



June 2, 2015

Town of Carrboro

Attn: Jeff Kleaveland, Planner / Zoning Development Specialist
Randy Dodd, Environmental Planner
Jeff Scouten, Environmental Enforcement Supervisor
Kent Squires, Fire Marshal
Nick Parker, OWASA
W. Henry Wells, Jr., PE, Town Engineer

301 W. Main Street
Carrboro, NC 27510

Re: 400 Roberson Street, Carrboro, NC
Conditional Use Permit Minor Modification, Review #1
Orange County 9778952758

Comments by Jeff Kleaveland, Planner / Zoning Development Specialist

Please note the property is 2.03 as indicated on the site plans as opposed to 2.4 noted in the introduction.

General:

1. A fee of \$300 has been submitted.
2. A neighborhood meeting was held on May 28th at 7PM @ Carrboro Town Hall. No concerns were raised.
3. Thank you for the links to Carrboro Land Use Ordinance.
4. A letter of compliance with Section 15-178 has been sent via email on 5/7/15 at 4PM to James Thomas and yourself. I'd be happy to provide an additional copy upon request.
5. This letter serves to aid the completeness of the review prior to proceeding to the Board.
6. As noted in the narrative on sheet L1.0, the goal is to confine the construction / impact of the project to the re-facade of the existing building. Items beyond the area of work as noted on sheet L1.1 plan are to be consider existing conditions.
7. Per Duncan Yaggy, Owner:
 - a. We expect the renovated building to operate in the same way as the existing building. We cannot say whether the entire space will be devoted to basic office use or a combination of office related uses. We also are unclear at this point whether the entire building will be leased to a single tenant, as that will be determined by leasing. We would prefer to lease to a single tenant, but the space might be divided among several. Although, we anticipate mostly office use, the building was originally built as a clinic. Over the years past tenants have also included medical and standard office uses. Preliminary inquiries suggest that there may be a combination of these uses. In any case, we expect the hours of building operation to be consistent with the historical hours, and see no reason to anticipate any change in neighborhood impact. We do not anticipate any activity within the building that would change public pedestrian traffic.
 - b. There will be a minute change to the area covered by impervious surfaces, so current storm water drainage will be unaffected.
 - c. Our building is ideally located to provide its tenant's access to the Libba Cotton Bikeway and to local bus service. The on-site parking lot exceeds the Town's requirements, but is necessary for continued operations. Given that and the fact that the use of the building will be historically consistent after renovation, there will be no change in the impact on transportation.

- d. We see no reason to anticipate an increase in the noise, dust, fumes and other emissions after renovation of the building.
- 8. Per Tom Caruso, Fitup/Renovation Specialist with Bobbitt Design Build
 - a. This project consists of cosmetic exterior upgrades to an existing structure.
 - b. Hours of construction operations will be 7:30 -4:00pm Monday thru Friday.
 - c. There should not be any noise impact on neighboring properties as all of the means and methods of construction will be industry standard procedures. An occasional back up signal from a delivery truck. Screw guns and skill saws will be the primary tools being used.
 - d. Delivery trucks will have access to the existing parking lot to off load materials, so traffic will not be impeded at any time.
 - e. We do not expect the EIFS system will be a problem with excessive waste being distributed around town but if necessary we will construct enclosures with scaffolding wrapped with plastic to contain the waste material where we would be "sanding" the substrate. This would minimize the impact of the cutoff waste being blown around town.

Sheet L1.0, Existing Conditions Plan:

- 1. L1.0 is acting as cover.
- 2. The existing sewer location is unknown and will be verified with the architectural construction drawings. It was not located by the surveyor of the property. There is a 6" DIP on the north/west corner of the property which may be the sewer. We have found another document stating the sewer is on the south west corner of the building and connecting to Carr Street.
- 3. The width of the existing to remain sidewalk on Sweet Bay Place has been added to sheet L1.0 which is 4'-9".
- 4. The existing to remain refuse and recycling has been called out on sheet.
- 5. The control corner is located outside of these sheets. It is the north/east corner of the Lot 1 property. The monument leading to this corner is east of the north/east corner.
- 6. Known easements have been shown as provided by Riley Surveying, PA dated 1/8/2001.
- 7. No stream buffers are known.
- 8. Existing parking poles (picture right) are approximately 9'-8" tall and use a 23 watt cfl lamp.
- 9. Per Duncan Yaggy, Owner:
 - a. The square footage of the building (17,864 square feet) and the expected use (office) are noted in the building footprint. Our experience over the last 40 years suggests that the type of office tenant the building would attract would have limited outside clients and customers.



