



# Town of Carrboro

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

## Meeting Agenda Board of Aldermen



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Tuesday, February 14, 2017

7:30 PM

Board Chambers - Room 110

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### 7:30-7:35

#### A. ANNOUNCEMENT OF UPCOMING MEETINGS

### 7:35-8:00

#### B. OTHER MATTERS

1. [17-027](#) Report from OWASA Representatives Regarding the February 2017 Emergency Event

**PURPOSE:** The Board will hear from OWASA representatives during the meeting.

#### C. WORK SESSION

### 8:00-9:00

1. [17-016](#) Bias Free Policing Report

**PURPOSE:** The purpose of this item is to provide an update on the Carrboro Police Department's efforts toward Bias-free policing.

### 9:00-9:40

2. [17-026](#) Carrboro Vision2020

**PURPOSE:** The purpose of this agenda item is to provide the Mayor and Board members an opportunity to discuss Carrboro Vision2020, the recently completed advisory board review and other related matters.

**Attachments:** [Attachment A- Excerpt Minutes 5-24-16](#)  
[Attachment B - 2nd Round Vision2020 Technical Review](#)  
[Attachment C - Carrboro Vision2020](#)

#### D. MATTERS BY BOARD MEMBERS

**E. MATTERS BY TOWN MANAGER**

**F. MATTERS BY TOWN ATTORNEY**

**9:40-10:00**

**G. CLOSED SESSION - NCGS 143-318.11 (A)(4)**



# Town of Carrboro

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## Agenda Item Abstract

**File Number:**17-027

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**Agenda Date:** 2/14/2017

**File Type:**Agendas

**In Control:** Board of Aldermen

**Version:** 1

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**TITLE:**

Report from OWASA Representatives Regarding the February 2017 Emergency Event

**PURPOSE:** The Board will hear from OWASA representatives during the meeting.

**DEPARTMENT:** N/A

**CONTACT INFORMATION:** N/A

**INFORMATION:**

**FISCAL & STAFF IMPACT:** N/A

**RECOMMENDATION:** It is recommended that the Board receive the update.





# Town of Carrboro

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## Agenda Item Abstract

**File Number:**17-016

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**Agenda Date:** 2/14/2017

**File Type:**Agendas

**In Control:** Board of Aldermen

**Version:** 1

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### **TITLE:**

Bias Free Policing Report

**PURPOSE:** The purpose of this item is to provide an update on the Carrboro Police Department's efforts toward Bias-free policing.

**DEPARTMENT:** Police Department

**CONTACT INFORMATION:** Chief Walter Horton, 919-918-7397

**INFORMATION:** Recently with national and local incidents involving police there have been concerns raised on how bias influences policing in certain areas, such as searches, arrest, and use of force. To address these concerns, the Carrboro Police Department has taken steps to ease these concerns. Some of these steps include mandatory implicit bias training implementation of a bias-free policing policy, hiring of crime analyst to monitor and benchmark aggregate data.

**FISCAL & STAFF IMPACT:** None at this time.

**RECOMMENDATION:** Staff recommends Board receive and accept report.





# Town of Carrboro

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## Agenda Item Abstract

**File Number:** 17-026

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**Agenda Date:** 2/14/2017

**File Type:** Agendas

**In Control:** Board of Aldermen

**Version:** 1

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### **TITLE:**

Carrboro Vision2020

**PURPOSE:** The purpose of this agenda item is to provide the Mayor and Board members an opportunity to discuss Carrboro Vision2020, the recently completed advisory board review and other related matters.

**DEPARTMENT:** Planning

**CONTACT INFORMATION:** Patricia McGuire - 919-918-7327 - [pmcguire@townofcarrboro.org](mailto:pmcguire@townofcarrboro.org)

**INFORMATION:** On May 24, 2016, the Board of Aldermen discussed next steps related to the advisory boards' review of Carrboro Vision2020 (*Attachments A and B*). The Board of Aldermen requested that staff schedule several worksessions to allow the Board of Aldermen to discuss the review and comments. This is the first of those worksessions. It is anticipated that the Board of Aldermen will begin in the first of the document's six sections, Programming, Services, and Amenities, and work through the sections and comments as time allows. Some sections have a closer fit than others and future worksessions may be framed by the grouping of those sections. A copy of the existing policy document, with appendices, is included as *Attachment C*. Questions to consider in the discussion include:

1. Is there an interest in updating the document by accepting the advisory board comments or including the comments as part of a larger community visioning update, looking perhaps to a 2020-2040 time frame, or sooner? *The process to update the Year 2000 Task Force Report and establish Carrboro Vision 2020 was initiated in September 1999 and concluded in December 2000. The cost for this effort was approximately \$5,000 excluding staff resources.*
2. Is there an interest in grouping sections of Vision2020 by related topics for future worksessions or reviewing each section separately? *The six sections of Carrboro Vision2020 are Programming, Services, and Amenities, Development, Economic Development, Transportation, Environmental Protection and Promotion, and Housing.*
3. Is there an interest in updating related policy/plan frameworks for the town, such as a future land use plan/map? *The Town's most recent land use planning effort concluded in 1999 with adoption of the Facilitated Small Area Plan for Carrboro's Northern Study Area. Estimates for multi-year*

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*comprehensive planning efforts range from \$150,000 upwards. Other costs would be related to associated updates to land use regulations*

The agenda materials associated with the advisory board review may be found at the following link:

<https://carrboro.legistar.com/LegislationDetail.aspx?ID=2733753&GUID=C0CE2349-E12C-4825-B54F-70884732E5CB&Options=ID%7CText%7C&Search=vision&FullText=1>.

A Board discussion, following the 2015 retreat, on how racial equity/social justice may be advanced in Carrboro took place on September 15, 2015. Agenda materials may be found at this link:

<https://carrboro.legistar.com/LegislationDetail.aspx?ID=2462164&GUID=A6DBA07A-7DC9-48D3-BDD9-6E2188393D18&Options=ID|Text|&Search=vision>.

**FISCAL & STAFF IMPACT:** None noted in relation to discussion.

**RECOMMENDATION:** Staff recommends that the Board of Aldermen discuss Carrboro Vision2020 and provide direction on next steps.

Lavelle

**Absent:** Alderman Seils and Alderman Johnson

**A motion was made by Alderman Chaney, seconded by Alderman Haven-O'Donnell, that this resolution be approved.**

AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE TO REDUCE THE  
MINIMUM LOT SIZE REQUIREMENT FOR THE R-2 DISTRICT IN ARCHITECTURALLY  
INTEGRATED SUBDIVISIONS

WHEREAS, the Board of Aldermen seeks to provide ample opportunities for the public to comment on proposed amendments to the Land Use Ordinance;

NOW, THEREFORE BE IT RESOLVED that the Board of Aldermen sets a public hearing on June 28, 2016, to consider adopting "An Ordinance Amending the Carrboro Land Use Ordinance to Reduce the Minimum Lot Size Requirement for R-2 District in Architecturally Integrated Subdivisions."

BE IT FURTHER RESOLVED that the draft ordinance is referred to Orange County, the Town of Carrboro Planning Board and the following Town of Carrboro advisory boards and commissions for consideration and recommendation prior to the specified public hearing date: Appearance Commission, Transportation Advisory Board, Economic Sustainability Commission

**This the 24<sup>th</sup> day of May, 2016**

**The motion carried by the following vote:**

**Aye:** Alderman Gist, Alderman Haven-O'Donnell, Alderman Slade, Alderman Chaney and Mayor Lavelle

**Absent:** Alderman Seils and Alderman Johnson

\*\*\*\*\*

**FOLLOW-UP REPORT OF ADVISORY BOARDS' TECHNICAL REVIEW OF CARRBORO VISION2020**

The purpose of this item was to provide the Board of Aldermen with an update on the Advisory Boards' second review of the Carrboro Vision2020 document.

Alderman Slade asked for the Board to look into a way to explore some of the comments of the report. He suggested maybe pulling one per work session to allow the Board adequate time to review.

Alderman Gist stated that some of this is heavy and at the policy level. She stated that Vision2020 is not the equivalent of the land use ordinance is not the law. She stated that the comments should be reviewed by subject areas and the Board should discuss them further.

Mayor Lavelle suggested using the work sessions in the manner in which they are designed and to start the review in September. It was suggested that the Board work with the suggestions in the order in which they appear in the technical review.

Alderman Slade asked for staff to highlight the areas where advisory boards are already working.

Alderman Chaney asked that they be true work sessions and that it be made clear that public comment is not allowed during work sessions but will be allowed at a future date. She stated that this will allow the Board to work through and discuss the issues.

Alderman Slade stated that allowing public comment at times when it has not be advertised is not fair to the democratic process.

Alderman Haven-O'Donnell stated that she does not want to keep people from speaking if they show up. She stated that the Board can retreat and that is when they can talk.

Mayor Lavelle stated that they can schedule some Tuesdays as mini-retreats and treat them as such because the seven members of the Board need to be able to discuss the document amongst themselves.

Alderman Gist stated that she prefers to hear all voices and that democracy is sloppy sometimes but that all need to be heard.

Mayor Lavelle stated that this needs to be a broader conversation of how to communicate with each other and the community. She also stated that two members of the Board of Aldermen are absent and that she is sure they would like to weigh in on this topic.

Alderman Haven-O'Donnell suggested that communication techniques is a continuation of the retreat and that it should be continued further.

Mayor Lavelle stated that the Board can be more efficient and that the Board can have someone facilitate the process, if possible.

Alderman Chaney stated that setting the right expectations for public input upfront is imperative.

**MOTION WAS MADE BY ALDERMAN GIST, SECONDED BY ALDERMAN CHANEY FOR STAFF TO SCHEDULE FUTURE MINI-RETREATS ON WORK SESSION TUESDAY NIGHTS REGARDING THE ADVISORY BOARD COMMENTS. VOTE: AFFIRMATIVE FIVE, ABSENT TWO (JOHNSON, SEILS)**

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### **UPDATE FROM THE COMMUNITY HOME TRUST AND RENEWAL OF INTERLOCAL AGREEMENT**

The purpose of this item was for the Board to receive an update on the activities of the Community Home Trust and to consider renewing the Interlocal Agreement.

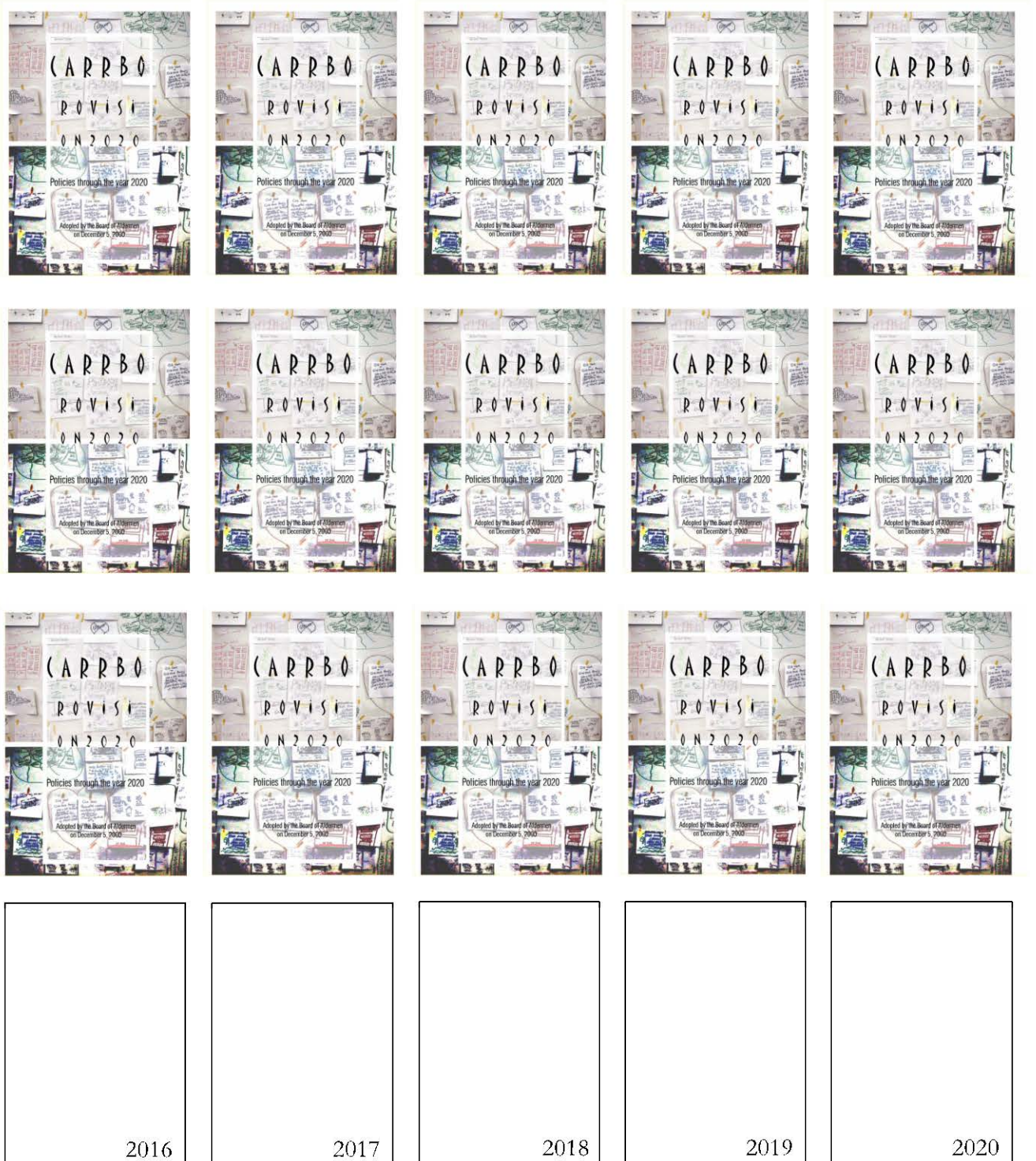
Nate Broman-Fulks, an assistant to the Town Manager, introduced Robert Dowling, the Executive Director of the Community Home Trust.

