

THE 203

Town Council Project Progress Update

9/15/2020



Perkins&Will

Brief History – Project Timeline

- September 2015 – County expressed interest in 203 S. Greensboro property
- Town undertook Space Needs Study/Condition Assessment (6/2016) and Parking Study/Plan (6/2017)
- Initial partners identified – Town, Orange County Library, ArtsCenter, WCOM (12/2016 – 4/2018)
- Design Team selection and Schematic Design – (3/2018 – 12/2018)
- ArtsCenter decision to locate elsewhere (1/2019)
- Parking options explored; Orange County adds Skills Development Center and related uses; authorization to reboot Schematic Design (4/2019 – 2/2020)

Anticipated Principal Uses

- Town Recreation, Parks, and Cultural Resources Department
- Orange County Southern Branch Library
- Orange County Skills Development Center

Anticipated Supplemental Uses

- Virtual Justice Center
- WCOM
- Seed Library and Teen Center
- Certified Nursing Assistant Lab
- Guardian Ad Litem



SMALL BUSINESS & NON-PROFIT EMERGENCY FUND

Á la Carrboro

Local StimulUS Campaign

The 203 Project

Local Matters Business Directory

ECD Reports

It's Carrboro! 2014

Revolving Loan Fund

WISE: Energy Efficiency Loan Fund

Office Space - Vacant Properties

Town Demographics

Neighborhood Associations
Registration

Unaccompanied Immigrant Minors

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The 203 Project

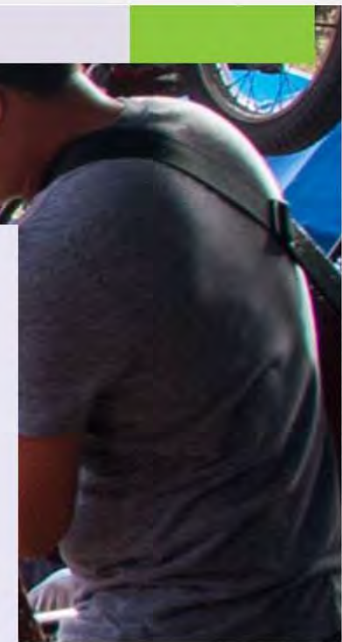
The 203 Project is again underway and is now the future home of the Town Recreation, Parks and Cultural Resources Program, the Orange County Southern Branch Library, the Orange County Skills Development Center, Virtual Justice Center, WCOM Radio, Teen Center, and more. The current design process is a continuation of the 2018 efforts, reflecting the great input previously received and framing the new and updated synergies of the building users. Please consider attending one of our upcoming events to learn more.

To attend any of the following meetings please contact Planning Director Trish McGuire by email: PMcGuire@townofcarrboro.org or by phone: (919) 918-7327



Upcoming Events

Date	Description
Tuesday, September 15, 7pm	Town Council update
Thursday, September 24, 7 – 8:30pm	Virtual public meeting on project



AGENDA

Project Re-Introduction

Program & Vision Updates

Planning & Massing Option Studies

Planning & Massing Recommendation

Next Steps

FEEDBACK & DECISIONS

Structured Parking Deck Recommendation

Program Organizational Strategy

Planning & Massing Recommendation

PROJECT RE-INTRODUCTION

PARTNERSHIPS



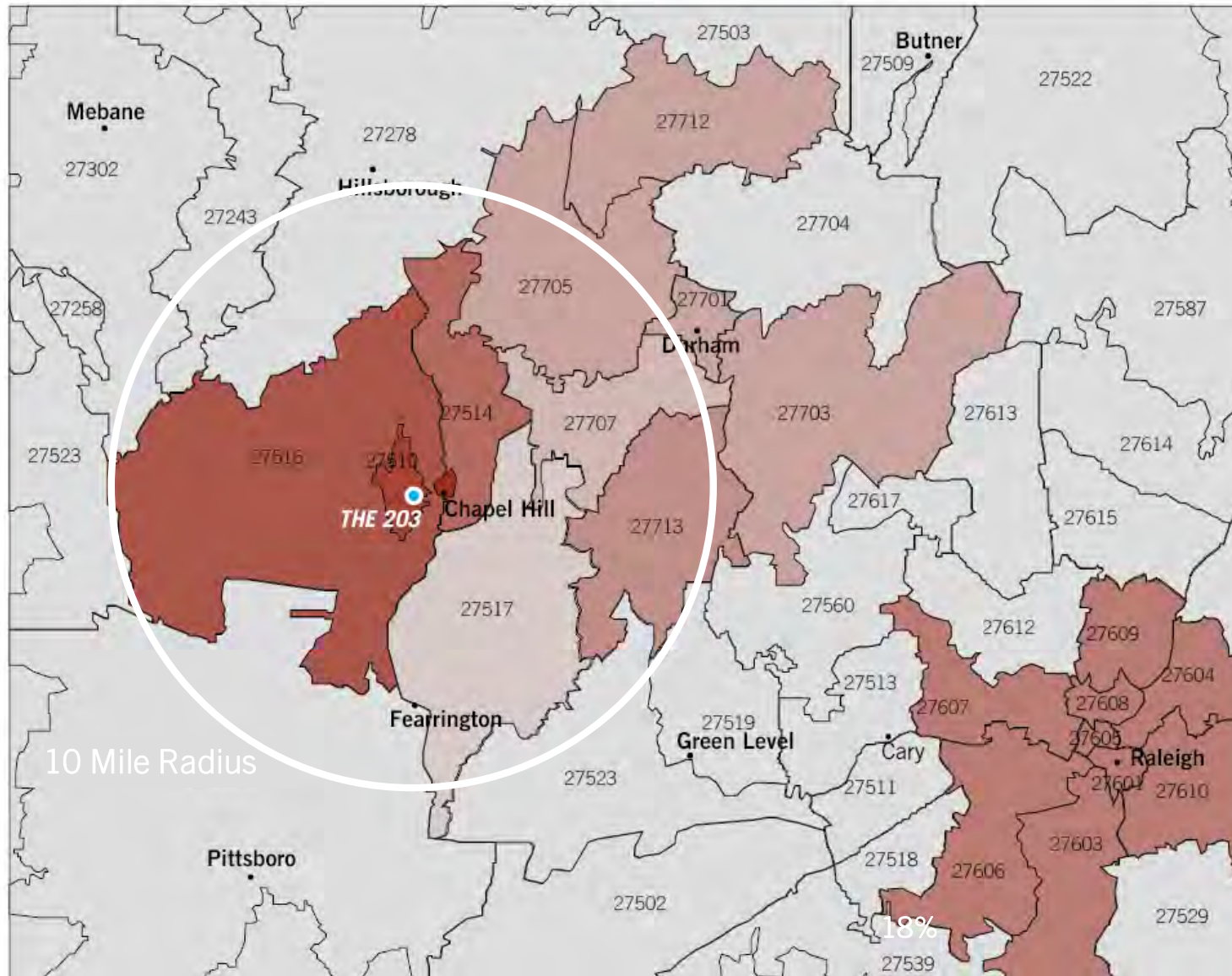
TEEN CENTER

VIRTUAL JUSTICE CENTER



WHAT WE HEARD ...

PUBLIC ENGAGEMENT: PARTICIPANT INFO



PARTICIPANTS BY ZIP CODE:

27510 Carrboro	71
27516 Chapel Hill	65
27514 Chapel Hill	15
27599 Chapel Hill	15
27515 Chapel Hill	8
27701 / 05 / 12 Durham	7
27713 Chapel Hill	6
27707 Durham	6
27517 Chapel Hill	5

OTHERS:

Wake County/ Cary	22
Charlotte	7
Eastern NC Counties	3
Chatham County	1
Alamance County	1
Granville County	1
Guilford County	1
Out-of-state	14

Total

248

PUBLIC ENGAGEMENT PRIORITIES

ACTIVE, GATHERING SPACE

QUIET, REFLECTIVE SPACE

OUTDOOR PROGRAMMING SPACE *Accessible Roof Terrace*

ACTIVATE STREET

BICYCLE PARKING *Covered Bicycle Parking*

PROMOTE SYNERGY BETWEEN PROGRAMS

SCALED TO CONTEXT

MINIMIZE VISUAL IMPACT OF PARKING

CONNECTIVITY TO CONTEXT

SUSTAINABLE DESIGN

ON-SITE PARKING *Paired With Off-site Parking*

SUSTAINABLE DESIGN GOALS

LEED Gold Equivalency

Duke Energy High Performance Building Compliance

Full Building Energy Modelling

Town of Carrboro Climate Action Plan

SUSTAINABLE DESIGN APPROACH

Reduce Demand / Loads

High Performance Building Envelope

High Efficiency Building Systems

Renewable Energy Generation

BUILDING SYSTEMS UNDER STUDY

Mass Timber Construction – carbon sequestration / first carbon offsets

Daylight Harvesting + Lighting Control System

Variable Flow Refrigerant – very high efficiency / scalable HVAC systems

Solar Hot Water – domestic water

Rooftop Photovoltaic (PV) – on site energy generation

Electro-Chromic Glass – managing west facing glass

Green Wall + Evaporative Cooling – ecological cooling systems

PROJECT VISION

PROJECT VISION STATEMENT

The 203 will be the area's new hub for our shared culture of learning and leisure—a community oasis that nourishes the mind, body and soul. As a user focused community center, it will connect Town and County residents to resources, tools and each other in the spirit of learning, making, and nurturing collective values. By integrating vital public resources—the Carrboro Recreation, Parks and Cultural Resources Department, the Orange County Southern Branch Library, the Orange County Skills Development Center, and WCOM—*The 203* will host traditional services as well as new collaborative programming. New and enhanced programs will weave together learning with leisure, personal growth with vital workforce readiness. This purpose-built facility will be an environmentally sustainable, functionally resilient destination that is welcoming and accessible to all.

GUIDING SERVICE PRINCIPLES

Welcoming To All – Staff create an accessible community destination that welcomes all regardless of race, gender, sexual orientation, or socio-economic status. Staff welcome patrons into an inclusive environment through customer friendly service interactions that are mindful of diverse experiences, needs, and expectations. They ensure that the community can easily access quality services while clearly articulating how those services add value to each patron’s endeavors.

Collaboration – Staff work across organizational boundaries to connect the community with multiple modes of learning, leisure, work opportunity, and creative expression to enrich their experience. Through cross-disciplinary classes and counter programming, staff build relationships between community members and partner organizations and between the Town of Carrboro’s culture, Orange County and the world.

Technology – Staff offer access and instruction in the use of technology platforms—how to access, filter, evaluate and produce content. Access to tech tools, expertise, and high-speed internet will help to democratize technology for all.

Efficiency – Staff and services will be combined not only to share amenities and infrastructure but also to streamline the customer experience through a one-stop-shop service destination. Integration of staff and services not only creates opportunities for collaborative program development but also improves grant funding potential through synergistic partnerships.

GUIDING SPATIAL PRINCIPLES

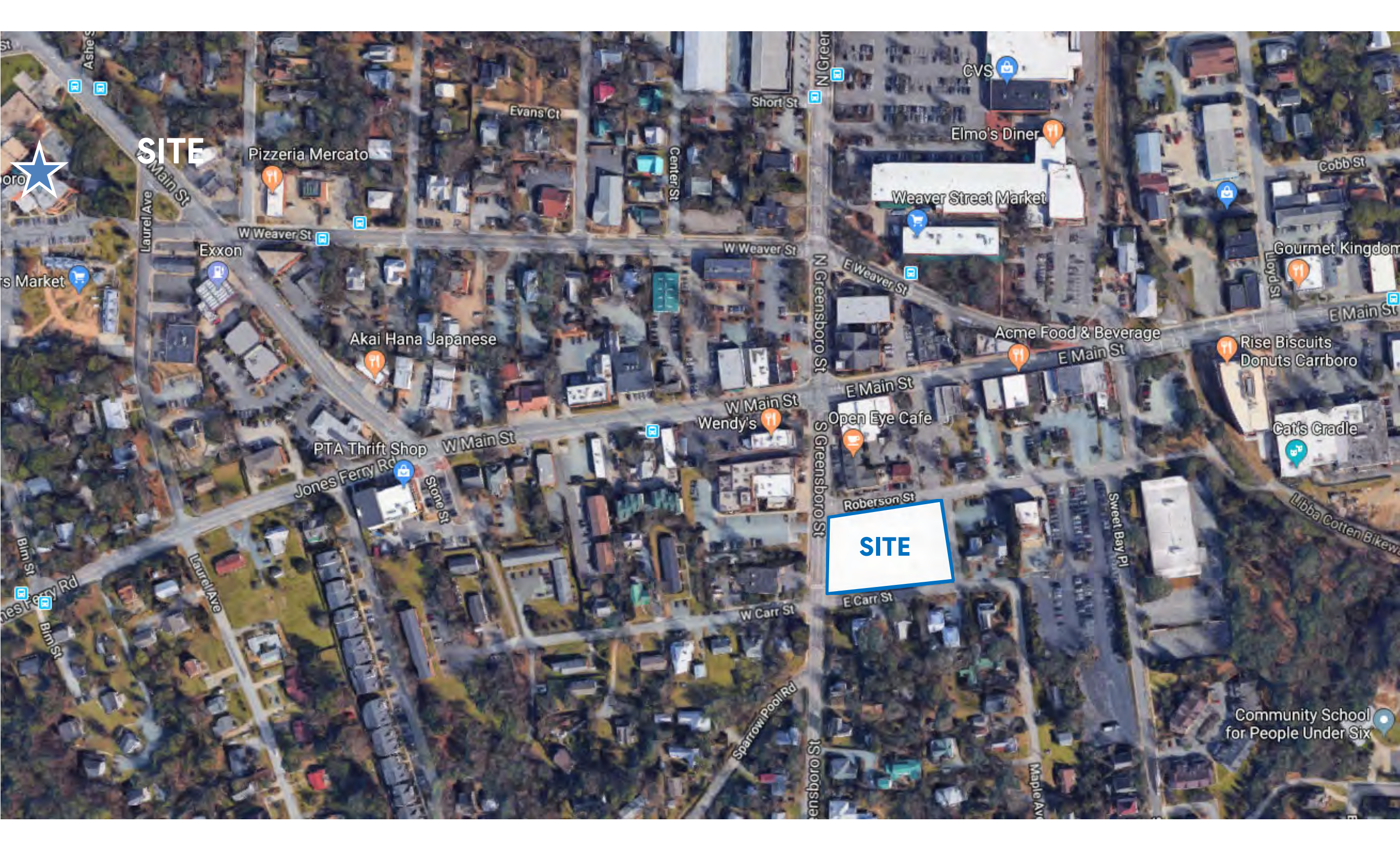
Welcoming To All - Diverse spaces and resources accommodate individual choice, and varied uses ensure that *The 203* is accessible to everyone. Blended service points streamline services by putting the customer’s needs first. Intentional flexibility will support a nimble organization ready to adapt to changing user preferences.

