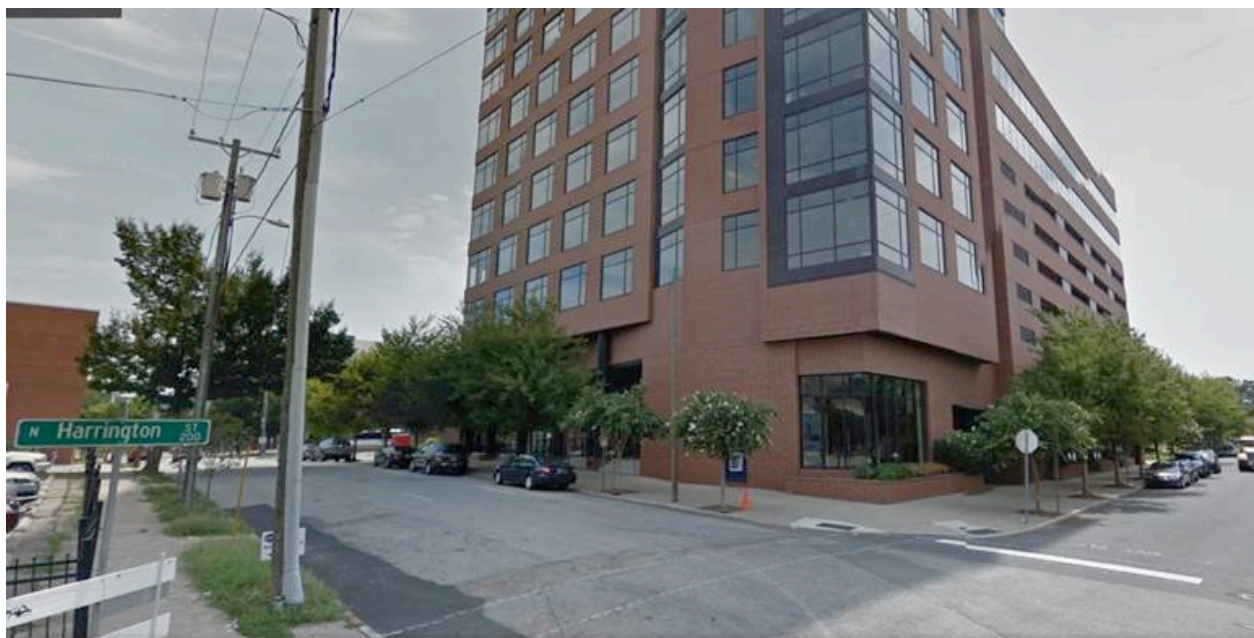


1) Include CUP condition related to approval of signage;

With the Hampton Inn proposal, Main Street Properties proposed a Master Sign Permit to allow 300 East Main to exceed the square footage of signs permitted under the Land Use Ordinance so that individual tenants could have signs. With the Hilton Garden Inn, MSP does not plan to exceed the sign size or location regulations in the ordinance. If MSP later decides the ordinance doesn't allow adequate signage, we would come back to the Board of Aldermen with a request to incorporate the Hilton Garden Inn into the 300 East Main Master Sign Permit.

2) Applicant to address viability of trees growing in largely shaded area in front of hotel;

Trees growing on the north side of tall buildings are a fairly common urban condition, including the oak trees growing on the north side of the Hampton Inn in Carrboro. Nearby on West Rosemary Street in Chapel Hill, newly planted street trees are on the north side of Greenbridge, Shortbread Lofts and 140 West. The trees in front of the HGI will get morning sun for much of the year and afternoon sun all year, and will be in a continuous planter rather than confined by tree grates. See attached photo of trees on the north and west sides of a much taller building in Raleigh, where there appears to be no significant difference in tree height or canopy size between the two orientations.



3) Applicant to provide clarity regarding their commitment and ability to do what is requested in the EAB's sustainability checklist;

To further clarify the condition regarding the roof: The project will use a Firestone White UltraPly TPO roofing system on all flat roofing surfaces with a high albedo rating and which exceeds the EPA's Energy Star requirements, is listed with the Cool Roof Rating Council and is compliant with California's Title 24 Energy Efficiency Building Standards.

4) Applicant to provide letter and associated information related to brownfields agreement;

See below email from Mike Jones with Pyramid Environmental:

**From:** Mike Jones [mailto:[mike@pyramidenvironmental.com](mailto:mike@pyramidenvironmental.com)]

**Sent:** Wednesday, October 21, 2015 12:27 PM

**To:** Kevin Benedict ([kwbenedict@gmail.com](mailto:kwbenedict@gmail.com)) <[kwbenedict@gmail.com](mailto:kwbenedict@gmail.com)>

**Subject:** Padgett Lane Brownfields

Hey Kevin,

I talked with Sharon Eckard of the NC Brownfields Program.

She confirmed that the use of the property as a Hotel is consistent with the Brownfields Agreement.

Talk to you soon,

Mike Jones



5) Applicant to provide additional information related to Hilton's work with WWF wildlife programs;

Hilton Worldwide announced an initial three-year commitment with World Wildlife Fund (WWF) to reduce its impact on the environment.