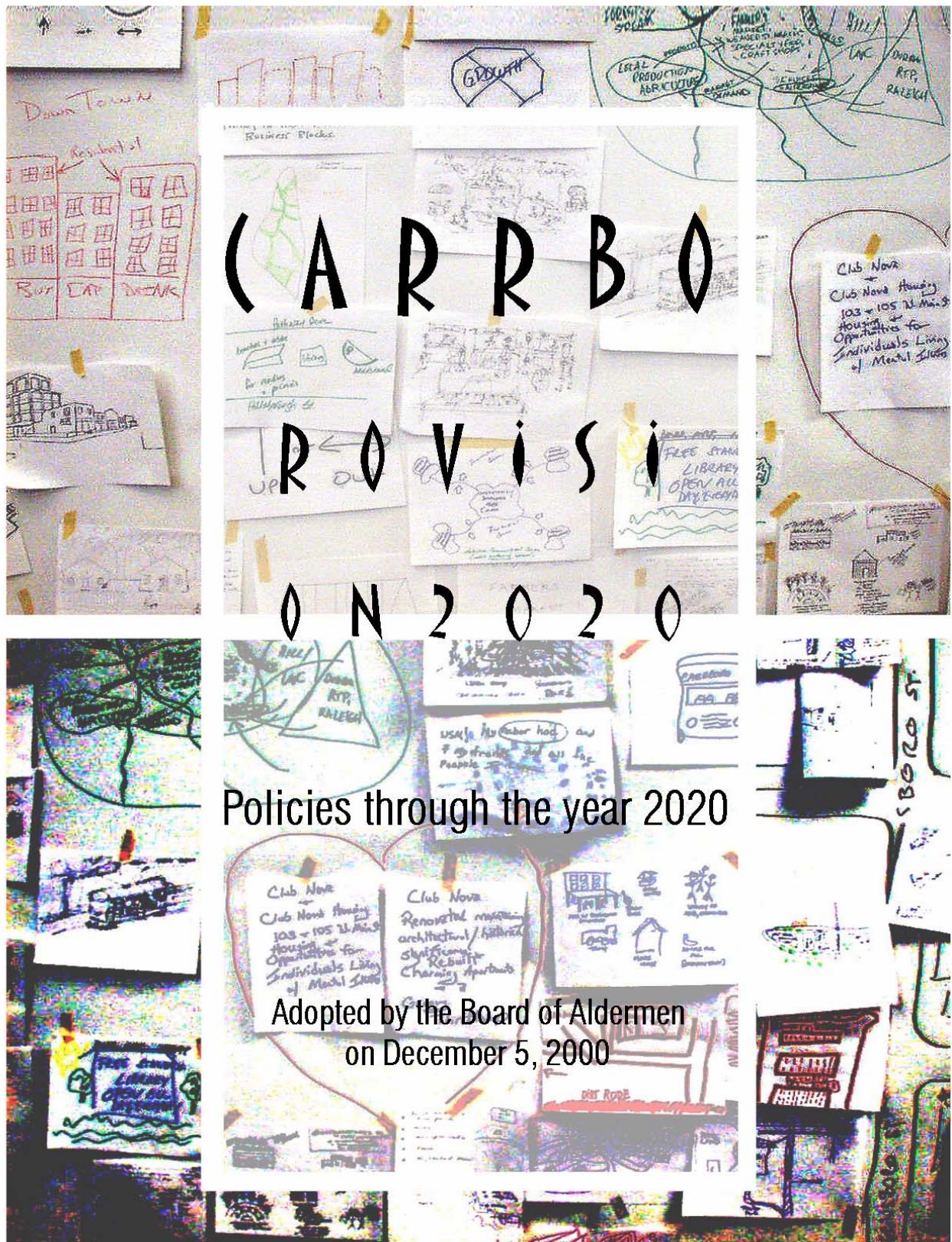
Robert Dowling provided an update on the work of the Community Home Trust. He asked the Board to look at the Land Use Ordinance and examine how they can encourage affordable housing. He asked the Board to look at incentive programs. He stated that the opportunity for affordable housing is reaching an end under current operating methods.

Alderman Chaney stated that the Board should continue to move parts of the strategy forward. Including looking at density issues carefully; smaller homes; how they can meet affordability goals for targeted groups.

# VISION 2020/2015

an assessment by the advisory boards at the fifteen year mark







## Acknowledgments Vision 2020/2015

### Planning Board

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

### Transportation Advisory Board

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

### Economic Sustainability Commission

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

### Greenways Commission

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

### Recreation and Parks Commission

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

### Environmental Advisory Board

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

### Arts Committee

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

### Northern Transition Area

#### Advisory Committee

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

Staff assistance from Jane Touhey

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

# Acknowledgments

## TOWN OF CARRBORO BOARD OF ALDERMEN

Michael Nelson, *Mayor*

Joal Hall Broun

Mark Dorosin

Jacquelyn Gist, *Mayor Pro-Tem*

Diana McDuffee

Allen Spalt

Alex Zaffron

## VISION 2020 STEERING COMMITTEE

Shirley Marshall, *Co-Chair*

Stan Babiss

Giles Blunden

Stuart Brown

Andy Cohen

Jean Earnhardt

Richard Ellington

Tony Galiani

JoAnn Garvin

Diana McDuffee, *Co-Chair*

Berkeley Grimball

Jack Haggerty

James Morgan

Doris Murrell

Michael Nelson, *Mayor*

Sophie Piesse

Amy Singleton

Steve Small

## PARTICIPANTS IN THE COMMUNITY FORUM, MARCH 25, 2000

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

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

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

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

## OBSERVERS

Jean Bolduc

Dave Hart

## STAFF/CONSULTANT

Roy M. Williford, Planning Director

Patricia J. McGuire, Planning Administrator

Jeff Kleaveland, Planner/Zoning Development Specialist

Catherine DeVine-Grimball, Editor





## Introduction 2020/2015

In the summer of 2015, the Planning Board proposed that the advisory boards' annual project be to assess and comment on Carrboro *Vision2020*. The *Vision2020* document has been a principle-guiding document for the Town since it was adopted in December 2000. As 2015 marks the three quarters of the way through the period contemplated by Vision 2020, it is a propitious time to review our progress toward the vision. This document attempts to do that by assessing the accomplishments of the last 15 years and providing guideposts for the next 5 years.

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

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

Planning Board  
Fall, 2015

## Introduction

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

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

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

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

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

Draft - 2

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## *Vision2020 Policies*

### 1.0 PROGRAMMING, SERVICES, AND AMENITIES

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

#### 1.1 Recreation and Parks

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

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

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

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

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

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

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

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

*(Comment from Recreation and Parks Commission: should this comment move to 1.15)*

*NTAAC: 1.12 Is a worthy goal but only limited progress has been made on the Twin Creeks Park located off old Hwy 86 in the NSA. (Achieved Formation of the Twin Creeks Park Committee for planning the park but still confusion as to how residences will access the park. Can this be done through Morris Grove rather than off Old Hwy 86?)*

- 1.13** The town should fund and implement the Recreation and Parks Master Plan, developing a long-range financing plan to fund recreation needs. Payment-in-lieu funds, state and federal grants, and local revenue could all be considered. The town should seek to collaborate with neighboring towns, Orange County and the school board for the joint provision, purchase and operation of recreational facilities.
- Greenways Commission: The Recreation and Parks Master Plan and the adopted Greenways plans require a commitment to long-range financing for recreation needs, preserves and trailways. A periodic review of the plans should be undertaken to create resilience and mitigate climate change effects.***
- 1.14** Recreation programming should be expanded, with a broader range of programming for all interests and age groups (youth, adults, and seniors). Carrboro citizens express a strong desire for a town pool, an outdoor theatre/amphitheater, soccer fields, dance space, and a gymnasium. There should be music in the parks regularly, lots of activity at the Century Center, and a kids' park.
- Recreation and Parks Commission: The town and the Recreation and Parks Commission should continuously evaluate community needs and make recommendations for programming and facilities that meet all interests, abilities and age groups. Recreation and Parks Commission new language: Including both indoor and outdoor programming. Communication regarding parks and recreation programs and facilities should be useful and useable to the public.***
- Planning Board: Although recreation programming has been expanded, key recreational amenities are still neither available nor being planned for. For example, there is still no soccer field within the Carrboro planning jurisdiction. Reaching this goal will require the town to engage in more focused planning for capital recreation projects.***

- 1.15 The town should practice and encourage ecologically sound and sustainable maintenance of open space, including parks and greenways.

***Greenways Commission: The ecological integrity of the last few areas that are not developed should be preserved.***

- 1.16 ***Recreation and Parks Commission: Trails and greenways that increase connectivity to parks and recreation fields and facilities should be encouraged.***

- 1.17 ***Recreation and Parks Commission: Increase opportunities for collaboration between governmental agencies, schools, private organizations and individuals to expand programming and facilities.***

## 1.2 Arts and Culture

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

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

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

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

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

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

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

- 1.23 The Carrboro Century Center should be developed to its fullest potential. This facility, complementing the ArtsCenter, should become the cultural center of Carrboro, drawing people downtown, creating a sense of place, and serving all citizens.  
***Arts Committee: The new spaces for arts programming in the library should be considered in conjunction with the current Century Center spaces so that each facility is used to its best advantage, with particular focus on a new indoor concert venue.***
- 1.24 The town should support efforts to honor and celebrate the diversity of our citizenry through activities at the Century Center, and by supporting cultural centers, festivals, and musical and arts events. centers, festivals, and musical and arts events.  
***NTAAC : 1.24 is a worthy goal and examples can be sited to support its achievement (IE the West End Poetry Festival, 2<sup>nd</sup> Friday Art Walk, Carrboro Music Festival, etc.)***
- 1.25 The town should continue to support, as well as encourage its residents to support, the ArtsCenter, which is an integral part of the town's cultural life.  
***Planning Board: Town support for the ArtsCenter will be especially critical through 2020 as it enters a new chapter and faces a transition to a new building.***
- 1.26 The Town should preserve and celebrate its history through continuing installations and display and continued support of Carrboro Day.  
***Arts Committee: More could be done to preserve and celebrate Carrboro's history. The Town historian (a volunteer position) could assist in this worthwhile effort.***
- 1.27 The town should support, fund and purchase public art, including sculpture and murals, and encourage public art projects like The Public Gallery of Carrboro's Art on Weaver.  
***Arts Committee: Public murals and sculpture should be encouraged by the town. The town could partner with artists, private donors and property developers to further this effort.***
- 1.28 The town should encourage year-round use of its nationally acclaimed Farmer's Market. While seasonal use will vary, the town should also encourage additional, compatible uses, such as a regular crafts and arts market.  
***Economic Sustainability Commission: The Farmers Market is in year-round use, and the town should make a space for an arts and crafts market. (Comment from Recreation and Parks Commission: this should reflect that an Arts and Crafts market started in 2015)***
- 1.29 A celebration should be developed in which art galleries, the town, and local restaurants sponsor arts-related activities on a regular basis.