Collaboration - Spaces effortlessly support *The 203* users in finding services and connecting them to one another to build communities of shared interest. Moving between informal activities and formal programs, one partner organization to another, physical and digital production, and indoor and outdoor spaces should be easy and intuitive.

Technology – High and low technology are seamlessly integrated into the architecture and user experience to support learning, creativity, research, entrepreneurship, and media production. Adaptable and scalable infrastructure supports the technology of today while anticipating future technologies yet to be imagined.

Efficiency – Spaces are designed to be flexible, resilient, and environmentally sustainable. Shared infrastructure economizes on space demands, reduces spatial redundancies, and integrates more robust, high efficiency building systems. Efficient building design combined with higher density planning leads to lower first and extended life-cycle costs that speak to *The 203*’s responsible stewardship of public funds.

SITE



★

SITE

SITE

Pizzeria Mercato

Exxon

Akai Hana Japanese

PTA Thrift Shop

Jones Ferry Rd

Wendy's

Open Eye Cafe

Weaver Street Market

CVS

Elmo's Diner

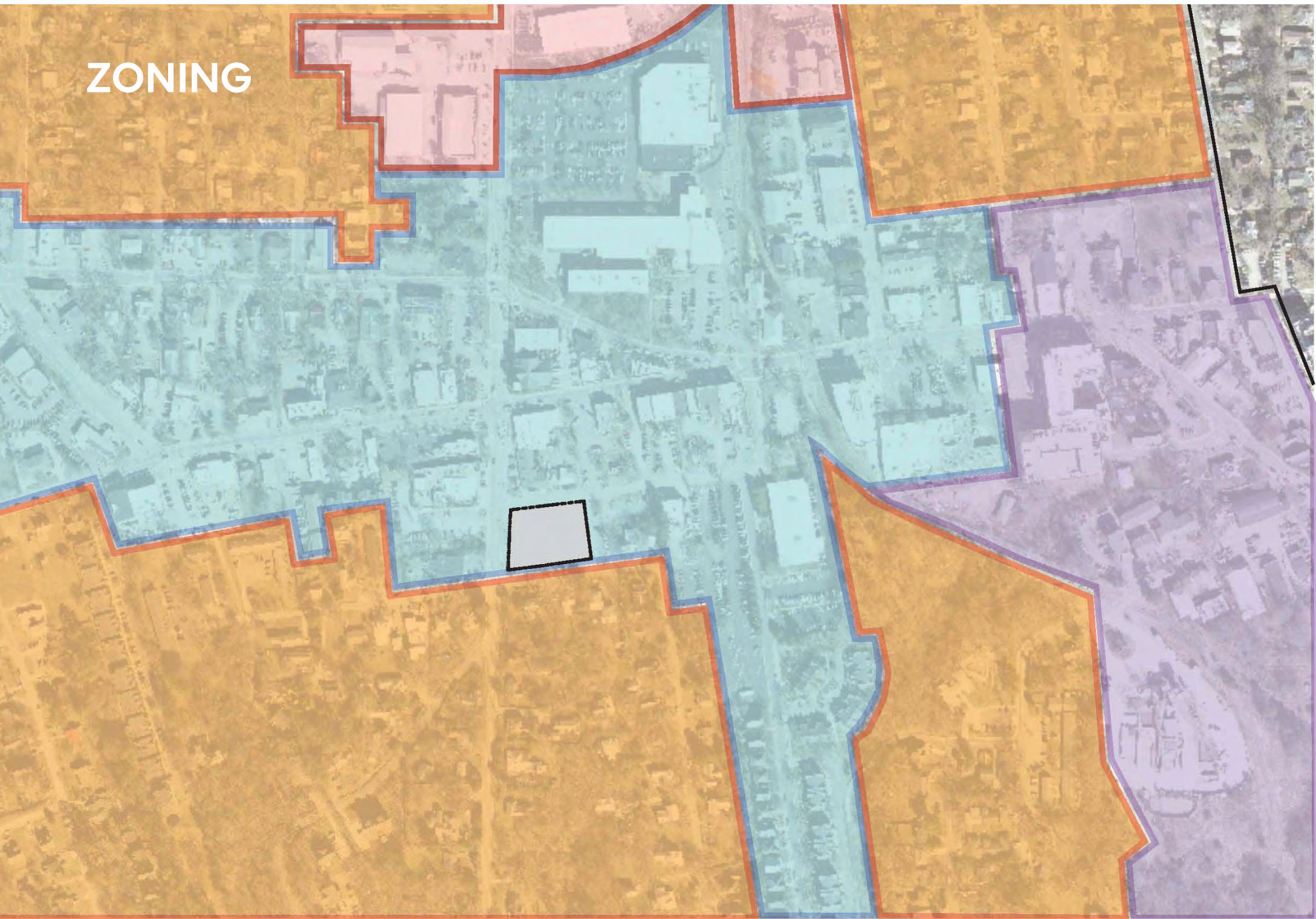
Acme Food & Beverage




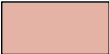
Rise Biscuits
Donuts Carrboro

Cat's Cradle

Community School
for People Under Six

ZONING



-  Residential Zoning
-  Commercial Zoning
-  Mixed-Use Zoning
-  Industrial Zoning

