBMITTED TO THE TOWN.



EROSION CONTROL CONSTRUCTION SCHEDULING

- INSTALL CONSTRUCTION ENTRANCE, ROUTES AND PARKING AREAS
- INSTALL SEDIMENT FENCES, OUTLET PROTECTION, AND INLET PROTECTION. INSTALL PRINCIPAL STORM DRAINS
- CLEARING AND GRADING, SITE PREPARATION, CUTTING, FILLING, SEDIMENT BARRIERS, DIVERSIONS
- SURFACE STABILIZATION - TEMPORARY/PERMANENT STABILIZATION IMMEDIATELY ON ALL DISTURBED AREAS WHERE WORK IS DELAYED OR COMPLETE
- BUILDING CONSTRUCTION - BUILDINGS UTILITIES & PAVING
- LANDSCAPING AND FINAL STABILIZATION

NO.	DATE	REVISIONS
7	10-25-2015	DC
6	9-9-2015	DC
5		
4		
3		
2		
1		

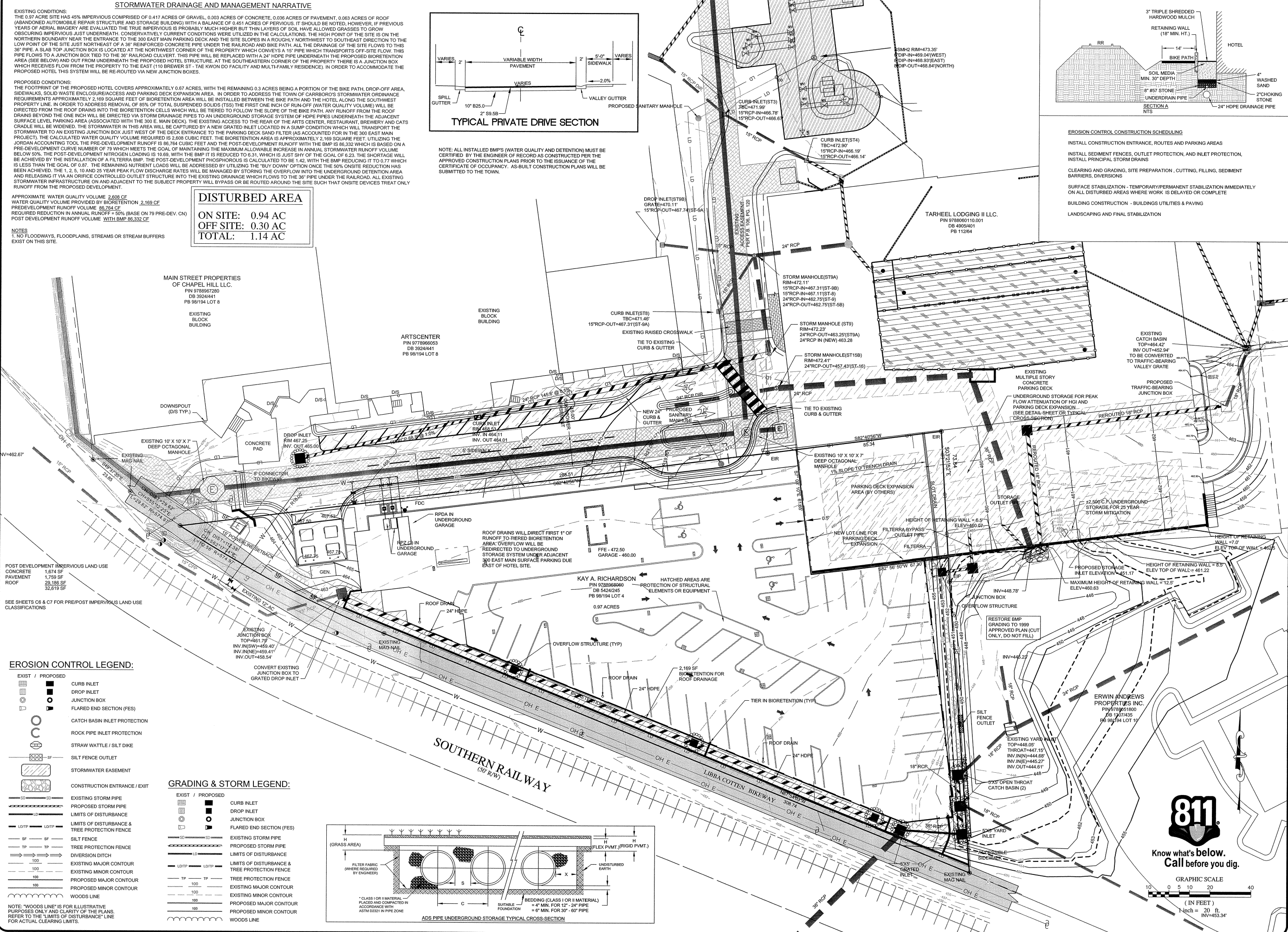
PROJECT ENGINEER/ARCHITECT CEA	PROJECT MANAGER CEA	DRAWN BY JDC
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CUP MAJOR MODIFICATION DRAWINGS
HILTON GARDEN INN
OWNER: KAY A. RICHARDSON
APPLICANT: MAIN STREET PROPERTIES OF CHAPEL HILL, LLC
CHAPEL HILL, NC 27515
PROJECT NO. 15-HGI
DRAWING NAME: 15-HGI_G
SHEET NO. C-4

GRADING, STORM DRAINAGE PLAN & EROSION CONTROL PLAN



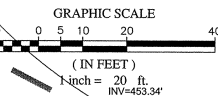
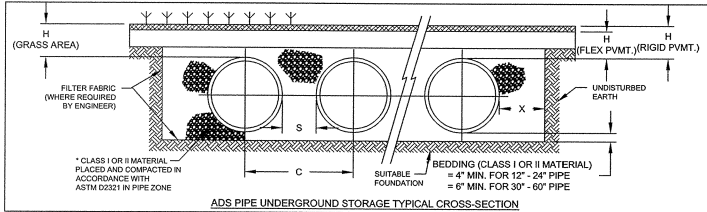
EROSION CONTROL LEGEND:

- | | |
|------------------|------------------------------|
| EXIST / PROPOSED | CURB INLET |
| EXIST / PROPOSED | DROP INLET |
| EXIST / PROPOSED | JUNCTION BOX |
| EXIST / PROPOSED | FLARED END SECTION (FES) |
| EXIST / PROPOSED | CATCH BASIN INLET PROTECTION |
| EXIST / PROPOSED | ROCK PIPE INLET PROTECTION |
| EXIST / PROPOSED | STRAW WATTLE / SILT DIKE |
| EXIST / PROPOSED | SILT FENCE OUTLET |
| EXIST / PROPOSED | STORMWATER EASEMENT |
| EXIST / PROPOSED | CONSTRUCTION ENTRANCE / EXIT |

GRADING & STORM LEGEND:

- | | |
|------------------|---|
| EXIST / PROPOSED | CURB INLET |
| EXIST / PROPOSED | DROP INLET |
| EXIST / PROPOSED | JUNCTION BOX |
| EXIST / PROPOSED | FLARED END SECTION (FES) |
| EXIST / PROPOSED | EXISTING STORM PIPE |
| EXIST / PROPOSED | PROPOSED STORM PIPE |
| EXIST / PROPOSED | LIMITS OF DISTURBANCE |
| EXIST / PROPOSED | LIMITS OF DISTURBANCE & TREE PROTECTION FENCE |
| EXIST / PROPOSED | SILT FENCE |
| EXIST / PROPOSED | TREE PROTECTION FENCE |
| EXIST / PROPOSED | DIVERSION DITCH |
| EXIST / PROPOSED | EXISTING MAJOR CONTOUR |
| EXIST / PROPOSED | EXISTING MINOR CONTOUR |
| EXIST / PROPOSED | PROPOSED MAJOR CONTOUR |
| EXIST / PROPOSED | PROPOSED MINOR CONTOUR |
| EXIST / PROPOSED | WOODS LINE |

NOTE: "WOODS LINE" IS FOR ILLUSTRATIVE PURPOSES ONLY AND CLARITY OF THE PLANS. REFER TO THE LIMITS OF DISTURBANCE LINE FOR ACTUAL CLEARING LIMITS.



PROJECT	ADJACENT USE	REQUIRED SCREENING
3400	104 BREWER LANE (1,300)	TYPE B
	300 EAST MAIN (MU)	TYPE A
	380 EAST MAIN (10,000)	TYPE A
	RAILROAD	NA

REMARKS
PROVIDED EXCEPT FOR VICINITY OF REROUTED STORMWATER
PER SECTION 15-309(b)(2) SINCE THIS IS COMMERCIAL ADJACENT TO
COMMERCIAL - WAIVER IS BEING REQUESTED
PER SECTION 15-309(b)(2) SINCE THIS IS COMMERCIAL ADJACENT TO
COMMERCIAL - WAIVER IS BEING REQUESTED
WHERE EASEMENTS ALLOW, SEMI-OPAQUE SCREEN PLANTS ARE PROVIDED
BIORETENTION RETAINING WALL AND PLANTS WILL PROVIDE SCREENING ALSO

REQUIRED TREES ALONG DEDICATED STREETS (15-316)
NONE: BECAUSE NO NEW STREET ARE BEING CREA

RETENTION AND PROTECTION OF SPECIMEN AND RARE TREES (15-317)
NONE: SEE EXHIBIT 8 - TREE REMOVAL JUSTIFICATION

TREE CANOPY COVERAGE (SECTION 15-319)

MINIMUM COVERAGE REQUIRED FOR B-1(g) = 15%
 REPLACEMENT CANOPY REQUIRED = (SITE AREA - EASEMENTS) x 0.15 + 500 SF/TREE
 = 33,953 x 0.15 = 5,093 S.F. CANOPY REQUIRED
 CANOPY PROVIDED: 12 - 2.5" CALIPER RED MAPLES @ 500 S.F. EA. = 6,000 S.F.
 TOTAL CANOPY COVERAGE PROVIDED = 6,000 S.F.

VAA SHADING (SECTION 15-318)
VAA ON SITE: 4,261 (4,063 S.F. PARKING; 155 S.F. DUMPSTER ACCESS; 43 S.F. DROP-OFF)
4,261 X 35% = 1,491 S.F. SHADING REQUIRED
SHADING PROVIDED: 5 X 354 S.F. = 1,770 S.F. (4 MAPLES ALONG ACCESS DRIVE, 1 AT DUMPSTER ACCESS
1 X 157 S.F. = 157 S.F. (1 TREE IN FILTERRA)
TOTAL VAA SHADING PROVIDED = 1,927 S.F.

REPLACEMENT TREES PROVIDED		
#	TREE	COUNT AS
1	2.5" CALIPER DOGWOOD	1
12	2.5"-3" CALIPER ARMSTRONG MAPLE	12
	TOTAL	13 TREES

LANDSCAPE NOTE
1. NO TREE PROTECTION FENCING SHOWN BECAUSE NO TREES OR FORESTED AREAS TO BE RETAINED

MAIN STREET PROPERTIES OF CHAPEL HILL LLC.
PIN 9788967280
DB 3924/441
PB 98/194 LOT 8

ARTSCENTER
PIN 9778966053
DB 3924/441
PB 98/194 LOT 8

TARHEEL LODGING II LLC.
PIN 9788060110.001
DB 4905/401
PB 112/64

KAY A. RICHARDSON
PIN 9788969960
DB 5424/245
PB 98/194 LOT 4

ERWIN ANDREWS PROPERTIES INC.
PIN 9788051800
DB 1207/435
PB 98/194 LOT 10

SOUTHERN RAILWAY
(30' R/W)

LIBRA COTTEN BIKEWAY
N67°53'03"W 308.74'

PLANTING TABLE

KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING	CONTAINER
RI	RHAPHIOLEPIS INDICA 'SPRINGTIME'™ FULL, MATCHED	SPRINGTIME INDIAN HAWTHORNE	43	3 GAL	3' OC	CONTAINER
CF	CORNUS FLORIDA 'CHEROKEE CHIEF' FULL HEAD, SINGLE TRUNK	'CHEROKEE CHIEF' DOGWOOD	1	2.5" CAL	20' OC	B&B
AR	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	12	2.5-3" CAL	20'-30' OC	B&B

UTILITIES LEGEND:

EXIST / PROPOSED

WATER VALVE
FIRE HYDRANT
WATER METER
FIRE DEPT. CONNECTION (FDC)
REDUCER
PLUG & BLOCK
MECHANICAL JOINT / BEND
POST INDICATOR VALVE (PIV)
AIR RELEASE VALVE (ARV)
SANITARY SEWER MANHOLE
SEWER CLEAN OUT
CURB INLET
DROP INLET
JUNCTION BOX
FLARED END SECTION (FES)

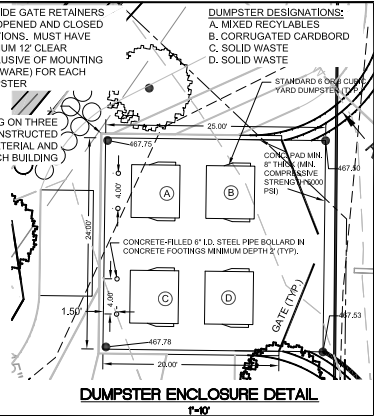
EXISTING WATER MAIN
PROPOSED WATER MAIN / SERVICE
EXISTING GAS MAIN
PROPOSED GAS MAIN
EXISTING OVERHEAD ELECTRIC
PROPOSED UNDERGROUND ELECTRIC
EXISTING SEWER MAIN
PROPOSED SEWER MAIN / SERVICE
EXISTING STORM PIPE
PROPOSED STORM PIPE

811
Know what's below.
Call before you dig.

CARRBORO HILTON GARDEN INN PROJECT - SCREENING WAIVER REQUESTED:
BECAUSE THE REQUESTED B-1(G) REZONING ALLOWS THE BUILDING TO BE BUILT WITHOUT SETBACK, PROVIDING SCREENING COULD BE CONSIDERED TO BE AT ODDS WITH THE INTENT OF THE ZONING. IN SOME CASES PROVIDING SCREENING IS IMPRACTICAL AND NEITHER THIS PROJECT NOR THE ADJACENT PROPERTIES WILL SUBSTANTIALLY BENEFIT FROM SCREENING. THE TOWN'S LAND USE MANAGEMENT ORDINANCE SECTION 15 INDICATES THAT A TYPE A SCREEN IS NEEDED BETWEEN THE PROPOSED HOTEL AND ADJACENT PARKING DECK, CONSIDERING THE INTEGRATED FUNCTION OF THE TWO USES AND COMMERCIAL NATURE WE ARE REQUESTING THAT NO SCREENING BE REQUIRED BETWEEN THESE USES. LIKEWISE, DUE TO THE COMMERCIAL NATURE OF THE BREWERY, RESTAURANT AND CATS CRADE WE ARE REQUESTING THAT NO SCREENING BE REQUIRED. THE PROJECT IS PROPOSING A TYPE B SCREEN AS REQUIRED BY ORDINANCE BETWEEN THE 34,100 USE (HOTEL) AND THE 1,300 USE (MULTI-FAMILY) PROPERTY TO THE EAST WITH THE CAVEAT THAT SCREENING CANNOT BE PROVIDED DUE TO REROUTED STORMWATER INFRASTRUCTURE IN THE EXTREME SOUTHEASTERN PROPERTY CORNER.

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

INVENTORY
INV=453.34'



NOTE: ALL DIMENSIONS AND SPECIFICATIONS TO MEET OR EXCEED ORANGE COUNTY SOLID WASTE DUMPSTER PAD AND ENCLOSURE REQUIREMENTS.

7				
6				
5				
4				
3				
2	PER TOWN OF CARBORO SECOND REVIEW COMMENTS	10-23-2015	ADC	
1	PER TOWN OF CARBORO FIRST REVIEW COMMENTS	9-9-2015	ADC	
	REVISIONS	DATE	BY	

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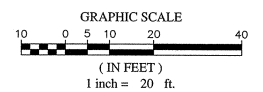
CUP MAJOR MODIFICATION DRAWINGS
HILTON GARDEN INN
OWNER: KAY RICHARDSON
8 KENDALL DRIVE
CHAPEL HILL, NC 27517
APPLICANT: MAINSTREET PROPERTIES OF CHAPEL HILL, LLC
CHAPEL HILL, NC 27515 (919) 322-4343 (PHONE)

LANDSCAPE PLAN

PROJECT NO.
15-HGI

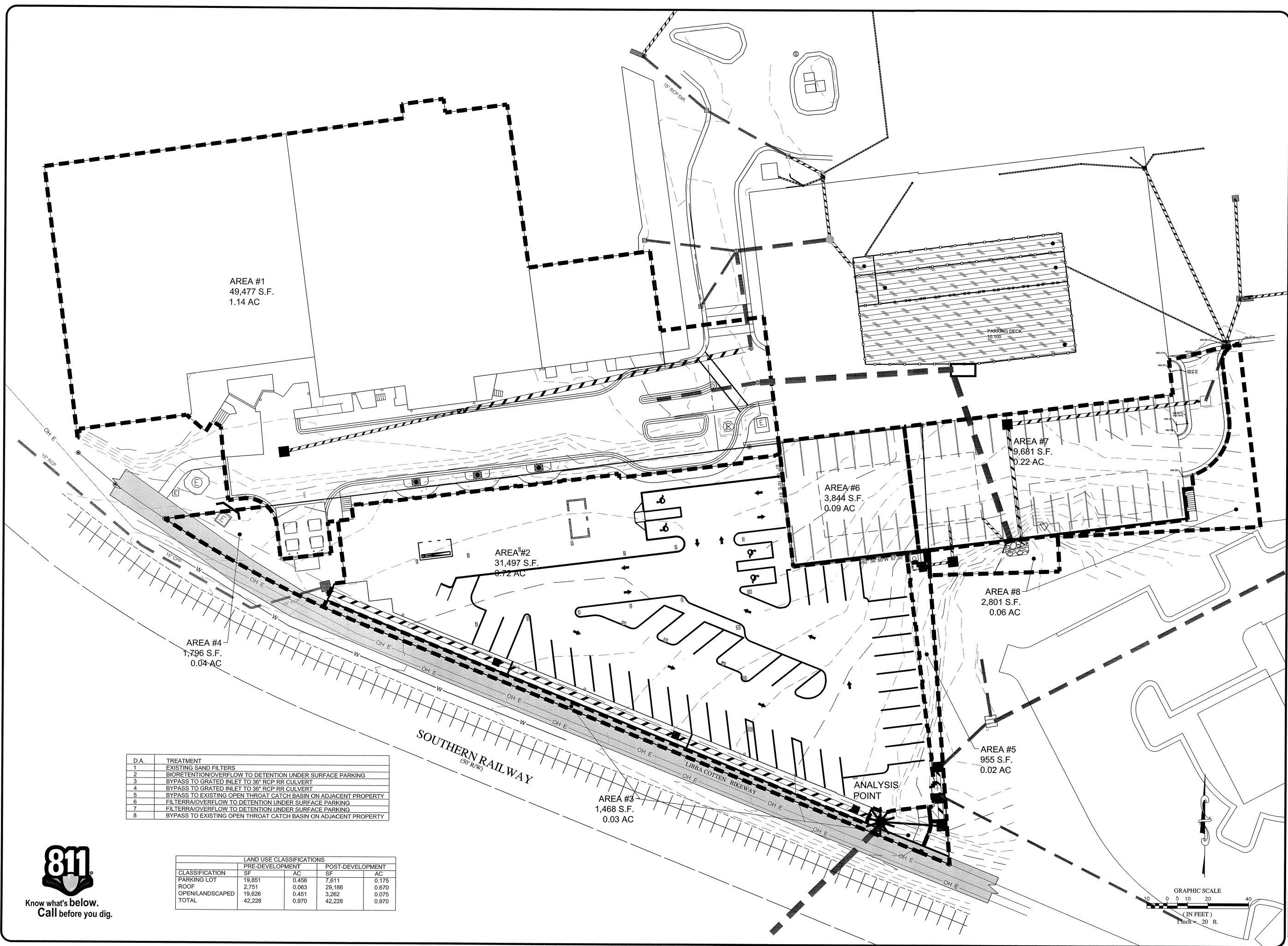
DRAWING NAME:
15-HGI_LS

SHEET NO.
C-5



HILTON GARDEN INN		
LAND USE	SF	AC
PARKING LOT	19,851	0.456
ROOF	2,751	0.063
OPEN/LANDSCAPED	19,626	0.451
TOTAL	42,228	0.97

PROJECT NO.
15-HGI
DRAWING NAME:
15-HGI_DM-1
SHEET NO.
C-6



D.A.	TREATMENT
1	EXISTING SAND FILTERS
2	BIORETENTION/OVERFLOW TO DETENTION UNDER SURFACE PARKING
3	BYPASS TO GRATED INLET TO 36" RCP RR CULVERT
4	BYPASS TO GRATED INLET TO 36" RCP RR CULVERT
5	BYPASS TO EXISTING OPEN THROAT CATCH BASIN ON ADJACENT PROPERTY
6	FILTERRA/OVERFLOW TO DETENTION UNDER SURFACE PARKING
7	FILTERRA/OVERFLOW TO DETENTION UNDER SURFACE PARKING
8	BYPASS TO EXISTING OPEN THROAT CATCH BASIN ON ADJACENT PROPERTY

CLASSIFICATION	LAND USE CLASSIFICATIONS		POST-DEVELOPMENT	
	SF	AC	SF	AC
PARKING LOT	19,851	0.456	7,611	0.175
ROOF	2,751	0.063	29,186	0.670
OPEN/LANDSCAPED	19,626	0.451	3,262	0.075
TOTAL	42,228	0.970	42,228	0.970



7

6

5

4

3

2

1

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PER TOWN OF CARBOR SECOND REVIEW COMMENTS
10-25-2015 JDC

PER TOWN OF CARBOR FIRST REVIEW COMMENTS
9-9-2015 JDC

REVISIONS

DATE

BY

PROJECT ENGINEER/ARCHITECT
CEA

PROJECT MANAGER
CEA

DRAWN BY
JDC

1" = 20'

↑

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CUP MAJOR MODIFICATION DRAWINGS
HILTON GARDEN INN

OWNER: HILTON GARDEN INN
APPLICANT: MAIN STREET PROPERTIES OF CHAPEL HILL, LLC
CHAPEL HILL, NC 27515 (919) 823-4343 (PHONE)

POST DEVELOPMENT DRAINAGE MAP

PROJECT NO.
15-HGI

DRAWING NAME:
15-HGI_DM2

SHEET NO.
C-7



JIM SPENCER ARCHITECTS

103 LLOYD ST.
P.O. BOX 385
CARRBORO, NC 27510

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jspencerjsa@gmail.com

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Project:

