



Coulter Jewell Thames, PA

MAIN OFFICE
111 WEST MAIN STREET
DURHAM, NC 27701
p 919.682.0368 f 919.688.5646

Planning for the Future

January 29th, 2021

Town of Carrboro Planning Department
301 West Main Street

Re: The ArtsCenter
Conditional Use Permit
Parking Reduction Justification Letter

To Whom it may concern,

This letter is provided in support of the Conditional Use Permit submitted for the 1.36 acre site on the southwest side Jones Ferry Road, between Barnes St. and Bim St.

The ArtsCenter has submitted a Conditional Use Permit to construct a new facility to move the ArtsCenter into, at the location outlined above. The project consists of a ~12,600 sf, 2 story new building and 39 onsite surface parking spaces. The project site is very constrained with an OWASA sewer easement running through the middle of the site and a stream buffer on the eastern portion of the site, covering approximately ½ of the overall parcel. Due to these limiting site constraints, the ArtsCenter has already had to reduce their building program to the building size outlined above.

The Town of Carrboro Land Use Ordinance requires that an Arts Center provide a minimum of 1 parking space per 300 sf of building area, thus 42 parking spaces are required for this use. The current Site Plan provides for 39 onsite parking spaces, thus a reduction or waiver for 3 parking spaces is hereby requested. The following rationale is provided in support of this modest parking reduction request:


- 8 covered bike parking spaces are provided.
- A municipal Town parking lot (on Laurel Ave.) is a 4-minute walk. Additionally, the Town Hall parking lot is 1 minute further to the site.
- The ArtsCenter has a verbal agreement with the neighboring property owner (corner of JFR and Barnes St.) to use their parking lot on special occasions.
- The ArtsCenter is continuing to work OWASA, directly across the street, to additional overflow parking.

- There are 3 existing bus stops within a 2-minute walk of the site. The ArtsCenter is continuing to work with Chapel Hill Transit on the possibility of relocating 1 or 2 of these transit stops at the project site. If these existing stops do not move, they will remain and would still provide very convenient service to the project site.

Based on these shared parking opportunities, convenient transit, bicycle parking, and the reduced ArtsCenter program, we respectfully request a reduction in the overall parking requirement from 42 spaces down to 39 and agree this reduction is warranted.

Should you have any questions or concerns, please do not hesitate to give me a call.

Very truly yours,



Jeremy S. Anderson RLA
Project Landscape Architect