As part of the partnership, Hilton and WWF will collaborate to develop a multi-year water stewardship strategy, expand Hilton's sustainable seafood efforts globally and accelerate the adoption of renewable energy. The partners also will work to further Hilton's RePurpose waste solutions program by reducing food waste within the company's operations and supply chain, and integrate all learnings into [LightStay](#), Hilton's proprietary environmental performance measurement and reporting platform available to all hotels.

"In our business it is critical that we consider the long term impact of our operations coupled with the natural resources needed to operate our hotels and serve guests around the world," Jennifer Silberman, vice president, corporate responsibility for Hilton Worldwide, said in a statement. "Collaborating with WWF will enable us to analyze and monitor our operations as well as develop practical, scalable and impactful solutions that we can integrate into our hotel operations and guest experiences contributing to positive changes for the environment."

For nearly a decade, Hilton has worked with WWF on various initiatives, including Seafood Week in Asia Pacific and Earth Hour, a WWF initiative that unites the world around climate action. The original idea for Earth Hour was conceived during a WWF meeting held at Hilton Sydney in 2007, and for the fourth consecutive year, Hilton Worldwide hotels around the world supported the celebration of Earth Hour on March 28.

Hilton was one of the first major multi-brand hospitality companies to make environmental reporting and continuous improvement a standard for all its hotels across all brands and has earned certifications for its comprehensive quality, environmental and energy management.

In April, Hilton [announced](#) that it would begin to eliminate the use of cages for egg-laying chickens and gestation crates for breeding pigs in its global food supply chain. Initially, all hotels in the Hilton Hotels & Resorts, Waldorf Astoria Hotels & Resorts, Conrad Hotels & Resorts, Canopy by Hilton and DoubleTree by Hilton brands will be required to switch all egg usage to cage-free by December 31, 2017, ensuring that chickens are not confined in cages.

Hilton also has made considerable progress in reducing its environmental footprint. Late last year, the company [announced](#) that it reduced its waste output by 26.8 percent, energy use by 13.6 percent, carbon output by 20.2 percent and water use by 13.1 percent since 2009

**6) Applicant to address request for composting of organics and provision of a composting dumpster facility;**

Please refer to the response to the EAB as to why the HGI cannot commit to food composting at this time. Should food composting become something the HGI and/or other 300 East Main restaurants want to do in the future, space could be found at one or more of the dumpster locations for a food-waste container.

7) Applicant to address ability and willingness to contribute in some manner to affordable housing through payment or other contribution and / or provision of affordable commercial space;

Residential projects, including the one currently approved on this site, may choose to provide affordable housing units or payments in lieu in exchange for being allowed to build more market-rate units, with the assumption that the extra units will more than offset the cost of providing affordable housing. The ordinance allows no similar arrangement for commercial projects to provide funds for affordable housing or commercial space. Instead, commercial projects typically provide tax revenues (in this case approximately that far exceed the cost of providing them government services, and thus the town gains extra money to spend on priorities that could include affordable housing or landmark-business retention. In addition, the Board of Aldermen is quite familiar with Main Street Properties' long history of providing affordable commercial space.

8) Applicant to address 5-foot sidewalk design as related to TAB comments about pedestrian friendliness;

This sidewalk will be as wide or wider than the other internal sidewalks at 300 East Main, which function well even in a high-traffic pedestrian environment. There is no room to provide a wider sidewalk without encroaching into the tree-planting bed or reducing the pavement width of the driveway. The tree-planting bed is needed to meet the ordinance requirement of 200 square feet of unpaved area surrounding each tree, and the driveway width is necessary for trucks servicing the dumpsters to execute a three-point turn, and also to provide a loading area outside of the drive lanes to service the Cradle Back Room and the ArtsCenter. Although this sidewalk will link pedestrians between 300 East Main and the bike path, the vehicle traffic level along the driveway will be minimal so a five-foot sidewalk won't pose any inconvenience or a safety hazard.

9) Applicant to address willingness to include LED lights in project;

To the fullest extent possible, all project lighting is to be LED fixtures. Some franchise-required lighting fixtures might be provided with compact fluorescent bulbs and some decorative lighting may be incandescent fixtures, but all general lighting will be provided as LED fixtures. Please note that the Hampton Inn recently has converted much of its lighting to LED, and Main Street Properties is in the process of converting lights in the parking deck to LEDs as well.

10) Applicant to address willingness to meet a specific LEED standard through certification or at least submission of evidence verifying that LEED standard has been met;

Many of the LEED requirements will be met through the design and construction of the project. However, the cost of achieving LEED certification is not feasible. A preliminary pass at achievable LEED credits that will be a basis for design for the project team is attached as Attachment B.

11) Staff to provide complete package of applicant's responses to advisory boards' concept plan comments;  
See Attachment C.

12) Applicant to address construction related impacts to ArtsCenter and other nearby businesses;

This will be part of the construction management plan submitted during construction-plan approval. As a general statement, however, it is in Main Street Properties' best interests to minimize the impact of construction on our tenants and their customers. Because this construction site will be well off Main Street, the impacts on surrounding businesses and the public will be much less than with the construction of 310 and 370 East Main Street.

Most importantly, we purchased the Palao property so that a significant portion of construction traffic can access the site via Boyd Street and minimize the impacts on 300 East Main and Main Street.