***Arts Committee: 2<sup>nd</sup> Friday could be expanded to include downtown restaurants and other downtown entertainment venues.***

### 1.3 Human Services

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

- 1.30** The town should continue to look for unmet needs, to inform the Orange County Commissioners of those needs, and to urge them to address those unmet needs.

***Human Services Commission: The town should partner with appropriate agencies and organizations to determine unmet needs of its citizens.***

- 1.31** The town should continue to support human service needs that are above and beyond those met by the County.

***Human Services Commission: The town currently supports needs through its Human Services grant program and should continue to do so.***

- 1.33** The town should develop a comprehensive plan for supporting the needs of special populations, including senior citizens and immigrants, in which these populations identify their needs rather than the community at large. Such a plan would focus particularly on transit needs easy access and proximity to health care and integration into the greater community.

***Human Services Commission: The town should evaluate with other stakeholders and services the needs of special populations to understand current state and plan next steps.***

- 1.34** The town should follow through on citizens' interest in maintaining a senior center in Carrboro.

***Human Services Commission: The town should evaluate how maintaining a senior center dovetails with opportunities noted in item 1.3 and what services should be provided there.***

- 1.35** The town should consider the impact of its ordinances and policies on the wellbeing of its most vulnerable citizens, including the elderly, children, those with disabilities and those living on low-, middle-, or fixed incomes.

***Human Services Commission: The town should evaluate ordinances and policies prospectively for citizen impact***

### 1.4 Town Services

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

- 1.41 Carrboro should encourage paperless transactions to minimize solid waste disposal. All town services should be made available on-line, including information, town forms, ordinances, and payments.
  - 1.42 Carrboro town staff should remain dedicated to fast, efficient public service, employing new technologies and skills toward increasingly cost-effective and environmentally friendly town services.
  - 1.43 Carrboro should continue to provide a high level of police, public works and fire service to its citizens.
  - 1.44 The town should continue to seek opportunities to exercise more local control of revenue options and community health and welfare options.
  - 1.45 The town should continue to encourage the active participation of its citizens in community planning.
  - 1.46 Carrboro should continue its efforts towards community building by encouraging the use of facilitation and conflict resolution. The town should also seek alternatives or supplements to the traditional public hearing format when controversial issues are before the Board.
- 1.5 Adult Education**
- 1.51 The town should work to bring a community college to the area.
  - 1.52 The town should create a "Communiversities" to provide learning opportunities at all stages of life. With adult students and retirees in mind, one model for this program might be Elderhostel.
  - 1.53 The town should promote the Century Center's adult education offerings and use this facility to its fullest potential as a venue for educational opportunity.

## **2.0 DEVELOPMENT**

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

*NTAAC: This is a worthy goal but as already stated, the NSA has not been specifically considered though these sections were referenced by the staff in its report on the proposed flex zone. We recommend changing the language in the opening paragraph in lines 4 and 5 to the following:*

*“Carrboro’s town character should be preserved, and the town should respect, respond to and support citizen initiatives toward that goal.”*

## 2.1 Avoidance of Adverse Effects on Public Health and Safety

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

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

*NTAAC 2.11 is a worthy goal but we are unaware of a specific process to mediate disagreements between developers and residents of existing neighborhoods. Is this to be done by the dispute settlement center, a mediator, or a neighborhood charrette?*

*In addition, the goal has failed to be achieved in terms of mitigating the additional traffic resulting from the past 15 years of new development along the East side of Old Hwy 86. (IE. The 2003 Hogan Farm Extension to Old 86; the 2008 opening of Morris Grove Elementary School; ~ 2008 Ballentine Development.) Currently, Homeowners and already establish neighborhoods off Old 86, are unable to make a left turn onto this main arterial corridor during ‘rush hour’ time periods. The NTAAC has presented this issue many times over the past few years to both the BoA and County Commissioners, but nothing has been done to address NSA resident’s concerns.*

*In 2014 the NTAAC made these recommendations for Improvements to Public Engagement Processes to the planning board:*

*NTAAC members expressed significant concern about the public input process for proposed changes to the Claremont CUP in 2013 that could have resulted in the placement of a relatively large school on a planned commercial parcel. Neighbors and neighboring subdivisions were caught off guard by the proposed change and were frustrated by a lack of notification and a roadmap for information to learn more about the proposal. They also lacked basic information about allowable uses and the decision-making tools the Town could require in evaluating these*

*uses, in this case, a traffic study and due consideration for the modes of transportation that would be utilized by students and teachers before, during and after school.*

*Several concrete suggestions came from this discussion that affirm the Planning Board recommendations that were submitted to the Board of Aldermen earlier this year as a follow-up to our outreach conversations:*

*•The Town should make information about pending and currently-permitted projects available and transparent on-line so that residents have more immediate access to the information they need as a project progresses or changes.*

*•Clear contact information for individual projects or planning processes should be clearly identified to minimize confusion for residents seeking answers to their questions. As a ‘customer’ group, residents need better service. Town staff also would benefit if the public were better directed to the information they need.*

*•The Town’s notification standards should be changed to recognize that certain projects affect an entire subdivision, not merely adjacent properties or those within a certain distance from a lot line. In the case of the proposed school, which would have affected traffic patterns significantly around more than one subdivision along Homestead Road, it would be reasonable for every household in the Claremont subdivision to expect notification, as well as residents of other subdivisions.*

*•Notification should be more detailed and provide a link to information about the project and/or a primer on the zoning or permitting question at hand. Currently notification is both terse and lacking the most useful content.*

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

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

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

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

## 2.2 Preservation of the Natural Environment

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

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

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

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

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

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

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

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

## 2.3 Attractiveness of the Developed Environment

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

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

*entrances, articulation of the building form and pedestrian-scaled proportions.*

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

*NTA Advisory Committee: Commercial architectural guidelines, in keeping with Carrboro's town character, should be developed and approved for the Northern Study Area (NSA). Also if following the architectural standards is required, then Carrboro needs to enforce the standards. More work needs to be done to require developers to use the Vernacular Standards sections of those guidelines, and there needs to be an assessment/evaluation to see to what extent they are being followed, and if they are not, strengthening the criteria and requirements should be made.*

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

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

## 2.4 Carrboro's Character

- 2.41 The town should support the evolution of a downtown district that embodies Carrboro's character. The downtown district should have medium-rise buildings appropriately sited with adequate public access, and it should provide shopping opportunities that meet our citizens' everyday needs. The downtown should remain a center for the community where people work, gather, shop, socialize and recreate. The Century Center should serve as a focal point for the downtown.

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

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

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

***NTA Advisory Committee: The same effort should be extended to include the Northern Study Area. Limits to widening Old NC 86 and Homestead should be specifically stated in the Town's transportation plan.***

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

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

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

## 2.5 Balanced and Controlled Growth

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

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

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

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

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

***Transportation Advisory Board: Housing stock should be built along transit routes to give residents transportation options.***

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

***NTA Advisory Committee: In addition to carrying capacity, the review of new developments should include a consideration of the impact of them on existing infrastructure and existing use patterns and practices. There are significant Traffic issues resulting from the past 15 years of development along the East side of Old Hwy 86. Currently, Homeowners and already establish neighborhoods off Old 86, are unable to make a left turn onto this main arterial corridor during ‘rush hour’ time periods. The NTAAC has presented this issue many times over the past few years to both the BoA and County Commissioners, but nothing has been done to address NSA resident’s concerns or mitigate the traffic. In addition, proposed a Twin Creek Park entrance is off Old NC 86 via an existing farm road which straddles the property line between the Ballentine subdivision and the Twin Creek Park Site. (The County's internal working title for this road has been "Twin Creeks Parkway"). This ‘farm road’ is in a dangerous location given the hill just south which limits the sight distance for traffic traveling north on Old NC 86. The location of this road into the park is another significant failure to consider carrying capacity of the existing infrastructure as growth occurs.***

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

### 3.0 ECONOMIC DEVELOPMENT

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

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

#### 3.1 Nature of Development

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

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

***NTA Advisory Committee: In addition to commercial development, the effect of utility infrastructure should be considered as well. For this goal to be achieved within the NSA, the NTAAC recommends that Board of Aldermen visit the NSA in order to become more familiar with this area and the issues that new developments have created over the past 15 years.***

***Appearance Commission Members: Commercial developers should be encouraged to use green building materials in remodels of current buildings and new development***

### 3.2 Downtown Vitality

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

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

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

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

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

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

***Planning Board: New commercial buildings that are larger and taller than the historical buildings of the downtown should be designed to reflect the salient***

*qualities of the historical downtown architecture. (See 2.31)*

***NTAAC: This is a worthy goal but we are unaware of the development of any architecturally significant commercial or civic buildings.***

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

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

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

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

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

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

***Transportation Advisory Board: Walkability and bikeability should be encouraged throughout town, not just downtown. Streetscape upgrades, which increase the safety of vulnerable road users, should be a priority.***

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

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

- 3.27 Carrboro should consider pedestrian-only spaces downtown.  
***Economic Sustainability Commission: The town should study East Weaver St. as a potential pedestrian-only street.***
- 3.28 Carrboro encourages a variety of appropriate residential developments – single-family, multi-family, SROs, et cetera – in the downtown especially as part of mixed-use developments.
- 3.29 ***Environmental Advisory Board: The Town should work with citizens to protect and maintain the health of the urban forest. These trees are important for reducing storm water runoff, cleaning the air, providing habitat, increasing the economic value of neighborhoods, and sequestering carbon.***

### 3.3 New Commercial Growth

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

- 3.31 **Shopping Centers**  
Before creating new shopping centers, the town should encourage those that exist to maximize their potential by adding stories when and where practical.  
***NTA Advisory Committee: The town should be more intentional in directing existing shopping centers to build up before considering such development in the NSA.***  
***Appearance Commission Members: Let’s be sure that “building up” shopping centers do not create over-shadowing for neighbors who may be residents next door/nearly next door.***
- 3.32 All shopping centers should be connected to residential areas with increased pedestrian access.
- 3.33 ***Planning Board: The town should discourage the construction of new strip malls – single story, predominantly retail properties, with the parking situated between the building(s) and the street. To this end, the current relevant ordinances allowing “shopping centers” should be altered. New development should be mixed-use.***

### 3.4 Technology

- 3.41 The town should research ways to support telecommuting.

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

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

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

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

### 3.5 Home Businesses

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

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

### 3.6 Economic Diversity

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

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

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

***Appearance Commission Members: Yes, let's encourage CVS to clean up their property right in the heart of town! At least, tear the old bank building down and create a mowed empty lot or park until the right building comes along.***

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

## 4.0 TRANSPORTATION

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

#### 4.10 Planning

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

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

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

***NTA Advisory Committee: This is a worthy goal but has not been achieved within the NSA. Speed calming devices on connector roads appear antithetical to the use of the road as a connector for through traffic. The North-South Connector Road via Lake Hogan Farms Extension has not been completed and the planning for this to connect up to Morris Grove is stalled since it's depended on the Ballentine Developers. The NTAAC believes this is a significant failure of the connector plan. Also any new connector road needs to include the placing of speed calming devices such as has been done in the developed section of Lake Hogan Farms, is antithetical to the use of the road as a connector for through traffic.***

***Transportation Advisory Board: Connectivity should accommodate the needs of all road users, not just motorists.***

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

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

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

***Transportation Advisory Board: This goal is not relevant any longer. Carrboro should support the regional light rail***

*project connecting Durham to UNC Hospitals, with a possible future extension into Carrboro.*

*Transportation Advisory Board: Carrboro should support Bus Rapid Transit model where it's appropriate.*

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

*NTAAC: 4.15 is a worthy goal but needs to be revised to include the NSA whose residents promote more modest development. We recommend adding "so long as the development does not conflict with the other provisions of Vision 20/20 or the separate goals for the NSA." The NTAAC also recommends that Board of Aldermen visit the NSA in order to become more familiar with this area and the issues that new developments have created over the past 15 years.*

## **4.2 Public Transit**

- 4.21** The system should continue to facilitate access to youth activities and special events and educational opportunities at UNC-Chapel Hill and should enhance access to employment opportunities. Additional park and ride lots should be built for easy public transit access.

