

Policies through the year 2020

Adopted by the Board of Aldermen
on December 5, 2000

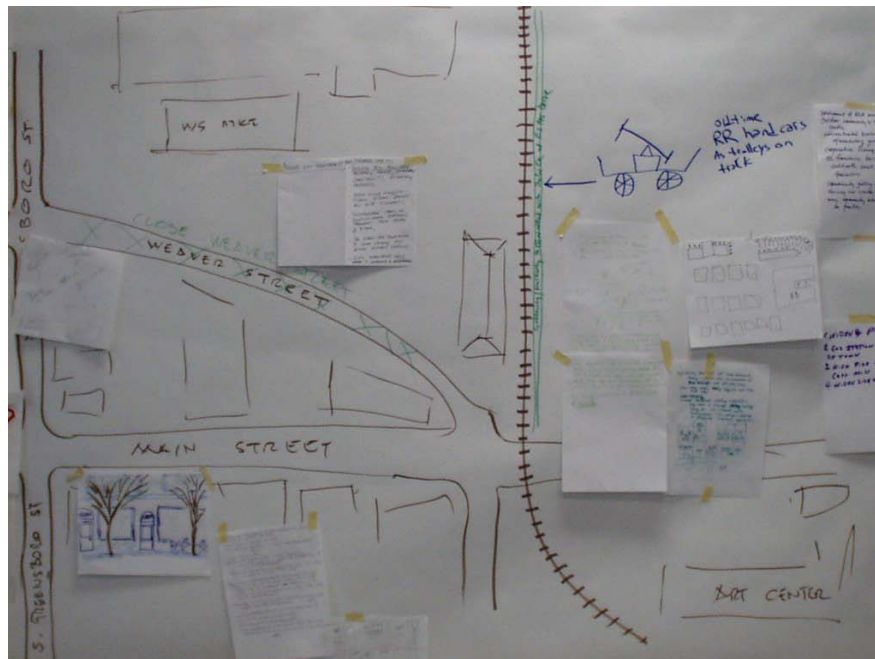
CARRBO

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Policies through the year 2020

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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 accomodate 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.
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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