SCALE | CONTEXT



STREET WALL



SOLAR PATH



CONNECTIVITY

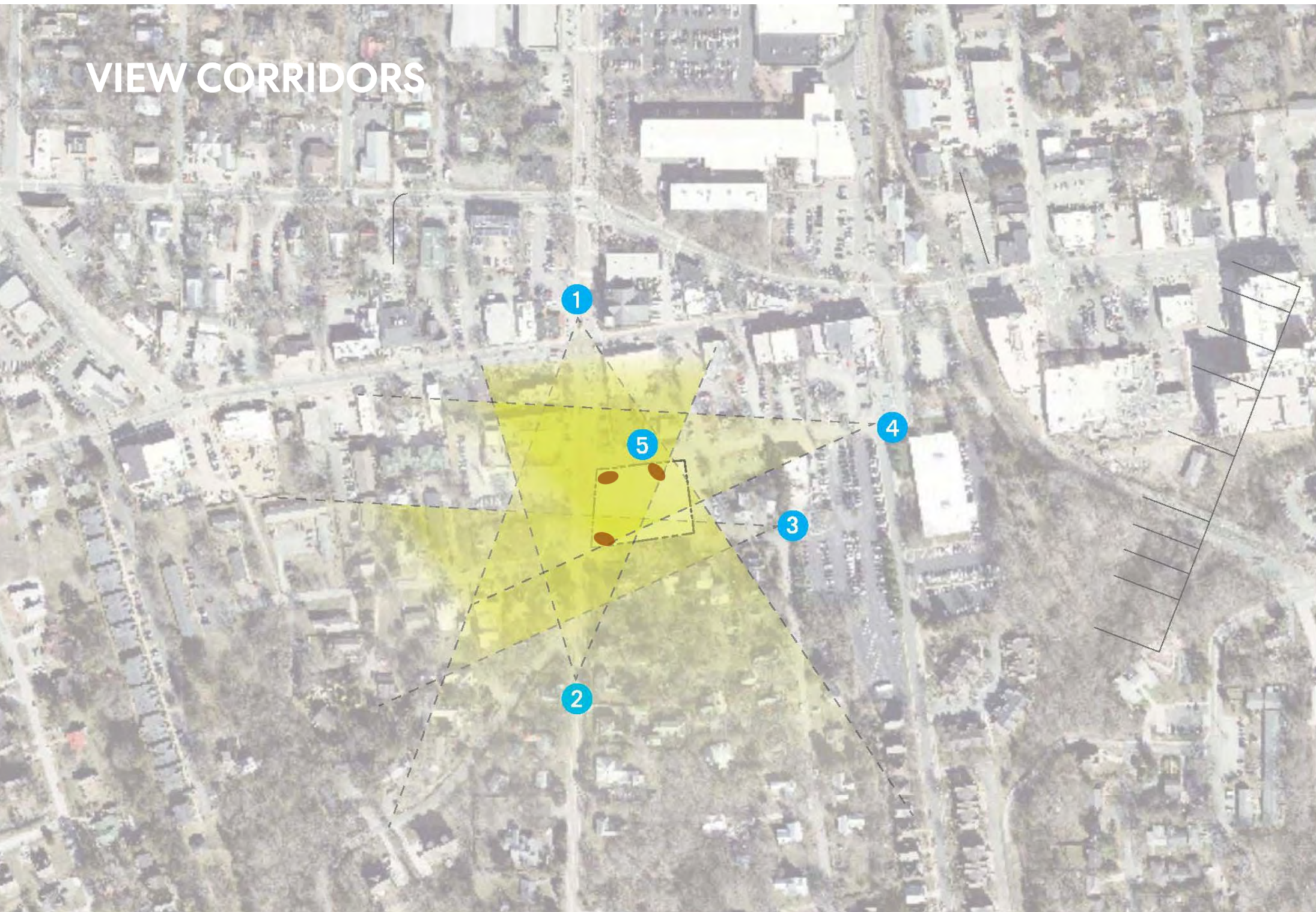


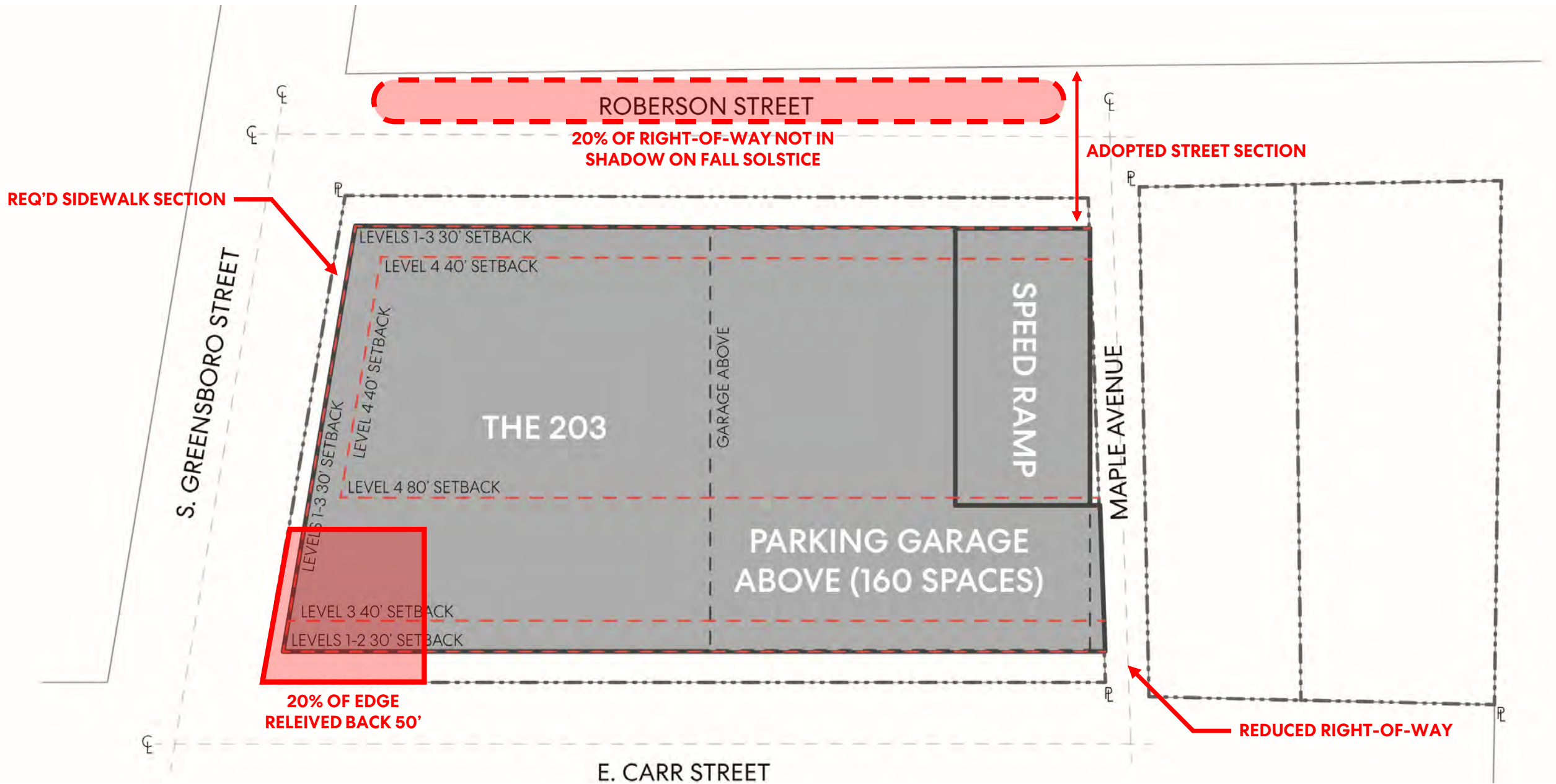
BIKE PATH/LANE
SHARROW

SITE CONNECTION
BUS STOP

LIBBA COTTEN BIKEWAY
SITE ACCESS POINT

VIEW CORRIDORS





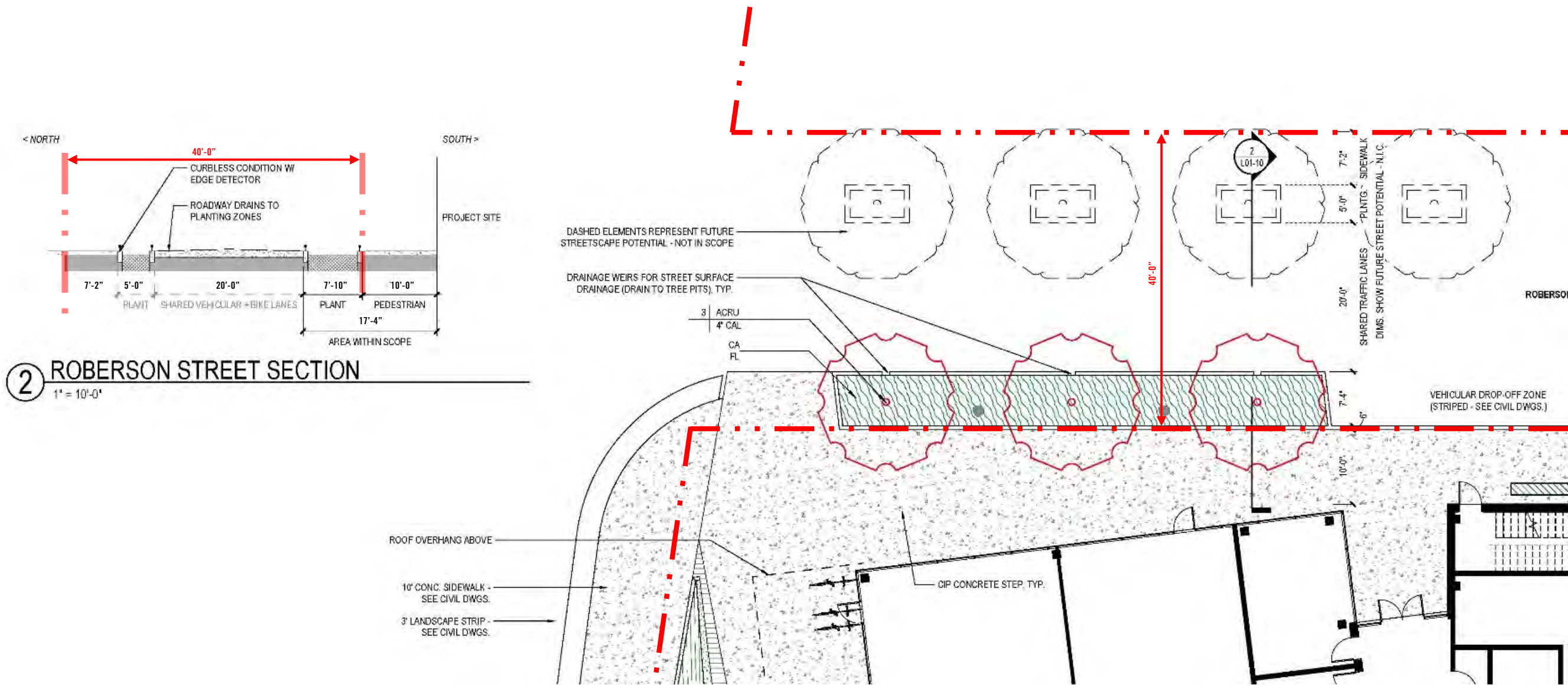
Building Footprint / Envelope Drivers

Perkins&Will

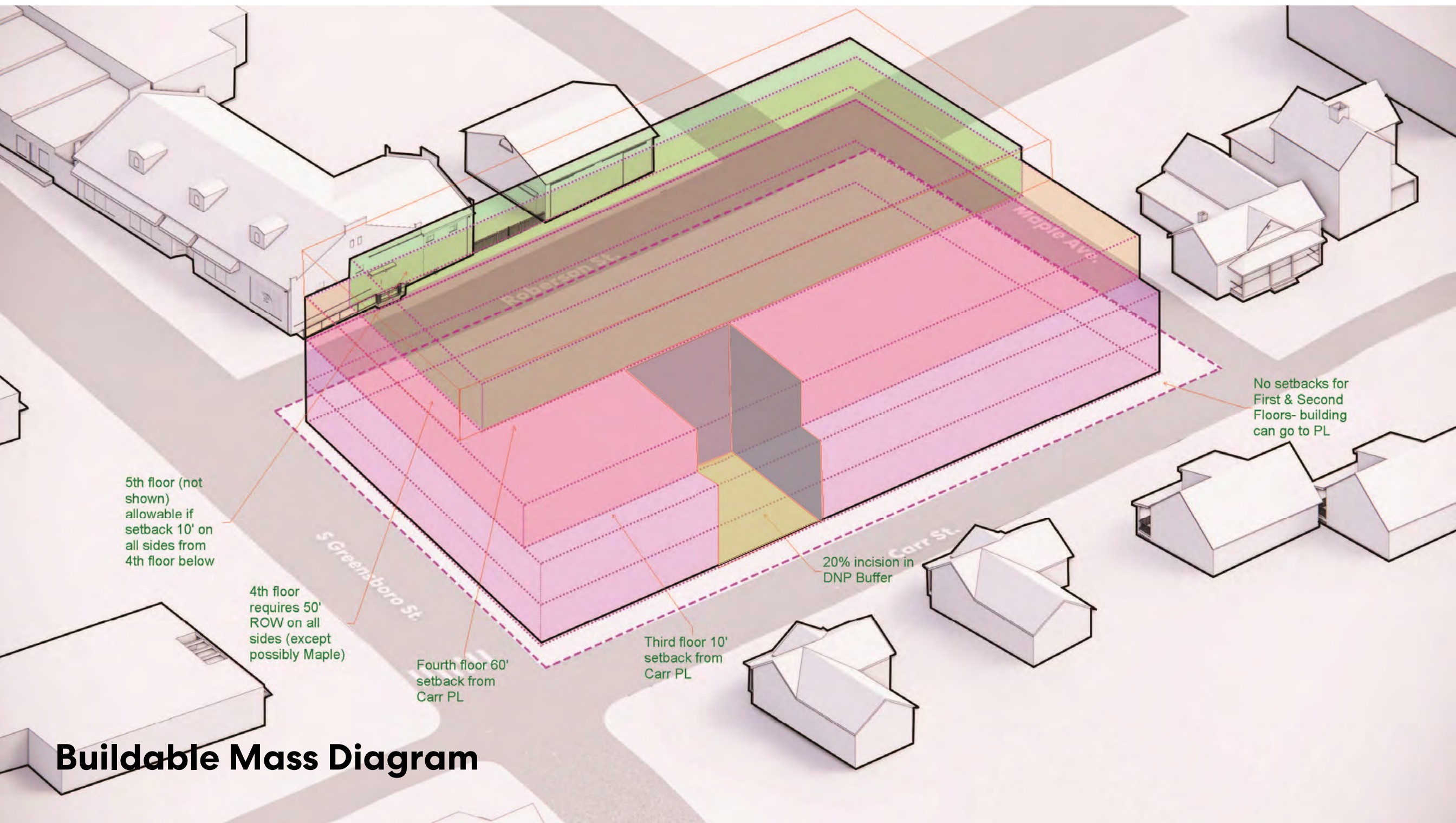


Model Pedestrian Street: Wall St. Asheville

Perkins&Will



Proposed Roberson Street Section



5th floor (not shown) allowable if setback 10' on all sides from 4th floor below

4th floor requires 50' ROW on all sides (except possibly Maple)

Fourth floor 60' setback from Carr PL

Third floor 10' setback from Carr PL

20% incision in DNP Buffer

No setbacks for First & Second Floors- building can go to PL

Buildable Mass Diagram

RE-PROGRAMMING

PROGRAM UPDATE

2018

- Rec + Parks: 17,050
- OC Library: 15,450
- Arts Center: 10,500
- Total: 44,000 + 60 parking spaces

2020

- Rec + Parks: 19,600
- OC Library: 15,100
- OC Skills: 12,600
- Total: 47,300 + 162 parking spaces
+3,300 & +102 parking spaces
(+/-40,000sf)

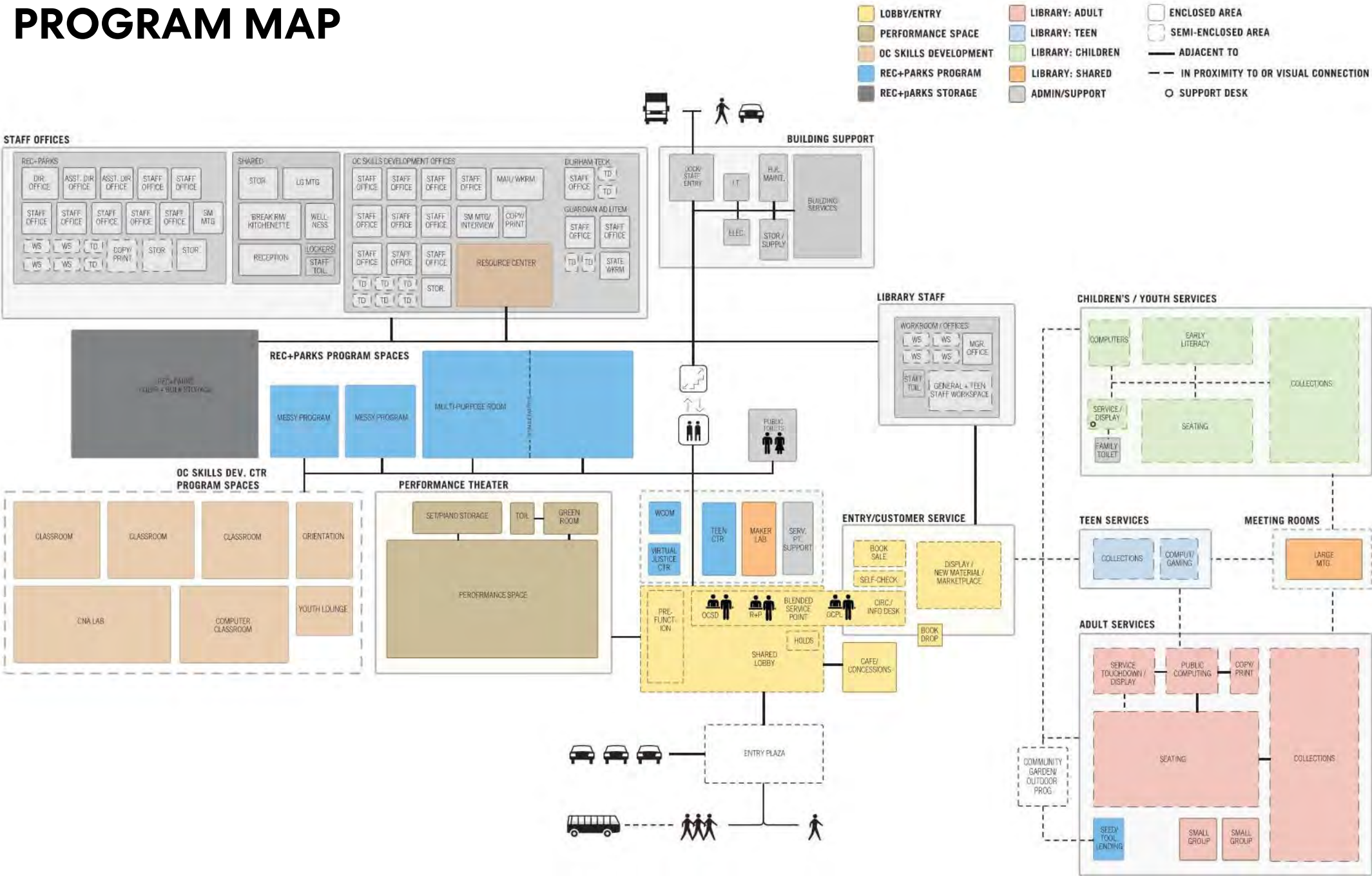
The 201 Project: Town of Carleton Place - Parks Program
 Space List Summary
 July 11, 2011