13) Applicant to address design of retaining wall along bike path;

This wall hasn't been designed yet, but we would anticipate that it will be of varying elevations (following the topography) that will match the colors used in the HGI building.

14) Applicant to address current / most recent comments from Appearance Commission related to architectural design and make clear what if anything further they are willing to consider in modifying the proposal;

The building design has been modified significantly in response to comments from the Appearance Commission and other advisory boards. The result is a building that is attractive and fits in well with Carrboro, and that incorporates recessed windows, more brick, minimal parapets and other features the Appearance Commission asked for at previous meetings. There seems to be some conflict between the majority of advisory board members who want a traditional, red-brick building that looks similar to Carr Mill Mall and other historic buildings in Carrboro, and some people on the Appearance Commission who would prefer a bolder, non-traditional building. Neither side is right or wrong; it's just that beauty is in the eye of the beholder and there is no way to please everyone with the architecture. We have done the best we can to address the consensus of the comments we heard.

15) Staff and applicant to prepare side by side comparison of what was required for Hampton Inn and what is currently being asked of Hilton Garden Inn related to energy efficiency standards, construction materials, etc;

See 2008 advisory board recommendations from 300 East Main in Attachment A

16) Applicant to provide information related to number of rooms provided by Hampton Inn for victims of domestic violence, fire / disaster, etc. How many rooms, on



average, per month at Hampton Inn? What is anticipated in this regard for Hilton Garden Inn?

Atma Hotel Group works with the Red Cross to provide rooms to people displaced by disaster or other reasons. The number of rooms varies with actual needs, but typically isn't a particularly large number. The Hampton Inn & Suites in Carrboro also provides rooms to local people seeking shelter from power outages and such, but it is impossible to quantify because all local guests are eligible for the "good neighbor" discount so the hotel usually doesn't know why local people are checking in.

#### 17) Discuss parking needs.

Applying a parking analysis consistent with that approved for the Hampton Inn and 300 East Main, and which has proven to work based on nearly three years of experience, the parking provided for the Hilton Garden Inn is sufficient to serve the building and complies with the land-use ordinance.

We understand that the town would like public parking to continue being available at 300 East Main, and Main Street Properties is willing to work with the town to achieve that goal via an extension of the parking lease. We have met with town representatives on this issue and will continue those discussions.

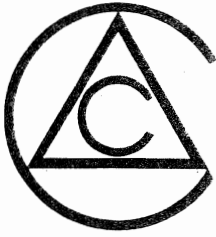
But MSP strongly believes that tying public parking to approval of the Hilton Garden Inn is a standard not called for in the ordinance and not previously applied to development applications in Carrboro. We dispute the notion that this project warrants that tie-in because the town lease helped finance the existing parking deck. At the time it was approved, that lease was widely considered a benefit to both parties. The town got a large supply of public parking at a below-market rate and at less than cost, and the lease payment was tied to actual occupancy-tax revenues to ensure that the town collected more tax revenue than it was to pay on the lease. Main Street Properties was able to build a five-story parking deck instead of a three- or four-story one. As Mayor Chilton said at the time, "Hugely in the long run and significantly in the short and medium run this is a huge net benefit to the taxpayers of the town of Carrboro."

Main Street Properties has a proven track record of working with the town to help provide public parking. Along with the parking deck lease, we have leased the lot at Roberson and Main to the town for \$10/month plus the cost of property taxes since 2005.

We pledge to continue to work with the town on short- and long-term ways to provide public parking, and have a history of doing so. We've communicated a willingness to town staff to extend the parking lease. But please also recognize that these larger parking issues have no direct relationship to the question before you: consideration of a hotel proposal that has adequate parking, meets the ordinance and will provide the Carrboro with around \$250,000 in annual tax revenues.

## Attachment A

Town of Carrboro / Carrboro Appearance Commission / Carrboro, North Carolina 27510



**THURSDAY, AUGUST 21, 2008**

### **PHASE A & B OF 300 EAST MAIN CONDITIONAL USE PERMIT**

The Appearance Commission (AC) moves to recommend (Chuck Morton move, David Markowitz 2nds) approval of the 300 E Main Street Phase A & B project, in accordance with and subject to the following statements and recommendations:

- 1) The AC approves the variance in glazing subject to the applicant providing the amount of glazing currently shown in the CUP plans (i.e.: Building B = 64% on ground floor and 28.3% for upper floors; Building C = 69% on ground floor and 26.8% for upper floors); further, the Appearance Commission hereby certifies the alternative design for buildings B & C, per the designs and details included in the CUP plans.
- 2) The Appearance Commission wishes to conduct a courtesy-level review of the final architectural details and materials choices for buildings B and C.
- 3) Further comments and discussion regarding other buildings are delayed until a later date when additional information is available.