300 EAST MAIN

PHASE B-1

CARRBORO, NORTH CAROLINA

DEVELOPER:
Main Street Properties
of Chapel Hill, LLC.
P.O. Box 2152
Chapel Hill, NC 27515



SUPPLEMENTAL SUBMITTAL DRAWINGS

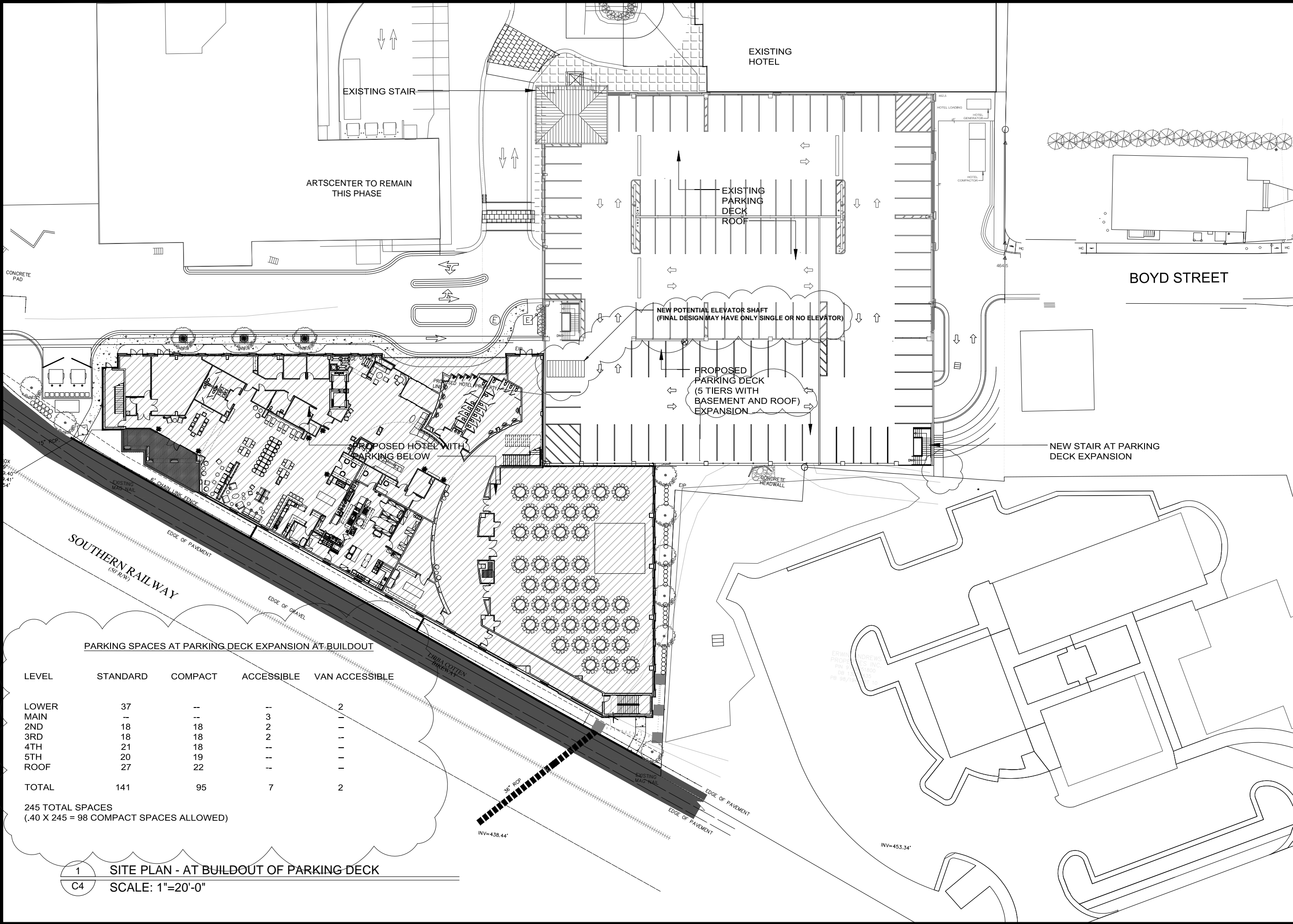
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Drawn	JCS/JSA
Checked	JSA
Base Drawing	10-19-2009
Submission Date	11-24-2009
SITEPLAN APPROVAL	5-6-2011
REVISION	7-22-2011
MINOR MODIFICATION	7-15-2015
REVISION	9-9-2015

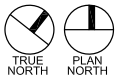
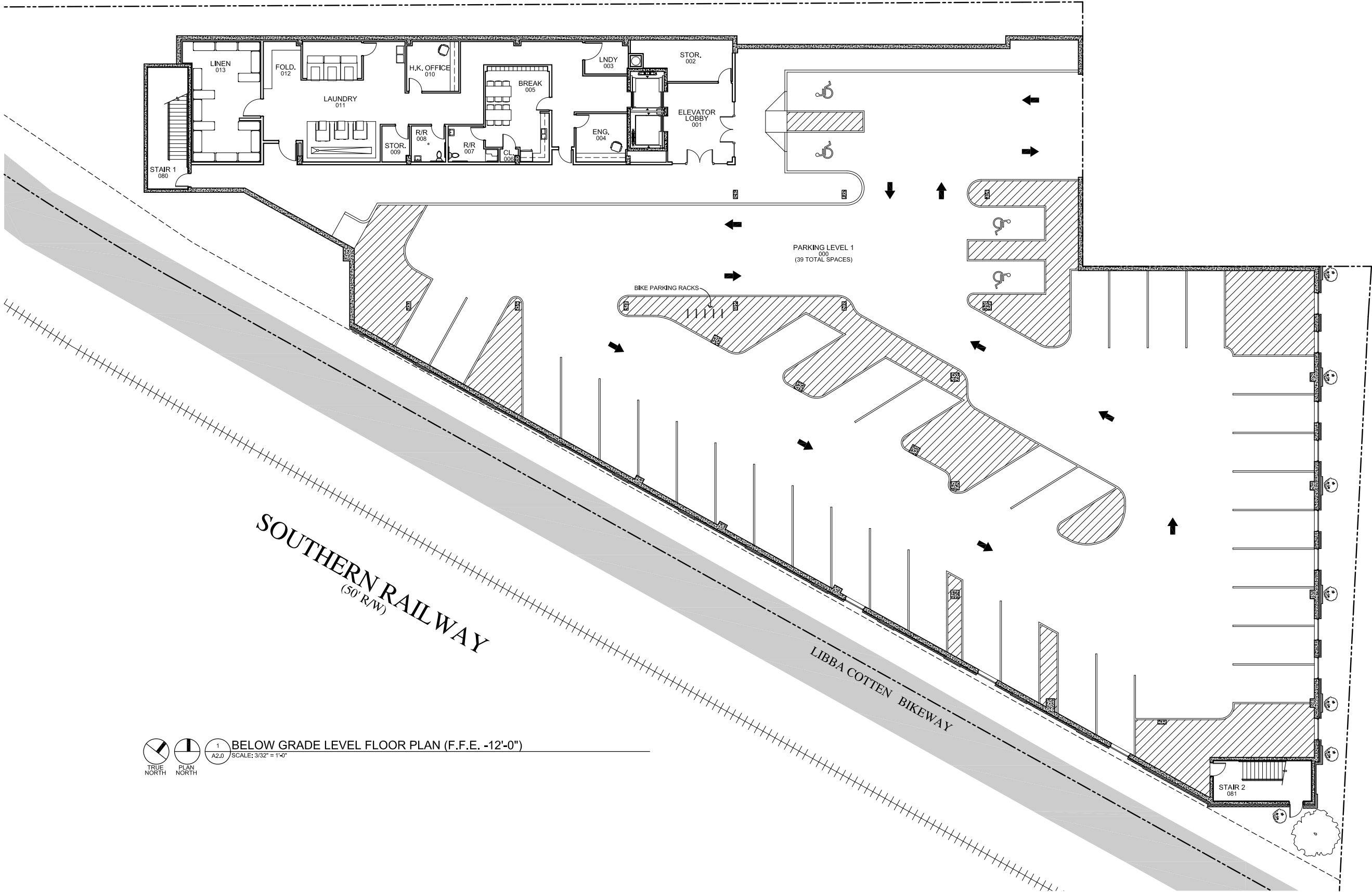
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1
A2.0
SCALE: 3/32" = 1'-0"
BELOW GRADE LEVEL FLOOR PLAN (F.F.E. -12'-0")

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1414 - A S. TRYON ST
CHARLOTTE, NC 28203
TEL :: 704 . 344 . 9098

CARRBORO, NC

PRELIMINARY SET

OWNER SET #0
BID SET #0
BUILDING DEPT #0
FIRE MARSHAL #0
HEALTH DEPT #0

ISSUE DATE: 02.12.16

Hilton
Garden Inn
Carrboro, NC

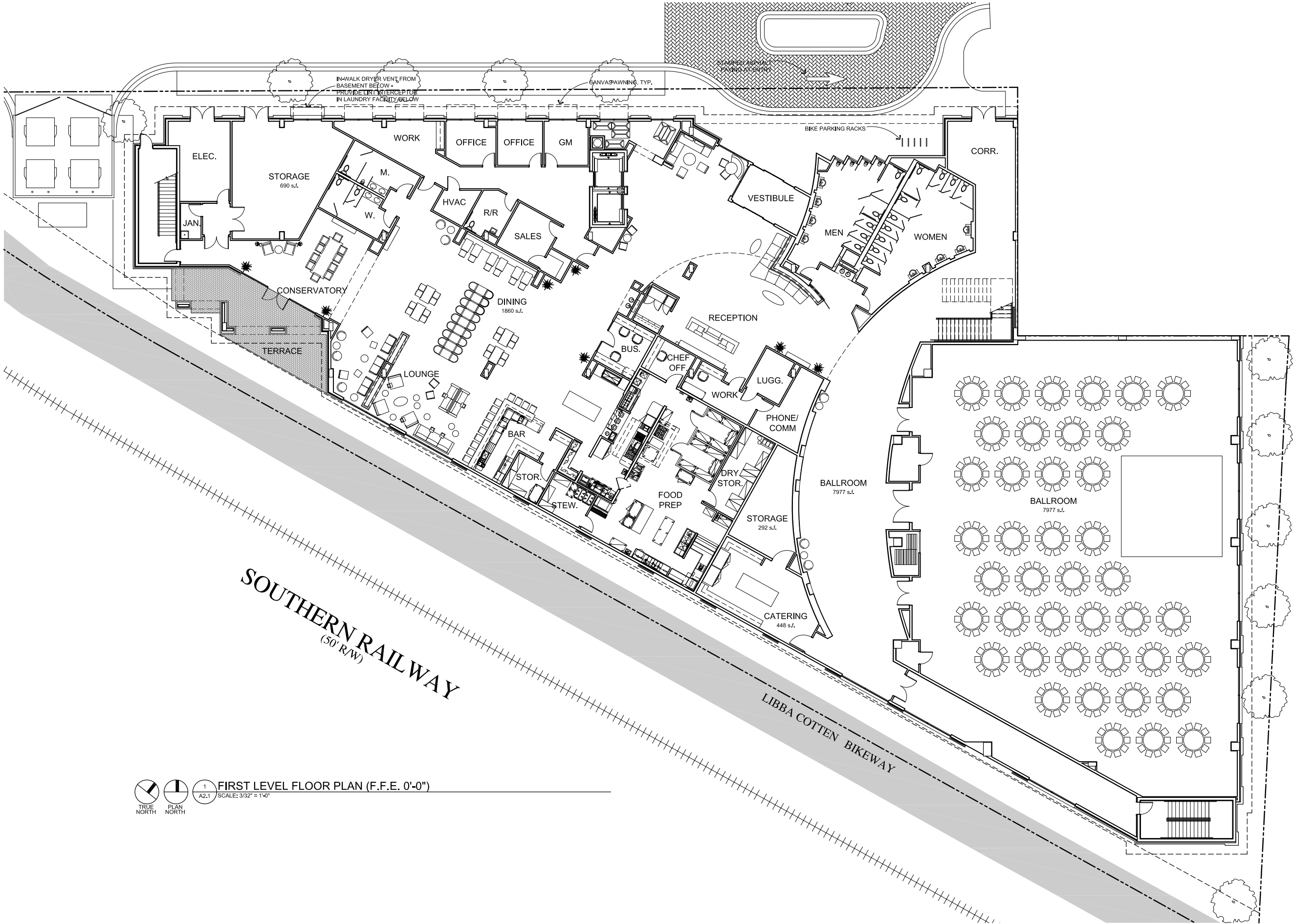
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CHECKED BY CRA
PROJECT DATE 06.12.15
PROJECT NUMBER 15-1742R

BELOW GRADE
LEVEL FLOOR PLAN

A2.0

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TRUE NORTH
PLAN NORTH
1
A2.1
SCALE: 3/32" = 1'-0"
FIRST LEVEL FLOOR PLAN (F.F.E. 0'-0'')

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1414-A S. TRYON ST

CHARLOTTE, NC 28203

TEL :: 704 . 344 . 9098

CARRBORO, NC

PRELIMINARY SET

OWNER SET #0
BID SET #0
BUILDING DEPT #0
FIRE MARSHAL #0
HEALTH DEPT #0

ISSUE DATE: 02.12.16

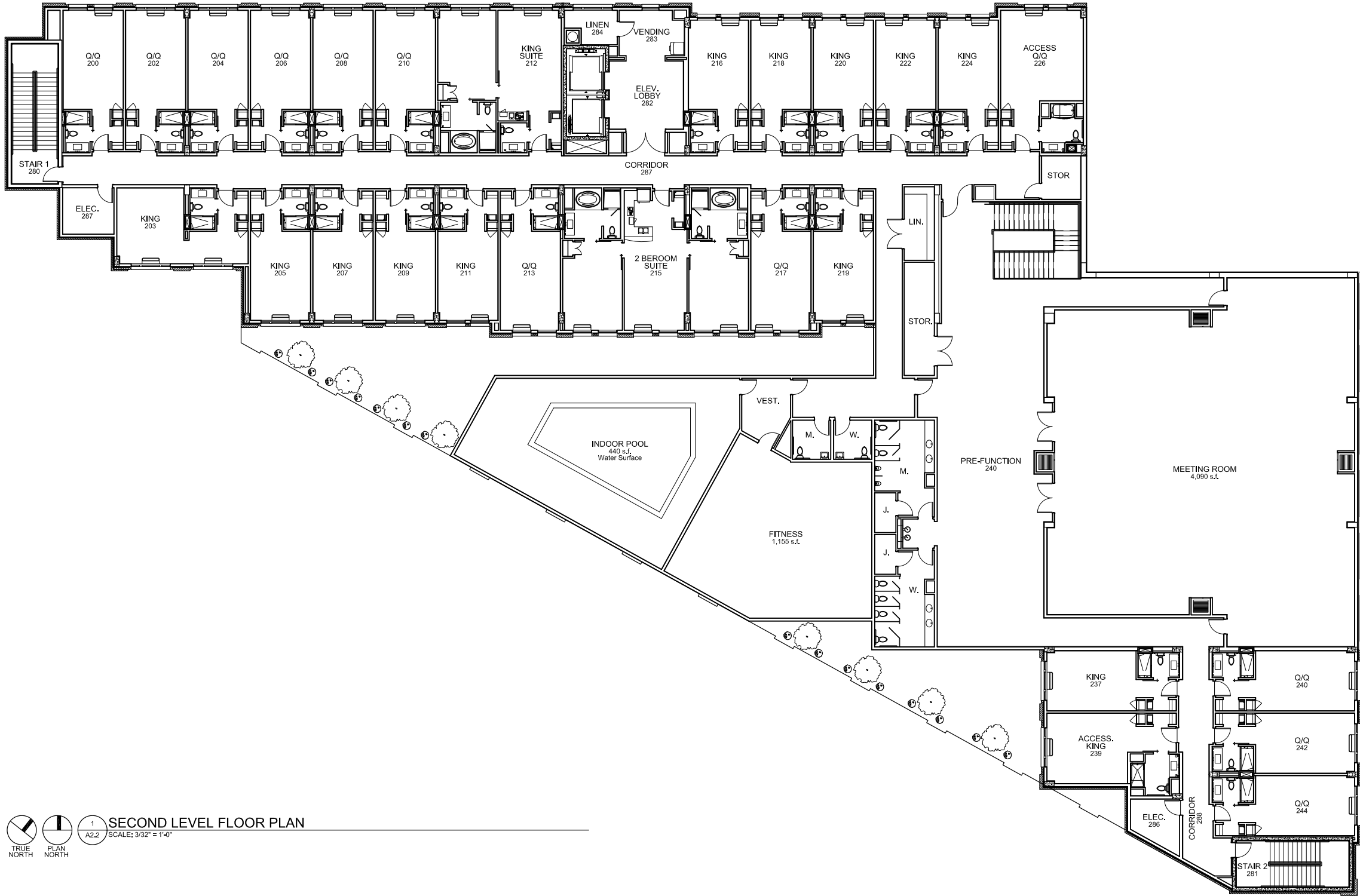
Hilton
Garden Inn
Carrboro, NC

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PROJECT DATE 06.12.15
PROJECT NUMBER 15-1742R

FIRST LEVEL FLOOR
PLAN

A2.1



1
A2.2
SCALE: 3/32" = 1'-0"
SECOND LEVEL FLOOR PLAN

RBA GROUP

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CHARLOTTE, NC 28203
TEL :: 704 . 344 . 9098

CARRBORO, NC

PRELIMINARY SET

OWNER SET #0
BID SET #0
BUILDING DEPT #0
FIRE MARSHAL #0
HEALTH DEPT #0

ISSUE DATE: 02.12.16

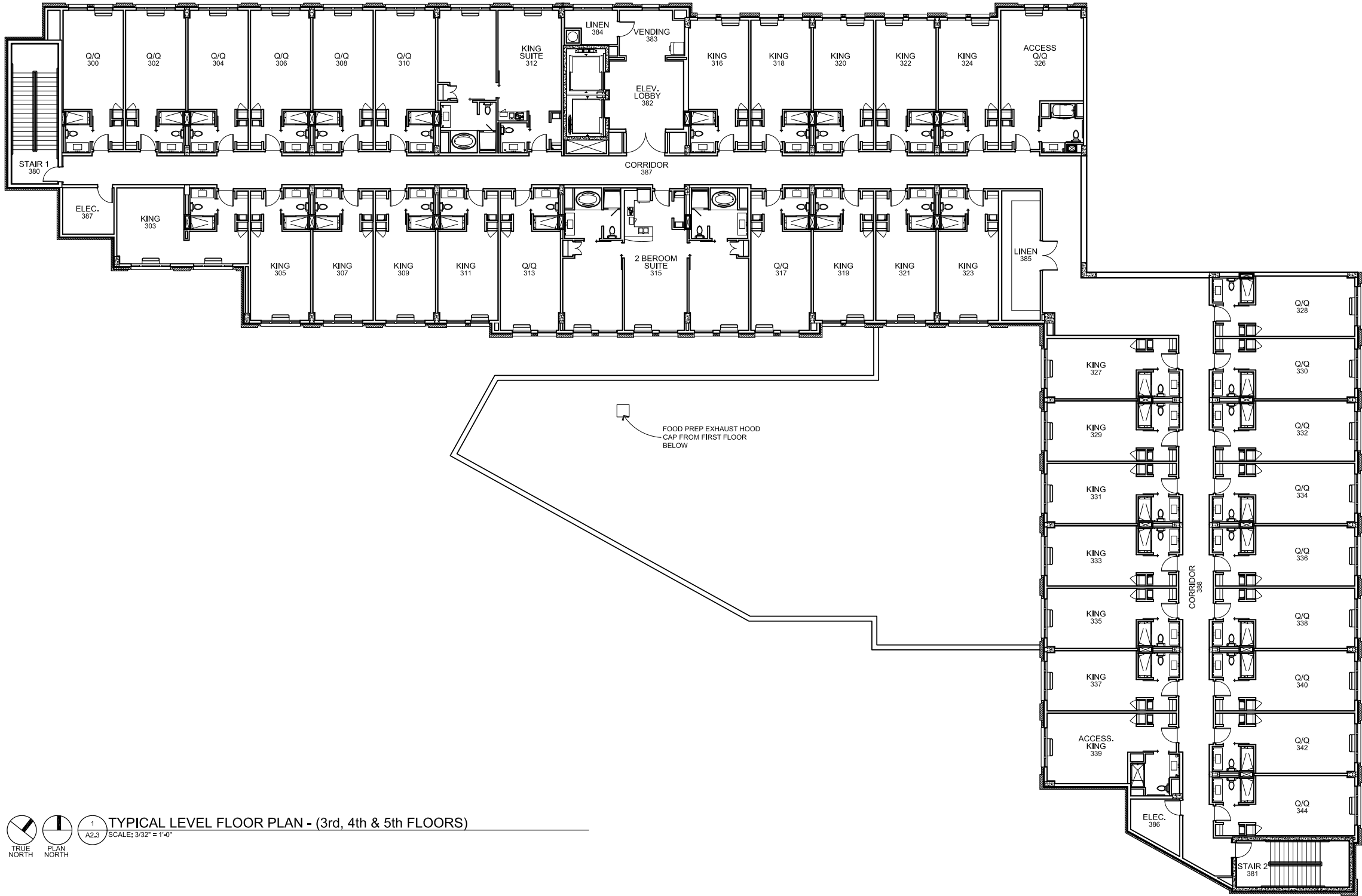


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CHECKED BY CRA
PROJECT DATE 06.12.15
PROJECT NUMBER 15-1742R

SECOND LEVEL
FLOOR PLAN

A2.2



   **TYPICAL LEVEL FLOOR PLAN - (3rd, 4th & 5th FLOORS)**
SCALE: 3/32" = 1'-0"

CARRBORO, NC

PRELIMINARY SET

OWNER SET #0
BID SET #0
BUILDING DEPT #0
FIRE MARSHAL #0
HEALTH DEPT #0

ISSUE DATE: 02.12.16



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PROJECT DATE 06.12.15
PROJECT NUMBER 15-1742R

TYPICAL LEVEL
FLOOR PLAN



2 NORTH ELEVATION
A3.0 SCALE: 3/32" = 1'-0"

GLAZING NOTE:
ALL EXTERIOR GLAZING WILL MEET THE
FOLLOWING CRITERIA:
SOLAR HEAT GAIN COEFFICIENT = .250 OR BETTER
U VALUE = .442 OR BETTER

ELEVATION MATERIAL KEY	
1	WIRE CUT, ENGINEER RUNNING BOND BRICK VENEER - IRONSPOT RED
2	EIFS - CHARCOAL
3	EIFS - WHITE
4	PRE-FINISHED, METAL AWNING
5	DARK BRONZE ALUMINUM WINDOW WITH INTEGRAL HVAC GRILL
6	UNFINISHED - ABUTTING PARKING DECK
7	BUFF CAST STONE VENEER
8	EIFS BRICK TO MATCH WIRE CUT, ENGINEER RUNNING BOND BRICK VENEER - IRONSPOT RED
9	CANVAS AWNING

EXTERIOR LIGHTING NOTE:
EXTERIOR WALL SCNCE LIGHTING SHOWN FOR
DESIGN INTENT ONLY. ALL EXTERIOR LIGHTING
WILL CONFORM TO THE LUO REQUIREMENT OF
NO MORE THAN 0.2 FOOT CANDLES WILL SPILL
ONTO ADJACENT RESIDENTIAL PROPERTY.
LIGHTING ALONG BIKEWAY WILL MEET PENDING
REQUIREMENTS AS SET BY THE TOWN OF
CARRBORO. IF NOT ALLOWED, LIGHTS WILL BE
REMOVED FROM PROJECT.