Program Area:
 Staff: 10,000/10,000

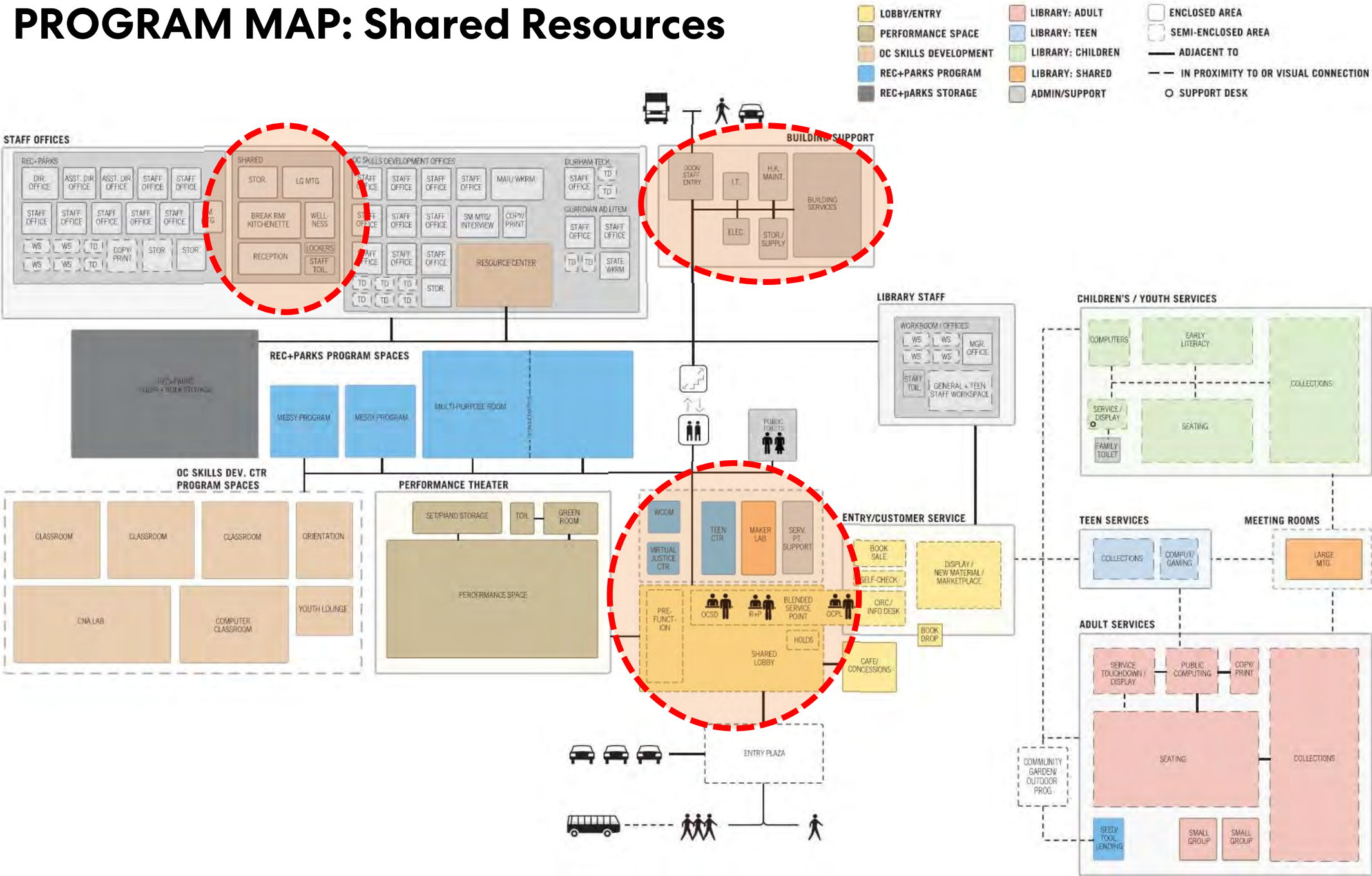
Space Type	2015 PROGRAM					REDUCED PROGRAM					Functional Description / Special P.F. & E
	Unit/Area	Qty.	N.S.F.	Staff seats	Seats	Unit/Area	Qty.	N.S.F.	Staff seats	Seats	
1.0 PERSONAL RECREATION											
1.1 Multi Purpose Program/Recreation											
1.1.1 Softball Field	100	1	1,000		75	100	1	1,000		100	1.000 sq. ft. Softball field, 100' x 60' (100' x 60' ft.)
1.1.2 Softball Practice Area	100	1	1,000		75	100	1	1,000		100	1.000 sq. ft. Softball practice area, 100' x 60' (100' x 60' ft.)
1.1.3 Softball Practice Area	100	1	1,000		75	100	1	1,000		100	1.000 sq. ft. Softball practice area, 100' x 60' (100' x 60' ft.)
1.1.4 Softball Practice Area	100	1	1,000		75	100	1	1,000		100	1.000 sq. ft. Softball practice area, 100' x 60' (100' x 60' ft.)
1.1.5 Softball Practice Area	100	1	1,000		75	100	1	1,000		100	1.000 sq. ft. Softball practice area, 100' x 60' (100' x 60' ft.)
1.1.6 Softball Practice Area	100	1	1,000		75	100	1	1,000		100	1.000 sq. ft. Softball practice area, 100' x 60' (100' x 60' ft.)
Subtotal			5,000	0	75			5,000	0	100	
1.2 Many Program Room											
1.2.1 Many Program Room	100	1	1,000		75	100	1	1,000		75	1.000 sq. ft. Many Program Room, 100' x 60' (100' x 60' ft.)
1.2.2 Many Program Room	100	1	1,000		75	100	1	1,000		75	1.000 sq. ft. Many Program Room, 100' x 60' (100' x 60' ft.)
Subtotal			2,000	0	75			2,000	0	75	
1.3 MCHM											
1.3.1 MCHM (MCHM)	100	1	1,000		75	100	1	1,000		75	1.000 sq. ft. MCHM (MCHM), 100' x 60' (100' x 60' ft.)
1.3.2 MCHM (MCHM)	100	1	1,000		75	100	1	1,000		75	1.000 sq. ft. MCHM (MCHM), 100' x 60' (100' x 60' ft.)
1.3.3 MCHM (MCHM)	100	1	1,000		75	100	1	1,000		75	1.000 sq. ft. MCHM (MCHM), 100' x 60' (100' x 60' ft.)
1.3.4 MCHM (MCHM)	100	1	1,000		75	100	1	1,000		75	1.000 sq. ft. MCHM (MCHM), 100' x 60' (100' x 60' ft.)
1.3.5 MCHM (MCHM)	100	1	1,000		75	100	1	1,000		75	1.000 sq. ft. MCHM (MCHM), 100' x 60' (100' x 60' ft.)
Subtotal			5,000	1	6			5,000	1	6	
1.4 Teen Center											
1.4.1 Teen Center (Teen Center)	100	1	1,000		75	100	1	1,000		75	1.000 sq. ft. Teen Center (Teen Center), 100' x 60' (100' x 60' ft.)
1.4.2 Teen Center (Teen Center)	100	1	1,000		75	100	1	1,000		75	1.000 sq. ft. Teen Center (Teen Center), 100' x 60' (100' x 60' ft.)
1.4.3 Teen Center (Teen Center)	100	1	1,000		75	100	1	1,000		75	1.000 sq. ft. Teen Center (Teen Center), 100' x 60' (100' x 60' ft.)
Subtotal			3,000	1	37			3,000	1	37	
1.6 Outdoor Center											
1.6.1 Outdoor Center (Outdoor Center)	100	1	1,000		75	100	1	1,000		75	1.000 sq. ft. Outdoor Center (Outdoor Center), 100' x 60' (100' x 60' ft.)
1.6.2 Outdoor Center (Outdoor Center)	100	1	1,000		75	100	1	1,000		75	1.000 sq. ft. Outdoor Center (Outdoor Center), 100' x 60' (100' x 60' ft.)
1.6.3 Outdoor Center (Outdoor Center)	100	1	1,000		75	100	1	1,000		75	1.000 sq. ft. Outdoor Center (Outdoor Center), 100' x 60' (100' x 60' ft.)
Subtotal			3,000	1	18			3,000	1	18	
1.8 Soft Utility											
1.8.1 Soft Utility (Soft Utility)	100	1	1,000		75	100	1	1,000		75	1.000 sq. ft. Soft Utility (Soft Utility), 100' x 60' (100' x 60' ft.)
1.8.2 Soft Utility (Soft Utility)	100	1	1,000		75	100	1	1,000		75	1.000 sq. ft. Soft Utility (Soft Utility), 100' x 60' (100' x 60' ft.)
1.8.3 Soft Utility (Soft Utility)	100	1	1,000		75	100	1	1,000		75	1.000 sq. ft. Soft Utility (Soft Utility), 100' x 60' (100' x 60' ft.)
Subtotal			3,000	0	0			3,000	0	0	
GRAND TOTALS SUBTOTAL			6,000	1	191			5,900	2	207	

Space Type	2015 PROGRAM					REDUCED PROGRAM					Functional Description / Special P.F. & E
	Unit/Area	Qty.	N.S.F.	Staff seats	Seats	Unit/Area	Qty.	N.S.F.	Staff seats	Seats	
2.0 START / ADMINISTRATION											
2.1 Staff Offices											
2.1.1 Staff Office (Staff Office)	100	1	1,000		1	100	1	1,000		1	1.000 sq. ft. Staff Office (Staff Office), 100' x 60' (100' x 60' ft.)
2.1.2 Staff Office (Staff Office)	100	1	1,000		1	100	1	1,000		1	1.000 sq. ft. Staff Office (Staff Office), 100' x 60' (100' x 60' ft.)
2.1.3 Staff Office (Staff Office)	100	1	1,000		1	100	1	1,000		1	1.000 sq. ft. Staff Office (Staff Office), 100' x 60' (100' x 60' ft.)
2.1.4 Staff Office (Staff Office)	100	1	1,000		1	100	1	1,000		1	1.000 sq. ft. Staff Office (Staff Office), 100' x 60' (100' x 60' ft.)
Subtotal			4,000	4	4			4,000	4	4	
2.2 Many Customer Service Room / Staff											
2.2.1 Many Customer Service Room (Many Customer Service Room)	100	1	1,000		75	100	1	1,000		75	1.000 sq. ft. Many Customer Service Room (Many Customer Service Room), 100' x 60' (100' x 60' ft.)
2.2.2 Many Customer Service Room (Many Customer Service Room)	100	1	1,000		75	100	1	1,000		75	1.000 sq. ft. Many Customer Service Room (Many Customer Service Room), 100' x 60' (100' x 60' ft.)
2.2.3 Many Customer Service Room (Many Customer Service Room)	100	1	1,000		75	100	1	1,000		75	1.000 sq. ft. Many Customer Service Room (Many Customer Service Room), 100' x 60' (100' x 60' ft.)
2.2.4 Many Customer Service Room (Many Customer Service Room)	100	1	1,000		75	100	1	1,000		75	1.000 sq. ft. Many Customer Service Room (Many Customer Service Room), 100' x 60' (100' x 60' ft.)
2.2.5 Many Customer Service Room (Many Customer Service Room)	100	1	1,000		75	100	1	1,000		75	1.000 sq. ft. Many Customer Service Room (Many Customer Service Room), 100' x 60' (100' x 60' ft.)
2.2.6 Many Customer Service Room (Many Customer Service Room)	100	1	1,000		75	100	1	1,000		75	1.000 sq. ft. Many Customer Service Room (Many Customer Service Room), 100' x 60' (100' x 60' ft.)
2.2.7 Many Customer Service Room (Many Customer Service Room)	100	1	1,000		75	100	1	1,000		75	1.000 sq. ft. Many Customer Service Room (Many Customer Service Room), 100' x 60' (100' x 60' ft.)
2.2.8 Many Customer Service Room (Many Customer Service Room)	100	1	1,000		75	100	1	1,000		75	1.000 sq. ft. Many Customer Service Room (Many Customer Service Room), 100' x 60' (100' x 60' ft.)
2.2.9 Many Customer Service Room (Many Customer Service Room)	100	1	1,000		75	100	1	1,000		75	1.000 sq. ft. Many Customer Service Room (Many Customer Service Room), 100' x 60' (100' x 60' ft.)
Subtotal			7,000	0	75			7,000	0	75	
2.3 Staff Office Room											
2.3.1 Staff Office Room (Staff Office Room)	100	1	1,000		75	100	1	1,000		75	1.000 sq. ft. Staff Office Room (Staff Office Room), 100' x 60' (100' x 60' ft.)
2.3.2 Staff Office Room (Staff Office Room)	100	1	1,000		75	100	1	1,000		75	1.000 sq. ft. Staff Office Room (Staff Office Room), 100' x 60' (100' x 60' ft.)
2.3.3 Staff Office Room (Staff Office Room)	100	1	1,000		75	100	1	1,000		75	1.000 sq. ft. Staff Office Room (Staff Office Room), 100' x 60' (100' x 60' ft.)
2.3.4 Staff Office Room (Staff Office Room)	100	1	1,000		75	100	1	1,000		75	1.000 sq. ft. Staff Office Room (Staff Office Room), 100' x 60' (100' x 60' ft.)
Subtotal			4,000	0	0			4,000	0	0	
2.4 Other											
2.4.1 Other (Other)	100	1	1,000		75	100	1	1,000		75	1.000 sq. ft. Other (Other), 100' x 60' (100' x 60' ft.)
2.4.2 Other (Other)	100	1	1,000		75	100	1	1,000		75	1.000 sq. ft. Other (Other), 100' x 60' (100' x 60' ft.)
Subtotal			2,000	0	0			2,000	0	0	
2.5 Program Storage											
2.5.1 Program Storage (Program Storage)	100	1	1,000		75	100	1	1,000		75	1.000 sq. ft. Program Storage (Program Storage), 100' x 60' (100' x 60' ft.)
2.5.2 Program Storage (Program Storage)	100	1	1,000		75	100	1	1,000		75	1.000 sq. ft. Program Storage (Program Storage), 100' x 60' (100' x 60' ft.)
Subtotal			2,000	0	0			2,000	0	0	
2.6 Storage Program Space											
2.6.1 Storage Program Space (Storage Program Space)	100	1	1,000		75	100	1	1,000		75	1.000 sq. ft. Storage Program Space (Storage Program Space), 100' x 60' (100' x 60' ft.)
2.6.2 Storage Program Space (Storage Program Space)	100	1	1,000		75	100	1	1,000		75	1.000 sq. ft. Storage Program Space (Storage Program Space), 100' x 60' (100' x 60' ft.)
2.6.3 Storage Program Space (Storage Program Space)	100	1	1,000		75	100	1	1,000		75	1.000 sq. ft. Storage Program Space (Storage Program Space), 100' x 60' (100' x 60' ft.)
Subtotal			3,000	0	0			3,000	0	0	
GRAND TOTALS SUBTOTAL			6,000	4	14			6,000	4	14	