*Transportation Advisory Board: Existing park and ride lots are underutilized, and building new ones is not the most valuable land use.*

- 4.22** Carrboro should expand its participation in organization and planning for the community bus system and continue in its efforts to share the costs of the system equitably with Chapel Hill and the University. Costs of the system should be subsidized by federal and state grants as well as appropriated town revenues.

- 4.23** The town should support transportation services that meet the special needs of its disabled citizens.

- 4.24** *Planning Board: The town should work to expand current public transportation destinations beyond Chapel Hill.*

## **4.3 Bicycle and pedestrian traffic**

- 4.31** The town should fully implement its bicycle and pedestrian network plan. This plan should identify links needed now as well as links that will be needed by 2020.

*NTA Advisory Committee: The network plan should be extended into the Northern Study Area.*

*Transportation Advisory Board: The town should update the bike and pedestrian plans every 5 years, or as needed, until a to-be-determined mode-share goal is reached.*

- 4.32 The town should establish connections with bicycle and pedestrian ways in other jurisdictions.

*NTAAC 4.32 is a worthy goal but only limited achievements have been obtained in the NSA. The NTAAC has explored and advocated for a bridge or cross walk on Homestead Road for bicyclists to cross as well as a bicycle/pedestrian path along the south side of Homestead Road at this point so that riders and walkers can access the community to then wind their way into town on designed bike lanes. The NTAAC has also advocated for an off road, ten foot bike/pedestrian path along the east side Old NC 86 from its intersection with Homestead Road all the way to the Park. An example has already been built in front of the Ballentine Subdivision on Old NC 86 across from Deer Ridge Drive.*

- 4.33 The maintenance of these paths and ways should continue to be a high priority.

*Planning Board: The town should increase pedestrian links, walks and alleys, from neighborhood to neighborhood, from neighborhoods to nearby commercial locations, and within the downtown.*

- 4.34 *Transportation Advisory Board: The town should formalize a collaboration with the Chapel Hill-Carrboro City Schools to implement Safe Routes to School infrastructure and programming.*

- 4.35 *Transportation Advisory Board: The Town should increase police enforcement of crosswalk, speeding, and parking violations in order to improve the safety of Carrboro's bicycling and pedestrian environment.*

#### 4.4 Established Roads

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

*NTAAC: 4.41 is a worthy goal but all the main arterial roads within the NSA (Old NC Hwy 86, Eubanks, Dairyland, and Homestead Roads) remain dangerous for bicyclists, and pedestrians. In particular, Old 86 over the past 15 years has not significantly changed though the neighborhoods on the Eastside have grown. It remains a narrow winding road with blind hills and no shoulders where motorists drive aggressively and routinely exceed the speed limit. In addition deer frequently cross this section of the road. There are no bike lanes and the shoulders are too narrow for pedestrians use.*

## 4.5 New Development

- 4.51 The town should continue to require developers to install sidewalks and bicycle paths in new developments.  
*Transportation Advisory Board: Road width and design should be catered to the development in order to make the environment comfortable for pedestrians, bicyclists and children. Context-sensitivity.*
- 4.52 New developments should bear the costs of upgrading connector and arterial facilities in the areas adjacent to their properties to the extent appropriate, including upgrades to serve pedestrians and bicycles, given the added load to the infrastructure and anticipated use of facilities.

## 4.6 Funding

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

## 5.0 Environmental Protection and Promotion

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

## 5.10 Solid Waste

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

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

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

*NTAAC 5.12 This remains a worthy goal but the NTAAC is unaware of any neighborhood composting facilities.*

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

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

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

- 5.15 Carrboro should work with the county to educate all citizens about waste reduction. Creative, non-traditional programs, such as turning garbage into art, should be pursued.
- 5.20 **Water**
- 5.21 Carrboro should work with OWASA to develop the policies and infrastructure necessary for water conservation (e.g. encourage the re-use of grey water, replacing fixtures with low-flow models, and collecting stormwater for watering gardens).  
***Environmental Advisory Board: Efforts in this area need to be redoubled. The town should work with homeowners and business owners as well as OWASA toward this goal.***
- 5.22 Carrboro should adopt a strategy and set of policies to protect all of our creeks, streams, ponds, and lakes.  
***NTAAC 5.22 This remains a worthy goal but what the town has done to protect all of the town's creeks, streams, ponds and lakes is not clear and needs first to be listed, along with the applicable LUO regulations, and second, assessed on the ground through walkabouts to see whether this goal has been achieved. The regulations should be strengthened.***
- 5.23 Carrboro should be proactive in managing its stormwater, promoting active maintenance of facilities, reducing impacts of increased impervious surface, and minimizing impacts on waterways.
- 5.24 ***Environmental Advisory Board: The Town should undertake development of an independent stormwater utility or partnering with other localities to leverage their existing utilities.***
- 5.25 ***Environmental Advisory Board: The Town should undertake efforts, either on its own or in cooperation with other jurisdictions, in the restoration of creeks, streams and lakes, especially those that contribute to the health of Jordan Lake.***
- 5.30 **Open Space, Greenways, and Natural Areas**
- 5.31 Carrboro should work to preserve open space and greenways through all available means, such as direct purchase, conservation easements, donations, and federal and state grants.  
***Environmental Advisory Board: Accomplishments in this area include the procurement of the Adams tract, working with UNC on conservation easement in Carolina North and starting of implementation of the Greenway network. These efforts should be continued.***
- 5.32 The town should map a connected series of greenways that are large enough to serve as wildlife corridors.

***Greenways Commission: As part of the mapping of greenways and natural areas that serve as wildlife corridors, unique habitats within them should be identified and mapped.***

**5.33**      ***Environmental Advisory Board: In order to lower Carrboro's carbon footprint, promote general health and welfare of its citizens through exercise, promote access to wildlife for study and relaxation for both disabled and non-disabled citizens, off-road, stable, easily traversed greenways that connect both points within the town (north-south and east-west connectivity) and other communities (Hillsborough, Chapel Hill and Durham) should be constructed. These should be constructed using best engineering practices to minimize or eliminate other environmental impacts such as runoff and habitat bisection.***

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

#### **5.40    Construction**

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

#### **5.50    Energy**

**5.51**      The town should publicly promote every available means of energy conservation. The town's own alternative and renewable energy targets should include passive and active solar, and composted waste co-generation to fuel public vehicles and the heating of town facilities

**5.52**      The town should set a goal of reduced energy costs in all town buildings and increased fleet mileage for all town vehicles.

***Environmental Advisory Board: The town should set a goal for lower emissions for all town vehicles.***

**5.53**      ***Environmental Advisory Board: The town should set a goal of reduced energy costs for streetlights, as well as reducing night-sky light pollution.***

**5.54**      ***Environmental Advisory Board: The town should consider implementation of geothermal on any future governmental projects such as libraries, art centers, and other government-owned buildings.***

**5.55**      ***Environmental Advisory Board: The town should encourage and promote efficient generation of renewable energy and alternatives to***

*fossil fuels, whether through public private partnerships (Carrboro Community Solar's installation of solar panels at the Farmers Market) or by supporting residential initiatives such as Solarize Carrboro. Additional opportunities and expansion of these models need to be replicated and expanded to commercial spaces. Further, the town should be more proactive in working with intergovernmental organizations and other governmental organizations to promote a regulatory environment that is supportive of these goals.*

## 5.6 Farmland Preservation

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

***NTA Advisory Committee: The town should promote and encourage farm owners to consider the County's Land Legacy program. NTAAC 5.61 is a worthy goal but unfortunately Farm land preservation has not been achieved. If there are LUO regulations regarding this goal, they should be identified and strengthened. If there are none, they should be created. The town should promote and encourage farm owners to consider the County's Land Legacy program.***

## 5.7 Toxic Use

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

## 5.8 Urban Forests and Open Space

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

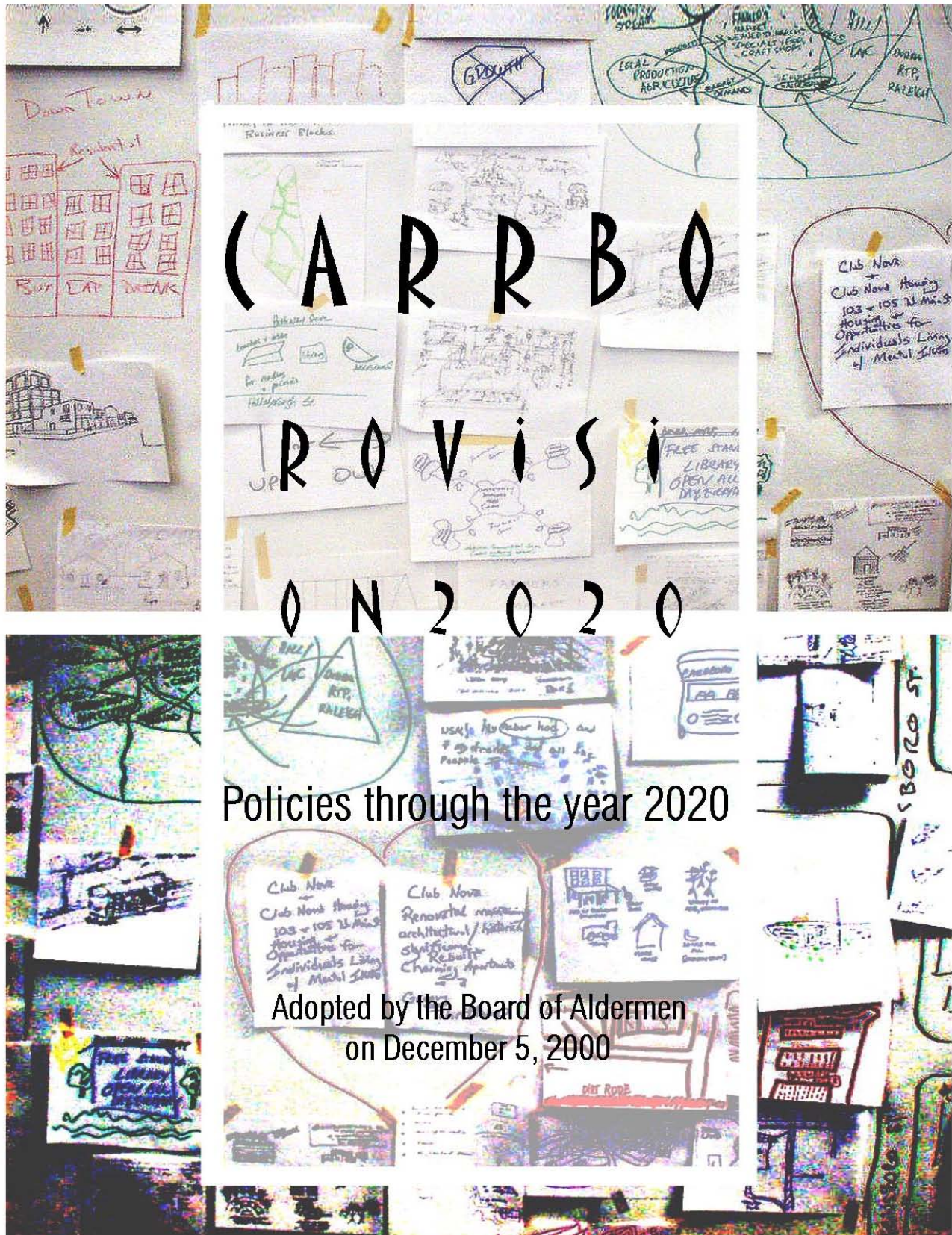
- 5.82 ***Environmental Advisory Board. In the development of open spaces, emphasis should be placed on development of natural areas as open space in addition to developed or paved open spaces.***