1 WEST ELEVATION
A3.0 SCALE: 3/32" = 1'-0"

PRELIMINARY SET

OWNER SET #0
BID SET #0
BUILDING DEPT #0
FIRE MARSHAL #0
HEALTH DEPT #0

ISSUE DATE: 02.12.16



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PROJECT DATE 06.12.15
PROJECT NUMBER 15-1742R

BUILDING
ELEVATIONS



2 SOUTH ELEVATION
A3.1 SCALE: 3/32" = 1'-0"

GLAZING NOTE:
ALL EXTERIOR GLAZING WILL MEET THE
FOLLOWING CRITERIA:
SOLAR HEAT GAIN COEFFICIENT = .250 OR BETTER
U VALUE = .442 OR BETTER

ELEVATION MATERIAL KEY	
1	WIRE CUT, ENGINEER RUNNING BOND BRICK VENEER - IRONSPOT RED
2	EIPS - CHARCOAL
3	EIPS - WHITE
4	PRE-FINISHED, METAL AWNING
5	DARK BRONZE ALUMINUM WINDOW WITH INTEGRAL HVAC GRILL
6	UNFINISHED - ABUTTING PARKING DECK
7	BUFF CAST STONE VENEER
8	EIPS BRICK TO MATCH WIRE CUT, ENGINEER RUNNING BOND BRICK VENEER - IRONSPOT RED
9	CANVAS AWNING

EXTERIOR LIGHTING NOTE:
EXTERIOR WALL SCONCE LIGHTING SHOWN FOR
DESIGN INTENT ONLY. ALL EXTERIOR LIGHTING
WILL CONFORM TO THE LUO REQUIREMENT OF
NO MORE THAN 0.2 FOOT CANDLES WILL SPILL
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LIGHTING ALONG BIKEWAY WILL MEET PENDING
REQUIREMENTS AS SET BY THE TOWN OF
CARRBORO. IF NOT ALLOWED, LIGHTS WILL BE
REMOVED FROM PROJECT.



1 EAST ELEVATION
A3.1 SCALE: 3/32" = 1'-0"

PRELIMINARY SET

OWNER SET #0
BID SET #0
BUILDING DEPT #0
FIRE MARSHAL #0
HEALTH DEPT #0

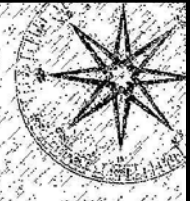
ISSUE DATE: 02.12.16



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PROJECT DATE 06.12.15
PROJECT NUMBER 15-1742R

BUILDING
ELEVATIONS



**JIM SPENCER
ARCHITECTS**

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P.O. BOX 385
CARRBORO, NC 27510

tel 919.960.6680
fax 919.960.6682
jspencerjsa@gmail.com

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Project:

**300
EAST
MAIN**

PHASE B-1

CARRBORO, NORTH CAROLINA

DEVELOPER:
Main Street Properties
of Chapel Hill, LLC.
P.O. Box 2152
Chapel Hill, NC 27515



SUPPLEMENTAL
SUBMITTAL DRAWINGS

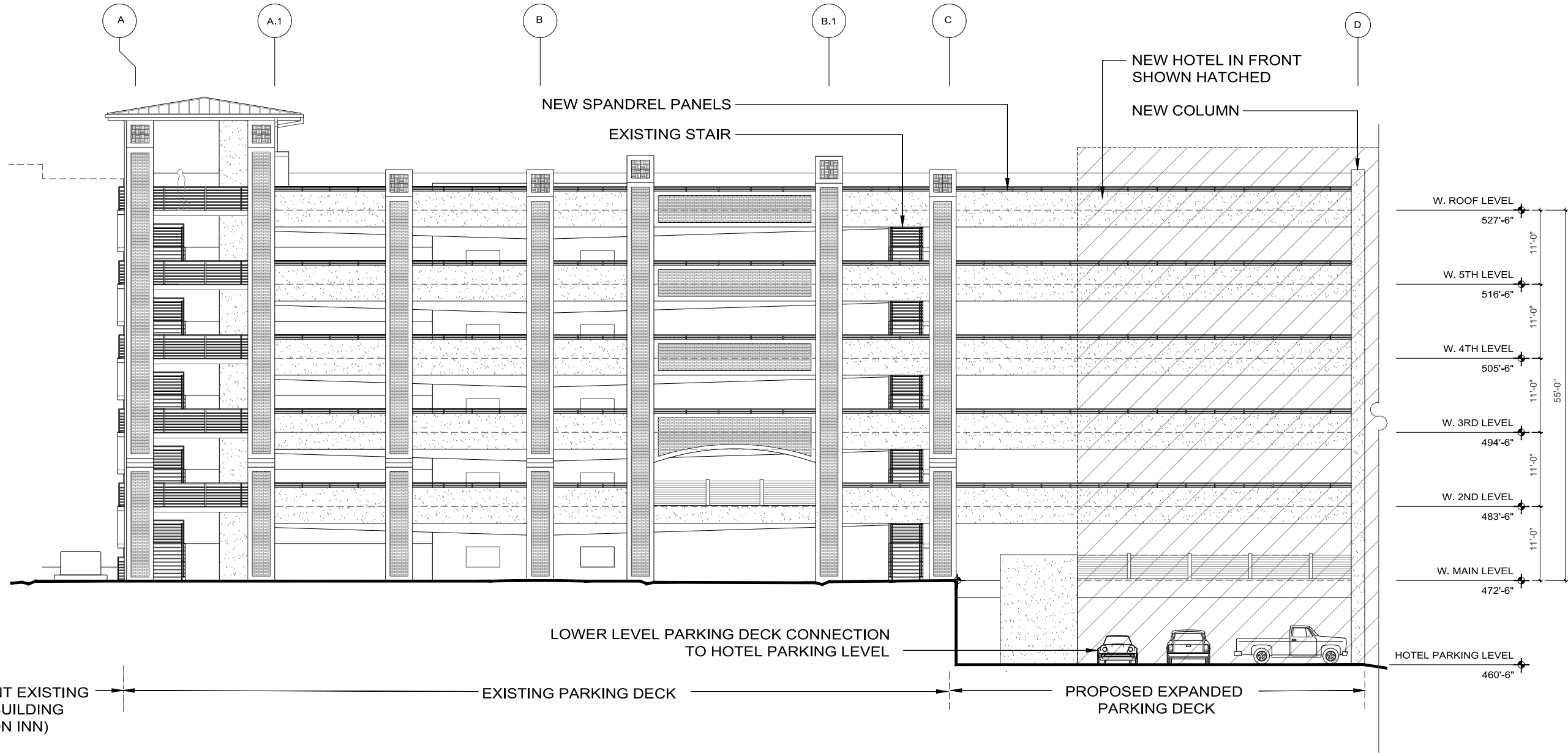
Job Number: 0412

Drawn	JCS/JSA
Checked	JSA
Base Drawing	10-19-2009
Submission Date	11-24-2009
SITE/PLAN APPROVAL	5-6-2011
REVISION	7-22-2011
MINOR MODIFICATION	7-15-2015
REVISION	9-9-2015

Sheet Title:

A1

Sheet Number



1 WEST ELEVATION -- PARKING DECK EXPANSION
A1 SCALE: 1/8"=1'-0"



2 REAR VIEW FROM BIKE PATH
A3.2 SCALE:: N.T.S.



1 VIEW FROM BIKE PATH
A3.2 SCALE:: N.T.S.



4 VIEW FROM MAIN STREET
A3.2 SCALE:: N.T.S.



3 VIEW FROM ADJACENT APARTMENTS
A3.2 SCALE:: N.T.S.

CARRBORO, NC

PRELIMINARY SET

OWNER SET #0
BID SET #0
BUILDING DEPT #0
FIRE MARSHAL #0
HEALTH DEPT #0

ISSUE DATE: 02.12.16



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PROJECT DATE 06.12.15
PROJECT NUMBER 15-1742R

ELEVATION
DETAIL

A3.2



2 REAR RENDERING
A3.3



1 FRONT RENDERING
A3.3

CARRBORO, NC

PRELIMINARY SET

OWNER SET	#0
BID SET	#0
BUILDING DEPT	#0
FIRE MARSHAL	#0
HEALTH DEPT	#0

ISSUE DATE: 02.12.16



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DRAWN BY	CRA
CHECKED BY	CRA
PROJECT DATE	06.12.15
PROJECT NUMBER	15-1742R

EXTERIOR
RENDERINGS



Memorandum

To: Laura Van Sant
Main Street Properties, LLC
PO Box 2152
Chapel Hill, NC 27515

Date: June 3, 2015

Project #: 38496.00

From: Andrew Topp, PE, PTOE

Re: 300 East Main Traffic Study
Carrboro, NC

This memorandum provides an update to the trip generation totals calculated in the phasing analysis update completed by M/A/B (11/16/07) for the 300 East Main Street development in Carrboro, North Carolina. The development is located on the 300 block of East Main Street, west of Roberson Street and south of Main Street. New property was recently acquired by Main Street Properties, and is to be added to the current plan as a Hilton Garden Inn (approximately 149 rooms) with access provided through the approved development. This memorandum includes the updated trip generation with adjustments made to the site trips based on completed construction and inclusion of the new hotel.

Introduction

The phasing analysis update completed by M/A/B (11/16/07), includes the following full build-out land use totals for this development.

- General Office (108,950 gsf)
- Retail (Shopping Center) (40,150 gsf)
- Specialty Retail Center (37,100 gsf)
- Hotel (87,500 gsf)
- High Turnover Restaurant (38,550 gsf)
- Arts Center/ Gallery (60,000 gsf)
- Nightclub (15,350 gsf)

Buildings A, C, and D as outlined in the CUP of the planned development have been completed. Some of the uses have been built with less square footage than originally anticipated or have had slight changes in the expected development plan. Specifically, the general retail, specialty retail, and restaurant portions are smaller than expected and the office is slightly larger than expected. The updated land-use totals for this development are shown below and include the new 149 room hotel as well as 19 additional rooms constructed as part of the original hotel.

- General Office (109,200 gsf)
- Retail (Shopping Center) (32,705 gsf)
- Specialty Retail Center (28,761 gsf)
- Hotel (291 rooms)
- High Turnover Restaurant (37,642 gsf)
- Arts Center/ Gallery (60,000 gsf)
- Nightclub (15,350 gsf)

4000 Westchase Boulevard
Suite 530
Raleigh, NC 27607
P 919.829.0328

Trip Generation

Using the land use totals from the 2007 update, the proposed development was originally envisioned to consist of 387,600 total square feet. Table 1 shows the breakdown, by building, of the land-use totals described in the 2007 phasing analysis update, Table 2 shows the net square footage added, Table 3 summarizes the trips generated by the proposed development with no reductions, and Table 4 summarizes the trips generated with reductions for the 2007 build-out scenario.

Table 1: Land-Use Breakdown (2007)

Land Use	Phase 1 (2008)	Full Buildout (2011)				
	Building A	Building B	Building C	Building E	Building F	Total
General Office	22,400 gsf	56,200 gsf	-	-	30,350 gsf	108,950 gsf
Retail (Shopping Center)	6,700 gsf	11,300 gsf	10,000 gsf	-	12,150 gsf	40,150 gsf
Specialty Retail Center	3,700 gsf	11,250 gsf	10,000 gsf	-	12,150 gsf	37,100 gsf
Hotel		-	87,500 gsf	-	-	87,500 gsf
High Turnover Restaurant	16,000 gsf	22,550 gsf	-	-	-	38,550 gsf
ArtsCenter/Gallery	-	-	-	60,000 gsf	-	60,000 gsf
Nightclub	-	-	-	-	15,350 gsf	15,350 gsf
Total	48,800 gsf	101,300 gsf	107,500 gsf	60,000 gsf	70,000 gsf	387,600 gsf

Table 2: Net Square Footage Added (2007)

Use	Proposed Land Uses	Existing Land Uses	Net New Land Uses	Existing Land Use Description
Office	108,950 gsf	625 gsf	108,325 gsf	Jim Spencer Architects
Retail (Shopping Center)	40,150 gsf	11,387 gsf	28,763 gsf	TJ's, Visart Video, Websters, etc.
Retail (Specialty)	37,100 gsf	15,094 gsf	22,006 gsf	Performance Bike, Hair Salon
Hotel/Residential	87,500 gsf	2,500 gsf	85,000 gsf	2 single family houses
Restaurant	38,550 gsf	3,703 gsf	34,847 gsf	Amantes, Bandido's
ArtsCenter/Gallery	60,000 gsf	19,373 gsf	40,627 gsf	ArtsCenter
Nightclub	15,350 gsf	6,720 gsf	8,630 gsf	Cat's Cradle
Totals:	387,600 gsf	59,402 gsf	328,198 gsf	

Table 3: Buildout (2011) Trip Generation (by land use)

ITE Land Use Code	Use	Gsf/Units	ITE MANUAL RATES						
			ADT	A.M. Enter	A.M. Exit	A.M. Total	P.M. Enter	P.M. Exit	P.M. Total
710	General Office	108,325 gsf	1,419	176	24	200	34	166	200
820	Retail (Shopping Center)	28,763 gsf	3,021	45	29	74	132	143	275
814	Specialty Retail Center	22,006 gsf	975	16	10	26	45	51	96
310	Hotel	123 rooms	728	32	21	53	38	34	72
832	High Turnover Restaurant	34,847 gsf	4,431	209	193	402	232	148	380
--	ArtsCenter/Gallery	40,627 gsf	750	0	0	0	40	30	70
--	Nightclub	8,630 gsf	250	0	0	0	10	3	13
Totals:		328,198 gsf	11,574	478	277	755	531	575	1,106

Table 4: Buildout Trip Generation (with reductions)

Trip Reductions / Totals	ADT	A.M. Peak			P.M. Peak		
		Enter	Exit	Total	Enter	Exit	Total
Total Trips Generated	11,574	478	277	755	531	575	1,106
Internal Capture Reduction	-526	0	0	0	-18	-18	-36
Total External Trips	11,048	478	277	755	513	557	1,070
Transit/TDM Capture Trips (15%)	-1657	-72	-42	-114	-77	-84	-161
Total Vehicular Traffic	9,391	406	235	641	436	473	909
Pass-by Trips (~35% of retail)	-	0	0	0	109	109	218
Non-Pass-by Vehicular Traffic	-	406	235	641	327	364	691

Using the updated land-use totals, the proposed development is expected to generate 11,155 total site trips. Table 5 shows the breakdown, by building, of the updated land-use totals, Table 6 shows the updated net square footage added, Table 7 summarizes the trips generated by the updated proposed development with no reductions, and Table 8 summarizes the trips generated with reductions for the updated build-out scenario.

Table 5: Land-Use Breakdown (2015)

Land Use	Phase 1 (Already Built)			Future Planned			
	Building A	Building C (Hotel)	Building D (Garage)	Building B	Building E	Building F	Building G (New Site)
General Office	22,650 gsf	-	-	56,200 gsf	-	30,350 gsf	-
Retail (Shopping Center)	3,260 gsf	5,995 gsf	-	11,300 gsf	-	12,150 gsf	-
Specialty Retail Center	4,350 gsf	1,011 gsf	-	11,250 gsf	-	12,150 gsf	-
Hotel	-	142 rooms	-	-	-	-	149 rooms
Restaurant	3,990 gsf	11,102 gsf	-	22,550 gsf	-	-	-
Arts Center/Gallery	-	-	-	-	60,000 gsf	-	-
Nightclub	-	-	-	-	-	15,350 gsf	-
Total	34,250 gsf	108,108 gsf	-	101,300 gsf	60,000 gsf	70,000 gsf	149 rooms

Table 6: Updated Net Square Footage Added (2015)

Use	Proposed Land Uses	Existing Land Uses	Net New Land Uses	Existing Land Use Description
Office	109,200 gsf	625 gsf	108,575 gsf	Jim Spencer Architects
Retail (Shopping Center)	32,705 gsf	11,387 gsf	21,318 gsf	TJ's, Visart Video, Websters, etc
Retail (Specialty)	28,761 gsf	15,094 gsf	13,667 gsf	Performance Bike, Hair Salon
Hotel/Residential	291 rooms		291 rooms	
Restaurant	37,642 gsf	3,703 gsf	33,939 gsf	Amantes, Bandido's
ArtsCenter/Gallery	60,000 gsf	19,373 gsf	40,627 gsf	ArtsCenter
Nightclub	15,350 gsf	6,720 gsf	8,630 gsf	Cat's Cradle

Table 7: Updated Build-out Trip Generation (by land-use)

ITE Land Use Code	Use	Gsf/Units	ITE MANUAL RATES						
			ADT	A.M. Enter	A.M. Exit	A.M. Total	P.M. Enter	P.M. Exit	P.M. Total
710	General Office	108,325 gsf	1,395	180	24	204	34	166	200
820	Retail (Shopping Center)	21,318 gsf	2,487	38	23	61	102	111	213
814	Specialty Retail Center	13,667 gsf	606	6	4	10	24	13	37
310	Hotel	291 rooms	1,858	91	63	154	89	86	175
832	High Turnover Restaurant	33,939 gsf	4,315	195	172	367	180	154	334
--	ArtsCenter/Gallery	40,627 gsf	750	0	0	0	40	30	70
--	Nightclub	8,630 gsf	250	0	0	0	10	3	13
Totals:			11,661	510	286	796	479	563	1,042

Table 8: Updated Build-out Trip Generation (with reductions)

Trip Reductions / Totals	ADT	A.M. Peak			P.M. Peak		
		Enter	Exit	Total	Enter	Exit	Total
Total Trips Generated	11,661	510	286	796	479	563	1,042
Internal Capture Reduction	-506	0	0	0	-14	-14	-28
Total External Trips	11,155	510	286	796	465	549	1,014
Transit/TDM Capture Trips (15%)	-1673	-77	-43	-119	-70	-82	-152
Total Vehicular Traffic	9,482	433	243	677	395	467	862
Pass-By Trips (ITE 820 - 34%, ITE 932 - 43%)	-	0	0	0	106	106	212
Non-Pass-by Vehicular Traffic	-	433	243	677	289	361	650

Conclusion

Table 9 and Table 10, show the difference between the 2007 phasing analysis and 2015 updated totals for the net square footage added and build-out trip generation (with reductions). As shown in the tables, the site trips for the updated development plan (2015) are slightly lower than the site trips calculated in the 2007 phasing analysis update during the PM peak and are slightly higher in the AM peak. The impact of the 36 additional trips in the AM and reduction of 47 trips in the PM peak is expected to have a very minor impact on intersection operations.

Also, the original traffic impact study reported operational results for the AM peak hour and the PM peak hour. For all twelve intersections studied, there was a higher delay, and in many cases a lower level of service, during the PM peak hour when compared to the AM peak. Since the new land uses generate less overall traffic during the critical PM peak, the traffic impact of the new development plan is expected to be slightly less than the original plan.

Table 9: Net Square Footage Added Comparison Table

Use	2007 Land Uses	2015 Land Uses	Net New Land Uses
Office	108,325 gsf	108,575 gsf	250 gsf
Retail (Shopping Center)	28,763 gsf	21,318 gsf	-7,445 gsf
Retail (Specialty)	22,006 gsf	13,667 gsf	-8,339 gsf
Hotel/Residential	123 rooms	291 rooms	168 rooms
Restaurant	34,847 gsf	33,939 gsf	-908 gsf
ArtsCenter/Gallery	40,627 gsf	40,627 gsf	0 gsf
Nightclub	8,630 gsf	8,630 gsf	0 gsf

Table 10: Build-out Trip Generation Comparison Table

Trip Reductions / Totals	ADT	A.M. Peak			P.M. Peak		
		Enter	Exit	Total	Enter	Exit	Total
Total Trips Generated	87	32	9	41	-52	-12	-64
Internal Capture Reduction	20	0	0	0	4	4	8
Total External Trips	107	32	9	41	-48	-8	-56
Transit/TDM Capture Trips (15%)	-16	-5	-1	-5	7	2	9
Total Vehicular Traffic	91	27	8	36	-41	-6	-47
Pass-By Trips (ITE 820 - 34%, ITE 932 - 43%)	-	0	0	0	-3	-3	-6
Non-Pass-by Vehicular Traffic	-	27	8	36	-38	-3	-41



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

PAT McCRORY
GOVERNOR

ANTHONY J. TATA
SECRETARY

July 2, 2015

ORANGE COUNTY

Andrew Topp, PE, PTOE
VHB
4000 Westchase Blvd.
Raleigh, NC 27607

Subject: Proposed 300 East Main Street Development located on SR 1010
(East Main Street) in Carrboro- **Review of Technical Memorandum- Hotel Addition**

Dear Mr. Topp,

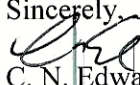
Per your request this office has reviewed the technical memorandum concerning traffic impact assessment of the addition of a 149 room hotel to the above development. The assessment indicates that some of the previously approved components of the development have been built with less square footage than originally planned resulting in a reduced anticipated trip generation for the subject uses. The updated trip generation forecast, takes into account the reduced square footage and the addition of the hotel and indicates that the site is expected to generate approximately the same number of trips as the original analysis.

This office concurs with the assessment conclusions that the net impact resulting from the proposed hotel addition will have little to no effect on the site traffic impacts.

The Department has previously issued driveway permits for all site accesses and the previously stipulated road improvements are in place. No additional action by this office is anticipated.

Please share this information with you client and feel free to contact me if you have any questions.

Cc: J. M. Mills, PE, Division Engineer
Town of Carrboro

Sincerely,

C. N. Edwards Jr., PE
District Engineer

Parking Narrative

We propose to merge the Hilton Garden Inn project with 300 East Main for the purposes of calculating town requirements. Since it's been a while since the 300 East Main CUP was approved, here's a refresher on how that parking calculation worked:

Our starting point was the town's presumptive parking requirements for each use, with some small reductions allowed by the ordinance for providing bicycle parking and the like.