#### **VOTING:**

**AYES:** 5 (Chuck Morton, Wendy Wenck, David Markiewicz, Loren Bradford, and Daniel Gelinne)

**NOES:** 0

**Members Present (5):** Chuck Morton, Wendy Wenck, David Markiewicz, Loren Bradford, and Daniel Gelinne

**Members Absent or Excused (3):** Tom Wiltberger and Justin Abbot

\_\_\_\_\_  
Appearance Commission Chair

\_\_\_\_\_  
Date

Town of Carrboro  
Planning Department



**MEMORANDUM**

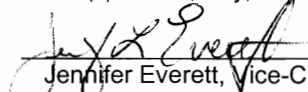
Date: August 21, 2008  
To: 300 East Main Street Applicants  
From: Environmental Advisory Board (EAB)  
Through: Randy Dodd, Environmental Planner  
Copy: Marty Roupe, Development Review Administrator  
Subject: CUP Plan Review Comments

In June and August, 2008, you presented the 300 East Main Street plan for joint review at Town Hall. Based on your presentation, the EAB recommends the following:

1. In addition to meeting shading requirements for the vehicle accommodation area, please plan to include plantings on a minimum of 10% of the pedestrian plaza area with a minimum of 20% canopy, including shade trees and cool paving materials.
2. Use high-reflectance paving materials in lieu of dark brick or asphalt (solar reflectance index of greater than 29, per ASTM E 1980). In addition, please provide shading devices to reduce heat on building surfaces and pavements. Use roofing materials with a solar reflectance index of greater than 78, per ASTM E 1980.
3. Please involve a LEED accredited professional with the ongoing design of the project. Additionally, we hope the applicant will use as many green building techniques as possible in their plans (for example: low impact design and development, resource efficiency, energy efficiency, water conservation and reuse, indoor environmental quality, homeowner education, etc.).
4. To help encourage alternate forms of transportation, please provide shower facilities to serve all tenants.
5. Please incorporate passive solar space heating and cooling principals into building design as consistent with the site plan.
6. To ensure hydrologic connectivity with the underlying soil and allow roots to penetrate into the native soil, please plant vegetation in the ground and not in disconnected planters.
7. Please commit to generation of a minimum of 5% of the base electrical load by onsite solar electric.

Thank you for your cooperation.

VOTE: AYES (3) Mullen, Hay, Everett; NOES (0); ABSENT (2)

  
Jennifer Everett, Vice-Chair  
August 21, 2008





## TOWN OF CARRBORO

NORTH CAROLINA

WWW.TOWNOFCARRBORO.ORG

### TRANSPORTATION ADVISORY BOARD

#### RECOMMENDATION

**SUBJECT: Major Modification of Phase A of 300 E Main Street Conditional Use Permit to Incorporate Phase B of the Project**

Motion #1: The Transportation Advisory Board recommends approval of the project with the conditions placed by the staff, with the addition of the following recommendation:

To amend condition #12 to include: That some of the bicycle racks being provided by developer be placed on E. Main Street, even if the racks are placed in the public right-of-way along the sidewalk; and that the installation of the bicycle racks should be phased in as building construction occurs.

Moved: Heidi Perry

Second: Katie Schwing

VOTE: Ayes (4), Noes (0)

Motion #2: That the applicant agrees that the central pedestrian walkway is closed to non-emergency vehicular traffic at all times, with the exception of deliveries during off-hours.

Moved: Charlie Hileman

Second: Katie Schwing

VOTE: Ayes (3), Noes (1) Heidi Perry held the dissenting vote, as she felt the pedestrian walkway should be available to vehicular traffic during off hours for drop/off and pick up associated with retail.

Motion #3: That the applicant clarifies for the Board of Aldermen the order of construction of the buildings as well as the conversion of the parking lot in to the pedestrian plaza.

Moved: Heidi Perry

Second: Charlie Hileman

VOTE: Ayes (4), Noes (0)



TOWN OF CARRBORO  
**PLANNING BOARD**

*301 West Main Street, Carrboro, North Carolina 27510*

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

**AUGUST 21, 2008**

**300 E. Main Street Phase B/Phase A Conditional Use Permit Major Modification**

David Clinton moved and Susan Poulton seconded that the Planning Board recommends that the Board of Aldermen approve the conditional permit use application to incorporate Phase B into the permit for Phase A of 300 E. Main Street, with the following conditions:

- 1) That distinctive paving materials used in pedestrian areas of the 300 E. Main project continue south and lead into The Butler condominium project.
- 2) That where pedestrian links from 300 E. Main to The Butler condominiums cross vehicular ways the crosswalks be distinctively marked and raised.
- 3) That Main Street Partners work with The Butler condominiums' developer to ensure fully aligned grade-level access from one project to the other. The Planning Board believes that the primary public access to The Butler will be through 300 Main Street into the lawn/courtyard area of the Butler and seeks to ensure that this access fully complies with the Americans with Disabilities Act.
- 4) That 300 E. Main utilize the LEED Green and Sustainable Buildings Checklist as a means of quantifying its contribution to sustainability.

VOTE: AYES: (7) Bell, Carnahan, Clinton, Fritz, Poulton, Seils, and Wamer NOES: (0); ABSENTEXCUSED: (4) Barton, Chadbourne, Cook, and Paulsen; ABSTENTIONS: (0).

David Clinton motioned and Susan Poulton seconded that the Planning Board recommends that the applicant provide opaque, evergreen screening of sufficient height and density to reduce heat island effect on the Marion Atwater property at the southeastern corner of the 300 E. Main site.