## 6.0 HOUSING

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

### 6.1 Housing for a Diverse Population

- 6.11 Town policy should accommodate a variety of housing styles, sizes and pricing. It should also address issues of density, funding and rezoning to allow for more non-detached housing, mixed-use development, and communal living options.
- NTAAC 6.11 remains a worthy goal and some progress has been made within the NSA (Affordable housing in Winmore, the subdivisions on Homestead Road, and Ballentine (adjoining Lake Hogan Farms) as well as housing built in Lake Hogan since 2000. That being said many employees at Carol Woods, and UNC Hospitals are unable to find affording housing close to their place of employment.*
- 6.12 The variety of strategies to be considered should include the investigation of alternative public and private funding for construction and renovation of low and moderate income housing. A low interest loan pool for individuals and nonprofits that wish to buy and rehabilitate housing is desired.
- 6.13 The town should review all vacant municipally owned land for the purpose of making unneeded tracts available for housing programs.
- 6.14 The town should continue to advocate for inclusionary zoning techniques to increase the local stock of affordable housing.
- 6.15 The town should pursue the development of density bonus provisions for projects incorporating environmentally sensitive development and building practices.
- 6.16 With our growing population of senior citizens, the town should support the creation of more housing that allows our senior citizens to interact fully with the larger community. Senior access to public transit will become an increasingly important concern.
- NTAAC 6.16 remains a worthy goal but we are unaware of any retirement opportunities except on Smith Level Road.*
- 6.17 The town should interact with non-profit groups that work to provide affordable housing, including but not limited to the Land Trust, Orange Community Housing Corporation, Empowerment Inc., and Habitat for Humanity.
- 6.18 A minimum of 15 percent of the residential units in any residential development should meet the affordability criteria specified in Section 15-182.4 of the Carrboro Land Use Ordinance.
- Planning Board: The town must increase and align its efforts in pursuit of this principle. The payment-in-lieu option should be evaluated to determine if the fee is adequate or needs to be increased in order to properly incentivize actual construction of affordable units integrated within residential developments.*
-





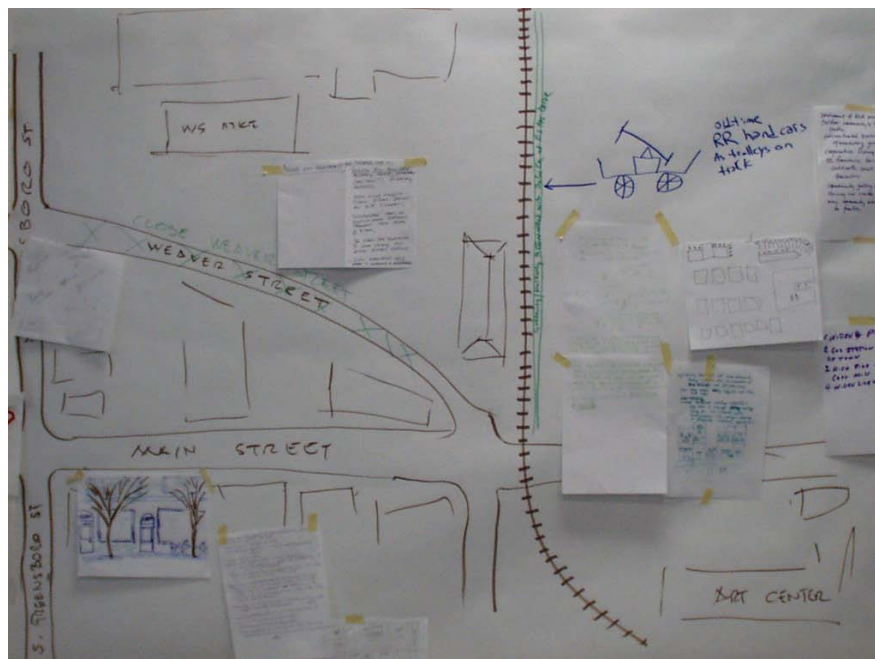
# CARRBO

## R O V I S I

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*Policies through the year 2020*

12.05.00





# Acknowledgments

## TOWN OF CARRBORO BOARD OF ALDERMEN

Michael Nelson, *Mayor*

Joal Hall Broun  
Mark Dorosin  
Jacquelyn Gist, *Mayor Pro-Tem*

Diana McDuffee  
Allen Spalt  
Alex Zaffron

## VISION 2020 STEERING COMMITTEE

Shirley Marshall, *Co-Chair*

Stan Babiss  
Giles Blunden  
Stuart Brown  
Andy Cohen  
Jean Earnhardt  
Richard Ellington  
Tony Galiani  
JoAnn Garvin

Diana McDuffee, *Co-Chair*

Berkeley Grimball  
Jack Haggerty  
James Morgan  
Doris Murrell  
Michael Nelson, *Mayor*  
Sophie Piesse  
Amy Singleton  
Steve Small

## PARTICIPANTS IN THE COMMUNITY FORUM, MARCH 25, 2000

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

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

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

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

## OBSERVERS

Jean Bolduc Dave Hart

## STAFF/CONSULTANT

Roy M. Williford, Planning Director  
Patricia J. McGuire, Planning Administrator  
Jeff Kleaveland, Planner/Zoning Development Specialist  
Anne Davidson, Community Forum Facilitator Catherine DeVine-Grimball, Editor



## Introduction

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

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

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

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

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



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## *Vision2020 Policies*

### **1.0 PROGRAMMING, SERVICES, AND AMENITIES**

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

#### **1.1 Recreation and Parks**

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

- 1.11** The town should encourage and support the development of greenways and parklands dedicated to public use along streams and easements. There should be a network of connected greenways throughout the town. These greenways should serve as nature trails, biking and walking trails, wildlife corridors. All should protect our natural environment.
- 1.12** The town should continue to maintain existing parks and anticipate the need for more parks and recreation facilities. There should be a park or play field within walking distance of every residence in Carrboro.
- 1.13** The town should fund and implement the Recreation and Parks Master Plan, developing a long-range financing plan to fund recreation needs. Payment-in-lieu funds, state and federal grants, and local revenue could all be considered. The town should seek to collaborate with neighboring towns, Orange County and the school board for the joint provision, purchase and operation of recreational facilities.
- 1.14** Recreation programming should be expanded, with a broader range of programming for all interests and age groups (youth, adults, and seniors). Carrboro citizens express a strong desire for a town pool, an outdoor theatre/amphitheater, soccer fields, dance space, and a gymnasium. There should be music in the parks regularly, lots of activity at the Century Center, and a kids' park.
- 1.14** The town should practice and encourage ecologically sound and sustainable maintenance of open space, including parks and greenways.

#### **1.2 Arts and Culture**

Art and culture play a very large role in Carrboro's distinctive appeal. Carrboro is an integrated community. We need to understand each other, accept each other, appreciate

each other, interact with each other, work, live, and recreate together. Much town pride is evident at community gatherings. The town should continue to encourage and support artistic and cultural activity. The town should also take measures to ensure that the public transportation system enables our citizens to take advantage of the cultural and educational opportunities available at UNC-Chapel Hill.

- 1.21 The town should plan and support regular music events and festivals in our parks and the Century Center. Additionally, the town should complete the bandstand at the Town Commons for regular concerts and artistic events.
- 1.22 The town should support a centrally located and conveniently accessible library.
- 1.23 The Carrboro Century Center should be developed to its fullest potential. This facility, complementing the ArtsCenter, should become the cultural center of Carrboro, drawing people downtown, creating a sense of place, and serving all citizens.
- 1.24 The town should support efforts to honor and celebrate the diversity of our citizenry through activities at the Century Center, and by supporting cultural centers, festivals, and musical and arts events.
- 1.25 The town should continue to support, as well as encourage its residents to support, the ArtsCenter, which is an integral part of the town's cultural life.
- 1.26 The Town should preserve and celebrate its history through continuing installations and display and continued support of Carrboro Day.
- 1.27 The town should support, fund and purchase public art, including sculpture and murals, and encourage public art projects like The Public Gallery of Carrboro's Art on Weaver.
- 1.28 The town should encourage year-round use of its nationally acclaimed Farmer's Market. While seasonal use will vary, the town should also encourage additional, compatible uses, such as a regular crafts and arts market.
- 1.29 A celebration should be developed in which art galleries, the town, and local restaurants sponsor arts-related activities on a regular basis.

### **1.3 Human Services**

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

- 1.31 The town should continue to look for unmet needs, to inform the Orange County Commissioners of those needs, and to urge them to address those unmet needs.

- 1.32 The town should continue to support human service needs that are above and beyond those met by the County.
- 1.33 The town should develop a comprehensive plan for supporting the needs of special populations, including senior citizens and immigrants, in which these populations identify their needs rather than the community at large. Such a plan would focus particularly on transit needs easy access and proximity to health care and integration into the greater community.
- 1.34 The town should follow through on citizens' interest in maintaining a senior center in Carrboro.
- 1.35 The town should consider the impact of its ordinances and policies on the wellbeing of its most vulnerable citizens, including the elderly, children, those with disabilities and those living on low-, middle-, or fixed incomes.

#### **1.4 Town Services**

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

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

#### **1.5 Adult Education**

- 1.51 The town should work to bring a community college to the area.

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

## **2.0 DEVELOPMENT**

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

### **2.1 Avoidance of Adverse Effects on Public Health and Safety**

- 2.11 Infill development should take place in a manner that fulfills the town's goals and enhances neighboring areas. The town should develop policies that mitigate the adverse impact of infill development, with particular consideration given to roads, sidewalks, and aesthetic compatibility. The town should develop a process to mediate disagreements between developers and residents of existing neighborhoods.
- 2.12 The town should limit development in sensitive areas such as the watershed, wetlands, and other areas the development of which could adversely affect water supplies and habitat. The town's restrictions on development within the University Lake Watershed should be retained and enforced.

### **2.2 Preservation of the Natural Environment**

- 2.21 The Town should continue to require the preservation and maintenance of open space when land is developed, to enforce restraints on clear-cutting, and to require adequate buffers.
- 2.22 Where development is deemed acceptable, there should be well defined dense development with areas of well preserved open space.

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

## **2.3 Attractiveness of the Developed Environment**

- 2.31** The town should continue to encourage developers to apply adopted downtown design guidelines when planning and building new structures in the downtown area. Additionally, the town should continue to encourage developers to follow architectural guidelines for residential property. The town should periodically revisit the architectural guidelines to evaluate their effectiveness and their impact on other policy areas (See 2.52 and 6.0).
- 2.32** New development that blends single-family and multi-family units should be designed and landscaped to ensure compatibility.

## **2.4 Carrboro's Character**

- 2.41** The town should support the evolution of a downtown district that embodies Carrboro's character. The downtown district should have medium-rise buildings appropriately sited with adequate public access, and it should provide shopping opportunities that meet our citizens' everyday needs. The downtown should remain a center for the community where people work, gather, shop, socialize and recreate. The Century Center should serve as a focal point for the downtown.
- 2.42** Development throughout Carrboro should be consistent with its distinctive town character. The town should adhere to policies that limit the widening of roads, encourage plantings alongside roads, preserve historic areas, buildings and older neighborhoods, and retain unspoiled green spaces and other natural areas.
- 2.43** Carrboro should plan and encourage the growth of tree canopies over roads to mitigate the heat and smog effect caused by superheated pavement. Carrboro should strongly encourage the electric utilities to put their lines underground to allow for full canopy coverage.

## **2.5 Balanced and Controlled Growth**

- 2.51** The town should support the implementation of our Small Area Plan.
- 2.52** The town should continue to require the construction of a diverse housing stock.

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

### **3.0 ECONOMIC DEVELOPMENT**

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

#### **3.1 Nature of Development**

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

#### **3.2 Downtown Vitality**

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

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

- To double commercial square footage in the downtown from that existing in the year 2000.
- To accommodate additional square footage by building up, not out.
- To increase the density of commercial property in the downtown area.
- To improve the downtown infrastructure (e.g. parking facilities, sidewalks, lighting, shading) to meet the needs of the community.
- To develop transit and traffic initiatives which enhance the viability of downtown.

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

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

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

- 3.25 Walkability should be encouraged downtown and pedestrian safety and comfort should be a goal. The town should improve lighting and shading, and create auto barriers.
- 3.26 Carrboro should continue to use the revolving loan fund to support the development of locally owned and operated businesses and encourage micro-enterprises through education and loans.
- 3.27 Carrboro should consider pedestrian-only spaces downtown.
- 3.28 Carrboro encourages a variety of appropriate residential developments – single-family, multi-family, SROs, et cetera – in the downtown especially as part of mixed-use developments.