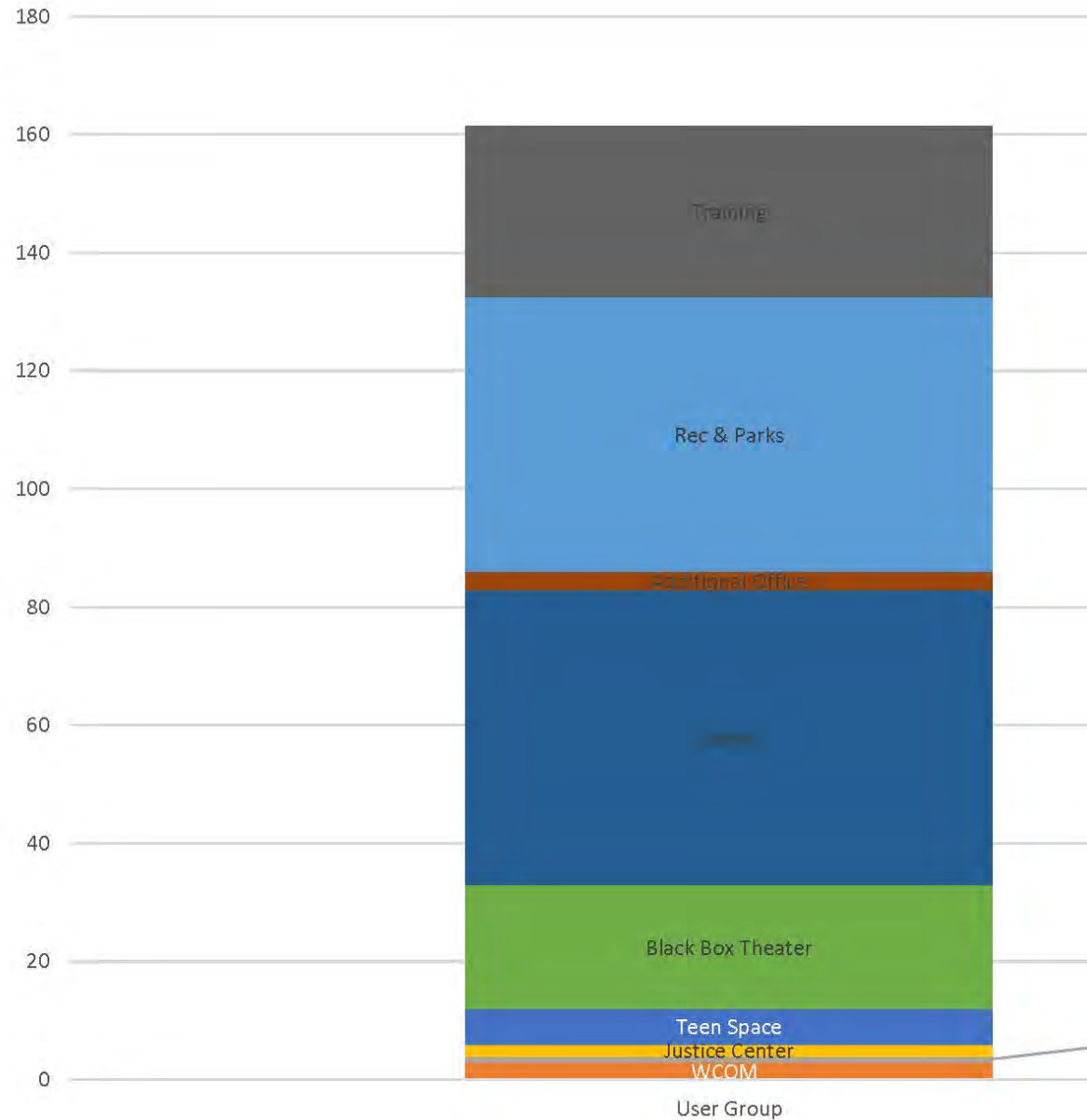
PROGRAM MAP



PROGRAM MAP: Shared Resources



PARKING ANALYSIS



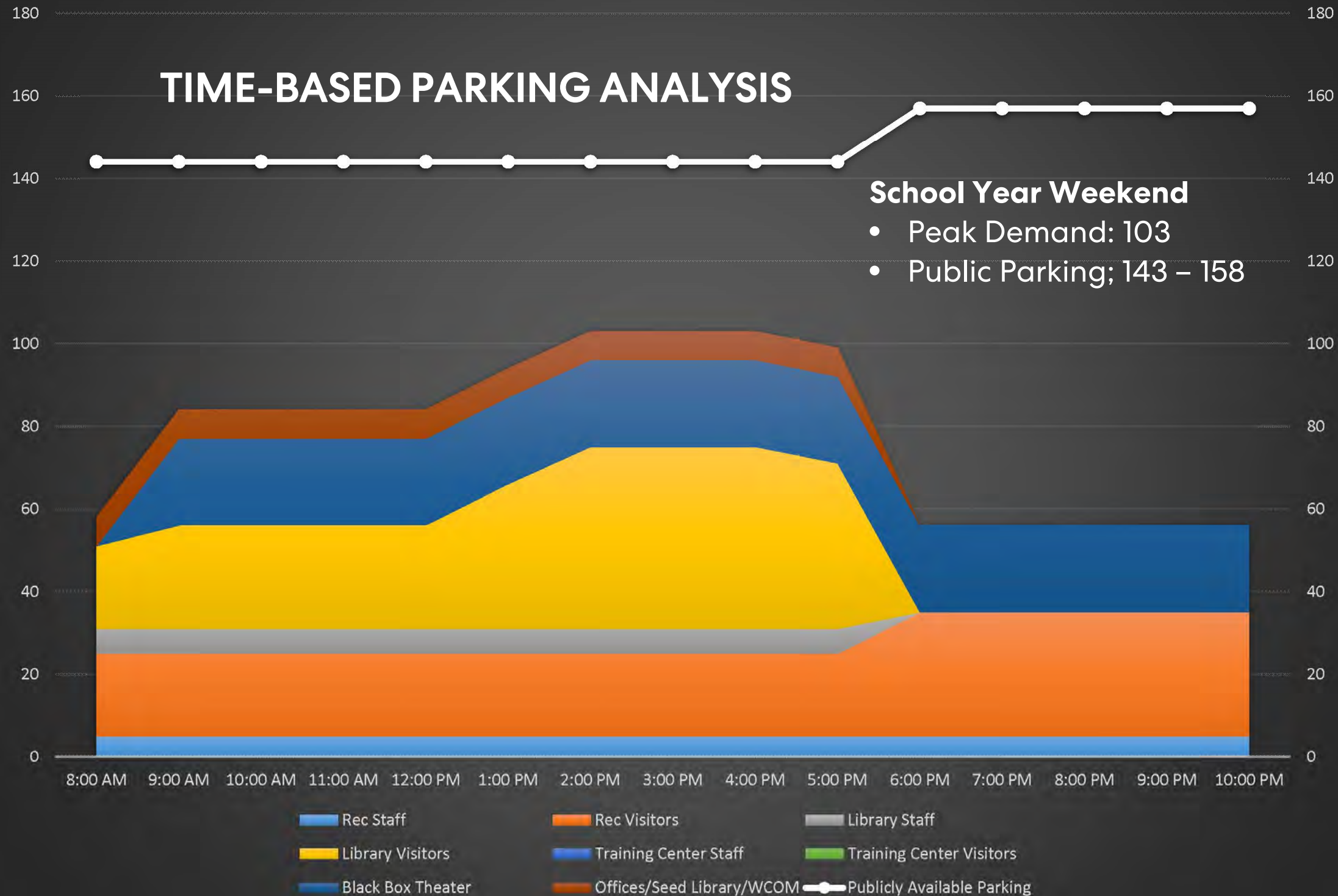
LUO Required Parking

- Based on initial assumptions, we estimated 162 required parking spaces
- Based on final program, we estimate LUO required parking in the mid-150's.

TIME-BASED PARKING ANALYSIS

School Year Weekend

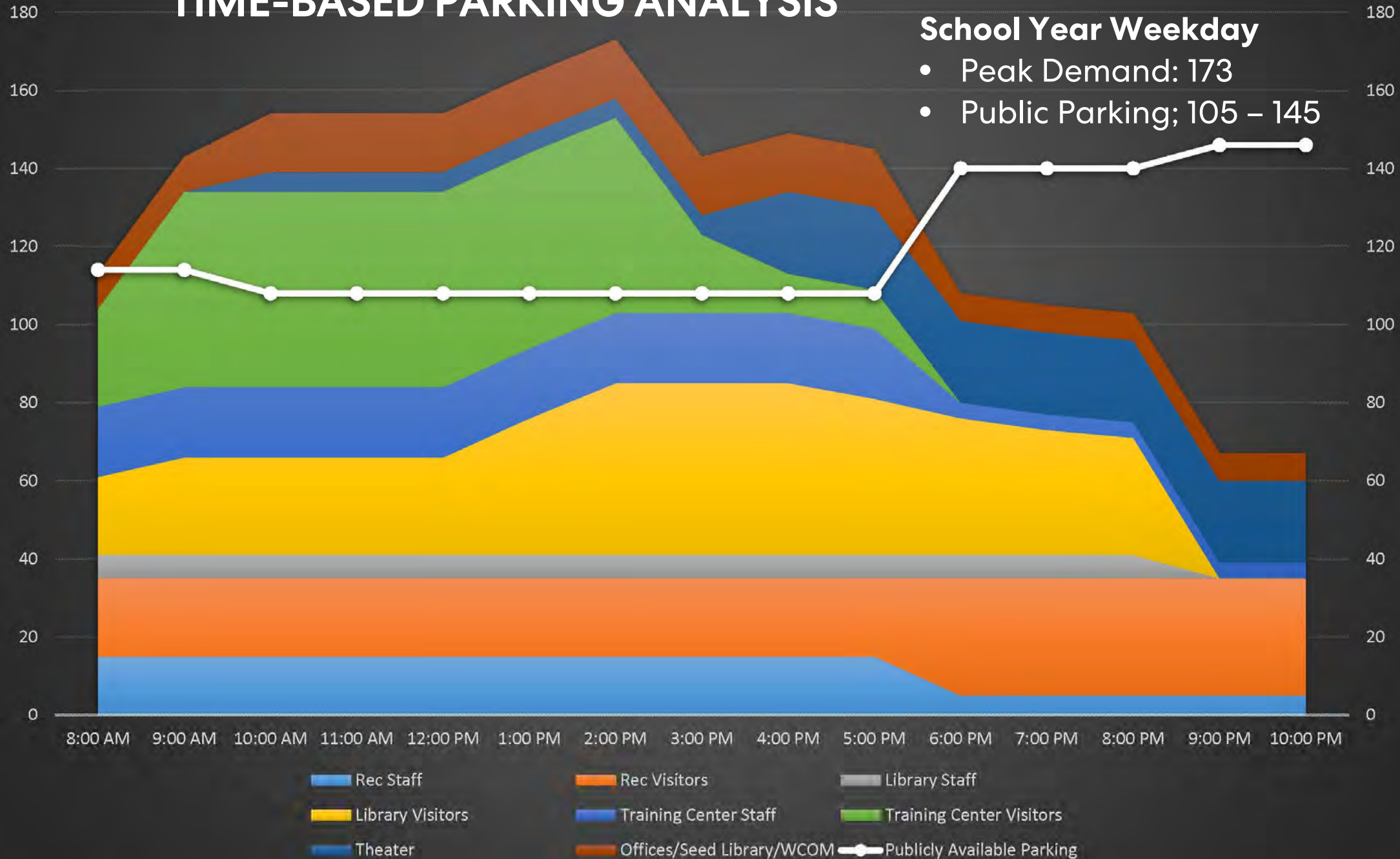
- Peak Demand: 103
- Public Parking; 143 – 158



TIME-BASED PARKING ANALYSIS

School Year Weekday

- Peak Demand: 173
- Public Parking; 105 – 145



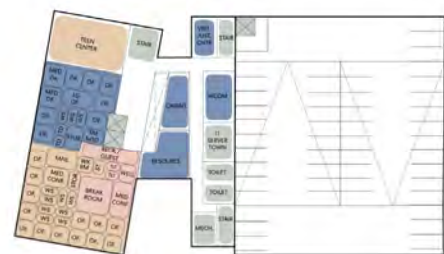
PLANNING | MASSING OPTIONS

OPTION COMPARISON: “BARS”

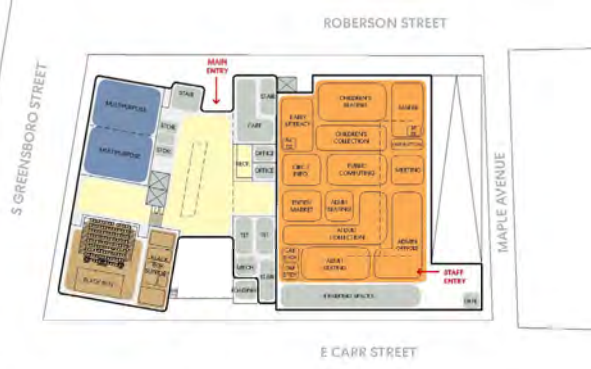
L03



L02



L01



OPTION COMPARISON: “TERRACES”

L03



L02



L01



OPTION COMPARISON: “FLOAT”

L03



L02



L01



STRUCTURED PARKING SCENARIOS

BARS



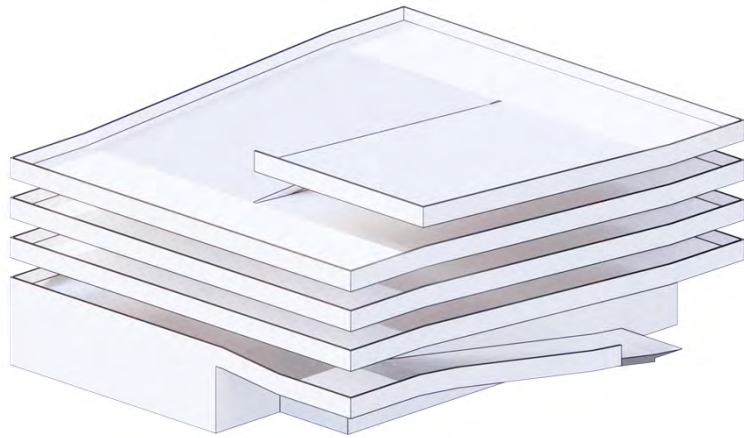
TERRACES



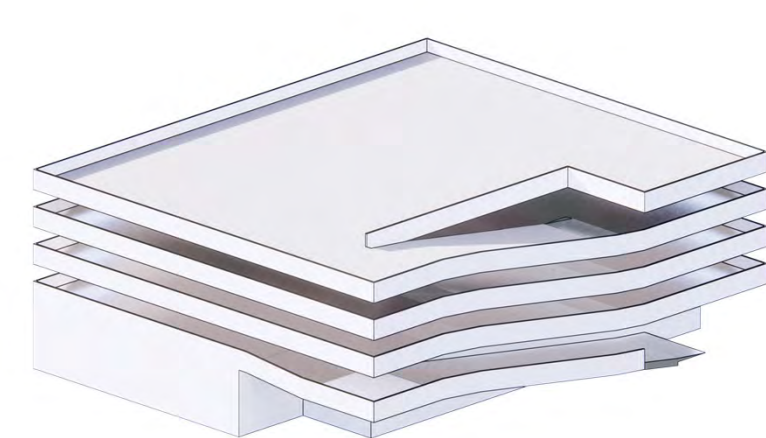
FLOAT



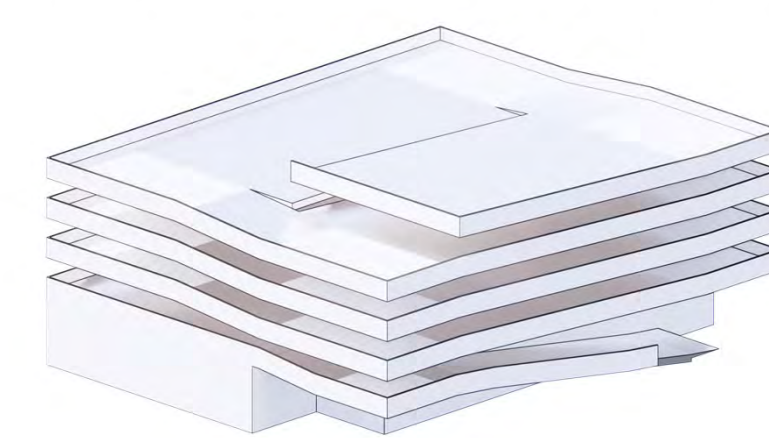
SLOPED PARKING (175 SPACES)



FLAT-PLATE PARKING (140 SPACES)



FLAT-SLOPED HYBRID PARKING (175 SPACES)



EVALUATION MATRIX

	PUBLIC PRIORITIES											ADDITIONAL OWNER PRIORITIES								COST	
	Active Gathering Space	Quiet Reflective Space	Outdoor Programming Space	Publicly Accessible Roof Terrace	Activates Streetscape	Covered Bicycle Parking	Promotes Synergy Between Programs	Massing Scaled To Context	Minimize Visual Impact of Parking	Connectivity To Context		Sustainable Building Orientation	Active / Dynamic Core	Library on Ground Floor	Visibility of Programs	Supports Collaborative Programming	Supports Flexibility of Use	Maximized Vehicle Parking		On-Site Rec+Parks Storage	General Building Efficiency