VOTE: AYES: (7) Bell, Carnahan, Clinton, Fritz, Poulton, Seils, and Wamer NOES: (0); ABSENTEXCUSED: (4) Barton, Chadbourne, Cook, and Paulsen; ABSTENTIONS: (0)

Damon Seils moved and David Clinton seconded that vehicular traffic be restricted from the pedestrian plaza except for delivery vehicles and no deliveries permitted later than 10 am each day.

VOTE: AYES: (7) Bell, Carnahan, Clinton, Fritz, Poulton, Seils, and Wamer NOES: (0); ABSENTEXCUSED: (4) Barton, Chadbourne, Cook, and Paulsen; ABSTENTIONS: (0).

David Clinton moved and Susan Poulton seconded that the Planning Board supports the inclusion of conditions as described and presented by planning staff on August 21, 2008 and attached.

VOTE: AYES: (7) Bell, Carnahan, Clinton, Fritz, Poulton, Seils, and Wamer NOES: (0); ABSENTEXCUSED: (4) Barton, Chadbourne, Cook, and Paulsen; ABSTENTIONS: (0).

  
James Carnahan, Chair Date 8/22/08

# Attachment B



## LEED v4 for BD+C: New Construction and Major Renovation Project Checklist

Project Name:

Date:

Y ? N

Credit Integrative Process

1

13	2	17	Location and Transportation	16
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3	3	4	Sustainable Sites	10
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2	7	2	Water Efficiency	11
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2	18	13	Energy and Atmosphere	33
<span style="background-color: #90EE90; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> Y	<span style="background-color: #FFFFE0; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	<span style="background-color: #FFDAB9; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Prereq Fundamental Commissioning and Verification	Required
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<span style="background-color: #90EE90; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	<span style="background-color: #FFFFE0; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	<span style="background-color: #FFDAB9; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> 18	Credit Optimize Energy Performance	18
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4	9	0	Materials and Resources	13
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<span style="background-color: #90EE90; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	<span style="background-color: #FFFFE0; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	<span style="background-color: #FFDAB9; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> 2	Credit Building Product Disclosure and Optimization - Material Ingredients	2
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12	0	4	Indoor Environmental Quality	16
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1	0	0	Innovation	6
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0	0	0	Regional Priority	4
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37	39	40	TOTALS	Possible Points: 110
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110				

# Attachment C

## Response to Advisory Board Comments

### Appearance Commission

1. The whole building should be red brick (similar to Carr Mill Mall brick).

The latest submission substantially increases the amount of red brick. It does leave some lighter materials to better match other buildings at 300 East Main and to break up the mass of the building.

2. Stairwells on end of building– make them brick and include either windows or recessed brick to simulate windows.

Red-brick color and faux windows with recessed brick added.

3. Roof– make the parapets level or delete them altogether.

Amount of parapet reduced. Parapet height is 4 to 6 feet and needed to shield mechanical equipment on the roof.

4. The Appearance Commission appreciates the landscaping around the outdoor pool and simplifying the windows.

Noted.

5. If the Board of Aldermen decides to accept the recommendations of the Appearance Commission, the architect should integrate the changes into the drawings and allow the Appearance Commission to review the drawings prior to final approval by the Board of Aldermen.

Noted.

### Economic Sustainability Commission

- A. The ESC recommends the Transportation Committee look at traffic flow in regard to access, pedestrian safety and movement of vehicles within the site.

Please see comments from TAB and responses below.

- B. The full addition to the parking deck (250 spaces) is implemented with the construction of the hotel.

The timing of the parking deck expansion will be driven by cost and demand factors, and is still under evaluation. Adding the deck expansion to the hotel construction budget for parking that isn't required by the project might preclude bank financing for the hotel.

- C. The property owner work with the Arts Center, Cat's Cradle and Back Alley Bikes to mitigate impacts during and after construction.

The Hilton Garden Inn development is intended to feel like an integrated part of the

larger 300 East Main project. To that end Main Street Properties will take all reasonable steps to minimize the impacts of construction on all of our tenants and neighbors.

- D. The ESC supports local ownership and encourages the owners to continue to buy locally.

Noted.

- E. The ESC encourages the owners to become an Orange County Living Wage certified business.

Noted.

### **Environmental Advisory Board**

- 1) the site and floor plans include space dedicated to organics recycling by reserving space both inside and outside for sorting/collection of organic food waste and other compostables.

Based on information from Orange County Solid Waste and other sources, it's clear that a successful food-composting program requires extensive staff training and supervision. Among other things, because the hotel kitchen will be used by a variety of workers (HGI employees and multiple outside caterers) with varying levels of training in food prep let alone more advanced training in composting, it doesn't appear that this kitchen is a good candidate for commercial food composting.

- 2) the applicant provide a report on if and how Hilton's three-year commitment with the World Wildlife Fund (WWF) to reduce its impact on the environment by a) developing an industry-leading water stewardship strategy; b) furthering Hilton's RePurpose waste solutions program by reducing food waste; c) improving LightStay, Hilton's proprietary environmental performance measurement and reporting platform; and d) accelerating the adoption of renewable energy through the Corporate Renewable Energy Buyers Principles specifically will apply to this project.