### **3.3 New Commercial Growth**

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

#### **3.31 Shopping Centers**

- 3.311 Before creating new shopping centers, the town should encourage those that exist to maximize their potential by adding stories when and where practical.
- 3.312 All shopping centers should be connected to residential areas with increased pedestrian access.

### **3.4 Technology**

- 3.41 The town should research ways to support telecommuting.
- 3.42 Carrboro should continue to explore new technologies and should actively recruit private companies to supply Carrboro with the most up-to-date technology available, encouraging its distribution throughout the town.
- 3.43 Carrboro should help local businesses grow and expand by taking full advantage of the Internet and other new technologies that become available.

### **3.5 Home Businesses**

Carrboro should encourage small, low-impact home businesses. The town should revise ordinances to remove any unnecessary obstacles to appropriate

home businesses, and should encourage developers to accommodate home businesses in all new developments.

### **3.6 Economic Diversity**

- 3.61** While our citizens may not be able to meet all of their consumer needs in Carrboro, it is important that the town encourage the widest possible diversity of locally operated businesses. The objective is a balanced portrait of convenience: a movie theater, overnight accommodations, home businesses, technology, retail, a variety or department store, restaurants and entertainment.
- 3.62** Carrboro is a town rich in economic diversity. The town should strive to continue this tradition by adopting ordinances and policies that recognize diverse employment types and pay scales.
- 3.63** The town should encourage the development of underutilized property in the downtown area.

## **4.0 TRANSPORTATION**

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

### **4.10 Planning**

- 4.11** The Town of Carrboro should adopt a comprehensive transportation plan. The plan should address population growth projections for the town, its planning jurisdiction and expected growth in adjoining jurisdictions.
- 4.12** The Town should continue to implement its connector roads policy.
- 4.13** The town should cooperate with Chapel Hill and other regional entities in a comprehensive transportation plan to include: regional transit service conducted by the Triangle Transit Authority, seamless connections among all the region's public transit systems, and shorter routes and more frequent service
- 4.14** Carrboro should support a passenger rail connection between the Horace Williams' property, through Carrboro's downtown, and the main campus of the University of North Carolina at Chapel Hill.
- 4.15** As public transit routes are identified, the town should locate new high-density development along such routes through changes to the zoning ordinance and map.

## **4.2 Public Transit**

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

## **4.3 Bicycle and pedestrian traffic**

- 4.31** The town should fully implement its bicycle and pedestrian network plan. This plan should identify links needed now as well as links that will be needed by 2020.
- 4.32** The town should establish connections with bicycle and pedestrian ways in other jurisdictions.
- 4.33** The maintenance of these paths and ways should continue to be a high priority.

## **4.4 Established Roads**

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

## **4.5 New Development**

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

## **4.6 Funding**

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

## **5.0 ENVIRONMENTAL PROTECTION AND PROMOTION**

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

### **5.10 Solid Waste**

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

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

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

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

**5.15** Carrboro should work with the county to educate all citizens about waste reduction. Creative, non-traditional programs, such as turning garbage into art, should be pursued.

### **5.20 Water**

**5.21** Carrboro should work with OWASA to develop the policies and infrastructure necessary for water conservation (e.g. encourage the re-use of grey water, replacing fixtures with low-flow models, and collecting stormwater for watering gardens).

**5.22** Carrboro should adopt a strategy and set of policies to protect all of our creeks, streams, ponds, and lakes.

**5.23** Carrboro should be proactive in managing its stormwater, promoting active maintenance of facilities, reducing impacts of increased impervious surface, and minimizing impacts on waterways.

### **5.30 Open Space, Greenways, and Natural Areas**

**5.31** Carrboro should work to preserve open space and greenways through all available means, such as direct purchase, conservation easements, donations, and federal and state grants.

**5.32** The town should map a connected series of greenways that are large enough to serve as wildlife corridors.

## **5.40 Construction**

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

## **5.50 Energy**

- 5.51** The town should publicly promote every available means of energy conservation. The town’s own alternative and renewable energy targets should include passive and active solar, and composted waste co-generation to fuel public vehicles and the heating of town facilities
- 5.52** The town should set a goal of reduced energy costs in all town buildings and increased fleet mileage for all town vehicles.

## **5.6 Farmland Preservation**

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

## **5.7 Toxic Use**

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

## **6.0 HOUSING**

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

### **6.1 Housing for a Diverse Population**

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

- 6.13** The town should review all vacant municipally owned land for the purpose of making unneeded tracts available for housing programs.
  - 6.14** The town should continue to advocate for inclusionary zoning techniques to increase the local stock of affordable housing.
  - 6.15** The town should pursue the development of density bonus provisions for projects incorporating environmentally sensitive development and building practices.
  - 6.16** With our growing population of senior citizens, the town should support the creation of more housing that allows our senior citizens to interact fully with the larger community. Senior access to public transit will become an increasingly important concern.
  - 6.17** The town should interact with non-profit groups that work to provide affordable housing, including but not limited to the Land Trust, Orange Community Housing Corporation, Empowerment Inc., and Habitat for Humanity.
  - 6.18** A minimum of 15 percent of the residential units in any residential development should meet the affordability criteria specified in Section 15-182.4 of the Carrboro Land Use Ordinance.
-

APPENDIX A:

SUMMARY OF IDEAS FROM MARCH 25, 2000  
COMMUNITY FORUM

CATEGORIZED INTO MAJOR TOPIC AREAS



## **Downtown Issues**

1. Downtown should be a vibrant social, cultural and economic center
2. Downtown should include a central square/public social spaces
3. The town should encourage technology enterprise
4. Walkability should be encouraged downtown
5. The town should encourage/allow greater intensity downtown to create greater variety
6. The town should encourage the following types of businesses (B&B's, Outdoor Cafes,
7. There should be a balance between retail and other commercial enterprises (restaurants, entertainment, offices, etc)
8. There should be a recycle, re-use store in Carrboro
9. The town should develop a comprehensive, master plan for downtown which would look at expanding our infrastructure and creating more intensive uses of existing lots (including an audit of available space)
10. The town should encourage locally-owned businesses as opposed to chains
11. The town should improve public transit so citizens can better get to downtown
12. Carrboro needs a pool hall downtown
13. The town should balance chains with locally owned businesses
14. Citizens should be able to buy practical, every day items (like socks and underwear)
15. Carrboro needs a book store
16. Downtown transit loop/shuttle
17. There should be a downtown/general information center
18. Sheltered outdoor areas
19. Develop commercial areas with high density, multi-use, residential use, and easy access
20. From Basnight's to Chapel Hill Town line, there should be dense development
21. Community shopping carts, bikes, and golf carts
22. Close Weaver Street and make it into a town park and town square
23. Walkable commercial area
24. Significantly placed and designed commercial and civic buildings
25. Multi-modal access to downtown
26. Infill in existing commercial areas
27. Raise height limits; build to three stories
28. Apartments over storefronts (ie Carrboro Plaza)
29. Weaver St. as pedestrian mall
30. There should be perimeter parking lots that are served by shuttles to bring people downtown
31. Extend use time for all businesses

## **Economic Development**

1. Carrboro should be economically diverse
2. Carrboro needs a movie theater
3. Increase commercial space in Carrboro
4. Artists and artisans should make up part of the commercial space
5. More light industry in the cement plant area

6. Redesign Carrboro Plaza--3 stories with pedestrian bridge across 54, mixed-use comm. space
7. Add stories to all single-story shopping centers
8. All shopping centers should be connected to living areas
9. There should be more home businesses
10. Encourage higher density commercial development to reduce the tax burden on citizens
11. More gas stations
12. Continue to support the technology businesses; Carrboro should become a "silicon gulch"
13. Increase commercial space so that existing businesses have room to expand
14. Redevelop existing shopping centers for mixed-use
15. Technology available--small, low impact, home-based businesses
16. Rezone for more at-home businesses
17. There should be small-scale mixed-use in outlying neighborhoods
18. The town should do everything necessary to support telecommuting
19. Encourage small businesses w/ internet marketing
20. The town should work to attract good corporate citizens
21. People's daily needs should be able to be met in Carrboro
22. There should be many levels of job types
23. "Underground" commercial in Calvander

## **Transit/Public Transportation**

1. Increase hours and decrease headways of the buses
2. Improve community walkability
3. Construct more bikeways
4. Utilize the rail corridor from UNC to the Horace Williams tract thru Carrboro (Carrboro neighborhoods would have access)
5. Underpasses and overpasses for citizens
6. The town should plan pedestrian only spaces
7. Electric tram car from Carrboro to Chapel Hill
8. Close Old Pittsboro Rd. to traffic
9. Free, accessible public transport for seniors
10. Develop a transportation action plan that supports multi-modal transportation w/ off-road bikepaths
11. Two-lane maximum on all roads
12. There should be tree canopies over roads
13. Automated parking garages (no attendants, more efficient, uses less room)
14. Sky lift from Anderson Park to downtown
15. It should be easy for people with disabilities to get around Carrboro
16. There should be free yellow bikes around town for all to use
17. Local transit should be fully integrated into a regional transit system
18. Rapid rail mass transit should be available by 2020
19. There needs to be regional co-operation with transit
20. Transit that operates at night and with shorter headways
21. Trains into Carrboro

22. Free public transit and short routes
23. Pedestrian Access & bikeways network
24. Frequent van service/shuttle around the entire town
25. Carpool in alternative fuel vehicle on smart highway
26. Light rail stops in Carrboro connecting to the rest of the region
27. Total connectivity
28. Public work vehicles should adapt to our roads, instead of vice-versa
29. There should be a smaller scale bus service for shopping
30. Express bus service with separate bus lanes
31. Better marketing of the bus system
32. Limit parking lot sprawl, have small decks
33. Non-polluting buses
34. Bike-to-Rail
35. Walk-to-Rail
36. Automobile and traffic control
37. Mixed zonings to encourage walking
38. Pedestrian Access & bikeways network
39. Construct a town canal
40. Increase pedestrian comfort--shading, lighting, auto barriers

## **Resource conservation**

1. Re-use water/grey water
2. Recycle all solid and hazardous waste
3. Purchase open space and conservation easements
4. Nature Center at the old landfill
5. The town should outlaw disposables
6. The town should encourage neighborhood composting
7. The town should require that construction utilize recycled building materials
8. Provide recycling for consumers in the commercial areas of town (shopping centers, downtown)
9. Pursue Land-fill mining
10. The town should educate citizens about reducing waste
11. Carrboro should encourage source reduction
12. Create town compost heap
13. Use waste (such as, town compost heap) to generate energy which could be sold
14. The town should buy conservation easements along Old 86
15. "No Waste Carrboro:" The town should set a goal of recycling/re-using all waste without shipping out
16. There should be solar panels on building in Carrboro
17. Maybe there should be no gas stations=alternative fuels
18. Greenbelt with bikeways, parks
19. Ban garbage disposals in home

20. Construction waste should be dealt with on site
21. Recycle stormwater for watering gardens
22. Operate a public utilities
23. Alternatives to fossil fuels
24. Tree canopy
25. Wild-life corridors
26. Intelligent building design
27. All household materials recycled
28. Hazardous materials shipped out of county
29. Home/neighborhood composting
30. Preserve Calvander through by supporting farms and farm co-ops
31. Support local, small-scale agriculture
32. Create a linear park along Old 86 north of Carrboro
33. Removal of exotic/invasive plants
34. We should have clean air and clean water
35. Ban on disposable packaging
36. Protect Bolin Creek
37. Carrboro should be a "NO WASTE" community
38. Zero cost of energy in town buildings
39. Town swimming pool heated with gases from compost or energy from incinerators
40. The town should promote green building techniques
41. Public utility for waste management
42. More recycling containers on sidewalks
43. Mandatory recycling
44. Turn garbage into art
45. Carrboro salvage shed
46. Ban recyclables at landfill
47. Town should educate citizens about recycling and waste reduction
48. We should fill the town with trees
49. The town should become a public utility selling green energy (solar, biomass)
50. New paradigms for production, use
51. The town should promote the re-use/recycling of water
52. Pay-as-you-throw garbage collection