EVALUATION MATRIX

	PUBLIC PRIORITIES												ADDITIONAL OWNER PRIORITIES									COST	
	Active Gathering Space	Quiet Reflective Space	Outdoor Programming Space	Publicly Accessible Roof Terrace	Activates Streetscape	Covered Bicycle Parking	Promotes Synergy Between Programs	Massing Scaled To Context	Minimize Visual Impact of Parking	Connectivity To Context	Sustainable Building Orientation		Active / Dynamic Core	Library on Ground Floor	Visibility of Programs	Supports Collaborative Programming	Supports Flexibility of Use	Maximized Vehicle Parking	On-Site Rec+Parks Storage	General Building Efficiency		Anticipated Construction Cost	
"BARS" SCHEME	+	-	+	+	+	-	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+
"TERRACES" SCHEME	+	+	+	++	-	+	+	+	++	+	+	+	-	+	+	++	-	++	-	-	+	+	+
"FLOAT" SCHEME	++	++	++	++	++	++	++	+	+	++	++	+	++	++	++	+	+	++	++	+	+	++	+

KEY

- + MEETS PRIORITY
- DOES NOT MEET PRIORITY
- ++ MEETS PRIORITY BEST

OPTION COMPARISON

BARS



SLOPED PARKING 175 SPACES



TERRACES



FLAT-PLATE PARKING 155 SPACES



FLOAT



FLAT-SLOPE HYBRID PARKING 175 SPACES



FLOOR PLAN DEVELOPMENT

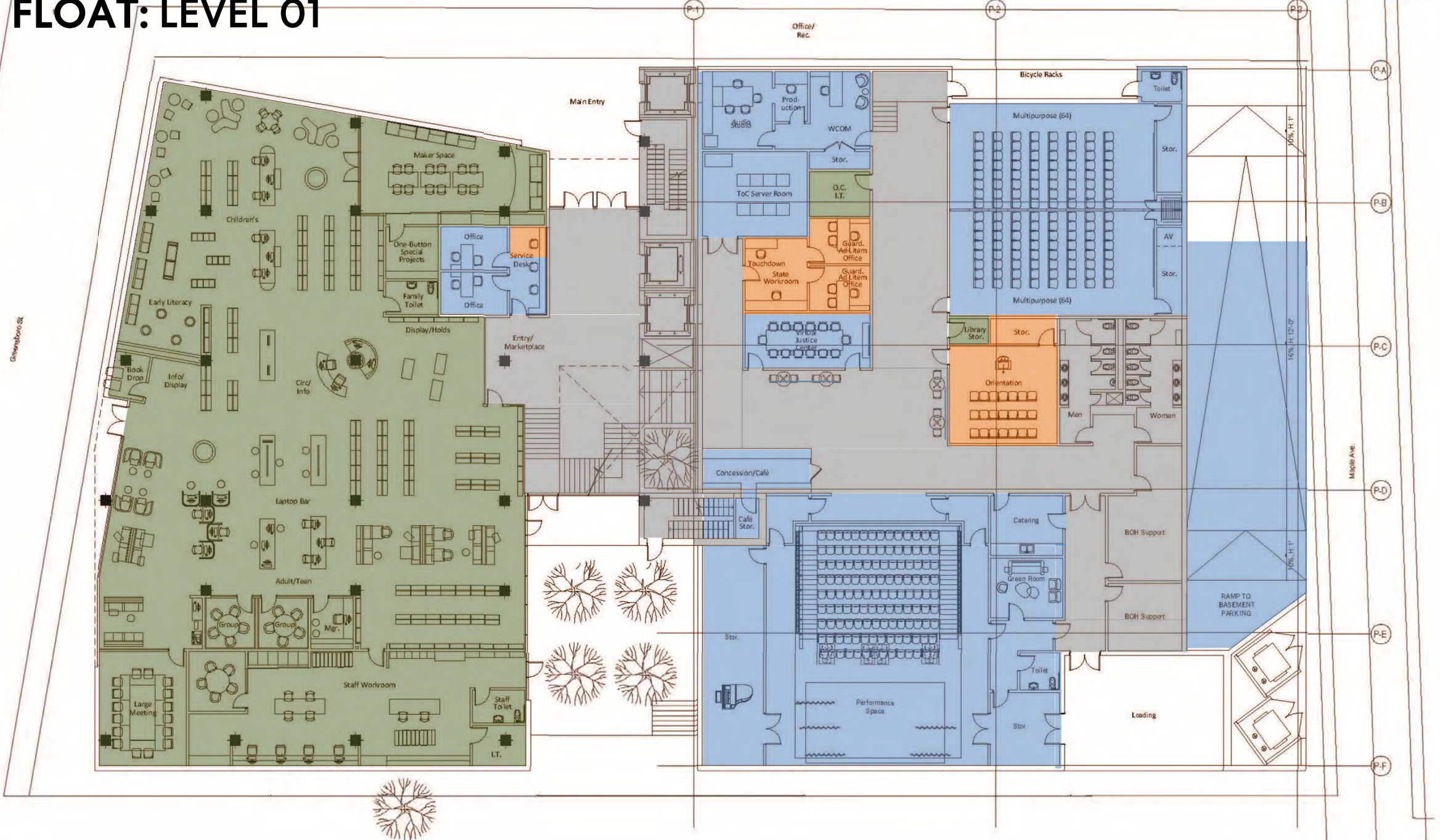
SITE PLAN



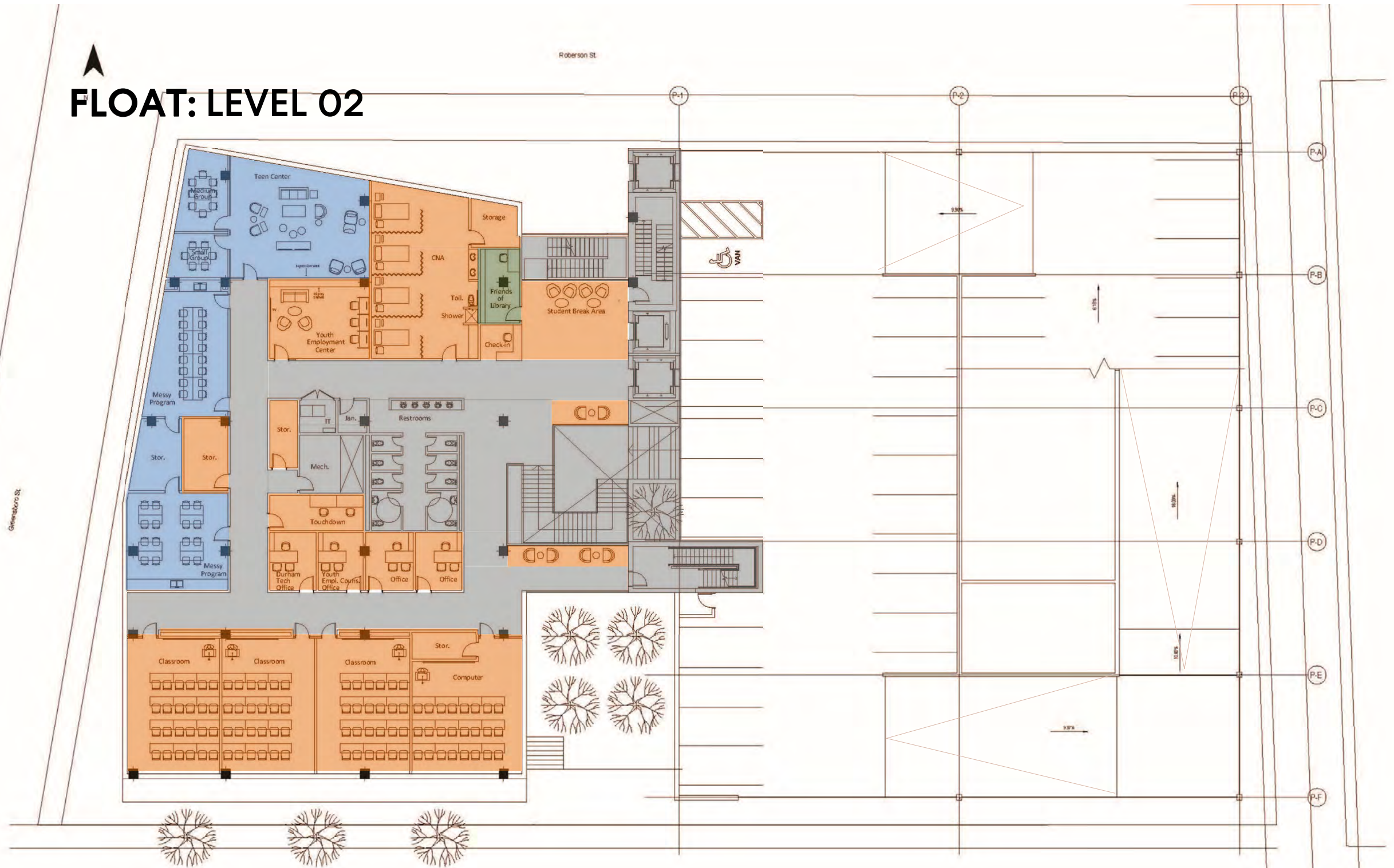
FLOAT



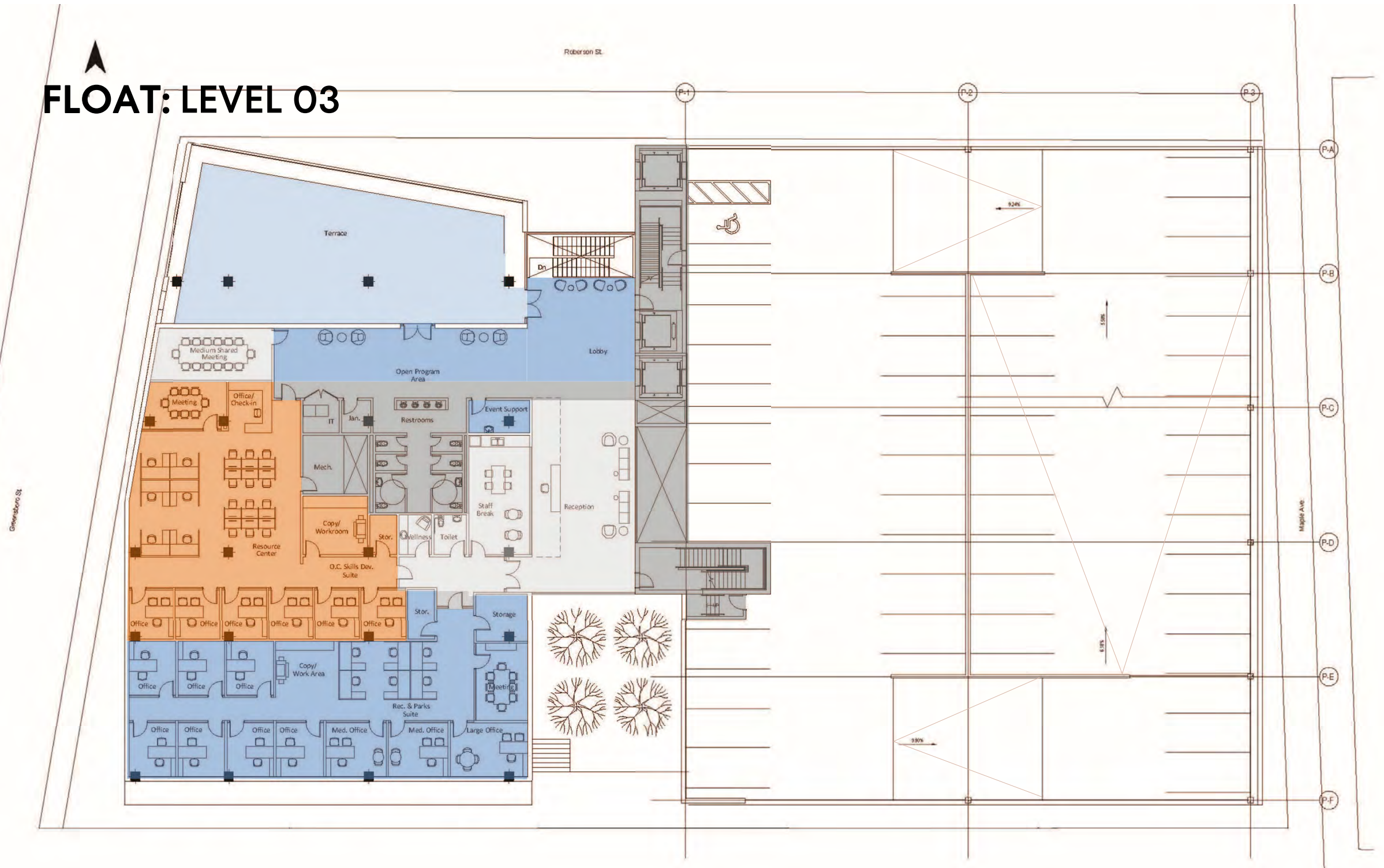
FLOAT: LEVEL 01



↑
FLOAT: LEVEL 02

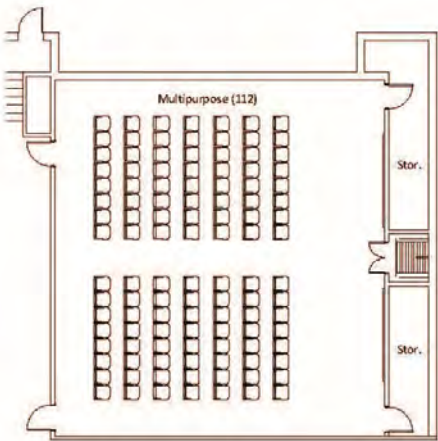


↑
FLOAT: LEVEL 03

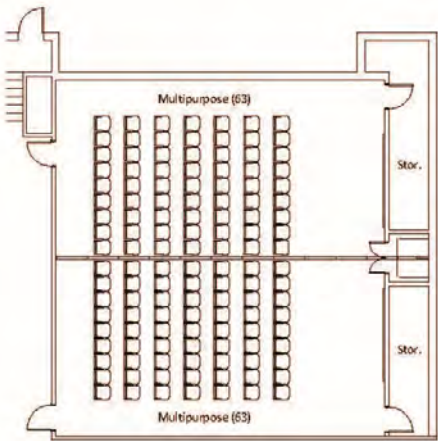


FLEXIBLE EVENT SPACES

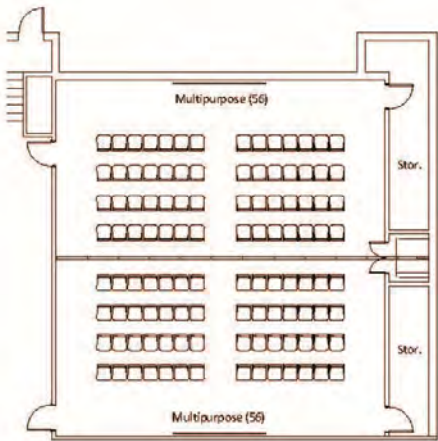
MULTI-PURPOSE ROOM



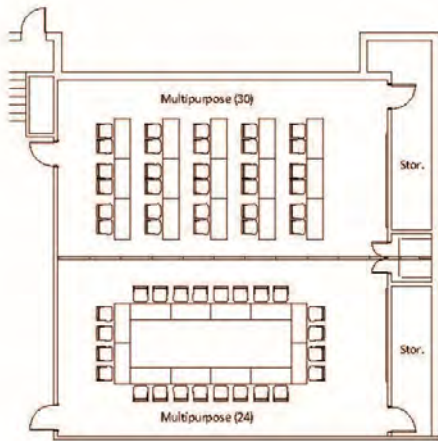
112 seats



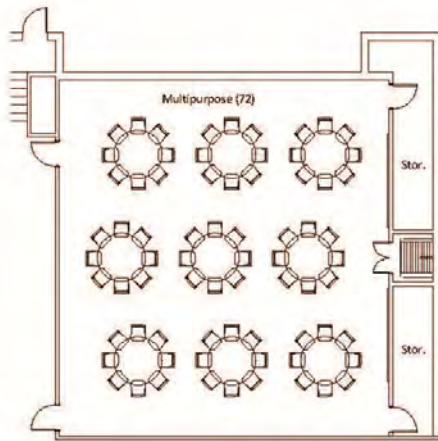
63 seats per side



56 seats per side

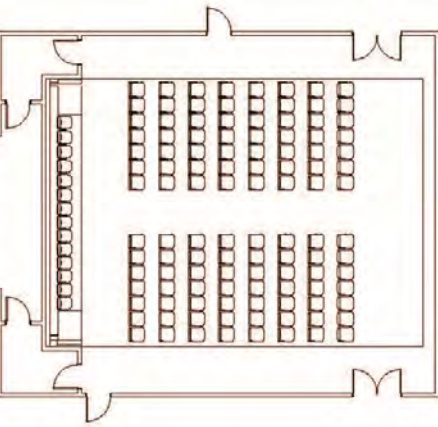


30 / 24 seats per side

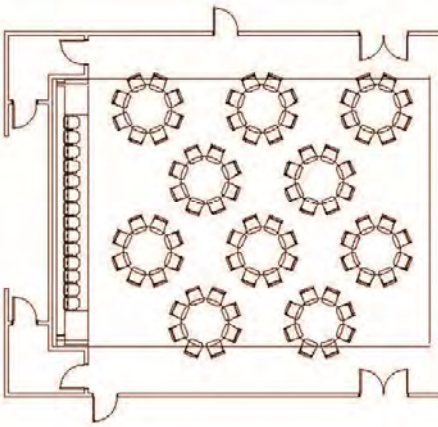


72 seats

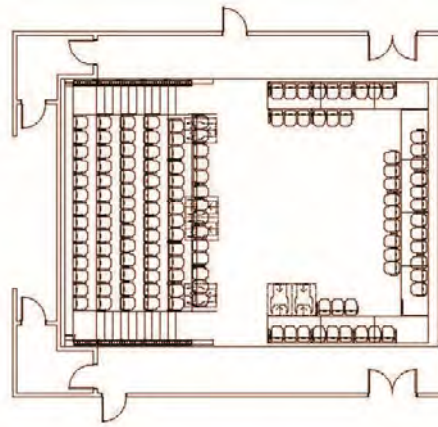
PERFORMANCE SPACE



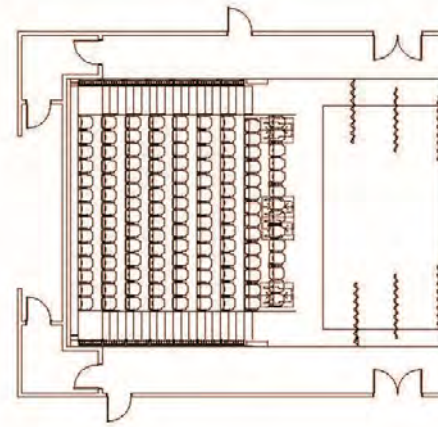
112 seats



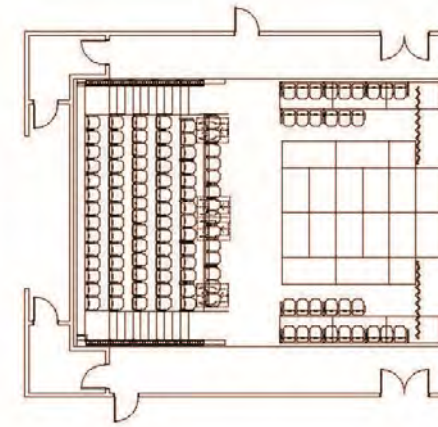
80 seats



134 seats

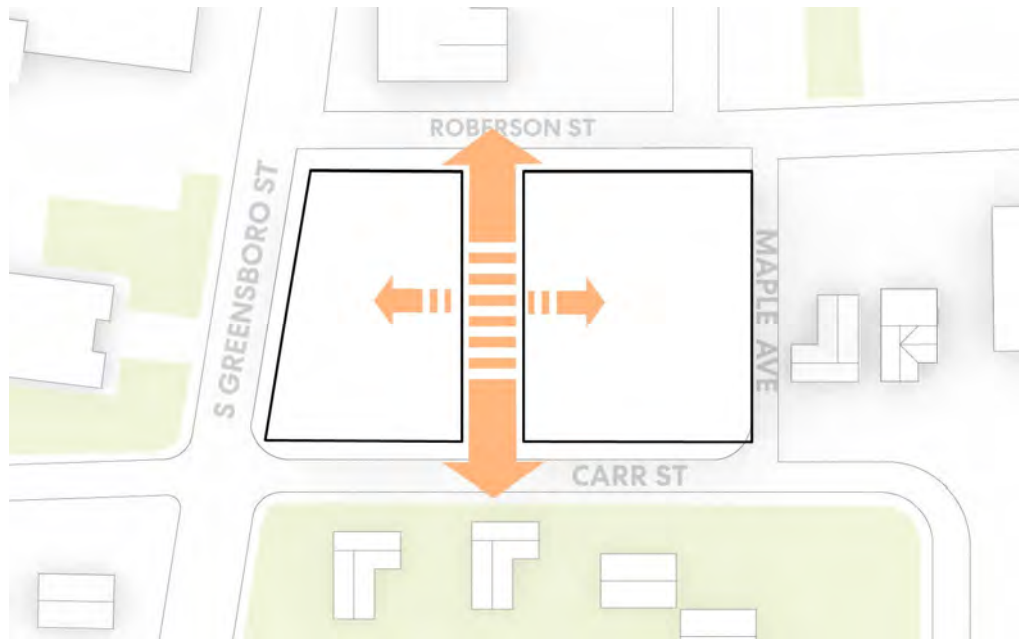