The ownership of the proposed Hilton Garden Inn is committed to the Hilton initiative in conjunction with the World Wildlife Fund within the limitations of the project. HGI staff will be trained in conjunction with the Hilton "LightStay" program.

- 3) if the Filterra system for stormwater is approved by the State and there are any native plant species in the Filterra options, the EAB recommends that the native species be used.

If practicable, the specifications will include a native species.

- 4) the applicant agree to use native plants and trees in the bioretention area planting plan.

The construction drawings will specify native plantings to the extent they are readily available and allowed by the BMP manual.

- 5) the application not be approved if compliance is not achieved for the tree shading, canopy and protection ordinance provisions.

The application is now compliant.

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

Noted. More plantings have been added.

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

Lighting is shown on the plans and will be provided as long as the town approves such lighting before construction plans are final.

### **Planning Board**

- This lot is an addition to the 300 E. Main St. project. The applicant should show us how this new lot and the proposed hotel will work in the overall design of the entirety of 300 E. Main when it is built out.

See attached site plan.

- The building would be greatly improved if the third, fourth and fifth floors of the hotel were set back from the first two floors. The first two floors should be designed to create a friendlier streetscape for the pedestrian.

The upper floors are stepped back along the elevation facing the bike path. On the north elevation note the addition of canvas awnings and plantings to improve the streetscape.

- The appearance of the building, with 4 colors of synthetic stucco (EIFS) is not representative of the common materials used in our downtown. The palette should be simplified to match the other two new buildings in the 300 East Main Street Development, with the use of stucco limited to the top floor and a single color.

The color palette has been simplified and more red-brick color added. The use of EIFS has been reduced.

- The vehicular access to the hotel is awkward, and can be described, at best, as serviceable.

The access design meets turning-radius specifications and provides the best possible circulation in the limited space available. If and when the ArtsCenter relocates to a new facility Main Street Properties will revisit this area to see if it would be feasible to make changes to improve traffic flow with more space available.

- The dumpster enclosure should match adjacent building materials. Every effort should be made to make this area of the lot inviting, as it represents the Bikeway entrance to 300 E. Main.

Noted. Dumpster-enclosure detail has been amended.

- This building will cast a large shadow, and any new structures in front of the hotel, when the whole of the 300 E. Main St. project is built out, will also be in shadow.

The required shadow sketch was submitted as part of the application, and the building is compliant with the LUO's requirements.

- The "heat island effect" of such a massive structure has not been addressed. The Landscape Plan shows few trees of sufficient size to reduce heat gain on the south and east sides. Additional trees should be coordinated with the storm water BMP. At least twice as many should be on the east side and a substantial number should be placed on the south side. No shading devices are indicated. These are important on the south and east sides.

The bioretention area will be planted with as many trees and shrubs as practicable in keeping with DEQ design guidelines ("Bacteria die-off occurs at the surface where stormwater is exposed to sunlight and the soil can dry out. Therefore it is best for bioretention cells to not be too densely vegetated in order to allow greater exposure to sunlight and consequent die-off of bacteria.") while taking into consideration height restrictions imposed by the Duke Energy powerline setback.

The planting quantity and placement on the east side are dictated by Carrboro screening requirements. There is no more room for tree plantings on that side without reducing the required screening plants or reducing the 20-foot spacing required between shade trees. On the south side the area is planted according to the screening requirement. Additional planting is restricted by the Duke Energy electrical-cabinet clearances and the waterline easement.

In an effort to further provide protection and reduce environmental impacts due to solar heat gain, all glazing on the project will be provided with a higher than code-required solar heat gain coefficient and well as higher U-Value to reduce heating and cooling impacts incurred by the amount of glazing within the project. In addition, all windows will be provided with internal solar shading and black-out devices. To further the effectiveness of these devices, hotel staff will be trained to utilize these measures during each visit to maintain continued protection without disrupting guest comfort and safety.



- The building will prevent ambient lighting and views from reaching the Bikeway. To mitigate this dangerous condition the Applicant should include shielded lighting along their portion of this corridor and should be granted an exception from the light spill requirement from the Town. The massing of the building also presents an uncomfortable juxtaposition to the Bikeway of a more than 70 foot vertical expanse at less than 8 feet of horizontal separation.

Lighting is shown on the plans and will be provided as long as the town approves such lighting before construction plans are final. Please see the addition of plantings and design changes to soften the impact of the stair tower on the bike path. It is Main Street Properties' belief that this hotel will greatly enhance safety along this portion of the bike path.

### **Transportation Advisory Board**

1. Consider expanding the parking deck at the same time as the hotel construction. This would prevent a likely parking crunch during the time when the site is built out but the deck is not yet constructed. Additionally, without working out specific details, the Town could benefit from extra parking generated by the deck expansion before it is needed for the built out site traffic. Finally, construction impacts to the Town and the businesses would only occur once instead of two times in fairly rapid sequence.

The timing of the parking deck expansion will be driven by cost and demand factors, and is still under evaluation. Adding the deck expansion to the hotel construction budget for parking that isn't required by the project might preclude bank financing for the hotel.

2. The TAB would like to see the public parking available on the site for as long as possible. Please work with the Town on this when the current lease nears expiration.