## **Social & Cultural Needs**

1. There should be activities for senior citizens and youth with integrated programs and facilities
2. The town should encourage and plan many activities downtown
3. The town should encourage and support ethnic, cultural, and housing diversity
4. Expand economic activities
5. Public art collections, particularly supporting new and emerging artists
6. There should be a town green/square with concerts, etc
7. Free-standing library in Carrboro
8. Lots of activities at the community center

9. Year-round Farmer's Market
10. The integrity of older neighborhoods (like Lloyd St/Broad St.) should be preserved
11. There needs to be a central public space in town
12. Carrboro needs a diverse housing stock
13. Smaller lots, smaller houses
14. There should be a youth run business in Carrboro
15. Child Day Care center located in or next to a senior center so the seniors could participate in the childcare
16. When you get there, there is a "there" there
17. Carrboro's own community access TV
18. Film festivals
19. Store front radio (run by kids?)
20. Diversity--businesses downtown, affordable housing
21. Co-operative efforts--volunteers have a central place to learn of needs/opportunities to do good works
22. More people should work from home
23. Wholeness, Integration
24. Training from young age onward for non-academic pursuits (such as vocational)
25. Be able to live and work in this community (affordability)
26. Be able to shop in the community from small businesses and not chains
27. Create an arts space where people can come to see films, theater, art, drink coffee, and talk
28. Provide a general store through the creation of a diversified shopping area-a Carr Mill Mall-style motif with several types of stores and a community center
29. Community baby-sitting service
30. Build Carrboro Community College
31. Multi-cultural activities at the community center
32. Foster a "First Friday" Celebration like in Raleigh (arts on the first Friday night of the month)
33. The town should sponsor "communities days:" days we come together and clean our town and improve our community
34. community gardens
35. communiversity
36. There should be a commitment to preserve Carrboro's multi-cultural community, not an elitist art or other community
37. Annual local poetry anthology
38. There needs to be community gathering places and community events
39. There should be easier access for citizens to child-care and elder care
40. Develop Carrboro with sensitivity to existing people and institutions
41. Public art everywhere
42. Cultural and language institute in Carrboro
43. Beautiful plantings around public buildings
44. Homeless shelter downtown
45. Cultural Centers for honoring ethnicities

## **Recreation and Parks**

1. Create a Park on the old Landfill
2. There should be a clock tower on the community center
3. Ampitheatre
4. Gardens
5. There should be regular musical activities in the local parks
6. The town should build nature trails on the Horace Williams tract and the Adams tract
7. Kids park
8. Carrboro needs an olympic-size swimming pool
9. The town should plan after school programs for children, particularly at the new comm. center
10. There should be a hands-on learning resource/museum center (like Exploris in Raleigh)
11. Renovate Sparrow's Pool
12. Build a park or nature center next to Sparrow's Pool
13. Children's activity center (movies, puppet theater, children's theater)
14. Activities for seniors in the new community center
15. There should be a play field within walking distance of each residence
16. Outdoor theater
17. There should be more downtown recreation/town center
18. Community Pool with Pavilion
19. Expand parks and recreation with greenways, museums, fields, pool
20. Carrboro Canal
21. Solar-powered fountain
22. Gymnasium
23. Soccer fields

## **Decrease Tax Burden on residential payers**

1. Merge services with Chapel Hill
2. The town should pursue other sources of revenue such as restaurant, entertainment, and hotel taxes
3. Increase Density
4. Increase Retail (and thus retail tax revenue)
5. Collect taxes on e-commerce
6. The town should aggressively pursue federal and state grants
7. Voluntary increase of tax base so that residents could donate more towards town
8. UNC should pay their fare share
9. Reduce costs by applying technology to our benefit (reduce waste disposal, need for svcs, etc)
10. Promote denser development
11. Lease out our services to other communities
12. Get more businesses in town

13. Two-tiered taxing system
14. Encourage public-private partnerships
15. Encourage businesses that will provide opportunities without adverse impacts
16. Town lottery to pay for services
17. Reduce personnel and infrastructure through technology
18. Reduce costs by co-ordinating with other local and county governments

## **Housing**

1. The town should encourage “granny flats”
2. The town should encourage the building of more condos, town houses and duplexes
3. The town should encourage senior housing initiatives that are integrated into the community
4. The town should encourage different ways of building houses (modular homes) to encourage affordability
5. Renovate Club Nova to provide 12 apartments for the very poor
6. Encourage home occupation and home ownership
7. Emphasize non-detached housing with shared green space
8. Develop policies that encourage creative solutions to affordable housing, including private/public ventures
9. Encourage mixed-use and higher density housing development
10. Support a land trust to keep housing affordable
11. Communal living options
12. Group homes with a communal kitchen
13. Work with churches to have homes for the elderly
14. There should be a range of housing options and costs

## **Development**

1. There should be a clustered village north of Calvander with a commercial center, an artisan center, bookshop, café, and a performing arts center (all accessed by various bikepaths)
2. The town should enforce it's small area plan
3. Absolutely no strip development
4. Constraints on clear-cutting
5. When there is development, there should be well-defined dense development and open space
6. Save old buildings downtown
7. There should be a mini-town at Calvander
8. Medium rise buildings downtown, but human-scale
9. Architectural integrity
10. Control growth, but allow affordable housing

11. Node community in transition area with new town center and small village feel
12. Carrboro should learn from other places where land is used efficiently
13. There should be reasonable small-scale, commercial development at Calvander
14. Infill needs to be smarter, with more character
15. Grow up, not out
16. Performance-based zoning

## **Technology**

1. The town should be online (town forms, taxes paid online, information, etc)
2. Carrboro should pursue innovative new technologies such as Broad-band access, wireless internet, fiber optics, DSL
3. The town should promote telecommuting and the 'untethered' office
4. The town should install a cell phone jammer
5. Redirect technology to assist town in goals (internet, adapt public works to our needs, clean transportation)
6. "Electronic Community" or "Virtual Community"
7. The town should establish a telecommunity center
8. There is a need for more alternative business structures
9. The town should support more technology infrastructure

## **Government**

1. The town should lobby for more local control
2. Keep local people involved in planning
3. Flexible responses to changing community needs
4. Regional co-operation
5. Be creative in solutions
6. New paradigms for civic participation

## **Senior citizen needs**

1. Health Care center next a senior center
2. Easy access to public transit
3. Senior center with child day-care facility on site
4. Community hospital and hospice

## ETC

1. Bury utility lines
2. Artists should have housing and studios in the downtown
3. Accessible medical center for seniors and the disabled with appropriate care & pharmacy
4. Free cable TV for seniors

# APPENDIX B:

## SCENARIOS OF LIFE IN THE YEAR 2020



## Carr Village North – 2020

Chapel Hill Newspaper, “The Daily Weekly”  
May 30, 2020

Families from Carr Town South and Carr Town North will join forces this weekend to celebrate the annual Spring Festival of the Towns. On Friday, families can stroll on the Weaver Street Esplanades and enjoy sculpture, art and crafts created by local residents. Food booths with a variety of ethnic foods will be provided by Carrboro restaurants. At sundown, the Carr Town Sympony will play a concert in the park at Harris Teeter Plaza. Movie buffs can enjoy an evening at the outdoor film festival, a week-long annual event which runs concurrently with the Spring Festival. Seating will be available on a first-come, first-served basis. The giant screen, mounted on the side of the old 3-story parking building, can be seen from many adjacent apartments and living quarters over the downtown stores. Some residents rent their rooms for exhorbitant prices to guests from abroad who come to Carr Town for the internationally-renowned film festival which attracts entries from the most avant garde independent film producers.

On Saturday, a full schedule of events is scheduled in the central park district of Carr Town North and on the adjacent soccer fields. This includes softball and soccer games for all ages, hikes in the forest buffers that surround Carr Town North, and a fishing contest for children at the community pond. Special senior events are scheduled, including a clogging contest and swing dancing. The traditional tour of the Andrews-Lloyd Farm Museum will also be available. Shuttle buses will run on the hour from Carr Town North to the Andrews-Lloyd Farm with a stop at the cluster of 1890 stores at Calvander. The reconstructed Calvin Andrews country school at Calvander will also be open at no charge.

Buses will leave the train station in Carr Town South every fifteen minutes on Saturday beginning at 9 am. The last returning bus will leave Carr Town North at midnight.

Carr Town North was developed as a neo-traditional village in 2010, six years after the downtown redevelopment of Carr Town South began on a piece-by-piece basis following the plan developed by Giles Blunden and using the guidelines established through citizen participation in the 2020 visioning process. The Northern Transition property was purchased by a progressive consortium of local businessmen, planners, architects, developers, and citizens. After receiving financial backing from a mysterious benefactor, they were able to purchase the entire 250 acres of land in the Northern Transition which they labelled “Carr Town North.” By popular demand the name “Carrboro” was changed to Carr Town South to reflect the complimentary balance between the two centers. Both villages are loved by those who live in them, and Carr Town is still high on the US News and World Report’s list of the best retirement towns in the US.

## Vision 2020 – Preamble to the Suggested Policies

A beautiful morning, so I decided to stroll downtown to my office. The canopy of trees over Greensboro Street provided a cool shade as I walked. As always, I'll stop at Weaver Street Market to pick up my morning coffee and one for Jerry, my partner. Jerry lives up north of Calvander and he takes the shuttle bus in every morning. As I approach Weaver Street, I can see a group of seniors going into the Century Center for a day of involved activities, discussions, instructions, and a lot of other fun activities. They also have use of the rooftop gym and solarium during the morning hours. Soon, the working parents will arrive to drop off their kids for day care. Jerry drops off his daughter before coming to our office.

If I look east, I can see the windows of our offices in the five-story building just behind the Armadillo Grill. Some call the building "The Starting Gate" because so many new ventures and businesses start out there. But it is not an incubator for people like Jerry and me. Lots of the offices and most of the stores are occupied by long-term tenants. Because of its success, two more similar buildings are under construction, one on South Carrboro Street, and another at the Highway 54 crossroads, next to the Multiplex Cinema. The Multiplex is ok, but I much prefer the Greenwich Art Theater right next to the Artscenter complex.

The coffees in hand, I head to the office after having greeted several people at the market and on the street before entering the office building. Jerry arrives soon after I do and we get down to a full morning's work. When we can close up and go out for lunch, there are so many terrific choices and so many of them offer outdoor dining. After a really nice lunch we walk about enjoying the traffic-free downtown. Cars are never allowed and delivery trucks are restricted to the hours of 11:00 p.m. and 5:00 a.m. The loop road sure cut out the traffic congestion, and the electric delivery trucks cut down on the pollution. The electric shuttle buses allowed in parts of downtown are a godsend, especially when it rains. We discuss the Town's plans regarding the expansion of the Farmer's Market Commons to include free outdoor dancing programs, sponsored by the Dance Company of Carrboro. We greet the Mayor, who asks if we plan to attend the North Carolina Symphony Concert at Carrboro Fields (adjacent to Carrboro Stadium), we both reply in the affirmative.

Back in the office, there's a message from Gina. She had called to ask if we want to meet her tonight at the newly renovated Town Hall for the Citizen's Art Show opening, we agree on the time. She reminds us that the Photography and Crafts show at the Century Center is closing on Sunday and to make sure to see it. Gina works with us, but she works out of her home. She is also a mass of information regarding all the cultural events happening in little old Carrboro. Lastly, she reminds us that we're all going to a performance of "Peter Pan" at noon on Saturday with our kids. And, that night to the musical "H.G. Wells' Outline of History," with the original Broadway cast. Looks like we'll be spending a lot of Saturday at the ArtsCenter.

Thankfully, we have a lot to occupy our time Downtown between the shows. It's more fun for us and the kids than one of those theme parks, with all their hype and glitz. But I am looking forward to a relaxed Sunday. My family plans to get to the soccer field early and watch my son play. Afterwards to the other parks for a picnic first, then to just relax, meet friends, snack and doze while reading the newspapers. Or, to wander over to the pools area

and watch the people cavorting. Wow, can't wait for the weekend. I turn on the radio, tuning it to WCBO, which will give us the weather report as well as an update on what's happening in our town. Nice to hear that the last stretch of Greenway will be completed next week and we'll be able to walk from Southern Village all the way to the new mini-town about three miles north of Calvander without having to cross a street, only feet and bikes allowed. The east-west greenway should be finished soon, from Carrboro to downtown Durham; Greater Carrboro has become a reality. The afternoon passes quickly. And we prepare to close up shop for the day. I need to pick up a few things at Weaver Street Market for dinner. I must remember to ask about the other new stores that they are opening in the north. Out in the street, the sun is just settling, we wave to a few friends and walk towards the Century Center where he'll pick up his daughter and I'll head to the market. As we part he says "good night Ben" and I reply "good night Jerry."