We created a table with a section for each proposed building, its likely uses (retail, office, restaurant, etc.) and the square footage devoted to each. We then made some assumptions about what percentage of parking a particular use would require at different times of the day. For example, office space was assumed to need 100 percent of its parking weekdays during business hours, but only 20 percent after 6 p.m.

The top chart on the following page is a summary of all buildings at full build-out, with the first column showing the total amount of parking needed during various windows of time, the second column showing the available parking when the entire deck was completed and the next two columns showing the excess or deficit parking at full occupancy or with a 10-percent vacancy rate. The CUP includes a condition that we provide valet parking to make up the deficit spaces if and when the amount of square footage built creates that deficit.

One benefit of this flexible parking plan is that it can adapt once projections transition to reality. For example, the Fleet Feet building (310 E. Main St.) ended up being built with three stories instead of five, but now we'd like to add in parking for the Hilton Garden Inn, which wasn't contemplated when 300 East Main was approved.

The middle chart on the following page shows 300 East Main at full build-out with the smaller Fleet Feet building and the addition of the Hilton Garden Inn. The numbers also have been changed when the actual square footage of various uses turned out to be different than in the original parking table. The 370 E. Main St. building (Hampton Inn and retail space), for example, has more restaurant space than originally planned while the Fleet Feet building has less.

The bottom chart on the following page shows the interim condition of adding the Hilton Garden Inn to the parking table but not yet building the parking deck expansion. During this interim phase we would have a surface lot where the deck expansion will be, which is labeled on the chart as "future deck area surface parking."

For the Hilton Garden Inn, the Town staff's presumptive town parking requirement is 246 spaces, based on one space per 149 rooms and one space per 300 square feet of 12,067 square feet of meeting space and one space per 100 square feet of 5700 square feet of "restaurant" space

We don't project any parking for the hotel restaurant because it will only serve hotel guests, who already are counted for this parking analysis. There won't be any signs or advertising to attract non-hotel guests to the restaurant and bar. Furthermore we believe that the .75 spaces/ hotel room and 1 space/200 square feet of meeting space more accurately reflect parking demand. Using these numbers we believe the Town's presumptive requirement should be reduced to 176 spaces

We project the *actual* parking needed will range from a minimum of 79 during the weekdays after hotel guests have checked out, to a maximum of 157 at night with full occupancy. The maximum assumes a 25 percent reduction in the space-per-room count because approximately 75 percent of guests at the existing Hampton Inn don't bring a car and we would expect the same ratio at the Hilton Garden Inn. We also project that the meeting rooms will require *more* parking (1 space/200 square feet) than required in the land-use ordinance.

I've tried to explain this complicated parking calculation as simply as possible, but feel free to contact me if you have questions.

300 East Main/Hilton Garden Inn Parking Analysis

Full build-out parking-needs summary from approved 2008 300 East Main CUP:

	All Uses	Provided	Excess (Deficit)	With 10% Vacancy Rate
weekdays 2 a.m. - 7 p.m.	158	843	685	700
weekdays 7 a.m. - 6 p.m.	651	843	192	257
weekdays 6 p.m. - 9 p.m.	813	843	30	111
weekdays 9 p.m. - 2 a.m.	317	843	526	558
weekends 2 a.m. - 7 a.m.	139	843	705	718
weekends 7 a.m. - 1 p.m.	539	843	304	358
weekends 1 p.m. - 6 p.m.	691	843	152	221
weekends 6 p.m. - 9 p.m.	878	843	-35	53
weekends 9 p.m. - 2 a.m.	657	843	186	251

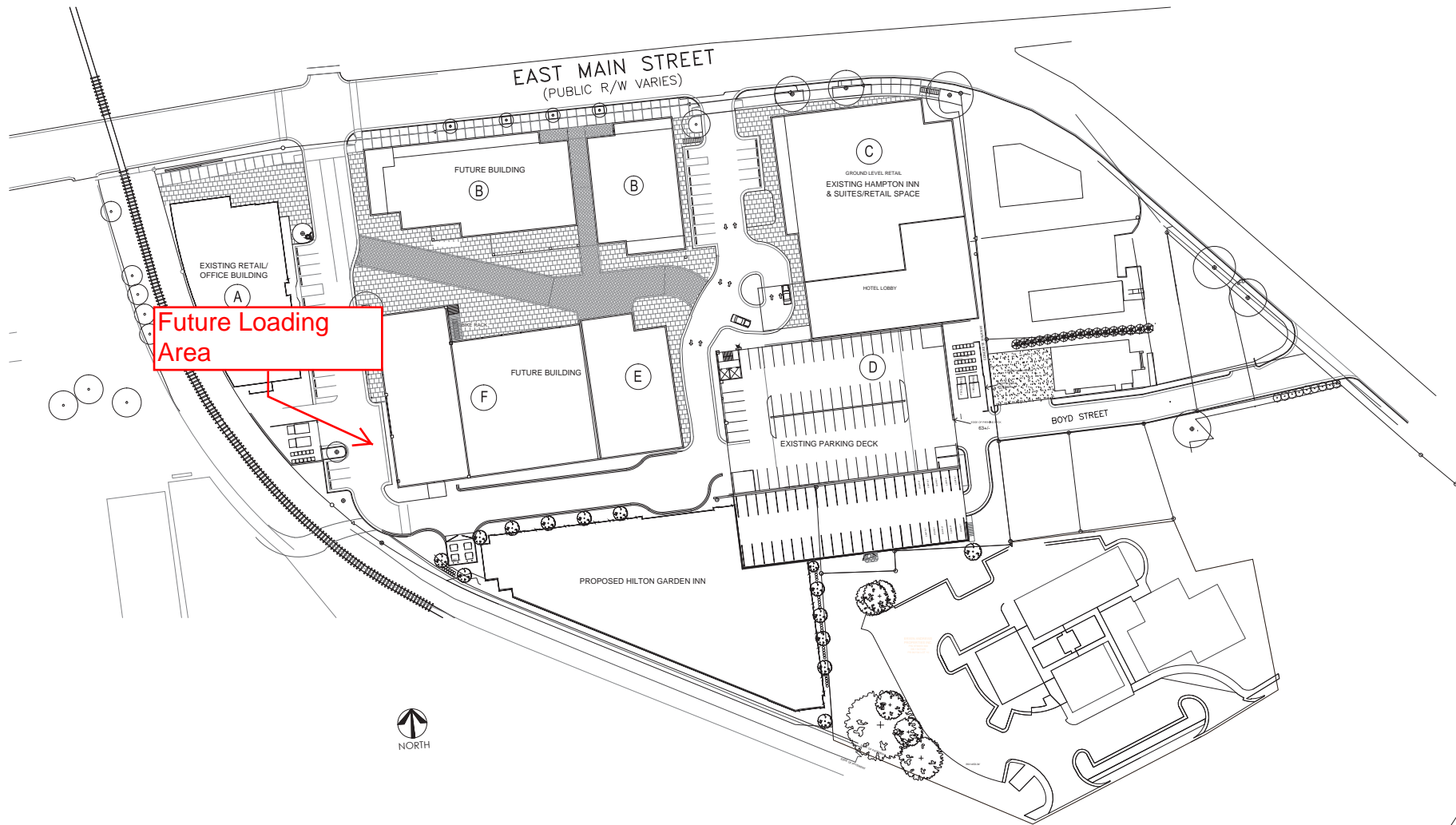
Net change at full build-out with smaller Fleet Feet building (per 2013 CUP modification), addition of Hilton Garden Inn and expanded parking deck:

	space reduction from smaller Fleet Feet building	HGI parking needs	new spaces under HGI, in expanded deck	Net change in parking needs from 2008 CUP	New build-out parking needs	New total parking provided	New surplus/deficit
weekdays 2 a.m. - 7 a.m.	-12	112	85	15	173	963	790
weekdays 7 a.m. - 6 p.m.	-10	79	85	-16	635	963	328
weekdays 6 p.m. - 9 p.m.	-57	157	85	15	828	963	135
weekdays 9 p.m. - 2 a.m.	-24	112	85	3	320	963	643
weekends 2 a.m. - 7 a.m.	-9	112	85	18	157	963	806
weekends 7 a.m. - 1 p.m.	-58	101	85	-42	497	963	466
weekends 1 p.m. - 6 p.m.	-36	127	85	6	697	963	266
weekends 6 p.m. - 9 p.m.	-76	142	85	-19	859	963	104
weekends 9 p.m. - 2 a.m.	-67	112	85	-40	617	963	346

Interim parking needs with existing old and new buildings plus Hilton Garden Inn, without deck expansion:

	370	Building E	Building B	310	Building F	Butler (HGI)	300 & 360 (old buildings)	Total	Surplus/deficit
Weekday 2 a.m.-7 a.m.	118	0	0	3		112	17	250	461
Weekday 7 a.m.-6 p.m.	107	0	0	80		79	104	370	341
Weekday 6 p.m.-9 p.m.	213	0	0	104		157	181	656	55
Weekday 9 p.m.-2 a.m.	171	0	0	30		112	104	416	295
Weekend 2 a.m.-7 a.m.	118	0	0	3		112	17	250	461
Weekend 7 a.m. to 1 p.m.	156	0	0	41		101	110	408	303
Weekend 1 p.m.-6 p.m.	163	0	0	52		127	130	472	239
Weekend 6 p.m.-9 p.m.	243	0	0	55		142	242	681	30
Weekend 9 p.m.-2 a.m.	197	0	0	28		112	164	501	210
Available parking:	deck 1st phase (existing):	future deck area surface parking	Surface parking (existing 300 E Main lot)	parking under new hotel*	Yaggy lot (corner of E. Main/Roberson)	Total:			
	504	46	87	39	35	711			

Site plan with Hilton Garden Inn and 300 East Main at Full Build-Out



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Project:

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CARRBORO,
NORTH CAROLINA
27510

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

Drawn	
Checked	
DATE	JANUARY 27, 2016

Sheet Title:

SD1

Sheet Number

1 OVERALL SITE PLAN AT BUILDOUT
SD1 SCALE: 1" = 40'-0"



11. The most recent environmental sampling at the Property reported in the Environmental Report occurred on October 16, 2003. The following tables set forth, for contaminants present at the Property above unrestricted use standards, the maximum concentration found at each sample location and the applicable standard:

a. Groundwater contaminants (in micrograms per liter, the equivalent of parts per billion), the standards for which are in Title 15A of the North Carolina Administrative Code, Subchapter 2L, Rule .0202:

Groundwater Contaminant	Sample Location	Date of Max. Concentration Sampling	Maximum Concentration above Std. (µg/L)	Standard (µg/L)
Tetrachloroethylene	MW-2	10/15/2003	34	0.7

b. Soil contaminants (in milligrams per kilogram, the equivalent of parts per million), the standards for which are derived using the Guidelines of the Inactive Hazardous Sites Branch of DENR's Superfund Section:

Soil Contaminant	Sample Location	Depth in feet	Date of Max. Concentration Sampling	Maximum Concentration above Std. (mg/kg)	Standard (mg/kg)
Lead	MW-3	1.0 – 2.5	10/15/2003	582	400
Lead	MW-3	3.5 – 5.0	10/15/2003	618	400
Lead	HA-1	1.0	10/15/2003	564	400
Oil & Grease	HA-1	1.0	10/15/2003	59,000	250
Diesel Range Organics	HA-1	1.0	10/15/2003	9,640	40



required by N.C.G.S. § 130A-310.39(a)(1), and shall make a payment to DENR of \$3,500 at the time Prospective Developer and DENR enter into this Agreement, defined for this purpose as occurring no later than the last day of the public comment period related to this Agreement. The Parties agree that the second payment shall constitute, within the meaning of N.C.G.S. § 130A-310.39(a)(2), the full cost to DENR and the North Carolina Department of Justice of all activities related to this Agreement.

IV. BENEFIT TO COMMUNITY

15. The redevelopment of the Property proposed herein would provide the following public benefits:

- a. It will create jobs during demolition and construction at the Property;
- b. It will provide additional multi-family housing and office space in the area;
- c. It will provide tax revenue for affected jurisdictions;
- d. It will constitute “smart growth,” in that land in an already developed area will be reused, instead of land beyond the urban fringe (“greenfields”) being developed.

V. WORK TO BE PERFORMED

16. Based on the information in the Environmental Report, Prospective Developer shall ensure that the following work related to soil and groundwater contamination at the Property is completed to the satisfaction of DENR:

- a. The areas of stained soil located adjacent to the garage containing levels of diesel range TPH and oil and grease, and lead, in excess of their regulatory levels must be removed or remediated, after cessation of operations at the automotive repair shop currently at



the Property and prior to any construction on that portion of the Property (as determined by DENR), in accordance with the Guidelines of the Inactive Hazardous Sites Branch of DENR's Superfund Section, and soil remediation reports shall be submitted to DENR not later than thirty (30) days following completion of such remediation activities. Nothing in subparagraph 18.j. below shall be construed as prohibiting the normal operations of the automotive repair shop currently at the Property, so long as that business remains in operation.

17. Within thirty (30) days after the effective date of this Agreement, Prospective Developer shall notify DENR that it is ready to effect the abandonment of all water supply wells, groundwater monitoring wells, injection wells, recovery wells, piezometers and other man-made points of groundwater access at the Property in accordance with Subchapter 2C of Title 15A of the North Carolina Administrative Code. Unless DENR notifies Prospective Developer within ten (10) days of receiving such notification to refrain from such abandonment, Prospective Developer shall effect said abandonment and shall, within thirty (30) days after concluding such abandonment, provide DENR a report setting forth the procedures and results.

18. By way of the Notice of Brownfields Property referenced below in paragraph 23, Prospective Developer shall impose the following land use restrictions under the Act, running with the land, to make the Property safe for the uses specified in this Agreement while fully protecting public health and the environment.

a. No use may be made of the Property other than for high-density residential and commercial/office purposes. The following definitions apply regarding this restriction:

i. "High-density residential" refers to structures used as multi-unit human dwellings, such as duplexes, triplexes, quadriplexes, condominiums, town homes and apartments, in



which units are attached to each other with common walls and any associated property outside the structure(s) may be used, but is not owned, by particular inhabitants.

ii. "Commercial/office" refers to wholesale, retail and entertainment uses, and the provision of business or professional services, plus related contiguous parking lots and driveways.

b. Surface water at the Property may not be used for any purpose without the approval of DENR.

c. No activities that encounter, expose, remove or use groundwater (for example, installation of water supply wells, fountains, ponds, lakes or swimming pools, or construction or excavation activities that encounter or expose groundwater) may occur on the Property without prior sampling and analysis of groundwater to the satisfaction of DENR in any areas proposed for such activities, and submittal of the analytical results to DENR. If such results disclose to DENR contamination in excess of North Carolina's groundwater quality standards, the proposed activities may not occur without the approval of DENR on such conditions as DENR imposes, including at a minimum compliance with plans and procedures, approved pursuant to applicable law, to protect public health and the environment during the proposed activities.

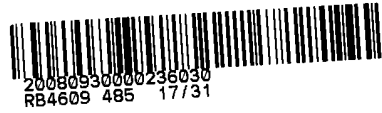
d. No building may be constructed on the Property until DENR has been consulted regarding the proximity of the planned building to the Property's volatile contaminant plume. If DENR determines that the footprint of a building proposed to be constructed on the Property would fall within 100 feet of said plume, it may not be constructed without a vapor barrier system and/or mechanical or passive vapor mitigation system, approved in writing in advance by DENR. Within 30 days following installation of the vapor barrier system and/or



mechanical or passive vapor mitigation system, DENR shall be provided certification of proper installation under seal of a professional engineer licensed in North Carolina, as well as photographs illustrating the installation and a brief narrative describing it. With DENR's prior written approval, additional investigation activities including, without limitation, soil gas samples, performed to DENR's written satisfaction, may be conducted, and installation of a barrier or mitigation system possibly excused, so long as the proponent makes an advance written commitment to install a barrier or mitigation system if DENR so requires based on review of a report DENR deems adequate of the investigation activities.

e. Soil underlying paved surfaces and buildings at the Property may not be exposed without prior sampling and analysis of such soil to the satisfaction of DENR, and submittal of the analytical results to DENR. If such results disclose contamination in excess of the applicable standards as determined by DENR, the soil may not be exposed without the approval of DENR on such conditions as DENR imposes, including at a minimum compliance with plans and procedures, approved pursuant to applicable law, to protect public health and the environment during the activities that would expose such soil.

f. Soil anywhere on the Property exhibiting any stain or odor may not be disturbed without prior sampling and analysis, to DENR's written satisfaction, of soil proposed to be disturbed. If sampling results disclose contamination that DENR determines renders the Property unsuitable for the uses specified in subparagraph 18.a. above, the soil may only be disturbed in conformance with procedures approved in writing in advance by DENR to protect public health and the environment while the disturbed soil is exposed, and if as much soil is treated, removed and disposed of in accordance with applicable law, or covered with an



impervious or hard pervious surface, as DENR determines is necessary to render the Property suitable for said uses. If treatment is chosen, it shall occur in conformance with procedures approved in writing in advance, and afterwards as to their implementation, by DENR. If covering the soil is chosen, said surface shall be maintained to DENR's satisfaction. If soil removal is chosen, information satisfactory to DENR regarding the transportation and disposition of such soil shall be supplied in a written report to DENR within 90 days following removal. For purposes of this land use restriction, the following definitions apply:

i. "Impervious surface" means any structure or groundcover consisting of asphalt, concrete, stone, brick, terrazzo, roofing, ceramic tile or other natural or man-made material that prevents the absorption of surface water into the soil.

ii. "Hard pervious surface" means any structure or groundcover that allows absorption of surface water into the soil, but has a hard surface formed or cast in place that protects land users from exposure to any contaminants in the soil. Pervious concrete and pervious tennis court materials are examples.

g. Soil, landscaping and contours at the Property may not be disturbed without the approval of DENR, except for mowing and pruning of above-ground vegetation.

h. No mining may be conducted on or under the Property, including, without limitation, extraction of coal, oil, gas or any other minerals or non-mineral substances.

i. No basements may be constructed on the Property unless they are, as determined by DENR, vented in conformance with applicable building codes.

j. None of the contaminants known to be present in the environmental media at the Property, including those listed in paragraph 11 of this Agreement, may be used or stored at



the Property without the prior approval of DENR, except in *de minimis* amounts for cleaning and other routine housekeeping activities.

k. The Property may not be used as a park or for sports of any kind, including, but not limited to, golf, football, soccer and baseball, without the approval of DENR.

l. The Property may not be used for agriculture, grazing, timbering or timber production.

m. The Property may not be used as a playground, or for child care centers or schools.

n. The Property may not be used for kennels, private animal pens or horse-riding.

o. The owner of any portion of the Property where any DENR-approved monitoring well installed after recordation of the Notice referenced in paragraph 23 below is damaged shall be responsible for repair of any such wells to DENR's written satisfaction and within a time period acceptable to DENR.

p. No party conducting environmental assessment or remediation at the Property at the direction of, or pursuant to a permit or order issued by, DENR may be denied access to the Property for purposes of conducting such assessment or remediation.

q. During January of each year after the year in which the Notice referenced below in paragraph 23 is recorded, the then current owner of any part of the Property shall submit a notarized Land Use Restrictions Update to DENR certifying that the Notice of Brownfields Property containing these land use restrictions remains recorded at the Orange County Register of Deeds office, and that the land use restrictions are being complied with and stating:



i. the name, mailing address, telephone and facsimile numbers, and contact person's e-mail address of the owner submitting the Land Use Restrictions Update if said owner acquired any part of the Property during the previous calendar year; and

ii. the transferee's name, mailing address, telephone and facsimile numbers, and contact person's e-mail address, if said owner transferred any part of the Property during the previous calendar year.

iii. whether any vapor barrier and/or mitigation systems installed pursuant to subparagraph 18.d. above are performing as designed, and whether the uses of the ground floors of any buildings containing such vapor barrier and/or mitigation systems have changed, and, if so, how.

19. The desired result of the above-referenced remedial (or removal) and protective measures and land use restrictions is to make the Property suitable for the uses specified in the Agreement while fully protecting public health and the environment.

20. The guidelines, including parameters, principles and policies within which the desired results are to be accomplished are the Guidelines of the Inactive Hazardous Sites Branch of DENR's Superfund Section, as embodied in their most current version.

21. The consequences of achieving or not achieving the desired results will be that the uses to which the Property is put are or are not suitable for the Property while fully protecting public health and the environment.

VI. ACCESS/NOTICE TO SUCCESSORS IN INTEREST

22. In addition to providing access to the Property pursuant to subparagraph 18.p.above, Prospective Developer shall provide DENR, its authorized officers, employees, representatives,

Tree Removal Justification

Currently four oak trees exist on the project site. These trees are located directly south of the existing 300 East Main parking deck (see Figures 1 and 2 below). These trees were approved to be removed on the previous Butler condominium plan. These trees need to be removed due to the central location of these trees to the site and proximity to the parking deck (which has an approved expansion plan) which serves as the access to the underground parking for the hotel. There are no alternate locations due to site constraints (site access, stormwater control features, Libba Cotton Bikeway/RR).