Main Street Properties is willing to negotiate the possibility of a lease extension with the town.

3. The building façade facing the Libba Cotten bikeway should be welcoming to passersby. It and the connector path to the alley should serve as an alternate entryway to the rest of the development. The TAB thought of the back side of Harris Teeter in Carr Mill Mall as an example of what not to do.

The facade facing the bike path has been revised to reflect suggestions from advisory boards. Entering 300 East Main from the bike path will not at all be a similar experience to traveling behind Carr Mill Mall. There will be a sidewalk, a clearly defined roadway, street plantings and a building facade.

4. Please work to keep the Libba Cotten bikeway open and free of debris during construction. If the bikeway must be closed for any length of time, please provide a viable detour.

Keeping the bike path clear of debris will be part of the construction-management plan. Hotel construction will generally require only a narrowing of the bike path, with only short-term (hours not days) closures for utility connections. A lengthier closing of the bike path would be required if in the future the town required Main Street Properties to upgrade the asphalt to support a fire truck. Should that occur signs would direct cyclists and pedestrians to a detour.

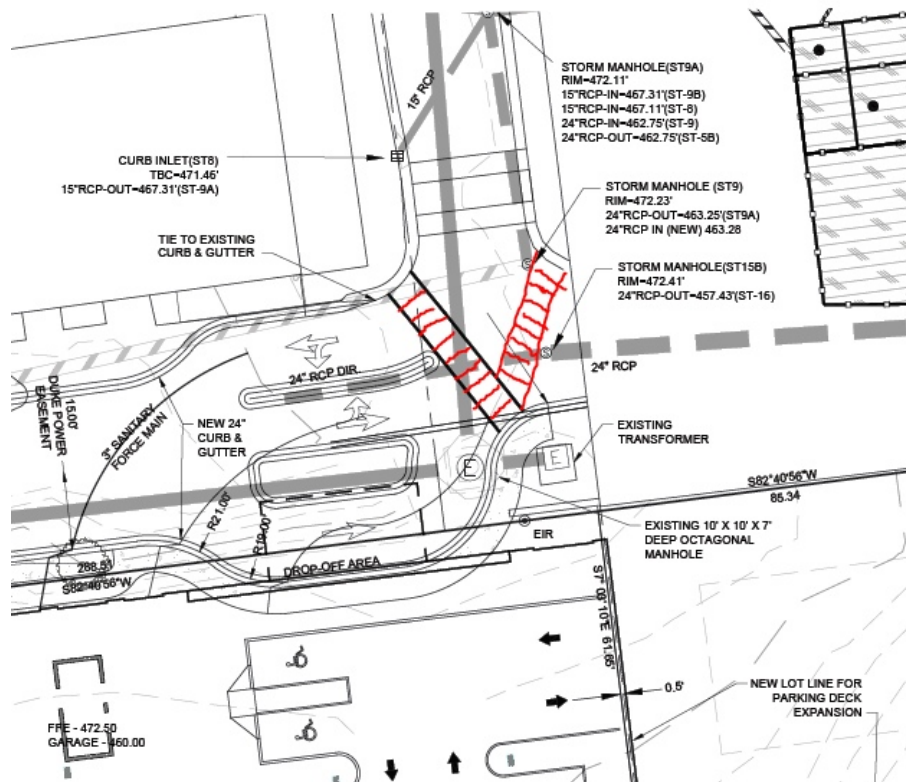
5. If a portion of the bikeway must be closed during construction, please make all attempts to keep at least 10' width open.

Noted.

6. The TAB encourages Town staff to work with developer on allowing and providing additional lighting along the Libba Cotten bikeway.

Lighting is shown on the plans and will be provided as long as the town approves such lighting before construction plans are final.

7. Thank you for redesigning the crosswalk in front of the hotel entryway. It is better than it was previously, but please consider making it a high visibility crosswalk instead of just two lines. Additionally, the TAB would like to see another crosswalk running diagonally from the northeast corner of the hotel/ parking deck 'intersection' to the base of the existing crosswalk so pedestrians coming along that side of the street are not stranded (see rendition below).



The plans now show a high-visibility crosswalk. The second crosswalk shown in the TAB drawing is not included because with the vehicle traffic entering and exiting the parking deck it would not be a suitable path for pedestrians. Pedestrians approaching the Hilton Garden Inn from that side of the driveway can cross at the existing bricked crosswalk shown just north of this area.

8. Please consider putting in a roundabout in front of the hotel instead of the two islands. The group believes this would help control traffic flow and pedestrian safety. A low-rise roundabout that larger vehicles could drive over would be ideal. This may involve moving the entryway/drop-off area to the west.

The available width doesn't provide enough room for a roundabout and a separate drop-off area for the hotel. If and when the ArtsCenter relocates to a new facility Main Street Properties will revisit this area to see if it would be feasible to make changes to improve traffic flow.

9. Please consider making the connector path from the bikeway wider.

The connector has been widened to 8 feet wide (from 5 feet). Also keep in mind that the connector path shown on the Hilton Garden Inn site plan is a temporary condition. At full build-out there will be a flatter, wider connection to the north (see attached plans incorporating HGI into approved 300 East Main CUP).