### *Scenario for Parks and Recreation*

This weekend I am planning to attend a soccer tournament hosted at the local soccer complex built as a public/private partnership. My niece's soccer club from Kentucky will be coming to play. She is so excited because UNC and the Chapel Hill-Carrboro region have an international reputation for women's soccer excellence. The whole team is thrilled to be playing here where Mia Hamm and so many other great women soccer players trained.

In retrospect, joining with Orange County, Hillsborough and Chapel Hill to build the soccer complex has been a win-win situation for all concerned. Partly due to UNC's reputation, the soccer complex is a huge success both in terms of economic benefit to community, local development of talented players and a recreational benefit to the community. Benefits to the community include:

- \$15 million in local revenues from hosting soccer tournaments

- 4,000 local youths annually who participate in soccer programs on local fields

Revenues from the operation of the soccer complex are put into scholarships for youth who need financial assistance to participate. There has been a significant increase in African-American, Latina/Latino, and Asian youth participation since the scholarships became available.

Chapel Hill/Carrboro Transit system provides adequate service for youth to get to the soccer complex for practice and games so that dependence on parents for transportation is no longer a barrier to participation.

### *Swimming Pool*

I am swimming again for exercise and relaxation. I quit swimming because all the public pools in our area were so over-used that swimming was very stressful. Swimming in a lane shared with four other people has many hazards. Kicked in the side, pushed under, drowned in backwash were a few of the hazards. Now with the new pool, it is pleasant again to swim before and after work. The recreation department offers swimming lessons at the pool in the morning and is sponsoring swim teams for youth. Of course the improved Chapel Hill/Carrboro Transit system makes it possible for more youth to participate in the swim team because they do not have to depend on parents for transportation.

## Scenario for Carrboro on the Web 2020

I am house sitting for the summer in Carrboro for a family that is living in Africa this summer. I am from the West Coast and this is my first time living in North Carolina. As I sit at the breakfast table, I am planning my weekend.

### Waste Collection

The trash collection and waste recycling day is coming up. I don't know what I can recycle at the curb so I go on the Carrboro community website and click on the Recycling button. I find out that the plastic bags cannot be recycled at the curb but that the closest recycling center is located at Carrboro Plaza. The display shows me a map of the drive-to recycling centers. I also look at a map and schedule for curbside recycling. I learn that since Tuesday is July 4th, my recycling and garbage will be picked up on Wednesday instead of Tuesday.

### Art in Carrboro

Carrboro has a national reputation for public art and art galleries. Someone told me that there is a photography gallery in Carrboro that has a current exhibit of her brother's, a renowned photographer, work. What is the name of the gallery? I go on Carrboro's website and look at the Gallery listings. I find the name and location of the gallery with a brief description of their exhibit. I discover that the gallery is only open three afternoons and evenings. Today is not one of those days so I will plan to go this weekend, the last weekend for the exhibit.

When I was visiting Carrboro last year I saw an incredible sculpture on Weaver Street. Who was that artist? I look on the ArtonWeaver site linked from the Carrboro site and find a picture of the sculpture in the archive. I learn that it has been sold and moved to a new location. I can go by there and visit the sculpture but I also learn that I can link to the sculptor's studio where I can see more of her work and discover that she has open hours on this Saturday afternoon.

### Making dinner

I have a friend coming to visit this weekend and am planning a dinner party for several friends. I am pouring over my cookbooks to decide what I want to make for dinner. I need a special cut of meat so I email Cliff's market and order the meat. I want to make a dessert with local strawberries but maybe the season is over so I click the Farmers' Market site and check to see if anybody expects to have strawberries for sale this Saturday. I would like to make the Mexican squash blossom soup so I email one of the farmers to ask if they will bring me 25 squash blossoms so that I can make the soup. This is a special order since they usually only bring the squash, not the blossoms. We email back and forth until we reach an agreeable price for the blossoms. Also, I want to know when those really good, small blueberries that Mr. ? grows are going to be ready. They sell out early so I will get the market early when they come in.

## Other Activities with a Visitor

I am going to be in a meeting all day so it will be difficult for me to use a telephone but I want to make a reservation at Acme so I use my palm device to connect with Acme. I request a reservation at 7:15. After seeing a display of their tables and which ones are open at 7:15 pm I select a nice table by the window and get a confirmation for my reservation at table no. 10 at 7:15.

Perhaps we would like to go by WSM and have a drink while listening to some music so I go on the link to find out who is playing tonight and, this will totally impress my friend, I find out what wines are being served tonight.

My friend wants to move here

My visiting friend is so impressed with Carrboro that she wants to consider moving here. She goes on to Carrboro Connect and looks at neighborhoods and school districts. She has a small business that she would move here so she goes onto the Economic Development section of the site and looks at the map of available commercial space.

## Carrboro Downtown in 2020 – a vision

It's a beautiful weekday morning in early summer of 2020 and I'm walking to my office on Weaver Street from the light rail station by Carr Mill. Downtown Carrboro has never looked better and I am thinking of how far we've come in the last two decades. How would I describe the difference that twenty years has made? Here's my view.

First of all, it's so much easier to walk around town. Back in the '00s we already had one of the most walkable downtowns in the state, but there were problems. We've now eased the congestion and made it much easier and safer to walk around and cross the streets. Now parents in the community feel happy to give even their 4th and 5th grade kids the freedom to go to activities and use resources like the library, the community swimming pool and the ArtSchool programs independently and safely. And getting to the downtown has never been easier. I'm fortunate enough to live within a few minutes walk of the light rail service which shuttles from Eubanks Road to the University, and that's how I get to the office most mornings. Other parts of the community are served by a wildly popular system of 16-passenger LP gas-powered jitneys, which though they run on regular routes at regular intervals will stop anywhere to pick up a passenger. Thanks to on-board radios and the dispatcher's computer, they can easily divert a few blocks to pick up or drop off a fare and connect with other service routes. We still have transportation issues to resolve: there's still no passenger rail service from Carrboro or Chapel Hill to Raleigh and RTP (they're still arguing over the choice of route) but the community decided years ago that it's far more effective to bring goods, services and resources to the community than to transport the community to out-of-town goods, services and resources.

In 2020 Carrboro we have more employment opportunities available in town than ever before. We decided long ago that diversity was our strength, so we concentrated on providing space for our homegrown businesses to expand, while maintaining the multitude of small low-rent spaces to nurture the start-up businesses that are so important to us. Business of course is booming. Since the year 2000 we have quadrupled downtown business space. Weaver Street Market Cooperative spawned a host of community-owned enterprises, including the first (and still the most popular) of the town's several downtown hotels, and became a national legend in the process. Governor Kinnaird declared the Cooperative a State Treasure a few years ago, and business and community leaders from across the U.S. come to Carrboro to study how community business ownership can transform a town's economic base. Privately-owned businesses thrive here too. Developers love working in Carrboro because the Town's goals and objectives are so clearly defined and supported by town development control staff and by the ordinances, and this has resulted in some really wonderful projects over the years.

### *A vision of Carrboro in the future...*

My name is Jim Dickert, and I'm a 28 year old single dad, and an engineer with a small firm in downtown Carrboro.

One of the reasons I've been able to keep my family together is the exceptional variety of amenities available to us here.

My mother, who shares in the childcare for my boys, can take the bus from her apartment to our house. Later she can check in on my grandmother who lives in the senior citizens' housing about a half a mile away, in our same village.

We can walk to the market in our village square and to the boys' doctor's office as well. There's a playground and a ball field within a short walk too. And the boys love the trail along the creek – they can show me what they learned in their science class field trips there.

On weekends we bike along the bike boulevard and the trails into downtown to get an early supper and listen to a concert on the commons. One afternoon a week my mother takes an art class while she waits for the boys to finish their music lessons in the ArtsCenter. We all meet for dinner – there's no rush because the buses run all evening.

What's really impressive is that we have all this, but our taxes are no higher than communities that offer far less. That's because businesses like mine are encouraged to settle here and the town staff works with us to see that we have the services we need to take care of our customers. When we're successful, the taxes we pay help to keep everything affordable for a variety of people. Back when taxes kept going up, we worried that my grandmother wouldn't be able to stay here and that I wouldn't be able to find affordable housing either. But now, all three generations can live nearby and families like mine have the support they need.

## A day in 2020

I walk down from my fifth story loft home in the heart of town, down the stairs and into the morning sunshine. As I come out through a garden to North Greensboro Street I am struck by the freshness of the air. The narrow driving lanes for the new lightweight cars are very manageable for me as a pedestrian and the place is full of people walking here and there and enjoying themselves and each other. The light at the ground level is filtered shade from all of the pin oaks that were planted at the turn of the millenium. They are now just maturing and have had a dramatic impact on the comfort of the downtown area over the last five years. Carrboro is now a destination for the exchange of creative ideas and has a vibrancy that feels both invigorating and prosperous. As I walk with my neighbor over to the market to have a cup of coffee I am proud of what Carrboro has become and thoroughly enjoy the sense of life and well being that it seems to support.

## Carrboro in 2020

As we teeter towards our dotage, my wife Catherine and I don't think we could find a better place to live than Carrboro. From our home on Oak Avenue we can walk up to the community pool on N. Greensboro where we go nearly every morning for our senior synchronized swimming classes. In the afternoon we walk down to the Century Center to do volunteer work at cyber library. In exchange for our volunteer time we get reduced tuition at the Carrboro Communiversity, which holds classes at the center and various other locations around town. We often go back to the center in the evenings for dances or concerts and every third Friday night we go the Cats Cradle for Boomer Night.

Sometimes we will go for weeks at a time without even unplugging the old '09 VW electrobug. Since the light rail was finished in '15, we can be in Raleigh in thirty-five minutes.

Many of our neighbors are young married couples who work at one of the high tech firms out at Calvander Village. Most of them bike to work on the Carrboro to Hillsborough Bike Path.

There aren't as many students in the neighborhood as there were back in the 1900's, but most of the ones that are seem to be in Rock 'n Roll bands hoping to get a recording contract with Paris of the Piedmont music which is headquartered in one of the new three story buildings on Weaver Street.

Fete de la Musique has gotten so well known that this year we are leaving town and renting our house to talent scouts from Los Angeles for an undisclosed amount of money.

## Transportation 2020

It's morning. Turning to my window this late April 2020 morning – my 75th birthday – I am delighted to see the sun shining through the newly-greened leaves. After all those days of rain, the sun will give a boost to our PLAN. Will everyone come? Will anyone arrive driving? What will be their excuse if they do?

Municipal, county and regional transportation was combined 3 years ago, but it was only last month that the true gift was added; during non-peak hours, citizens may flag down buses as they pass – no more gauging our lessening strength with care and keeping up with the stops and the time. Then was better, of course, than taking the same old 2 or 3 mile walks all the time, but now is freedom for we gray-haired walkers.

The Birthday Plan? Friends will walk and bus from every direction to that new bed and breakfast out past Calvander Village that is said to serve a magnificent lunch. Out Hillsborough, across Eubanks from Timberlyne, down Franklin from the east and in Dairyland from the west. Some will brag on our efforts and some will not over lunch, but we'll all board the 2:22 bus as we start our various journeys home.

## And one final look into the future.

It's another busy Saturday, and I just missed the train to UNC to visit my kids. I was distracted by the downtown markets, as I usually am. They seem to have gotten bigger over the years. It all started when they closed Weaver Street on Saturdays. A few years later they closed the street permanently, and now, since they removed the parking lot, there is almost too much to see in one morning.

It has been great for the center of town since they started building those new parking decks. Although, the trains are so easy now that people have been using the decks less. I believe I heard the Town is talking about renovating one of those parking decks into new office space.

Well, at least I won't be late for lunch, there is another train in ten minutes. That should be just enough time for me to check what's playing at the Greensboro Street movies tonight and have another quick look at the market!

# APPENDIX C: AMENDMENTS

February 24, 2004  
Section 6.18