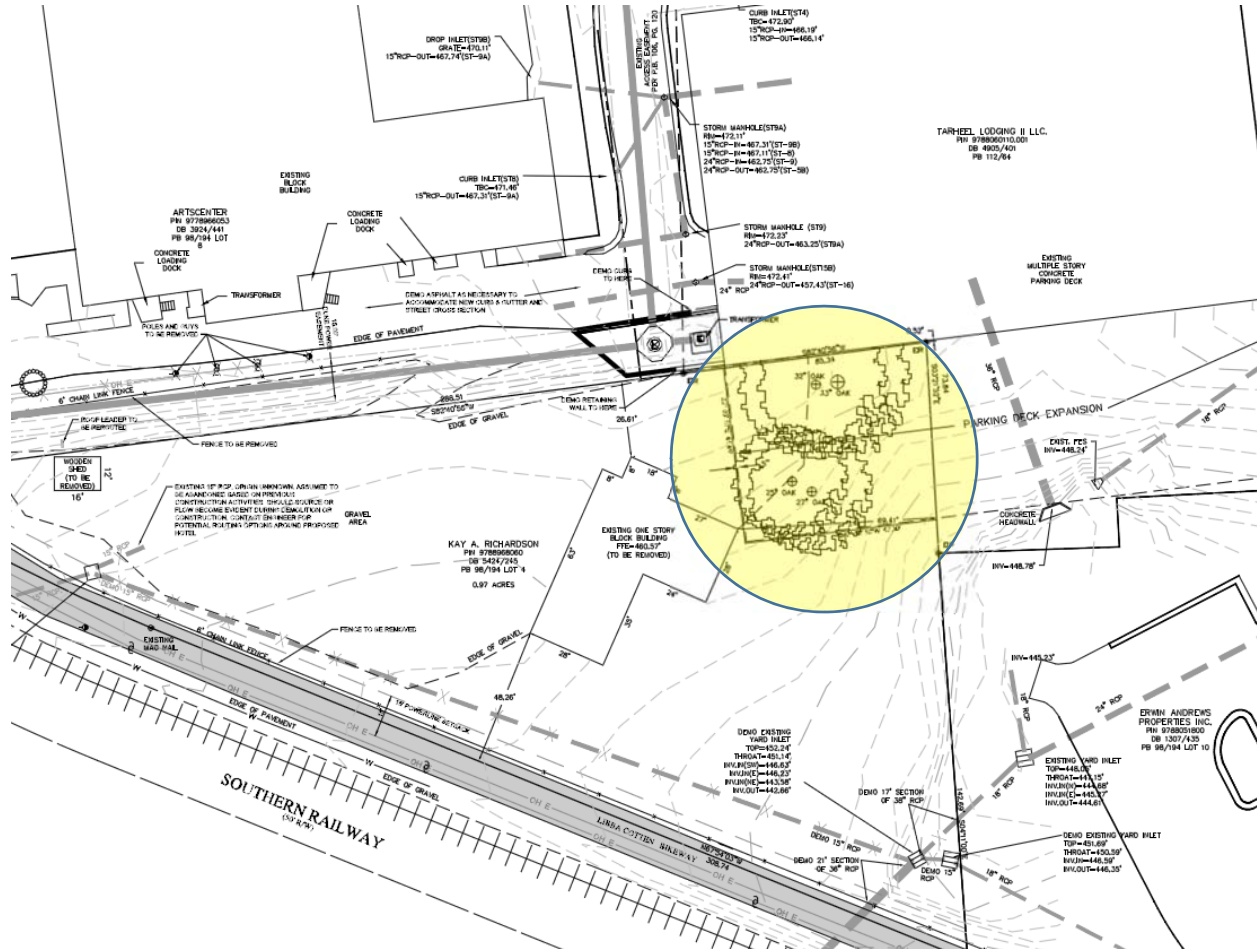


Figure 1-Overall site showing location of trees to be removed

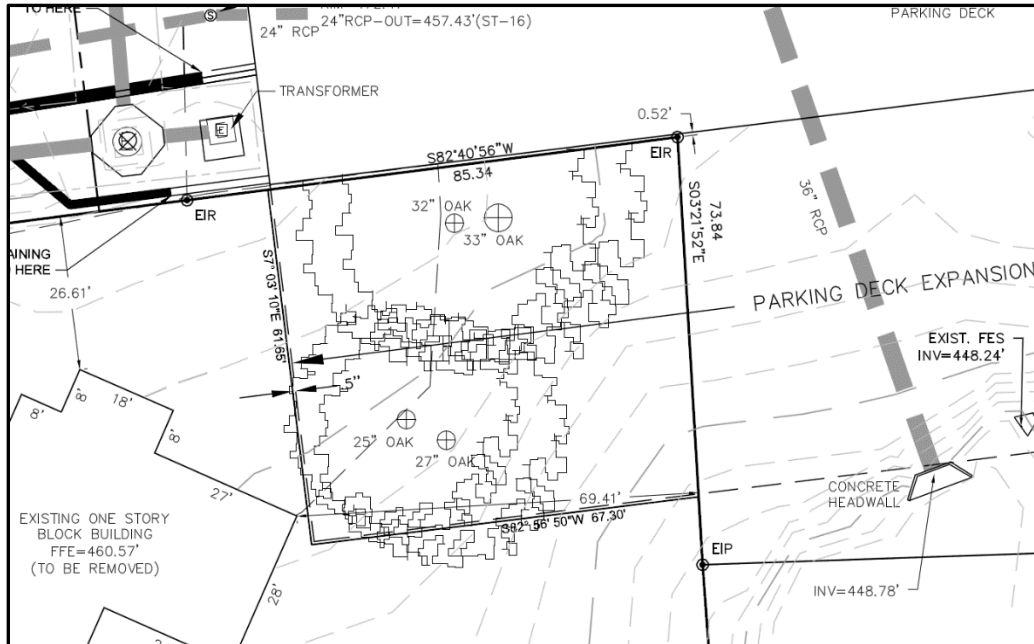


Figure 2 - Existing Conditions

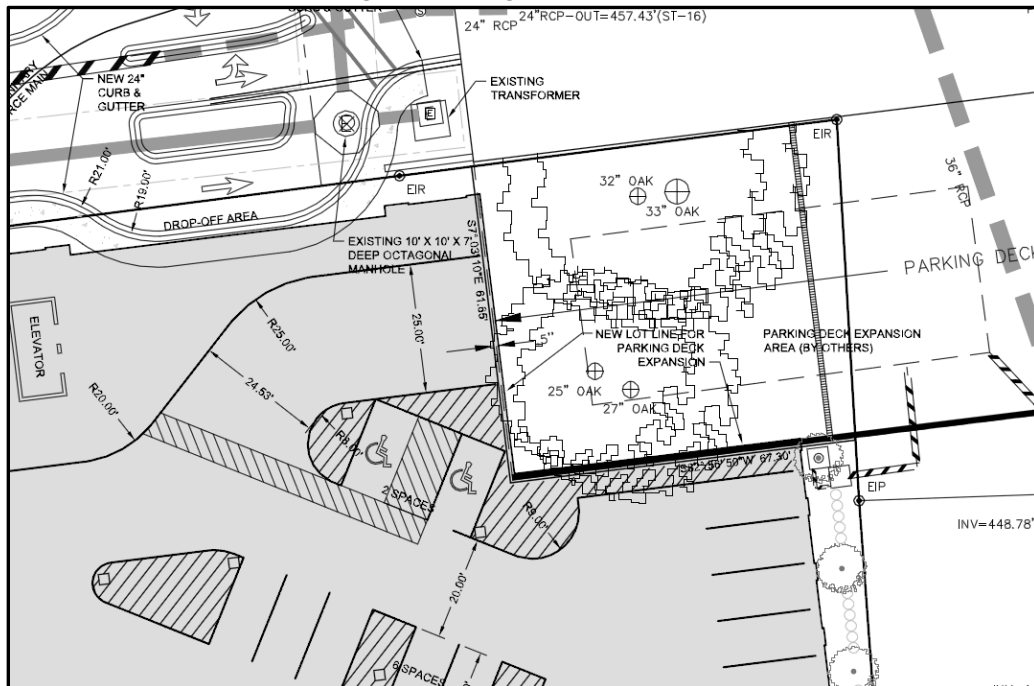


Figure 3-Proposed entrance to underground hotel parking from parking deck expansion

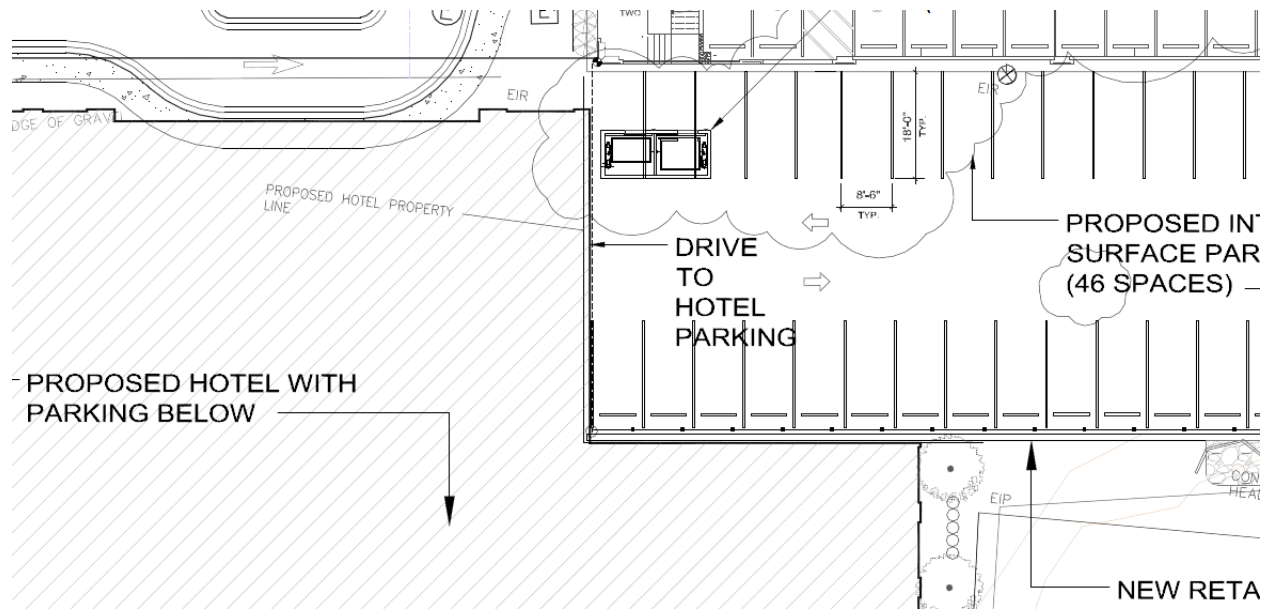


Figure 2- Plan showing proposed parking deck expansion and access to underground hotel parking

Carrboro Hilton Garden Inn project – Screening Waiver requested:

Because the requested B-1(g) rezoning allows the building to be built without setback, providing screening could be considered to be at odds with the intent of the zoning. In some cases providing screening is impractical and neither this project nor the adjacent properties will substantially benefit from screening. The Town's Land Use Management Ordinance Section 15 indicates that a Type A screen is needed between the proposed hotel and adjacent parking deck. Considering the integrated function of the two uses and commercial nature we are requesting that no screening be required between these uses. Likewise, due to the commercial nature of the Brewery, restaurant and Cats Cradle we are requesting that no screening be required. The project is proposing a Type B screen as required by ordinance between the 34.100 use (hotel) and the 1.300 use (multi-family) property to the east with the caveat that screening cannot be provided due to rerouted stormwater infrastructure in the extreme southeastern property corner.

EXHIBIT 48

EDGE OF PAVEMENT

EDGE OF GRAVEL

SOUTHERN RAILWAY
(50' R/W)

LIBBA COTTEN BIKEWAY

46' - 0 $\frac{3}{4}$ " R10.00'

September 8, 2015

Jeff Kleaveland, Planner/ZDS, RLA
Town of Carrboro Planning Department
301 West Main Street
Carrboro, NC 27510

Project: Hilton Garden Inn – Carrboro, North Carolina

Re: 1st Review of Conditional Use Permit Application for the Hilton Garden Inn (120 Brewer Lane).

Mr. Kleaveland

In response to your comments of August 11, 2015, we offer the following responses in conjunction with additional supporting information.

General Comments – 8.iii.b.

The proposed Hilton Garden Inn has been designed very carefully to ensure its harmony and contextual appropriateness gathering materials and details commonly used in traditional architecture. We have gathered input from the public at multiple meetings, the design community and staff and committees of the Town in order to arrive at a plan that balances the programmatic elements and desired design considerations.

This project will greatly enhance the downtown business district in many regards. While its economic benefits are most obvious, we believe the project will contribute greatly to the safety, social fabric, and the character of Carrboro. With its natural adjacencies to open space (the railroad corridor and East Main Street), it has little impact on surrounding buildings or spaces with regard to shade or views.

We believe the project embodies the Character of Carrboro through its design and is in harmony with the *Carrboro Vision 2020* document, addressing goals of Downtown Vitality and New Commercial Growth.

Additionally, consideration to both *The Downtown Carrboro New Vision* document as well as the Town of *Carrboro Downtown Design Guidelines* document has been the basis through the development of the design.

In keeping with these documents, we intend to mix the material palette throughout the project, while embracing the ideas of “Having buildings with similar designs...” having drawn many details from local or historical precedents. Scale of the building will be managed through changes in massing- both vertically and horizontally. Please see the elevations and diagrams in the submission package for more details on compliance with the Architectural Standards for Downtown Development.

This project epitomizes many of the goals set forth by these documents. It would boost downtown’s cultural and entertainment offerings, provide new gathering space, enhance walkability and increase the downtown parking supply. This project would have tremendous impact on the economic vitality of downtown and go a

long way toward reaching the town goal of doubling its commercial square footage. Pedestrians, bikes, and accessibility have all been integral to our design from the beginning.

Building and transportation planning for the project has taken many cues from the Downtown Design Guidelines and the town's Circulation Study— such as place making and pedestrian connections, shade and shelter, and connections to existing urban fabric and the environment. The section of the guidelines particular to East Main Street encourages a mix of materials, articulation of building massing and detailing for multi-story buildings, gracious sidewalks and extension of the public rights-of-way into the private. We believe our redevelopment project has taken these design issues and put them to good practice in the current proposal. The plan is welcoming and engaging, but keeps services and parking out of Main Street public view.

The arts play a particularly important role in all of the Town documents and in this project. Redevelopment of the site allows the services of the ArtsCenter and the Cat's Cradle to be expanded greatly and may allow many opportunities for public art along the Libba Cotton Bikeway.

In conclusion, we believe the project is in harmony with the ideals set forth in the adopted Town of Carrboro documents and will be a major benefit to the neighborhood and surrounding areas.

Sincerely,



Christopher Allred, AIA, LEED AP | BD+C

Director

RBA Group :: Architecture - Interiors

1414-A South Tryon St.

Charlotte, NC, 28203

704.344.9098 ext 105

callred@therbagroup.com

MINUTES
October 1st, 2015

Members Present: Sheryl Forbis, Roy Mars, Emily Kreutzer, Wendy Dale Lydia Lavelle

Members Absent: Johnny Crncic

Staff Present: James Thomas- Planner/Zoning Development Specialist

Guest: Laura Van Sant

I. Review of Glazing Requirement for New Hilton Hotel at 300 East Main Street

Laura Van Sant, representative of 300 East Main Street was present to request the Appearance Commission grant relief from the glazing requirements per Section 15-178 Architectural Standards for Downtown Development. Laura stated that the ground floor would provide 42.7 percent glazing while the Land Use Ordinance requires a minimum of 60 percent. The overall glazing for the front of the building would be 36.9 percent and the LUO requires a minimum of 40 percent.

Lydia asked about the glazing on the rear of the building as it would face the bike path and Laura stated that the glazing would be substantial due to the windows of each room, but did not have percentage figure.

The Appearance Commission was in favor of granting relief due to the location of the building in relation to Main Street.

MOTION WAS TO GRANT RELIEF FROM THE GLAZING REQUIREMENTS PER SECTION 15-178 OF THE LAND USE ORDINANCE BY SHERYL FORBIS AND SECONDED BY EIMILY KREUTZER.

VOTE: AYES (KREUTZER, FORBIS, DALE, MARS), NOES (0)

II. Other Related Business

The Appearance Commission did not have any comments in regard to the Joint Review Items. There was a short discussion about the architecture of the new hotel and Roy Mars stated that it looked very corporate and not very inviting- he stated that a project such as Green Bridge in Chapel Hill will age much better over time versus the new proposed hotel.

Adjourn



Kirkland Appraisals, LLC

Exhibit 39

Richard C. Kirkland, Jr., MAI
9408 Northfield Court
Raleigh, North Carolina 27603
Phone (919) 414-8142
rkirkland2@gmail.com
www.kirklandappraisals.com

August 12, 2015

Mr. Kevin W. Benedict
Main Street Properties
PO Box 2152
Chapel Hill, NC 27515

Dear Mr. Benedict:

I have considered the likely impact of the proposed Hilton Garden Inn near 300 East Main Street, Carrboro, North Carolina.

The scope of this assignment is to address the likely impact this may have on adjoining properties. To this end I have reviewed the site plan, visited the site, and inspected other hotel sites in Orange County. I have not been asked to assign any value to any specific property.

This letter is a limited report of a real property appraisal consulting assignment and subject to the limiting conditions attached to this letter. My client is Main Street Properties represented to me by Mr. Kevin W. Benedict. The intended use is to assist in the Conditional Use Permit application. The effective date of this consultation is August 12, 2015, the date of my inspection.

Proposed Use Description

The property is proposed to be developed with a hotel with approximately 149 rooms and 11,500 square feet of meeting space. The surrounding uses are primarily commercial and office.

Specific Factors on Harmony of Use

I have completed a number of Impact Studies and I have found that the most common areas for impact on adjoining values typically follow the following hierarchy with descending levels of potential impact. I will discuss each of these categories and how they relate to the subject property.

1. Hazardous material
2. Odor
3. Noise
4. Traffic
5. Stigma
6. Appearance

1. Hazardous material

The proposed hotel presents no potential hazardous waste byproduct as part of normal operation. I consider this to be a non-factor for the impact analysis. This is a brownfield

location that will require some cleanup which will actually improve the environmental condition of this site from the current state.

2. Odor

The project as presented has no specific concerns related to odor and is therefore a non-factor in this impact analysis.

3. Noise

The subject property is located within a commercial corridor near the railroad tracks. The noise associated with this project is expected to be consistent with this area and present no additional impact on adjoining properties.

4. Traffic

The traffic study shows no concerns related to this issue and I therefore conclude that the traffic generated by this site will have no negative impact on adjoining property values.

5. Stigma

There is no stigma associated with the proposed use.

6. Appearance

The project will be in harmony with the surrounding area in terms of appearance and is consistent with other hotels recently approved and constructed in Orange County and near Chapel Hill and Carrboro including the adjacent hotel.

7. Conclusion

On the basis of the factors described above, it is my professional opinion that the proposed project will be in harmony with the area in which it is to be developed and have no negative impact on adjoining property values.

Conclusion

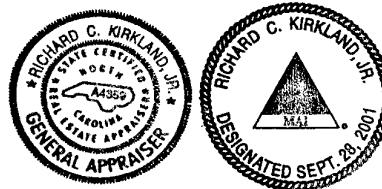
The proposed use is a typical use for this type of location along a commercial corridor in a downtown area. This use should provide a number of beneficial impacts on adjoining uses in terms of increased foot traffic to the area. I conclude that the proposed use is in harmony and will maintain or enhance adjoining property values.

If you have any further questions please call me any time.

Sincerely,



Richard C. Kirkland, Jr., MAI
State Certified General Appraiser



Limiting Conditions and Assumptions

Acceptance of and/or use of this report constitutes acceptance of the following limiting conditions and assumptions; these can only be modified by written documents executed by both parties.

- ❖ The basic limitation of this and any appraisal is that the appraisal is an opinion of value, and is, therefore, not a guarantee that the property would sell at exactly the appraised value. The market price may differ from the market value, depending upon the motivation and knowledge of the buyer and/or seller, and may, therefore, be higher or lower than the market value. The market value, as defined herein, is an opinion of the probable price that is obtainable in a market free of abnormal influences.
- ❖ I do not assume any responsibility for the legal description provided or for matters pertaining to legal or title considerations. I assume that the title to the property is good and marketable unless otherwise stated.
- ❖ I am appraising the property as though free and clear of any and all liens or encumbrances unless otherwise stated.
- ❖ I assume that the property is under responsible ownership and competent property management.
- ❖ I believe the information furnished by others is reliable, but I give no warranty for its accuracy.
- ❖ I have made no survey or engineering study of the property and assume no responsibility for such matters. All engineering studies prepared by others are assumed to be correct. The plot plans, surveys, sketches and any other illustrative material in this report are included only to help the reader visualize the property. The illustrative material should not be considered to be scaled accurately for size.
- ❖ I assume that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. I take no responsibility for such conditions or for obtaining the engineering studies that may be required to discover them.
- ❖ I assume that the property is in full compliance with all applicable federal, state, and local laws, including environmental regulations, unless the lack of compliance is stated, described, and considered in this appraisal report.
- ❖ I assume that the property conforms to all applicable zoning and use regulations and restrictions unless nonconformity has been identified, described and considered in this appraisal report.
- ❖ I assume that all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
- ❖ I assume that the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in this report.
- ❖ I am not qualified to detect the presence of floodplain or wetlands. Any information presented in this report related to these characteristics is for this analysis only. The presence of floodplain or wetlands may affect the value of the property. If the presence of floodplain or wetlands is suspected the property owner would be advised to seek professional engineering assistance.

Main Street Properties
August 12, 2015

- ❖ For this appraisal, I assume that no hazardous substances or conditions are present in or on the property. Such substances or conditions could include but are not limited to asbestos, urea-formaldehyde foam insulation, polychlorinated biphenyls (PCBs), petroleum leakage or underground storage tanks, electromagnetic fields, or agricultural chemicals. I have no knowledge of any such materials or conditions unless otherwise stated. I make no claim of technical knowledge with regard to testing for or identifying such hazardous materials or conditions. The presence of such materials, substances or conditions could affect the value of the property. However, the values estimated in this report are predicated on the assumption that there are no such materials or conditions in, on or in close enough proximity to the property to cause a loss in value. The client is urged to retain an expert in this field, if desired. I am aware that this is an identified Brownfield and an environmental study has been engaged for this site.
- ❖ Unless otherwise stated in this report the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act (effective 1/26/92). The presence of architectural and/or communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.
- ❖ Any allocation of the total value estimated in this report between the land and the improvements applies only under the stated program of utilization. The separate values allocated to the land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
- ❖ Possession of this report, or a copy thereof, does not carry with it the right of publication.
- ❖ I have no obligation, by reason of this appraisal, to give further consultation or testimony or to be in attendance in court with reference to the property in question unless further arrangements have been made regarding compensation to Kirkland Appraisals, LLC.
- ❖ Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of Kirkland Appraisals, LLC, and then only with proper qualifications.
- ❖ Any value estimates provided in this report apply to the entire property, and any proration or division of the total into fractional interests will invalidate the value estimate, unless such proration or division of interests has been set forth in the report.
- ❖ Any income and expenses estimated in this report are for the purposes of this analysis only and should not be considered predictions of future operating results.
- ❖ This report is not intended to include an estimate of any personal property contained in or on the property, unless otherwise state.
- ❖ This report is subject to the Code of Professional Ethics of the Appraisal Institute and complies with the requirements of the State of North Carolina for State Certified General Appraisers. This report is subject to the certification, definitions, and assumptions and limiting conditions set forth herein.
- ❖ The analyses, opinions and conclusions were developed based on, and this report has been prepared in conformance with, our interpretation of the guidelines and recommendations set forth in the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA).
- ❖ This is a Real Property Appraisal Consulting Assignment as formerly identified in Standard 4 of USPAP and reported following Standard 5 of USPAP.