124 seats



112 seats

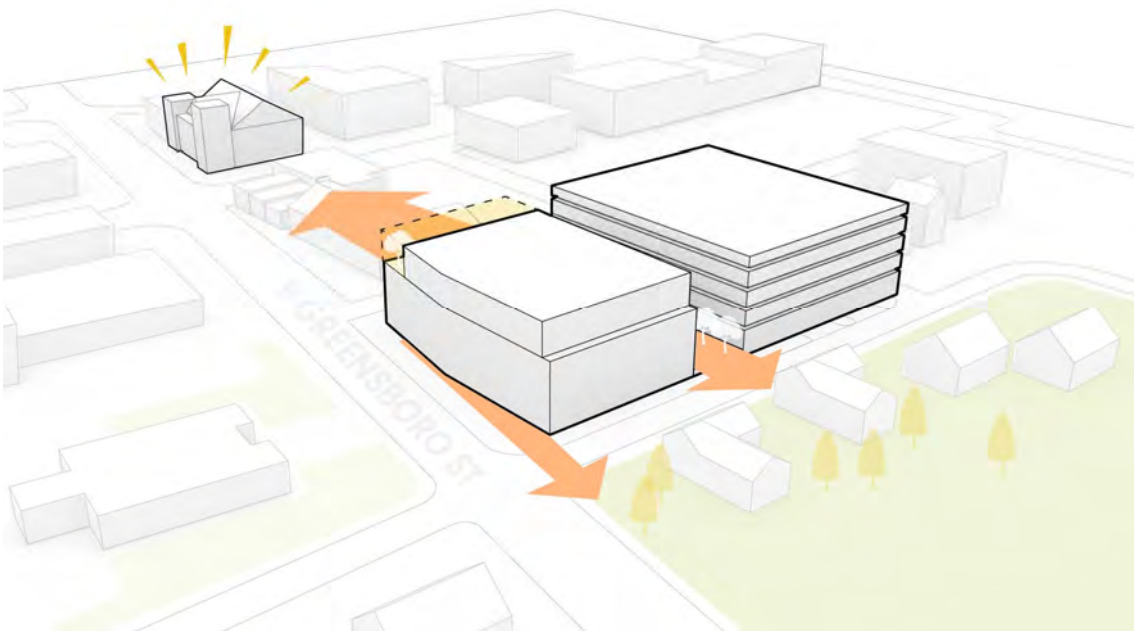
MASSING DEVELOPMENT



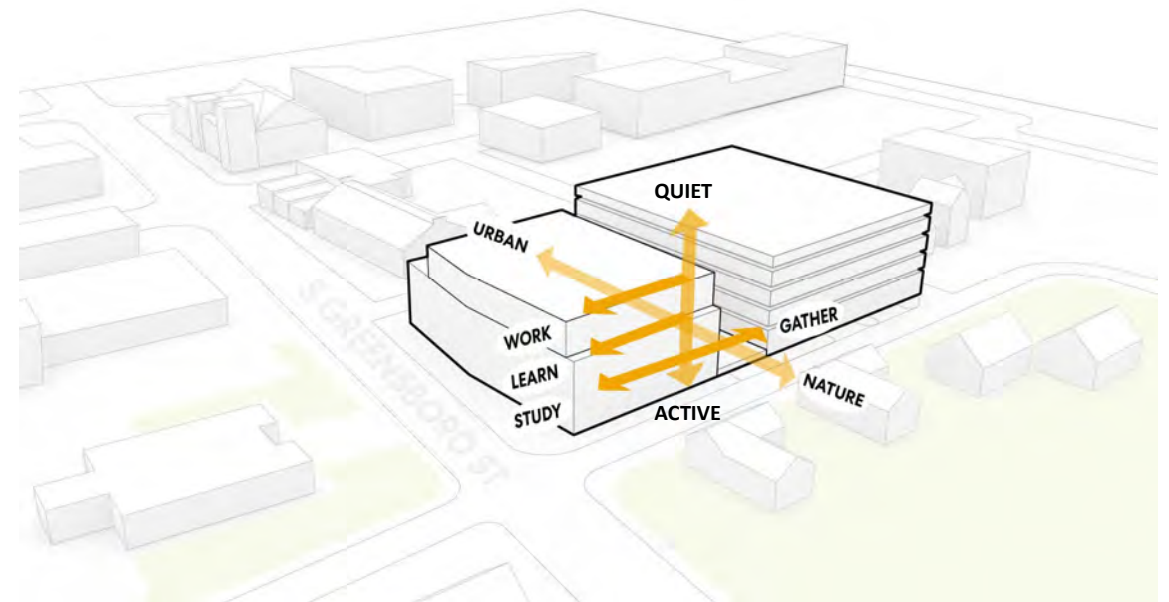
CONNECT



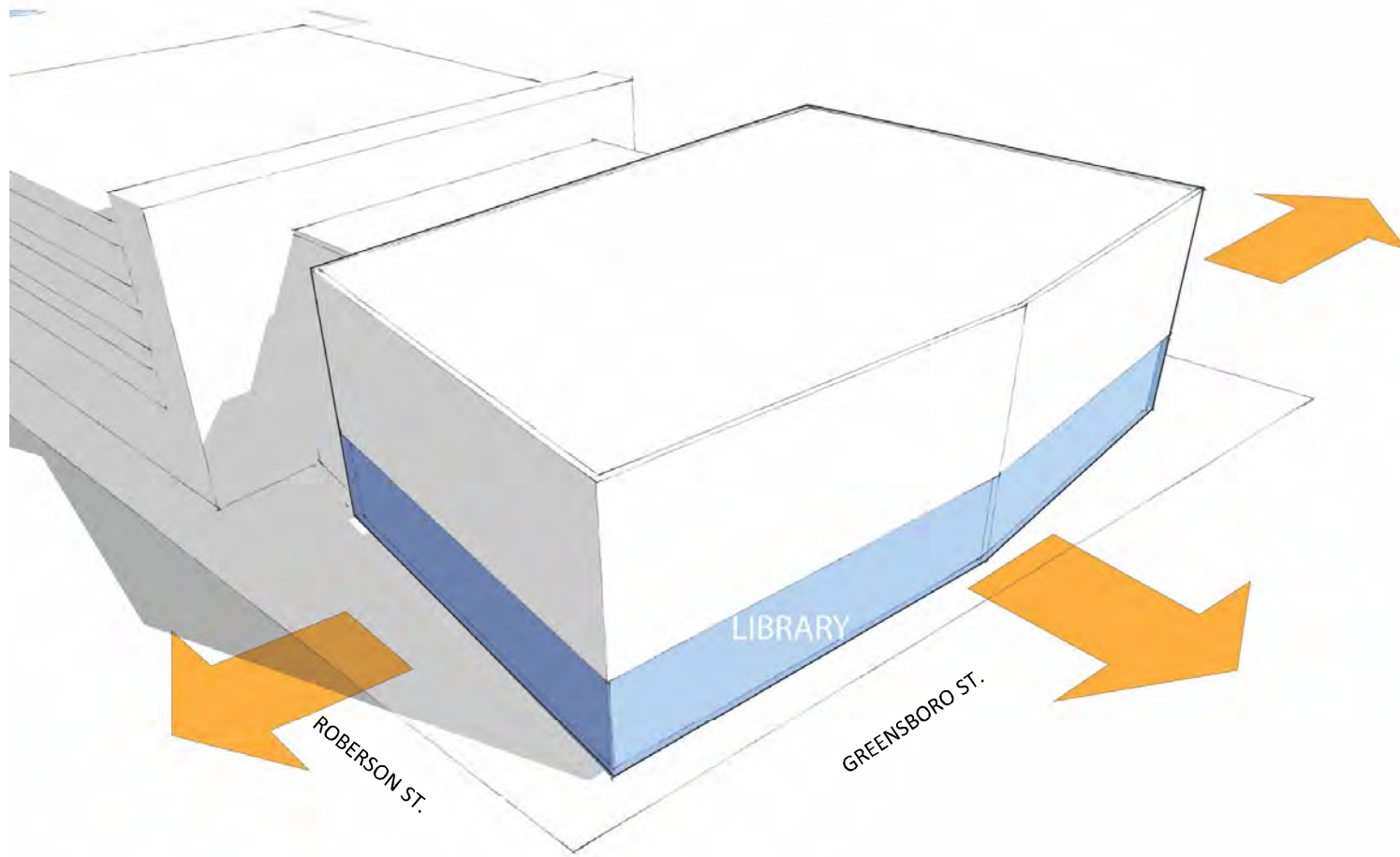
URBAN



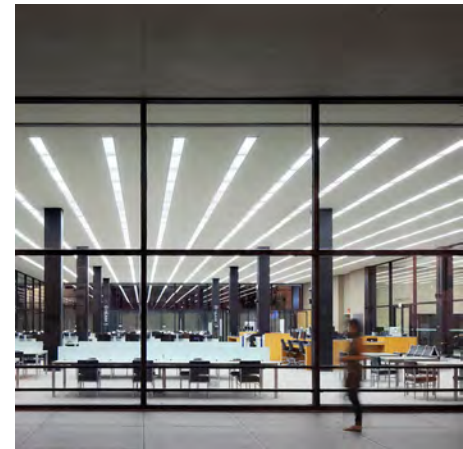
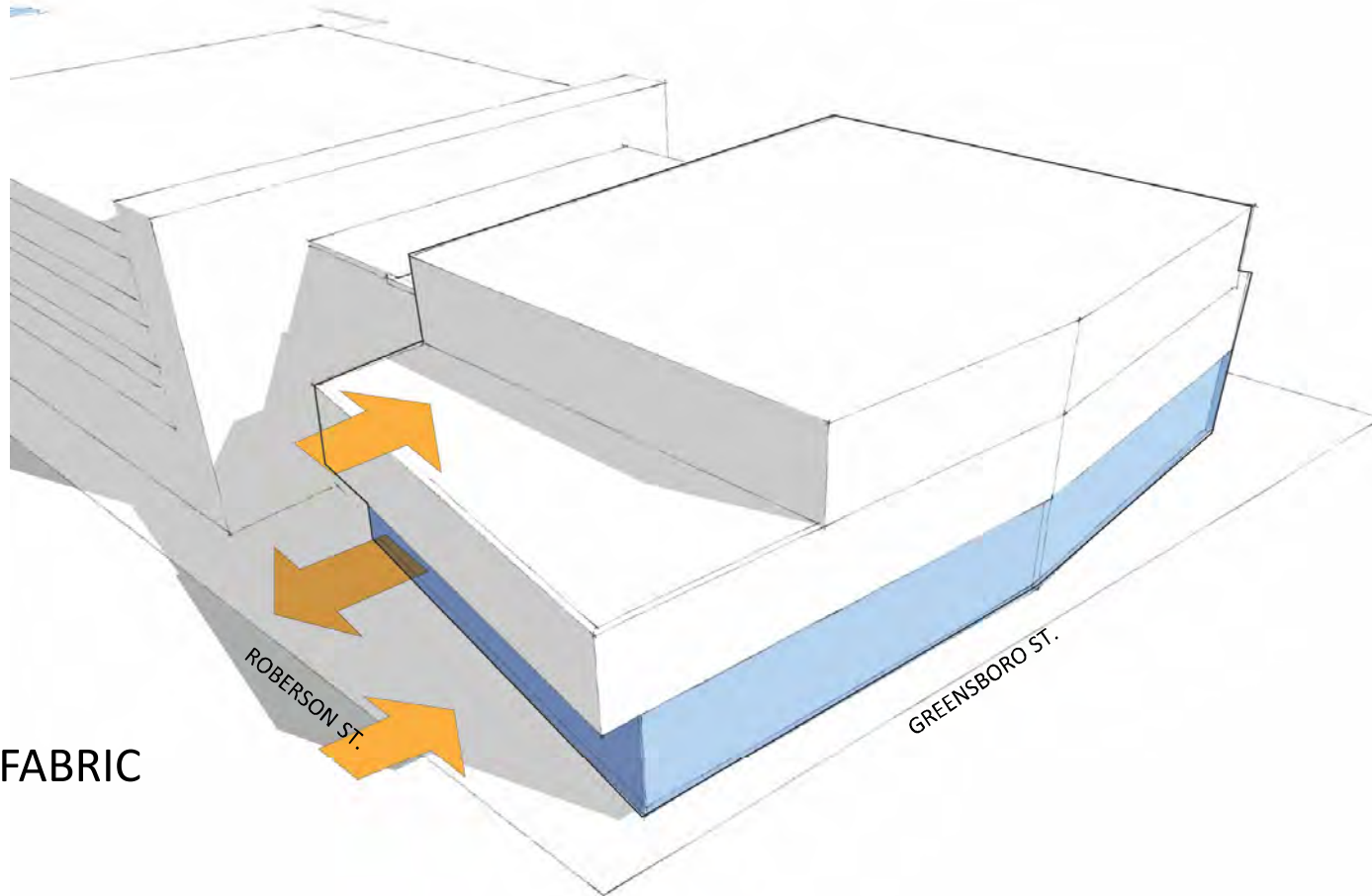
CONNECTIVITY TO CONTEXT

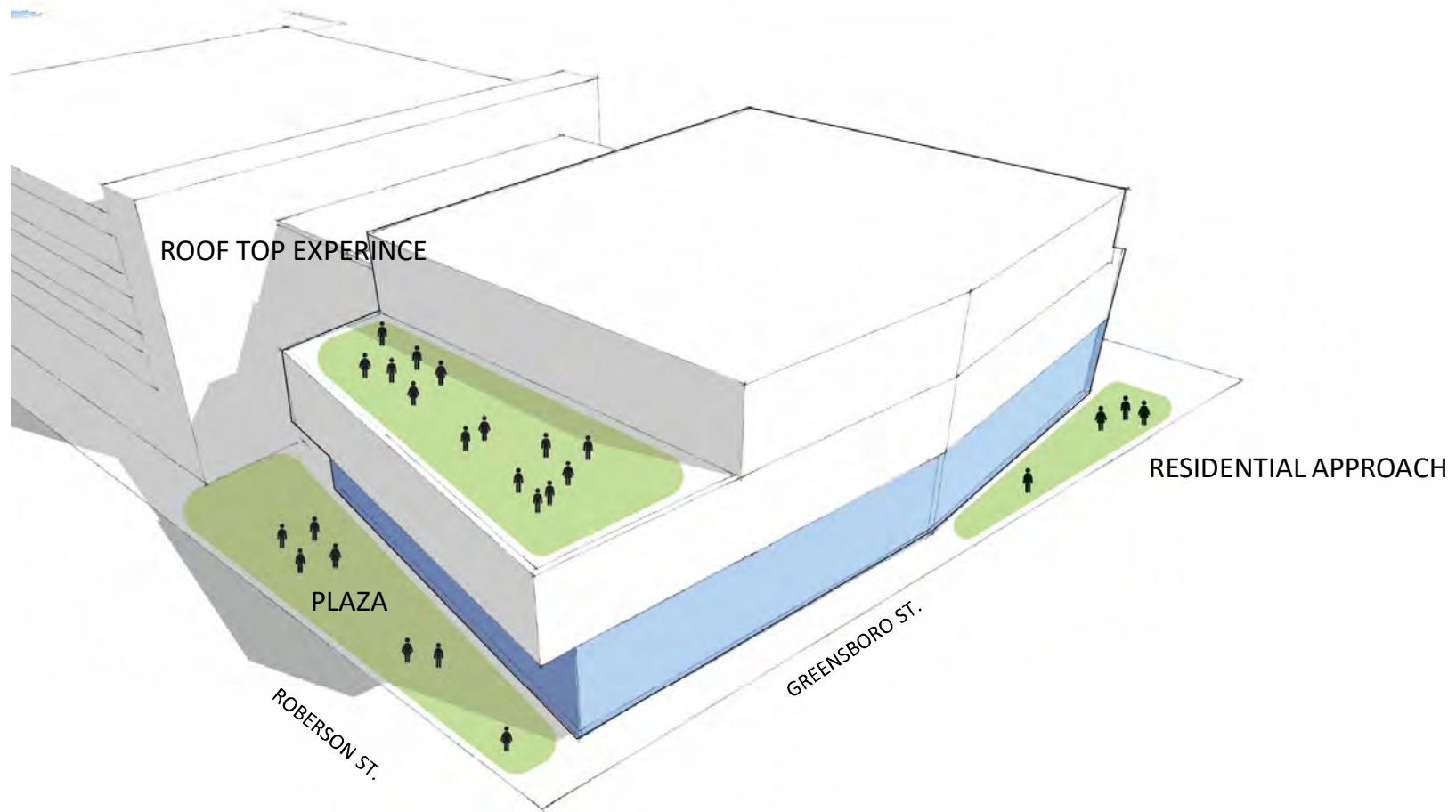


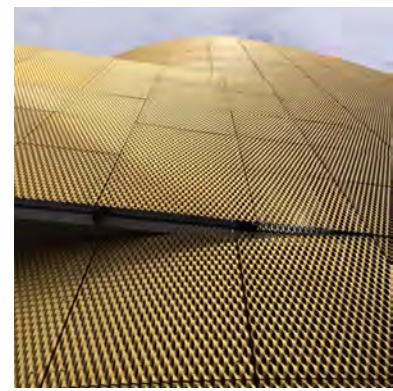
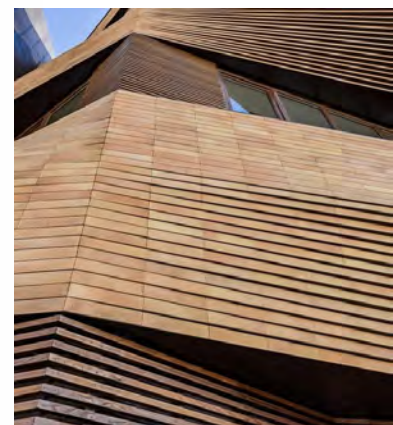
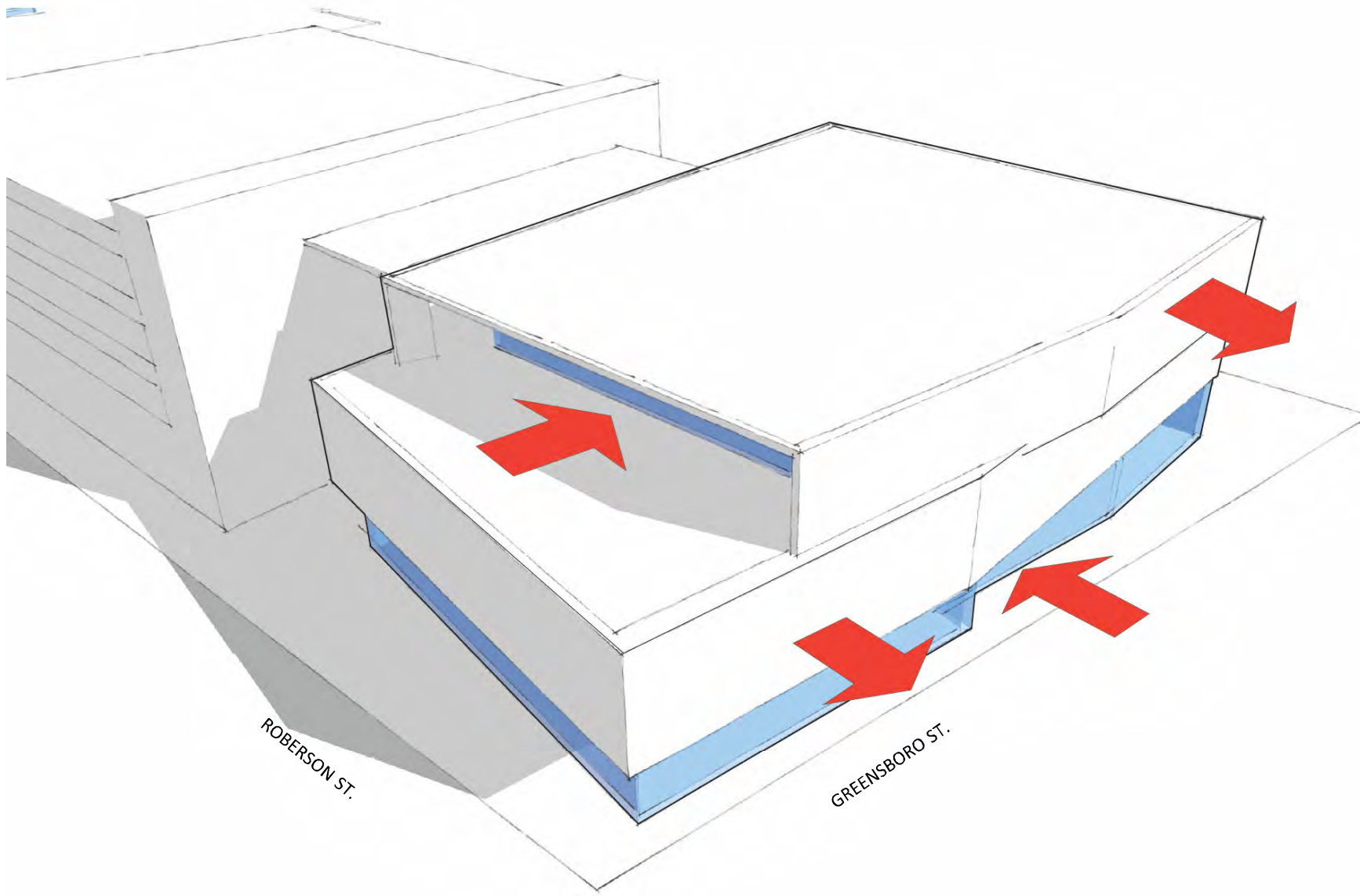
INTERNAL CONNECTIVE TISSUE



URBAN FABRIC

























CENTURY CENTER

OPEN-EYE CAFE

THE 203

SOUTH GREENSBORO STREET SECTION

NEXT STEPS

SCHEDULE LOOK AHEAD

September 15th:	Town Council Update
September 24⁺26:	Public Engagement (virtual)
November 10th:	Town Council Update - Schematic Design
November 19⁺21:	Drop-In With Designers (virtual & physical)
February 2021:	Complete Design Development
July 2021:	Complete Construction Documents
September 2021:	Begin Construction

THANK YOU!