- b. Per Brian Griffith, Architect: The square footage may differ slightly between leasable area, site area (measured outside of wall), and gross area used for building code (measured inside of wall). In the end the usable heated area shall remain roughly the same with the project.
10. Site data, Per Duncan Yaggy, Owner:
- a. The Size Data section shows the tract size (2 acres 88,427 sf), the square footage of the building (17,864), the existing use categories 3.200
 - b & c. The existing & proposed use categories (3.000, 3.100, 3.110, 3.120, 3.130, 3.140, 3.150, 3.200, 3.210, 3.220, 3.230, 3.240, 3.250).
 - d. The building square footage before and after (17,864 square feet).
 - e. The Size Data Section also shows the number of parking spaces required (54 spaces for office use), the number of existing spaces (87), the number of proposed spaces of various kinds (87), and the number of proposed bicycle spaces (6, all covered).
 - f. Finally, the Size Data section also shows the Orange County PIN number (9778952758)
 - g. The zoning district (B-1G)
 - h. The overlay district (DNP)
 - i. Setback, 30' from street centerline, 8' from R-2,
11. Notes have been added to sheet L1.0.
12. Responses for all comments will be provided.
13. Changes will be carried through all sheets.

Sheet L1.1, Demolition and Tree Protection Plan

- 1. Tree protection will be reviewed and amended per field inspection.
- 2. Existing landscaping on south and east have been labeled "Existing Type B Screen" per Carrboro's recommendation.
- 3. Tree protection detail has been updated per recommendation.
- 4. Notes have been added to sheet L1.1 as requested.
- 5. Parking is existing to remain. No modifications have been proposed. We request this item be considered an existing condition to remain.
- 6. Please refer to updated sheet L1.2

Sheet L1.2, Impervious Area Calculations

- 1. Stormwater quality/quantity provisions are not required.

Sheet L2.0, Site Plan

- 1. We request the sidewalks along Sweet Bay and Roberson be considered existing conditions as to preserve the existing trees.
- 2. The refuse and recycling were installed per Orange County, Solid Waste. We request they be considered an existing condition.
- 3. Signage will be addressed at a later date under a separate permit. This is dependent on ultimate leasing of the building.
- 4. There will be new building attached lighting not to exceed the maximums stated in the LUO. No additional pole, bollard or landscape lighting is proposed.
- 5. The existing parking light poles are obsolete and no manufacturer data is available. Please see comment response L1.0 #8 for further information. We consider the existing lighting an existing condition to remain.
- 6. All new lights will be in compliance with Article XV of the LUO as stated in the narrative on sheet L1.0 and shown on the elevation sheet A1.

Comments by Randy Dodd, Environmental Planner

Regulatory compliance Comments

- 1. L3.0 has been updated indicating updated shrub and tree counts.

Additional Recommendations

1. Rainwater harvesting is difficult to achieve without greatly impacting the site. Collecting downspout leaders – especially at the rear of the building will cause damage to existing concrete and asphalt services (which we'd like to preserve). Therefore we have chosen to pursue other improvements.
2. Energy efficiency of the building envelope is a major component of the redevelopment of the building. We intend to exceed ASHRAE 2009. We also encourage the owner to pursue Energy Star with their tenants.
3. We plan to use regionally sourced products (if available and cost effective).
4. Recycling opportunities are tenant dependent and will be evaluated when tenant leases are made.

Comments by Jeff Scouten, Environmental Enforcement Supervisor

1. Existing refuse and recycling has been called out on sheet L1.0.

Comments by Kent Squires, Fire Marshal


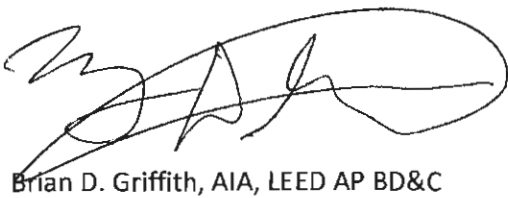
1. Thank you for your review of the plans

Comments by Nick Parker, OWASA

1. We anticipate the existing 1 ½" water service to be adequate. We will verify upon tenant lease(s). We will also verify if an existing RPZ backflow is existing. If not, one will be provided.
2. The existing sewer location is unknown and will be verified with the architectural construction drawings. It was not located by the surveyor of the property. There is a 6" DIP on the north/west corner of the property which may be the sewer. We have found another document stating the sewer is on the south west corner of the building and connecting to Carr Street.

Feel free to contact me with any questions, comments or clarifications at bgriffith@bobbitt.com or my direct phone number (919) 277-0230.

Sincerely,



Brian D. Griffith, AIA, LEED AP BD&C
Principal Architect