Certification – Richard C. Kirkland, Jr., MAI

I certify that, to the best of my knowledge and belief:

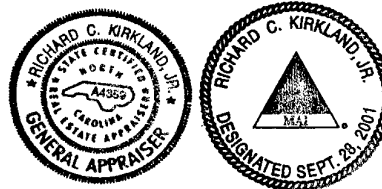
1. The statements of fact contained in this report are true and correct;
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions;
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved;
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results;
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of the appraisal;
7. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute;
8. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives;
10. I have made a personal inspection of the property that is the subject of this report, and;
11. No one provided significant real property appraisal assistance to the person signing this certification.
12. As of the date of this report I have completed the requirements of the continuing education program of the Appraisal Institute;
13. I have not appraised this property within the last three years.

Disclosure of the contents of this appraisal report is governed by the bylaws and regulations of the Appraisal Institute and the National Association of Realtors.

Neither all nor any part of the contents of this appraisal report shall be disseminated to the public through advertising media, public relations media, news media, or any other public means of communications without the prior written consent and approval of the undersigned.



Richard C. Kirkland, Jr., MAI
State Certified General Appraiser



Hilton Garden Inn Carrboro

Notes from town meeting 7/22/15 (prepared by Barbara Leedy, Atma Hotel Group)

Meeting overview:

Presenters Laura Van Sant, Main Street Properties, and Manish Atma, Tarheel Lodging

- In attendance: representatives for architect, engineering, Marty Roupe from town planning
- Approximately 15 people came from the community, nine of whom signed in (see attached). Some in attendance include owner of Cameron's, Mgr of Carr Mill Mall, Amante's, St Paul's Church, Apartment complex behind deck, resident from Greenbridge, residents from Roberson Place, Maple Ave.
- Laura gave presentation showing plans. Manish discussed scope of hotel project

Comments and questions:

- Dan May with Edwin Andrews Properties, who manages the 60 apartments behind the parking deck – concerned about drainage issues. Said drainage was not an issue until recently as detention basin (on his property?) has silted in.
- Follow up – Jacquie Gist asked who was responsible for current drainage issues at apartment complex – town or property owner. Answer was property owner but town would work with them.
- Neighbor – asked what capacity was for runoff. Engineer explained how the storage tank system works to hold rain from heavy storm and release it slowly once storm is over.
- Neighbor – concerned about having enough parking and traffic getting in and out of hotel. (Laura reviewed parking plan for expanded deck, parking under hotel and flat lot next to hotel)
- Nathan Milian (Carr Mill) – asked when town lease on parking ends and what will be impact of new hotel demand on space. (Laura advised that there is a clause in contract with town that allows 300E Main to reduce number of spaces available to town and town payment would reduce accordingly)
- Neighbor – asked about size of lot (less than an acre)
- Neighbor – asked about timeline (Manish said goal is to break ground in 2016 and open by end of 2017)
- Amante's manager asked about construction staging areas and how local businesses would be impacted. Manish informed everyone that he and 300 E Main have purchased house behind parking deck and will use that as entrance for most construction traffic. Well received.
- Loralyn DiMoro (Redi-Mix Concrete) – provided info on new pervious concrete that they are using. Suggested it for parking areas.
- Couple from St. Paul's Church asked about traffic

- Neighbor – questions about bike path – will it be altered? Shut down at any time? (Laura said it will actually be safer and more attractive. Will be narrowed during hotel construction and may need brief shut-down for utility work)
- Bridget Pemberton-Smith (Cameron's) said they get a lot of business from the Hampton Inn and look forward to another hotel. She said construction inconveniences were a sign that new customers were on the way.
- Neighbor – what will happen to grave yard? (Assured it would not be touched)
- Neighbor – concern about construction noise (assured noise ordinance would be respected. Manish reminded group that Hampton guests are sleeping as well and he has 100% policy)

Meeting lasted less than an hour. Many lingered to look over renderings and ask questions on the side. No major issues came up.

Meeting sign-up sheet:

Future Hotel Information Meeting - July 22, 2015		
Name	Physical Address	E-mail Address
Nathan Milian	200 N. Grantham St.	NRMilian@RRL.com
ROSE Snipes Bynum	St. Paul Church 101 W. Merritt Mill Rd	RELATNEGUN@aol.com
FRANCIS Shetley	PO Box 1238 Hillsborough Rd	FShetley@NC.RR.com
Jacquelyn Gist	206 A Maple	JGIST@TownofCarrboro.015
David B. Parker	2631 Orange Grove Road #1156000 NC 27278	DavidParker18@gmail.com
Bridget Pemberton-Smith	408 Ridgecrest Dr Ct, NC	bridget@camerons-gallery.com
Loralyn DiMuro	3610 Birch St. Raleigh 27609	loralyn.dimuro@rnc.com
Vicky Kim	212 Maple Ave	vickyskim@gmail.com
Jim Mette	249 Sweet Bay Pl 27510	mettejsm@gmail.com

**SUMMARY SHEET OF STAFF AND ADVISORY BOARD RECOMMENDATIONS
CONDITIONAL USE PERMIT FOR the HILTON GARDENING MAJOR MODIFICATION**

STAFF RECOMMENDATIONS	
Staff Recommendations (w/ Advisory Board support where applicable):	<i>Explanation: Staff recommendations, primarily related to LUO compliance, are represented by #s 1-24 below. If an advisory board voted to 'support' the staff recommendation, then such board is listed after staff in the left-hand column.</i>
Recommended by	Recommendations
Staff, PB, TAB, EAB, ESC, AC	1. Prior to issuance of a certificate of occupancy the applicant will provide a Public Bike Path Easement for the portion of the Libba Cotton bike path that encroaches on the subject property.
Staff, PB, TAB, EAB, ESC, AC	2. That the retaining wall that fronts the bike way is taller than 18" and has mounted on it a railing such that the total height of the wall and railing is at least 48".
Staff, PB, TAB, ESC, ESC, AC	3. That the applicant provide along the length of the proposed 5' sidewalk along the northern frontage of the hotel a concrete pad/turnout sufficient for a wheelchair. Said pad/turnout shall meet ADA requirements.
Staff, PB, TAB, EAB, ESC, AC	4. That the Board of Aldermen hereby finds that the maximum parking space demand estimate of 157 parking spaces for the hotel is sufficient to serve the needs of the proposed hotel based upon the applicant's parking analysis and narrative justifying the arrangement based upon their joint-use parking experience with the 300 E. Main parking inventory as well as the site's proximity to bus lines, bicycle lanes and existing pedestrian facilities. Furthermore, the Board finds that 39 parking spaces are provided on-site while the remaining 118 are located on the adjacent 300 E. Main street property and are considered satellite spaces. Said satellite spaces shall be reserved by the required modification of the 300 E. Main Street CUP.
Staff, PB, TAB, EAB, ESC, AC	5. That the Board of Aldermen hereby finds that the existing truck loading and unloading areas on the adjacent property are sufficient to accommodate delivery operations for the hotel in a safe and convenient manner based upon information provided by the applicant. Prior to construction plan approval, said areas shall be provided with a recorded easement granting the hotel the right to use them in this manner.
Staff, PB, TAB, EAB, ESC, AC	6. That prior to construction plan approval and the issuance of a certificate of occupancy, the applicant provide evidence from NCDEQ that they have satisfied all applicable provisions of the applicant's Brownfield Agreement with NCDEQ.

Staff, PB, TAB, EAB, ESC, AC	7. Prior to construction plan approval, that the applicant revise their landscape plan to include plants that are known to benefit pollinator insects per the recommendations of the NC Cooperative Extension and the Xerces Society. Said plans shall exclude those that are considered invasive per Appendix E of the Land Use Ordinance.
Staff, PB, TAB, EAB, ESC, AC	8. That the Landscape Plan of the project be revised to include the plantings on the roof deck of the building's first level as shown on the "exterior renderings" of the proposed hotel on sheet A3.3 (dated 2/12/16) from the plan set presented to the Board of Aldermen.
Staff, PB, TAB, EAB, ESC, AC	9. That the requirement of the standard Type A screening requirement between the hotel and the parking deck expansion be waived per the applicant's written waiver request letter.
Staff, PB, TAB, EAB, ESC, AC	10. That the applicant record on a plat landscape easements on the 300 East Main Street property sufficient to plant the six additional canopy trees needed to satisfy the tree canopy and shading requirements of the LUO.
Staff, PB, TAB, EAB, ESC, AC	11. The Board of Aldermen finds it acceptable for the applicant to use a Filterra Biofiltration/Bioretenention System stormwater device, whose NCDEQ approval is still pending, to manage and treat stormwater runoff during the interim surface-parking phase. If the Filterra is not sooner listed as an approved device by NCDEQ, the applicant's right to use the Filterra for the interim surface parking phase will expire three years after the issuance of a Certificate of Occupancy for the hotel or when the third bay of the 300 East Main parking deck is constructed, whichever comes first, and applicant will then either direct the relevant stormwater into its existing approved system under the existing parking deck or replace the Filterra with an alternate NCDEQ approved device subject to the Town's approval.
Staff, PB, TAB, EAB, ESC, AC	12. That, prior to construction plan approval, the applicant provide evidence explaining how operation and maintenance responsibilities of the stormwater system will be shared by the owners of the subject property and the adjacent 300 East Main properties.
Staff, PB, TAB, EAB, ESC, AC	13. That the applicant shall provide to the Zoning Division, prior to the recordation of the final plat for the project or before the release of a bond if some features are not yet in place at the time of the recording of the final plat, Mylar and digital as-builts for the stormwater features of the project. Digital as-builts shall be in DXF format and shall include a base map of the whole project and all separate plan sheets. As-built DXF files shall include all layers or tables containing storm drainage features. Storm drainage features will be clearly delineated in a data table. The data will be tied to horizontal controls.

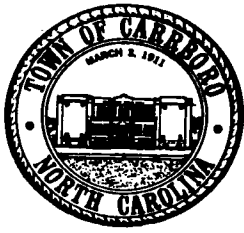
Staff, PB, TAB, EAB, ESC, AC	14. Per Section 15-263.1, that the developer shall include a detailed stormwater system maintenance plan, specifying responsible entity and schedule. The plan shall include scheduled maintenance activities for each stormwater BMP in the development, performance evaluation protocol, and frequency of self-reporting requirements (including a proposed self-reporting form) on maintenance and performance. The plan and supporting documentation shall be submitted to Town engineer and Environmental Planner for approval prior to construction plan approval.
Staff, PB, TAB, EAB, ESC, AC	15. That, prior to issuance of a CO, a final plat, or the certification of a stormwater BMP, the Town may require a performance security to be posted for a period of two years per the provisions of Section 15-263(i).
Staff, PB, TAB, EAB, ESC, AC	16. That, prior to construction plan approval, the applicant obtain the required permissions and authorization from OWASA as they pertain to the proposed sewer system.
Staff, PB, TAB, EAB, ESC, AC	17. That the developer provide a written statement from the electrical utility stating that electric service can be provided to all locations shown on the construction plans prior to the approval of the construction plans.
Staff, PB, TAB, EAB, ESC, AC	18. That prior to construction plan approval the applicant demonstrate compliance with the outdoor lighting provisions of Section 15-242 and 243 of the LUO for the outdoor fixtures associated with the interim parking lot.
Staff, PB, TAB, EAB, ESC, AC	19. That, prior to issuance of the building permit for the parking deck expansion, the applicant must demonstrate that structurally and dimensionally sufficient secondary emergency access to the hotel is provided. This access shall require the review and approval of the Fire Department.
Staff, PB, TAB, EAB, ESC, AC	20. That fire flow calculations and building-sprinkler design (as required) must be submitted and approved by the Town Engineer and Town Fire Department prior to construction plan approval.
Staff, PB, TAB, EAB, ESC, AC	21. That the project be phased such that Phase A, beginning immediately will include the construction of the hotel, interim parking, and required stormwater BMPs. Phase B will begin by or before a five year period following the issuance of a certificate of occupancy of the new hotel.
Staff, PB, TAB, EAB, ESC, AC	22. That the Board hereby grants a deviation in the glazing requirements of Section 15-178 allowing 42% ground floor and 36.9% overall glazing due to the location of the building with respect to Main Street as described in the Appearance Commission's recommendation dated October 1 st , 2015.

Staff, PB, TAB, EAB, ESC, AC	23. That prior to building permit approval and the issuance of a certificate of occupancy, the client demonstrate that the plans and the building incorporate the building design and performance measures described by the applicant's responses to the EAB's <i>Green and Sustainable Buildings Checklist</i> . These measures include, but are not limited to, reducing energy consumption by 20% from the standard model, reducing use of materials by up to 30% with recycled content, using low-emitting materials for paints, adhesives, and materials, and, using a low albedo roofing materials. Such efforts will be in accordance with the standards referenced by the applicant in Attachment Q of the Board's agenda materials.
Staff	24. That prior to construction plan approval, the applicant submit materials to satisfy the Construction Management Plan provisions of Section 15-49(c1).

ADVISORY BOARD COMMENTS / RECOMMENDATIONS	
Additional Advisory Board Comments & Recommendations:	<i>Explanation: Comments and recommendations solely from advisory boards follow. If a comment involves LUO interpretation, then the applicable LUO section(s) are noted parenthetically. Otherwise, the Board may wish to consider comments in the context of public health, safety, or welfare findings. Staff generally does not endorse nor refute comments from advisory boards.</i>
Recommended by	Recommendations
PB	<ol style="list-style-type: none"> 1. Regarding massing: <ol style="list-style-type: none"> a. The first two floors should be designed to create a friendlier streetscape for the pedestrian. b. The building's relationship to its surroundings would be greatly improved if the third, fourth and fifth floors of the hotel were set back from the first two floors, into the space currently left open in the center of the upper stories. c. This building will cast a large shadow, and any new structures in front of the hotel, when the whole of the project is built out, will also be in shadow. Although the plan as presented is compliant with the LUO's requirements, avoiding this degree of shading on the interior of the site would make the space between the proposed hotel and future buildings E/F more pleasant. d. The massing of the building also presents an uncomfortable juxtaposition to the Bikeway of a more than 70 foot vertical expanse at less than 8 feet of horizontal separation.
PB	<ol style="list-style-type: none"> 2. Regarding the site plan for the 300 E. Main St. project: <ol style="list-style-type: none"> a. The proposed service alley (between the proposed hotel and future buildings E/F) is not inviting to pedestrians. b. There are insufficient pedestrian crosswalks indicated on the site plan. One is sorely needed between the hotel entrance and future building E/F..
PB	<ol style="list-style-type: none"> 3. We appreciate the updated palette with fewer colors of EIFS and greater use of brick. WEencourage further reflection of the salient qualities of the historical downtown architecture.
PB	<ol style="list-style-type: none"> 4. Every effort should be made to make the area around the dumpster enclosure attractive, as it represents the Bikeway entrance to 300 E. Main. For example, more bike racks could be placed here.
PB	<ol style="list-style-type: none"> 5. The "heat island effect" of such a massive structure has not been fully addressed. We ask that the applicant continue to work towards the reduction of this effect as well as towards an energy efficient building. Consider including exterior shading devices on the south and west sides.

PB	6. The building will prevent ambient lighting and views from reaching the Bikeway. To mitigate this dangerous condition the Applicant should include shielded lighting along their portion of this corridor and should be granted an exception from the light spill requirement from the Town.
TAB	7. The TAB would like to see a better solution for pedestrians in the intersection outside the parking deck/hotel entrance: <ul style="list-style-type: none"> a. Explore creating a visually interesting, distinct pavement surface for the intersection that would serve as a warning to all users that they are entering a shared space, or b. Improve the crossing across the parking deck entrance/exit in response to the 'shortest route' travel pattern that pedestrians will likely choose.
TAB	1. Please include as much pedestrian accommodation as possible, up to and including, striped crosswalks on all four sides of the roundabout.
TAB	2. The TAB recommends that the Board of Aldermen strongly encourage the developers to align the parking deck expansion with the hotel construction to ensure that there is adequate public parking in the downtown area in the near future.
EAB	3. The EAB requests that dedicated interior and exterior spaces (or sorting/collecting of organics be required in the construction plans, and that the applicant commit to organics composting.
EAB	4. The EAB would like confirmation of that the efforts of the Hilton's <u>LightStay</u> program will be carried out (sic).
EAB	5. That given that large specimen oaks will need to be removed and the utilization of a very high percentage of the site with impervious surface, the project include methods to increase vegetation beyond minimum canopy and shading requirements on the site (for both the hotel and deck) such as planters, hanging gardens, and vertical gardens
EAB	6. That given minimal impacts to adjacent properties, the project include low-level energy efficient lighting along the Libba Cotten Trail
ESC	1. The ESC recommends the Transportation Committee look at traffic flow in regard to access, pedestrian safety and movement of vehicles within the site
ESC	2. B. The full addition to the parking deck (250 spaces) is implemented with the construction of the hotel.
ESC	3. The property owner work with the Arts Center, Cat's Cradle and Back Alley Bikes to mitigate impacts during and after construction.
ESC	4. The ESC supports local ownership and encourages the owners to continue to buy locally.
ESC	5. The ESC encourages the owners to become an Orange County Living Wage certified business.

AC	1. The Appearance Commission would like this hotel to be LEED certified and if the use of a non-brick exterior materials was necessary to be LEED certified, then the Appearance Commission would support this alternative exterior material.
AC	<p>2. If the applicant chooses not to incorporate LEED methods and retain the existing exterior facade, then the Appearance Commission has the following recommendations:</p> <ul style="list-style-type: none"> a. Install windows in both stairwells versus the recessed brick to simulate windows. b. Further reduce the variation in the height of the parapets and construct the parapets out of brick versus the charcoal EIFS. <p>3. The hotel should be constructed of actual brick and not constructed of engineered running bond brick veneer as presently shown on the plans.</p>



TOWN OF CARRBORO PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

Thursday, February 18, 2016

CONDITIONAL USE PERMIT MODIFICATION - HILTON GARDEN INN

The Planning Board appreciates the Applicant's effort to provide a use that is appropriate to the character of Downtown Carrboro. We recognize that this is a difficult site. The new proposed use and the density of the proposed site plan as a whole are appropriate. However, we feel the Applicant has fallen short of showing a project that is situated in the context of nearby buildings and downtown Carrboro. There remain significant shortcomings in the current design that reflect a failure to respond to many of our recommendations from the June 18, 2015 and January 7, 2016 meetings. There continue to be inconsistencies between design elements described by the applicant to us, the plan drawings, and the elevations and renderings.

Although this plan is not yet properly developed, we support the staff recommendations, and wish to offer the following additional comments:

- Regarding massing:
 - o The first two floors should be designed to create a friendlier streetscape for the pedestrian.
 - o The building's relationship to its surroundings would be greatly improved if the third, fourth and fifth floors of the hotel were set back from the first two floors, into the space currently left open in the center of the upper stories.
 - o This building will cast a large shadow, and any new structures in front of the hotel, when the whole of the project is built out, will also be in shadow. Although the plan as presented is compliant with the LUO's requirements, avoiding this degree of shading on the interior of the site would make the space between the proposed hotel and future buildings E/F more pleasant.
 - o The massing of the building also presents an uncomfortable juxtaposition to the Bikeway of a more than 70 foot vertical expanse at less than 8 feet of horizontal separation.
- Regarding the site plan for the 300 E. Main St. project:
 - o The proposed service alley (between the proposed hotel and future buildings E/F) is not inviting to pedestrians.
 - o There are insufficient pedestrian crosswalks indicated on the site plan. One is sorely needed between the hotel entrance and future building E/F.
- We appreciate the updated palette with fewer colors of EIFS and greater use of brick. We encourage further reflection of the salient qualities of the historical downtown architecture.

- Every effort should be made to make the area around the dumpster enclosure attractive, as it represents the Bikeway entrance to 300 E. Main. For example, more bike racks could be placed here.
- The "heat island effect" of such a massive structure has not been fully addressed. We ask that the applicant continue to work towards the reduction of this effect as well as towards an energy-efficient building. Consider including exterior shading devices on the south and west sides.
- The building will prevent ambient lighting and views from reaching the Bikeway. To mitigate this dangerous condition the Applicant should include shielded lighting along their portion of this corridor and should be granted an exception from the light spill requirement from the Town.

Moved: Haggerty

Seconded: Whittemore

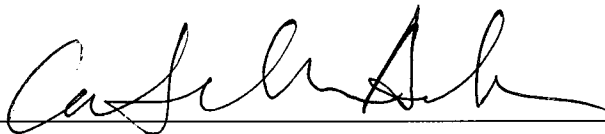
Vote:

Ayes (9) Adamson, Cohen, Haggerty, Hunt, Pendergrass, Poulton, Rosser, Tiemann, Whittemore

Noes: (1) Foushee

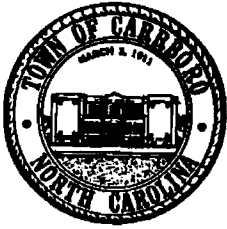
Absent/Excused: (1) Clinton

Abstentions: (0)

 2/18/16

Chair

Date



TOWN OF CARRBORO

Transportation Advisory Board

301 West Main Street, Carrboro, North Carolina 27510

THURSDAY, FEBRUARY 4TH, 2016

Transportation Advisory Board Recommendation re: Hilton Garden Inn CUP

The Transportation Advisory Board discussed the revised plans for the Hilton Garden Inn CUP. The TAB offers the following comments:

1. The TAB would like to see a better solution for pedestrians in the intersection outside the parking deck/hotel entrance:
 - a. Explore creating a visually interesting, distinct pavement surface for the intersection that would serve as a warning to all users that they are entering a shared space, or
 - b. Improve the crossing across the parking deck entrance/exit in response to the 'shortest route' travel pattern that pedestrians will likely choose.
2. The TAB recommends that the Board of Aldermen strongly encourage the developers to align the parking deck expansion with the hotel construction to ensure that there is adequate public parking in the downtown area in the near future.