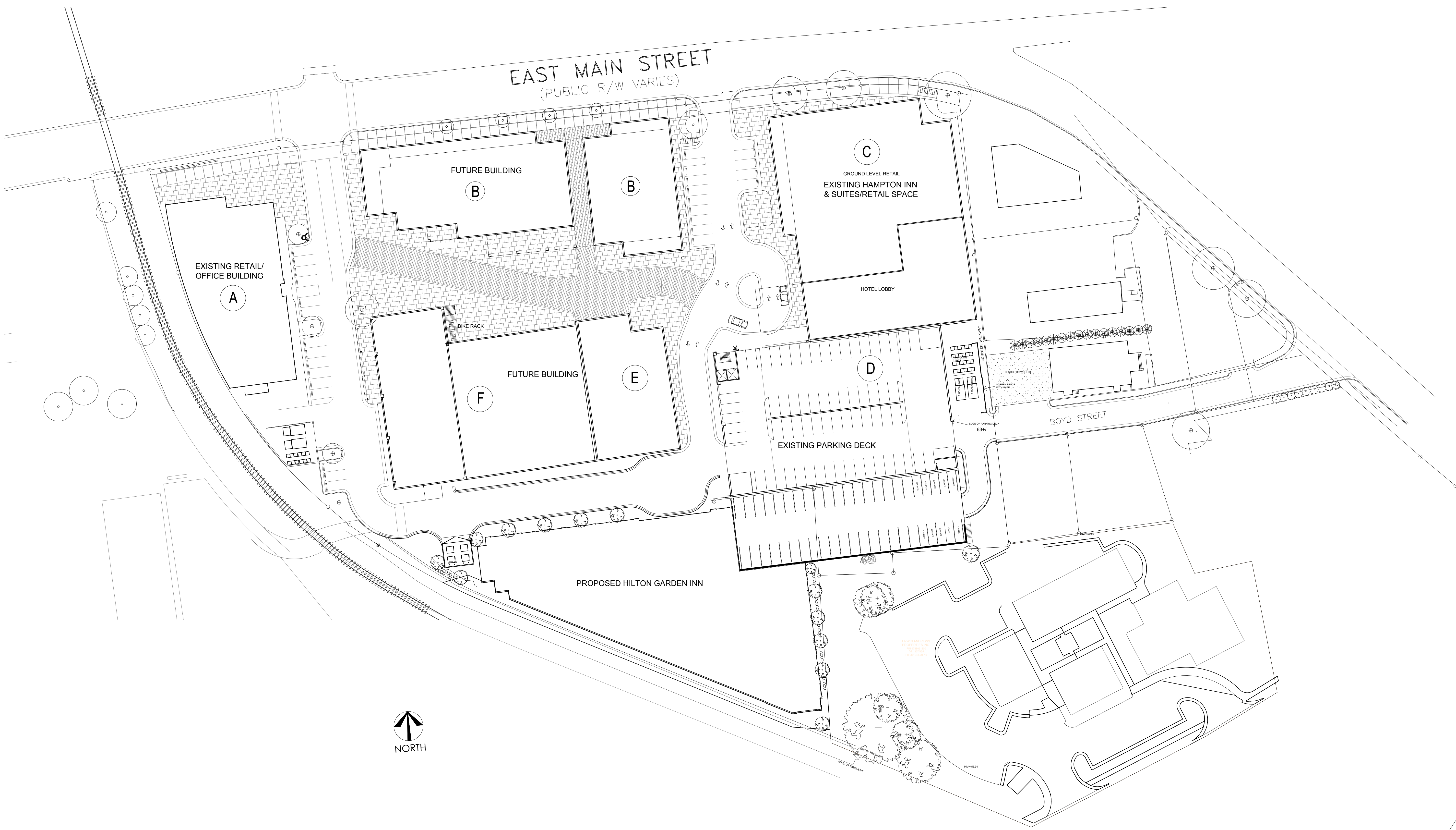
10. The alley behind Cat's Cradle and Arts Center leading to the hotel entryway is too wide at 30'. Please narrow the width of the street and make sidewalks on both sides significantly wider. The group advises making the street a maximum of 22' wide, which would allow for additional 8' of sidewalk between the two sides. This would help achieve part of recommendation #3 by making the connector path and alley more inviting to guests arriving from that direction.

The striping has been revised to narrow the lanes. The asphalt width remains the same, however, for two reasons. 1. The width is needed for trucks servicing the dumpsters to have an adequate turning radius and 2. The area south of the ArtsCenter is designated as a loading area at full build-out of 300 East Main (and can be used for limited loading even while the existing ArtsCenter building is in place).

11. Please consider putting more shade trees along the bikeway to the north of the bioretention pond and along the sidewalks that border the alley behind Cat's Cradle.

A tree was added to the sidewalk along the north side of the hotel building. Utility interactions preclude adding more trees along the bikeway north of the bio-retention area.





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



JIM SPENCER  
ARCHITECTS, PA

103 LLOYD STREET  
SECOND FLOOR  
CARRBORO, NC 27510

919.960.6680 o  
919.960.6682 f  
jspenderjsa@gmail.com

Project:

300  
EAST  
MAIN  
STREET

CARRBORO,  
NORTH CAROLINA  
27510

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