Transportation Advisory Board Chair

For
Colleen Barclay

2/16/16

Date



TOWN OF CARRBORO

Environmental Advisory Board
301 West Main Street, Carrboro, North Carolina 27510

R E C O M M E N D A T I O N

THURSDAY, FEBRUARY 4, 2016

CUP MAJOR MODIFICATION FOR HILTON HOTEL AND EXPANSION OF THE EXISTING 300 E. MAIN STREET PARKING GARAGE

Motion was made by Crook and seconded by Patrick that the EAB recommends that the Board of Aldermen consider the following input as part of the application for a Major Modification to the CUP. The EAB requests that:

- 1) the site and floor plans include space dedicated to organics recycling by reserving space both inside and outside for sorting/collection of organic food waste and other compostables (1/8).
Applicant's response (1/30): Based on information from Orange County Solid Waste and other sources, it's clear that a successful food-composting program requires extensive staff training and supervision. Among other things, because the hotel kitchen will be used by a variety of workers (HGI employees and multiple outside caterers) with varying levels of training in food prep let alone more advanced training in composting, it doesn't appear that this kitchen is a good candidate for commercial food composting.
EAB's response (2/4): The EAB requests that dedicated interior and exterior spaces for sorting/collecting of organics be required in the construction plans, and that the applicant commit to organics composting.
- 2) the applicant provide a report on if and how Hilton's three-year commitment with the World Wildlife Fund (WWF) to reduce its impact on the environment by a) developing an industry-leading water stewardship strategy; b) furthering Hilton's RePurpose waste solutions program by reducing food waste; c) improving LightStay, Hilton's proprietary environmental performance measurement and reporting platform; and d) accelerating the adoption of renewable energy through the Corporate Renewable Energy Buyers Principles specifically will apply to this project (1/8).
Applicant's response (1/30): The ownership of the proposed Hilton Garden Inn is committed to the Hilton initiative in conjunction with the World Wildlife Fund within the limitations of the project. HGI staff will be trained in conjunction with the Hilton "LightStay" program.
EAB's response (2/4): The applicant did not provide a report beyond the above comment, limiting the EAB's ability to determine the willingness to participate, effectiveness of the programs and applicability to this project.
- 3) if the Filterra system for stormwater is approved by the State and there are any native plant species in the Filterra options, the EAB recommends that the native species be used (1/8).
Applicant's response: if practicable, the specifications will include a native species (1/30).
- 4) the applicant agree to use native plants and trees in the bioretention area planting plan (1/8).
Applicant's response (1/30): The construction drawings will specify native plantings to the extent they are readily available and allowed by the BMP manual.
- 5) the application not be approved if compliance is not achieved for the tree shading, canopy and protection ordinance provisions (1/8).
Applicant's response: The application is now compliant (1/30).

- 6) given that large specimen oaks will need to be removed and the utilization of a very high percentage of the site with impervious surface, the project include methods to increase vegetation beyond minimum canopy and shading requirements on the site (for both the hotel and deck) such as planters, hanging gardens, and vertical gardens (1/8).

Applicant's response: Noted. More plantings have been added (1/30).

- 7) given minimal impacts to adjacent properties, the project include low-level energy efficient lighting along the Libba Cotten Trail (1/8).

Applicant's response (1/30): Lighting is shown on the plans and will be provided as long as the town approves such lighting before construction plans are final.

- 8) The EAB requests that the applicant commit to using LED lighting (2/4).

Associated Findings

By a unanimous show of hands, the EAB membership also indicated that no members have any financial interests that would pose a conflict of interest to development of this property.

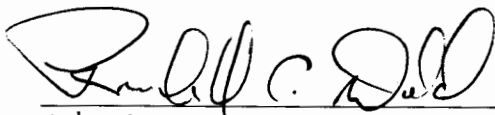
VOTE:

AYES: Sinclair, Patrick, Crook, Turner

ABSENT/EXCUSED: O'Connor, Reddy

NOES: None

ABSTENTIONS: None

for  2/5/2016
(Chair) (Date)



*Economic Sustainability
Commission*

The Economic Sustainability Commission met on January 6, 2016 in the Board Room of Carrboro Town Hall and made the recommended approval of the modification with the following recommendations;

- A. The ESC recommends the Transportation Committee look at traffic flow in regard to access, pedestrian safety and movement of vehicles within the site.
- B. The full addition to the parking deck (250 spaces) is implemented with the construction of the hotel.
- C. The property owner work with the Arts Center, Cat's Cradle and Back Alley Bikes to mitigate impacts during and after construction.
- D. The ESC supports local ownership and encourages the owners to continue to buy locally.
- E. The ESC encourages the owners to become an Orange County Living Wage certified business.

There was a motion by Bob Saunders and seconded by Paul Daughtery to forward these recommendations to the Board of Aldermen. The motion was approved 5 (Yes) and 0 (No).

Arthur "Bevin" Ramsey, Chairman

January 11, 2016

Green and Sustainable Buildings Checklist

Construction activity pollution prevention

Yes, the architectural design team is committed to preventing pollution of the air with dust and particulate matter in accordance with the US EPA Construction General Permit and the National Pollution Discharge Elimination Program.

Stormwater

A bioretention area adjacent to the southern wall of the hotel will be constructed to treat the roof runoff for water quality and the overflow will be directed to an underground storage system to manage the peak flow runoff rates.

Heat island effect, non-roof

Parking for the hotel will be in an underground parking garage which helps to eliminate the need for more surface parking. In addition trees will be planted adjacent to the street to the north of the hotel to provide shading for the asphalt.

Heat island effect, roof

The design at this time is for the roof to be white.

Light Pollution reduction

All lights for the project are to be building mounted at a height not to exceed 15 feet and to be full cutoff in design.

Water-efficient landscaping

A bioretention area will be planted with trees and shrubs designed to collect and treat roof runoff. Other plantings are native (i.e. dogwoods) to this climate and do not require supplemental watering.

Water use reduction

Our goal is to reduce water use by 20%

Optimized energy performance

We plan to demonstrate that based on ASHRAE/IESNA Standard 90.1-2004 that all of the energy costs within and associated with the building project are at least 20% less than the standard model.

Renewable energy

We do not have plans to implement renewable energy at this time.

Construction waste management

We are committed to the goal of recycling all materials as practical including cardboard, metal, brick, acoustical ceiling panels, concrete, plastics, clean wood, glass, gypsum wallboard, carpet, and insulation.

Recycled content

We are setting a goal of 30% use of materials with recycled content per ISO 14021.

Regional Materials

We plan to use 30% of all project building materials that have been extracted, harvested or recovered as well as manufactured within a 500 mile radius of the project site.

Rapidly renewable materials

We plan to utilize building materials and products that are made from plants that have a harvest cycle that is typically 10 years or shorter, for at least 2.5% of the value of the total building materials.

Certified wood

We are not planning to meet this goal at this time.

Low-emitting materials

The project will be constructed with the following:

- adhesives and sealants on the inside that comply with SCAQMD Rule 1168 for low or no VOC content
- paints and coatings with GS-11 for walls and ceilings, GC-03, for anti-corrosive ferrous metal coatings; SCAQMD Rule 1113, for clear wood finishes, floor coatings, stains and shellacs
- carpet systems that meet the Carpet and Rug Institute's Green Label Plus program. Carpet adhesives shall not exceed 50 f/L
- Composite wood and agrifiber products inside the building that do not include urea-formaldehyde resins

Daylight and views

The design at this time will not achieve a minimum daylight illumination level of 25 footcandles at 30 inches above the floor in 75% of all regularly occupied areas.

Exhibit #36

Response to Sustainability Checklist

(please use Vision ID number below to relate response to checklist)

1.11 This project supports the development of greenways dedicated to public use along easements as there exists a bikeway along the southern boundary that is partially located on the project site. In addition a connector from the private street onto the bikeway will be constructed which will connect the bikeway to the 300 East Main project and the Hilton Garden Inn project.

1.12 Not applicable because not parks or playfields are part of development

1.45 This project will have a neighborhood meeting to encourage citizen participation in the planning of this project.

2.12 This project is not located in a sensitive area.

2.11 This project will remove what previously was a storage area for an automobile repair shop and replace it with an architecturally pleasing hotel which will provide accommodations and support space for people visiting Carrboro and for meetings. A bioretention stormwater feature and underground storage system will be installed to mitigate negative impacts to the stormwater system.

2.21 A bioretention area and semi-opaque screen will be provided between the railroad and adjacent multi-family use respectively, whereas there is no need for a buffer between this commercial use and the two commercial uses to the north and northeast. There are no trees per the town's criteria that will be removed on-site.

2.22 This project is clearly dense but due to the urban and commercial nature of the project there is limited open space.

2.23 The trees and shrubs that are proposed to be planted are from the Town's approved list or are non-invasive species.

2.31 The architectural design of the building is distinctive and interesting with multiple materials, much glazing and substantial shadow lines.

2.32 Not applicable since this isn't for single family or multi-family

2.41 This project will be of similar size and height to the adjacent 300 East Main Hotel and parking deck and will have access from Main Street and Boyd Street.

2.42 This project is utilizing an existing private street access to eliminate the need for any new streets as well as providing parking underneath the building reducing the need for surface parking with their associated heat island effect. This project will replace an unattractive view from the bikeway with a bioretention facility with its associated plantings.

2.43 This project will remove two utility poles and move the associated utilities underground. In addition this project will plant six trees adjacent to asphalt to help mitigate the adverse effects from heated pavement.

2.51 Noted

2.52 Not applicable

2.53 The project's load is within the capacity of the existing infrastructure.

3.1 A bioretention area and semi-opaque screen will be provided between the railroad and adjacent multi-family use respectively, whereas there is no need for a buffer between this commercial use and the two commercial uses to the north and northeast. There are no trees per the town's criteria that will be removed on-site.

3.2 This project is located in close proximity to the downtown and will help to enhance the social and economic aspect of the center of Carrboro.

3.21 The hotel project is building up and not out. In addition it is increasing the density of commercial development.

3.22 The design of this hotel structure is architecturally interesting and significant.

3.23 This hotel project will definitely provide enhanced lodging opportunities for the Town and provide meeting space and a supporting restaurant to attract patrons.

3.25 The lighting along the back of the Arts Center/Brewery/Cats Cradle will be improved as a result of this development.

3.27 Noted

3.28 Not applicable since this isn't a residential development

3.31 Project is located close to existing shopping areas.

3.32 Our project is connected to the adjacent shopping areas by sidewalks.

3.5 Noted

3.61 This project addresses this goal of economic diversity by providing a higher scale of lodging than presently exists in the downtown.

3.63 Currently this property is in a derelict condition. This project will therefore develop underutilized property in the downtown area.

4.11 Noted

4.12 Not applicable as we have no roads connected to our development.

4.14 Noted

4.15 Being a high density project it has the potential to support potential public transit routes (passenger rail).

4.21 With additional meeting space this project will provide support for special events.

4.31 The design of this project is sensitive to the adjacent bikeway and with the addition of a bikeway connector it will enhance its use.

4.32 Noted

4.33 Noted

4.41 Not applicable as we have no roads connected to our development.

4.51 A bikeway connector will be built as a part of this development.

4.52 A bikeway connector will be built as a part of this development.

4.61 Not applicable

5.12 Not applicable

5.13 Required recycling facilities will be provided.

5.21 Noted

5.22 Stormwater features associated with this project are designed to help improve stormwater quality and quantity.

5.23 Stormwater features associated with this project are designed to help improve stormwater quality and quantity.

5.31 This project has the potential to enhance the adjacent railroad greenway by replacing an overgrown, unattractive and abandoned site with bioretention features as well as architecturally pleasing structure.

5.32 Not applicable to our site

5.41 Noted

5.51 Noted

5.6 Not applicable to our site

6.11 Not applicable to our site

6.12 Not applicable to our site

6.13 Not applicable to our site

6.15 Noted

6.16 Not applicable to our site

6.17 Not applicable to our site

DRAFT Construction Management Plan

The following sets forth the methods and procedures to be followed by the developer; the general contractor; and its subcontractors in connection with the construction of the Hilton Garden Inn/300 East Main Parking Deck Expansion project located south of the Arts Center and existing 300 East Main parking deck in Carrboro, NC.

The purpose of this construction management plan is to facilitate timely completion of the project and to reasonably minimize any potential impacts experienced by the surrounding community in connection with the construction of the project.

CONSTRUCTION ACTIVITIES:

1.1 Construction Hours

In order to ensure timely completion of the project while minimizing impacts on the surrounding community, exterior construction hours shall be limited to Monday through Saturday 7:00 a.m. to sunset (or 7:00 p.m., whichever is later) and 12:00 p.m. to sunset (or 7:00 p.m., whichever is later) on Sundays, unless otherwise allowed or required by the local permitting authority. Management, supervisory, administrative, and inspection activities shall take place within the designated construction hours to the extent feasible; however, such activities may take place outside the designated construction hours.

1.2 Community Liaison

A public information meeting will be held for neighbors within the 1000' radius. At this meeting interested parties will be given information about the construction activities associated with the project and may be given additional information as outlined below. The project manager for the project, or his or her designee, will serve as the Community Liaison Officer and will be the primary point of contact to community leaders and interested parties. Any party interested in receiving construction activity updates will be given information regarding how to receive updates related to construction activities, which updates will be available on a weekly basis via telephone or internet access.

"Town Hall" meetings will be held at reasonable times to keep local businesses and residents updated on construction activities and pending operations that may impact the public right-of-way. Businesses and residents alike reasonably will be notified in advance of any major work in the public right of way by the Community Liaison Officer or his or her designee.

1.3 Fencing & Barricades

A temporary construction fence will be installed around the perimeter of the construction site to help minimize any debris blowing off the site, as well as reducing visibility from adjoining properties. The fencing will be maintained throughout the construction project.

Access gates will be installed at access points as needed. Where applicable, Tree Protection Signage reasonably will be posted along the limits of the fence to minimize any construction activities outside of the fence. Barricades with pedestrian bypass signs will be put up directing pedestrian traffic on proposed routes around the site. The project manager will ensure through daily walks around the site that no unauthorized materials are posted on any temporary barricades or any temporary

pedestrian walkways. Graffiti on barricades will be removed or covered over at the earliest possible time after the contractor is aware of its existence.

1.4 Construction Site Security & Safety

As mentioned the entire project site will be wrapped with a 6' chain link fence, and with locks at all entrances (keys will be provided to local authorities for emergency egress). The general contractor maintains a zero tolerance policy for inappropriate behavior by employees and subcontractor staff members, and each person on-site will be held accountable for personal behavior, inappropriate behavior will not be tolerated and anyone violating company policy will be removed from the site immediately and not allowed to return.

1.5 Signage

Reasonable signage will be installed around the perimeter of the site advising of a "construction zone" and the property is off-limits to unauthorized individuals. A construction sign will be placed at the construction entrance as well as the emergency entrance alerting delivery trucks and any visitors to the site. The construction zone will require hard hats and reasonable signage will be placed throughout the site to indicate such.

1.6 Garbage & Debris

The site will be policed daily for garbage and debris. A full-time person will be responsible for collecting trash and maintaining a clean site. A minimum of one (1) 30-cubic yard trash dumpster will be maintained and smaller trash receptacles will be placed around the site as needed. The site must be free of trash and refuse at all times. Only appropriately bonded and licensed haulers of construction debris will be hired for construction debris removal.

1.7 Emergency Access

Emergency access to the project site and adjacent areas shall be kept clear and unobstructed during all phases of construction work.

TRAFFIC & CIRCULATION:

2.1 Traffic Control Procedures

There will be minimal interference with businesses and residents adjacent to the property. All traffic lanes will be maintained, except when contractor works alongside Boyd Street and the Libba Cotton Bikeway. At that time, flagmen will be assigned (as needed) to maintain traffic flows and minimize lane closure. Additional traffic control procedures that may be necessary include, but are not limited to traffic cones, temporary signs, and changeable message signs. All traffic control procedures shall meet local ordinances. All neighbors and adjoining businesses will be notified in advance of any possible lane closures when work occurs in the public right-of-way or bikeway. The Community Liaison Officer will update the schedule and the notice given to inquiring persons to the extent feasible (understanding that certain construction activities, such as concrete pours, may have to be rescheduled from day to day at times depending on weather conditions) weekly or biweekly basis including all upcoming traffic control procedures.

2.2 Construction Traffic Schedule

To the extent reasonably feasible, the arrival and departure of construction trucks shall occur outside of and be minimized during peak morning and afternoon commute hours. Deliveries will be received and staged within the limits of construction, or on other adjacent or nearby private property on which the contractor has received appropriate permission, and not on public streets.

2.3 Pedestrian Safety and Access

Public streets and sidewalks will not be impeded outside of the portion of the bikeway that will temporarily shut down for the installation of the water main tap, construction of stormwater improvements, etc. The width of the bikeway may also be narrowed from time to time during construction as may be reasonably necessary to construct improvements immediately adjacent to the bikeway, but all reasonable efforts will be made to minimize the time during which such narrowing may be necessary. During any time the bikeway may be impacted, a pedestrian and bicycle safety or bypass plan will be implemented, that safely allows all pedestrians and bicyclists to pass through the narrower section or that detours all pedestrians and bicyclist around the construction site. Signs and barricades used for the pedestrian and bicycle bypass plan will be maintained as required, during construction activities. Sidewalks shall not be closed without proximate usable alternative walkways being available. Businesses and residents alike will be notified in advance of any work in the public right-of-way or bikeway by the Community Liaison Officer.

2.4 Damage to Existing Public Streets & Sidewalks

Prior to construction, the general contractor will prepare a complete video recording of the existing conditions of the adjoining property, public streets, sidewalks and buildings. Any damage to the public streets, bikeway and sidewalks will be the responsibility of the general contractor and will be repaired to meet the appropriate standards.

2.5 Haul Routes

To the extent reasonably feasible, hauling trucks shall be directed to enter the street from Boyd Street, and, to the extent reasonably feasible, shall minimize the use of the 300 East Main driveway. The haul routes and staging areas for the project will be established, to the extent reasonably feasible, to minimize the impact of construction traffic on the neighborhood. Where necessary, flagmen shall be used to coordinate hauling activities, in particular, ingress and egress on public streets.

2.6 Construction Related Parking

Construction employees commuting to the project site shall not be allowed to park on public streets, adequate on-site or nearby parking will be provided on private property. When necessary, off-site parking will be obtained during certain construction activities. No parking will be allowed on driveways other than the project lot.

2.7 Cleaning of Roads

Tire washout stations are required at all site egress locations. When trucks leave the site, tires must be cleaned and clear of dust, mud, or surface debris due to construction, the General Contractor will maintain the street access adjoining the site.

ENVIRONMENTAL ISSUES & NOISE CONTROLS

3.1 Dust Control Plan

Dust control for the project and any staging and parking areas shall be required. Procedures may include, but not be limited to the application of water, to mitigate excessive dust. Grading activities during high wind days will require the use of water trucks to minimize the effects of blowing dust.

If dust leaving the site becomes a significant problem then a wind fence/privacy screen will need to be added to the perimeter fence to help mitigate a portion of dust leaving the site. When applicable using standard construction practices in the region, any truck loads leaving the site will be covered.

3.2 Use of Generators

Electricity from power poles rather than temporary diesel or gasoline powered generators shall be used to the extent feasible.

3.3 Idling

To the extent reasonably feasible, all construction vehicles shall be prohibited from idling in excess of ten minutes, both on-site and off-site. All diesel equipment shall be operated with closed engine doors and shall be equipped with factory-recommended mufflers.

3.4 Noise Control

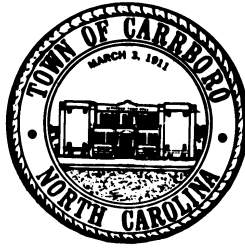
The General Contractor and its subcontractors will inspect construction equipment to ensure that such equipment is in proper operating condition and fitted with standard factory silencing features.

Construction equipment shall use available standard factory noise control devices, such as equipment mufflers, enclosures, and barriers.

REASONABLE MODIFICATION OF PLAN:

It is understood that, once construction drawings have been completed and a contractor retained to construct the project, reasonable modification of this plan may be necessary to reflect the impact of certain specifics of the construction project that are not known or fully understood at this time.

TOWN OF CARRBORO



CONDITIONAL OR SPECIAL USE PERMIT WORKSHEET

I. COMPLETENESS OF APPLICATION

- ☐ The application is complete
☐ The application is incomplete
-
-
-

II. COMPLIANCE WITH THE ORDINANCE REQUIREMENTS

- ☐ The application complies with all applicable requirements of the Land Use Ordinance
☐ The application is not in compliance with all applicable requirements of the Land Use Ordinance for the following reasons:
-
-
-

III. CONSIDERATION OF PROPOSED CONDITIONS

If the application is granted, the permit shall be issued subject to the following conditions:

1. The applicant shall complete the development strictly in accordance with the plans submitted to and approved by this Board, a copy of which is filed in the Carrboro Town Hall. Any deviations from or changes in these plans must be submitted to the Development Review Administrator in writing and specific written approval obtained as provided in Section 15-64 of the Land Use Ordinance.
2. If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this permit shall be void and of no effect.

IV. GRANTING THE APPLICATION

- ☐ The application is granted, subject to the conditions agreed upon under

Section III of this worksheet.

V. DENYING THE APPLICATION

- ☐ The application is denied because it is incomplete for the reasons set forth above in Section 1.
- ☐ The application is denied because it fails to comply with the Ordinance requirements set forth above in Section II.
- ☐ The application is denied because, if completed as proposed, the development more probably than not:

1. Will materially endanger the public health or safety for the following reasons:

2. Will substantially injure the value of adjoining or abutting property for the following reasons:

3. Will not be in harmony with the area in which it is to be located for the following reasons:

4. Will not be in general conformity with the Land Use Plan, Thoroughfare Plan, or other plans officially adopted by the Board of Aldermen for the following reasons:



Town of Carrboro

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

Agenda Item Abstract

File Number:16-071

Agenda Date: 2/23/2016

File Type:Agendas

In Control: Board of Aldermen

Version: 1

TITLE:

Minor Modification to the 300 E. Main Conditional Use Permit, acknowledging the reservation of satellite parking spaces for the Hilton Garden Inn located at 107 Padgett Lane and allowing the use of an interim surface parking area.

PURPOSE: The purpose of this item is to modify the 300 E. Main St. CUP to reserve 118 satellite parking spaces on the 300 E. Main property pursuant to the approval of the Hilton Garden Inn CUP and the parking arrangement proposed therein by the applicant, and, to allow a temporary interim surface parking lot in the footprint of the proposed parking deck expansion.

DEPARTMENT: Planning

CONTACT INFORMATION: Jeff Kleaveland - 919-918-7332; Marty Roupe - 919-918-7333, Patricia McGuire - 919-918-7327, Nick Herman - 919-929-3905

INFORMATION: The proposed Hilton Garden Inn Major CUP Modification at 107 Padgett Lane proposes construction of a five story hotel. The project contains one floor of underground parking with 39 spaces with the remaining parking to be provide via satellite spaces on the adjacent 300 East Main Street property. The purpose of this agenda item is to modify the existing recorded 300 East Main Street CUP to reflect this satellite parking arrangement.

(Addressing Note: For the record, the 107 Padgett Lane address for the property is a legacy address that will be changed to 390 E. Main St. if the project is approved. As an aside, the property was administratively re-addressed 120 Brewer Lane when the B-1(g)-CU rezoning was approved for The Butler, though the county parcel data was not accordingly revised to accommodate this change. If the project is not approved, the address will be revised to 120 Brewer Lane to correct this oversight.)

Specifically Condition #13 recorded in the CUP (DB 4817 PB 156) is to be revised as follows:

Present language:

13. Prior to issuance of each building permit, the applicant must present to the Town evidence showing that

sufficient parking will be constructed concurrent with the proposed building, in accordance with the parking spreadsheet data included in the CUP plans. The certificate of occupancy for each building will not be issued until such parking is complete unless the applicant demonstrates that the parking deficit can be addressed by a parking valet company in the same manner described in CUP condition #10. In such a situation, the obligation to utilize a valet parking company shall be a continuing, binding part of the CUP until the necessary number of parking spaces are provided unless the Board of Aldermen agrees to modify this condition based on future circumstances.

Revised Language:

13. Prior to issuance of each building permit, the applicant must present to the Town evidence showing that sufficient parking will be constructed concurrent with the proposed building, in accordance with the parking spreadsheet data included in the CUP plans which shall include information used for the approval of the Hilton Garden Inn hotel CUP modification located at 390 East Main Street which requires that 118 satellite parking spaces be reserved for the hotel's use on the 300 E. Main Street property. The certificate of occupancy for each building will not be issued until such parking is complete unless the applicant demonstrates that the parking deficit can be addressed by a parking valet company in the same manner described in CUP condition #10. In such a situation, the obligation to utilize a valet parking company shall be a continuing, binding part of the CUP until the necessary number of parking spaces are provided unless the Board of Aldermen agrees to modify this condition based on future circumstances.

Parking Deck Expansion

The expansion of the 300 E. Main parking deck, which has already been approved by the CUP, will have a temporary interim surface parking lot located in the footprint of the area where the parking deck expansion is proposed as part of the phasing plan associated with the new Hilton hotel. This interim lot is expected to be temporary, replaced by the parking deck expansion within five years from the issuance of a Certificate of Occupancy for the new Hilton hotel.

FISCAL & STAFF IMPACT: The applicant has submitted fees and materials for reviewing and processing the request.

RECOMMENDATION: Town Staff recommends that the Board of Aldermen review, deliberate and make a decision regarding the applicant's request. A resolution approving the application has been included should the Board choose to approve the request.

The following resolution was introduced by Aldermen _____ and duly seconded by Aldermen _____.

A RESOLUTION APPROVING A MINOR MODIFICATION TO THE 300 E. MAIN STREET CONDITIONAL USE PERMIT PROJECT FOR REVISION OF CONDITION #13 OF THE RECORDED CONDITIONAL USE PERMIT (DB 4817 PB 156)) AS DESCRIBED BELOW THEREBY RESERVING 118 SATELLITE PARKING SPACES RESERVED FOR THE ADJACENT HOTEL DEVELOPMENT ON THE PROPERTY IDENTIFIED BY PIN NUMBER 9778968060, AND, APPROVING THE TEMPORARY INTERIM SURFACE PARKING ARRANGMENT IN THE FOOTPRINT OF THE PARKING DECK EXPANSION AREA AS DESCRIBE IN THE HOTEL CUP PLANS FOR THIS SAME PROPERTY.

WHEREAS, the Carrboro Board of Aldermen approved a Conditional Use Permit for the 300 E. Main CUP on September 30, 2008; and

WHEREAS, the Town of Carrboro desires to see developments constructed in the Town's jurisdiction in a responsible and marketable manner; and

WHEREAS, Town Staff has determined that this request constitutes a Minor Modification to the Conditional Use Permit; and

WHEREAS, the applicant has met the criteria in the Town's Land Use Ordinance related to Minor Modifications.

NOW, THEREFORE BE IT RESOLVED by the Carrboro Board of Aldermen that the Minor Modification to the 300 E. Main CUP is hereby approved and that the following condition #13 replaces and supercedes the condition #13 in the recorded CUP (DB 4817 PB 156).

This the 23rd day of February 2016.

13. Prior to issuance of each building permit, the applicant must present to the Town evidence showing that sufficient parking will be constructed concurrent with the proposed building, in accordance with the parking spreadsheet data included in the CUP plans which shall include information used for the approval of the Hilton Garden Inn hotel CUP modification located at 390 East Main Street which requires that 118 satellite parking spaces be reserved for the hotel's use on the 300 E. Main Street property. The certificate of occupancy for each building will not be issued until such parking is complete unless the applicant demonstrates that the parking deficit can be addressed by a parking valet company in the same manner described in CUP condition #10. In such a situation, the obligation to utilize a valet parking company shall be a continuing, binding part of the CUP until the necessary number of parking spaces are provided unless the Board of Aldermen agrees to modify this condition based on future circumstances.

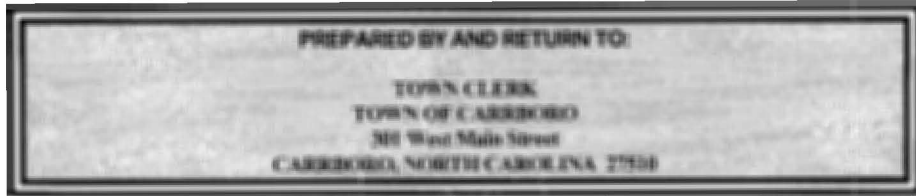
Furthermore, that a minor modification be granted to this same permit authorizing the interim surface parking lot shown in the expansion area of the parking deck as detailed and described with the application materials for the Major Modification to the CUP for

the property located at 390 E. Main Street (formerly 107 Padgett Lane) for the construction of a five story hotel.



20090901000216360 PRMIT
Bk:RB4817 Pg:156
09/01/2009 09:29:17 AM 1/7

FILED Joyce H. Pearson
Register of Deeds, Orange Co., NC
Recording Fee: \$32.00
NC Real Estate TX: \$.00



FOR MULTIPLE PIN SHEET
SEE BOOK 4817 PAGE 156



ORANGE COUNTY NORTH CAROLINA

TOWN OF CARRBORO CONDITIONAL USE PERMIT GRANTED (300 East Main Street project)

On the date(s) listed below, the Board of Aldermen of the Town of Carrboro met and held a public hearing to consider the following application:

APPLICANT: Main Street Properties of Chapel Hill, LLC
OWNER: Main Street Properties of Chapel Hill, LLC
PROPERTY LOCATION (Street Address): 200, 208, 300, 300-G, 304, 400 and 404 East Main Street and 104 Boyd Street
TAX MAP, BLOCK, LOT(S): 7.92.A.1, 7.92.A.5, 7.92.A.5A, 7.92.A.11, 7.92.A.12, 7.92.A.8, 7.92.A.9, 7.92.D.19 7.92.A.10 RH per phone
PROPOSED USE OF PROPERTY: To allow for construction of multiple five-story commercial buildings and associated infrastructure at and around 300 East Main Street.
CARRBORO LAND USE ORDINANCE USE CATEGORY: Building Site – 2.110, 2.111, 2.120, 2.150 (in B-1(c) portion only); Office. Service and similar uses: 3.110, 3.120, 3.130, 3.150 3.250; Educational, Cultural, Religious, etc: 5.110, 5.120, 5.130, 5.200, 5.310, 5.320, 5.400; Recreation, Amusement, Entertainment: 6.110, 6.121, 6.122, 6.130, 6.140, 6.221, 6.222; Restaurants, Bars, Nightclubs: 8.100, 8.200, 8.500, 8.600; Emergency Services: 13.100; Public and Semi-Public Facilities: 15.100, 15.700; Open Air Markets and Horticultural Sales: 19.100; Temporary structure or parking lot used in connection with construction project or other non-recurring purpose: 23.000; Combination Use: 27.000; Satellite Parking Lot: 10.100
MEETING DATES: August 26, September 16, September 30, 2008

Having heard all the evidence and arguments presented at the hearing, the Board finds that the application is complete, that the application complies with all of the applicable requirements of the Carrboro Land Use Ordinance for the development proposed, and that therefore the application to



make use of the above described property for the purpose indicated is hereby approved, subject to all applicable provisions of the Land Use Ordinance and the following conditions:

1. The applicant shall complete the development strictly in accordance with the plans submitted to and approved by this Board, a copy of which is filed in the Carrboro Town Hall. Any deviations from or changes in these plans must be submitted to the Development Review Administrator in writing and specific written approval obtained as provided in Section 15-64 of the Land Use Ordinance.
2. If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this permit shall be void and of no effect.
3. That both Phase A and Phase B construction plans must include a note referencing that the entire project is now regulated under one Conditional Use Permit.
4. That Use Classification 18.100 be removed from the list of permissible uses.
5. That the Board of Aldermen finds it acceptable to orient the parking deck either east-west or in the alternate north-south direction, along with related changes to the drive aisle area (i.e.: inclusion of a small traffic circle and drop-off area in front of the hotel).
6. That the applicant agrees to extend the east-west leg of Boyd Street to a new entrance / exit on Main Street, as shown on the CUP plans. In doing so, the applicant must coordinate filing a plat offering the necessary additional right-of-way to the Town of Carrboro, prior to construction plan approval. Final design details for both the existing leg and newly-proposed leg of Boyd Street are subject to approval by the Public Works Department during the construction plan review and shall incorporate necessary elements from Town plans and specifications. If the applicant is unable to coordinate the filing of a plat dedicating the necessary right-of-way to the Town prior to construction plan approval, then the applicant agrees to subject the project to an additional public hearing via the CUP Major Modification process, so that further consideration may be given to the associated changes to traffic patterns.
7. Prior to construction plan approval, the applicant shall replace the currently-shown handicap accessible ramp detail with a detail conforming to NCDOT roadway standard specifications for handicap ramp curb cut/sidewalk connections within public right-of-way (i.e.: two ramps per radius, 90-degrees from one another, instead of one ramp per radius).
8. That the applicant must obtain approval from Public Works for the final location for tree-containing grates and the tree species proposed along Main Street, prior to construction plan approval.
9. That the applicant must obtain approval from Public Works for the final details for brick-edged sidewalks to be included along both Main Street and Boyd Street, in accordance with Town specifications.
10. That the applicant must obtain a driveway permit from both Public Works (for Boyd Street) and NCDOT prior to construction plan approval. In granting the driveway permit, the Town encourages NCDOT to require the improvements mentioned in 'TIA recommendation #2,' consider requiring the improvements mentioned in 'TIA recommendation #1' (both reiterated in the '12/05/07 TIA Memorandum'), and to discuss their final list of requirements with the Town of Carrboro Transportation Planner to ensure compatibility with the Carrboro Downtown Traffic Circulation Study.
11. That the applicant must obtain approval for a construction traffic control plan from both Public Works and NCDOT prior to construction plan approval.
12. That the Board of Aldermen finds that 843 parking spaces are sufficient to serve the development. This finding is based on information provided by the applicant regarding the proposed mix of uses and expected shared use of spaces, which should result in the development having sufficient parking at all times except 6-9 PM Friday and Saturday evenings when a majority of the property is leased. This finding of a sufficient number of spaces also is subject to and dependent on the applicant's willingness to retain and utilize a valet parking company during times when a parking shortage exists. The valet



parking company is expected to utilize space within the parking deck in such a manner that an additional 47 parking spaces may be realized, as per the information submitted by the applicant stating that it is possible to gain this number of spaces. The obligation to utilize a valet parking company, in accordance with the terms explained herein, shall be a continuing, binding part of the CUP unless the Board of Aldermen agrees to modify this condition based on future circumstances.

13. Prior to issuance of each building permit, the applicant must present to the Town evidence showing that sufficient parking will be constructed concurrent with the proposed building, in accordance with the parking spreadsheet data included in the CUP plans. The certificate of occupancy for each building will not be issued until such parking is complete unless the applicant demonstrates that the parking deficit can be addressed by a parking valet company in the same manner described in CUP condition #12. In such a situation, the obligation to utilize a valet parking company shall be a continuing, binding part of the CUP until the necessary number of parking spaces are provided unless the Board of Aldermen agrees to modify this condition based on future circumstances.
14. That the applicant agrees to include at least 80 bicycle parking spaces. The spaces must be dispersed throughout the project with at least 25% located proximate to the front entrances of buildings, and with at least half of the spaces located in a covered location to shield bicycles from weather elements.
15. That except as required in the condition below relating to the residential property along Boyd Street on the southeast side of the site, the Board of Aldermen finds that no screening requirements are imposed on this project because the Board desires to foster a pedestrian-friendly atmosphere in the downtown area among other factors relative to the property lines and further finds that integration of this project with the neighboring property on the eastern side would be diminished were screening required between the two sites.
16. That the applicant shall consider suggestions made by the Environmental Planner prior to construction plan approval related to finding possible additional or alternate locations for shade trees.
17. That prior to construction plan approval for Phase A the applicant must fully analyze and survey the existing storm drain system all the way to the outlet and modify elements of the underground detention system if necessary based on associated findings.
18. That the applicant must incorporate an appropriate filter or similar type device into the proposed swirl-type vault system, upon such device being reasonably available, in order to increase the percentage of TSS removal associated with the stormwater device.
19. That the applicant shall provide to the Zoning Division, prior to issuance of the first Certificate of Occupancy for the project or before the release of a bond if some features are not yet in place at the time of the recording of the first Certificate of Occupancy for the project, Mylar and digital as-builts for the stormwater features of the project. Digital as-builts shall be in DXF format and shall include a base map of the whole project and all separate plan sheets. As-built DXF files shall include all layers or tables containing storm drainage features. Storm drainage features will be clearly delineated in a data table. The data will be tied to horizontal controls.
20. That the developer shall include a detailed stormwater system maintenance plan, specifying responsible entity and schedule. The plan shall be subject to approval by the Town Attorney and shall include scheduled maintenance activities for each unit in the development, (including cisterns, sand filters, swirl-systems, etc), performance evaluation protocol, and frequency of self-reporting requirements (including a proposed self-reporting form) on maintenance and performance. The plan and supporting documentation shall be submitted to Town engineer and Environmental Planner for approval prior to construction plan approval. Upon approval, the plans shall become an ongoing obligation of the property owners.
21. That the applicant must obtain approval from OWASA for the final design related to water and sewer easements prior to construction plan approval, particularly related but not limited to including a 20-foot easement around the meter vault in Phase A, as



referenced on OWASA's May 16, 2007 letter, plus ensuring that OWASA easements are free from certain unallowable encroachments.

22. That the applicant shall present for approval the final architectural details for buildings D, E and F in accordance with the approval process established in the ordinance at the time such approval is sought. If the approval authority is the Appearance Commission, the architectural plans shall nevertheless be reviewed by the Board of Aldermen.
23. That the applicant must submit fire flow calculations and receive approval of the calculations from the Town Engineer and OWASA prior to construction plan approval.
24. That the applicant obtains all necessary temporary and permanent easements, encroachment agreements, or similar legal instruments prior to construction plan approval.
25. That prior to construction plan approval, the applicant must receive a 'transportation facility' permit from NCDENR.
26. That prior to construction plan approval, the applicant must provide to the Town evidence that the ArtsCenter retains perpetual access rights, parking rights, solid waste facilities rights, etc, consistent with the existing reciprocal operating agreement with Main Street Properties governing access and parking. If, subsequent to the issuance of the CUP, both parties agree to a new reciprocal operating agreement, then such agreement shall supersede the existing agreement with respect to this condition.
27. That the construction plans show a catch basin including the phrase 'dump no waste, drains to Jordan Lake.
28. That a covered bus shelter be required with a custom design.
29. That lighting be allowed to spill over onto the railroad in order to increase safety in this area to the extent permitted under the Land Use Ordinance.
30. The Board asked that the developer provide an 8-foot wide sidewalk between the railroad right-of-way and Roberson Street if possible.
31. That the hotel shall include the following water conservation measures: the use of Sloan Flushmate IV high efficiency toilets 1.0gal / 3.8 Liter per flush (or equivalent device) in all guest rooms and public restrooms; use of low consumption urinals in public restrooms; use of low consumption faucets in all guest rooms and public restrooms delivering 0.5 gallons per minute as opposed to 2.5 gallons per minute; use of low consumption shower heads in all guest rooms; and use of circulation pumps in main hot water line to make hot water available quickly at all faucets. The building permit application for the hotel building must include evidence sufficient to show that the building design adheres to this CUP condition.
32. That the applicant agrees to include on the construction plans a vegetative and/or fence screen in the southeast corner of the site (adjacent to the residences on Boyd Street) sufficient to meet the LUO's Type A description.
33. That the applicant must regularly water Boyd Street during construction, using OWASA reclaimed water, to reduce dust, erosion, etc potentially caused by heavy vehicles.
34. That the applicant agrees to place bollards at all entrances to the pedestrian plaza where vehicles travel adjacent to the area so as to create a physical barrier between the plaza and vehicle travel lanes. A detail drawing and spacing for the bollards shall be shown on the construction plans.
35. That prior to construction plan approval, the applicant, Town staff, and NCDOT will agree to a construction traffic management plan to include adequate signage to address pedestrian and bicycle flow along Main Street as well as vehicular traffic.
36. That during construction the applicant shall keep posted, on site in a conspicuous location, contact information including a phone number that citizens may call at any time with concerns about construction of the project.



37. That the applicant agrees to identify on the construction plans an at-grade pedestrian connection to the south, at 105/107 Padgette Lane, that is handicap accessible.
38. That the applicant is encouraged to lease to locally-owned businesses and businesses receiving funds from the Town's revolving loan fund.
39. That the applicant must maintain, at a minimum, an amount of vegetation on site consistent with the planting plan on Sheet L100 of the CUP plans. It is recognized that the species and types of plantings may change over time due to availability, but at no time may the amount of plantings fall below what is represented in the planting table.
40. That the Appearance Commission approves an alternative design for buildings B and C in accordance with the designs and details included in the CUP plans. Per the plans, the glazing shall not be reduced below 64% on ground floor and 28.3% for upper floors for Building B and 69% on ground floor and 26.8% for upper floors for Building C.
41. That the Appearance Commission shall conduct a courtesy-level review of the final architectural details and materials choices for buildings B and C prior to issuance of a building permit.
42. That the applicant shall strive to reduce heat-island effects by including plantings on a minimum of 10% of the pedestrian plaza area with a minimum of 20% canopy, as well as including shade trees and cool paving materials.
43. That the applicant also shall strive to reduce heat-island effects by using high-reflectance paving materials in lieu of dark brick or asphalt. In addition, the applicant shall strive to provide shading devices to reduce heat on building surfaces and pavements and use solar-reflective roofing materials.
44. That the applicant shall involve a LEED accredited professional with the ongoing design of the project and will use as many green building techniques as possible in their plans (for example: low impact design and development, resource efficiency, energy efficiency, water conservation and reuse, indoor environmental quality, homeowner education, etc.) and that the applicant shall utilize the LEED Green and Sustainable Buildings Checklist as a means of quantifying its contribution to sustainability.
45. That the applicant shall include at least one shower in multi-tenant office buildings for office tenant use. Accordingly, the building permit plans for each building containing multi-tenant office space must include at least one shower facility before the building permit may be issued.
46. That the applicant shall incorporate passive solar space heating and cooling principals into building design as consistent with the site plan.
47. That the applicant agrees to continue to explore solar power options, especially for hot water.
48. That the applicant agrees to provide some bicycle racks on the sidewalk in the public right-of-way along East Main Street as long as the Town of Carrboro and NCDOT agree with the request, and that the applicant agrees to phase in the installation of bike racks as construction progresses rather than waiting until all construction is complete.
49. That the applicant agrees that the central pedestrian walkway is closed to non-emergency vehicular traffic.
50. That distinctive paving material shall be used in pedestrian areas of the 300 E. Main project and these materials shall continue south and lead into The Butler condominium project.
51. That where pedestrian links from 300 E. Main to The Butler condominiums cross vehicular ways the crosswalks shall be distinctively marked and raised.



This permit shall automatically expire within two years of the date of issuance if the use has not commenced or less than 10 percent (10%) of total cost of construction has been completed or there has been non-compliance with any other requirements of Section 15-62 of the Carrboro Land Use Ordinance.

All street construction on those streets proposed for acceptance by the Town of Carrboro shall be certified by an engineer. Engineering certification is the inspection by the developer's engineer of the street's subgrade, base material, asphalt paving, sidewalks and curb and gutter, when used. The developer's engineer shall be responsible for reviewing all compaction tests that are required for streets to be dedicated to the town. The developer's engineer shall certify that all work has been constructed to the town's construction specifications.

If this permit authorizes development on a tract of land in excess of one acre, nothing authorized by the permit may be done until the property owner properly executes and returns to the Town of Carrboro the attached acknowledgment of the issuance of this permit so that the town may have it recorded in the Orange County Registry.

NORTH CAROLINA

ORANGE COUNTY

IN WITNESS WHEREOF, the Town of Carrboro has caused this permit to be issued in its name, and the undersigned being all of the property above described, do hereby accept this Conditional Use Permit, together with all its conditions as binding upon them and their successors in interest.



THE TOWN OF CARRBORO

ATTEST:

Sarah C. Williamson (SEAL)
Town Clerk

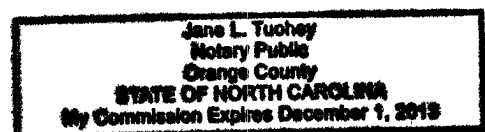
BY St. West
Town Manager

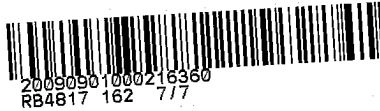
I, Jane L. Tuohy Notary Public in and for said County and State, do hereby certify that Sarah C. Williamson, Town Clerk for the Town of Carrboro, personally came before me this day and being by me duly sworn says each for himself that she knows the corporate seal of the Town of Carrboro and that the seal affixed to the foregoing instrument is the corporate seal of the Town of Carrboro, that Steven E. Stewart, Town Manager of said Town of Carrboro and Sarah C. Williamson, Town Clerk for the Town of Carrboro subscribed their names thereto; that the corporate seal of the Town of Carrboro was affixed thereto, all by virtue of a resolution of the Board of Aldermen, and that said instrument is the act and deed of the Town of Carrboro.

IN WITNESS THEREOF, I have hereunto set by hand and notarial seal this the 14 day of August, 2009.

Jane L. Tuohy (SEAL)
Notary Public


My Commission Expires: 12-1-2013





We, Main Street Properties of Chapel Hill, LLC, owners, do hereby acknowledge receipt of this Conditional Use Permit. The undersigned owners do further acknowledge that no work may be done pursuant to this permit except in accordance with all of its conditions and requirements and that this restriction shall be binding upon them and their successors in interest.

MAIN STREET PROPERTIES OF CHAPEL HILL, LLC

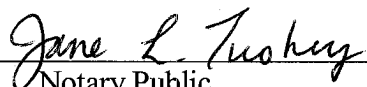
BY: 
Laura Van Sant, Managing Member

NORTH CAROLINA

ORANGE COUNTY

I, Jane L. Tuohy, a Notary Public in and for said County and State, certify that Laura Van Sant personally came before me this day and acknowledged that she is Managing Member of Main Street Properties of Chapel Hill, LLC and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by her as Managing Member on behalf of Main Street Properties of Chapel Hill, LLC thereof all by authority duly given.

WITNESS my hand and notarial seal this the 13 day of July, 2009.


Notary Public

My Commission Expires: 12-1-2013

(Not valid until fully executed and recorded)

