

MINUTES
March 4th, 2021

Members Present: Vickie Brown, James Scott, David Markiewicz, Jacquelyn Gist

Members Absent: Sharon Reilly

Staff Present: James Thomas- Planner/Zoning Development Specialist

I. Information about each member of Appearance Commission

David Markiewicz asked each member what their interest is in the Appearance Commission and what they bring to the board. Each member briefly talked about their interest in the Appearance Commission and what background they have to contribute to this board.

II. Discussion of Joint Review Item- 203 South Greensboro Street Project

Vickie Brown stated that she found the proposed building very attractive and stated that The ArtsCenter lost out in not being a tenant of this new building. She had a couple of concerns regarding the building: 1.) parking on the top level of the parking deck and whether the cars will be visible by adjacent houses. There should be some form of a wall to screen the cars. 2.) concerned about people falling off the top of the parking deck if there is not a wall etc. 3.) made the statement of older people and parents with kids making the walk from the parking deck to the library and how this is a long trek 4.) likes the building and integration of art 5.) likes redder tones to keep with Carrboro look.

James Scott stated that he like the look of the building and was concerned about the loss of parking spaces. He stated that he think the building fits into Carrboro.

There was the concern of all members of the Appearance Commission about the potential of all the glazing leading to birds being killed by hitting it- this needs to be addressed.

There were a couple of questions by members, those being: 1.) where is the exit from the parking deck? 2.) will there be any road improvements?

Staff stated that these questions would be asked of other staff and emailed to them.

Adjourn

II. Review of The ArtsCenter CUP at 315 Jones Ferry Road

There was a short discussion regarding review comments for The ArtsCenter. Vickie Brown made the statement that looking out at parking lot would be a negative situation. David Markiewicz stated that he liked the contemporary look of the building.

Without further discussion, the Appearance Commission voted to approve The ArtsCenter CUP as presented.

1st- Sharon Reilly

2nd- Vickie Brown

All in favor (Brown, Reilly, Scott, Markiewicz)

III. Review comments related to LUO Text Amendments Relating to Dimensional Requirements in the B-1(c) and B-1(g) Districts, Permit Requirements for Town-Owned and Operated Facilities, and Tree Canopy Coverage Standards

The Appearance Commission members requested the staff comeback with further information regarding this text amendment- mainly they were looking for what the reduction in tree cover would be. Staff said they would bring this information back at the March 4th meeting for further discussion.

IV. Election of new chair and calendar of set meeting for Appearance Commission

Vickie Brown nominated David Markiewicz to be the new chair the Appearance Commission. All members voted in favor of this (Brown, Reilly, Scott).

Additionally, the Appearance Commission voted that their regular calendar would be to hold meetings the 1st Thursday of each month at 7:00pm unless an additional special meeting was necessary.

Adjourn

Patricia J. McGuire

From: Charles Harrington
Sent: Tuesday, March 23, 2021 4:47 PM
To: Patricia J. McGuire
Subject: RE: 203 Design

Hi Trish.

From my notes, here are some that we received during the meeting:

- The building design is gorgeous.
- Love everything about it and how the local architectural elements were integrated into the design.

The other comments were more questions for Derrick and they included:

- Was the pandemic (or things learned from it) incorporated into the design? – You may recall that Derrick responded and focused some on air exchange systems, but that the pandemic did not heavily influence/alter the building design.
- There was a question about Orange County Skills Development and the services they provide.
- There was a question about whether or not similar models existed in other communities or if this was unique to Carrboro.
- There was a question about parking volume/demand, which you responded to.

That was it in terms of comments/questions. If you have any questions or need clarification, please let me know.

Thanks!

Charles

From: Patricia J. McGuire
Sent: Tuesday, March 23, 2021 4:40 PM
To: Charles Harrington
Subject: 203 Design

Dear Charles,

Would you have the Arts Committee comments on the 203 project to share? I'd like to pass along.

Hope I haven't missed in an email. If I have, my apologies.

Many thanks,

Trish

Patricia McGuire
Planning Director
TOWN OF CARRBORO
301 West Main Street

Carrboro, NC 27510
Office 919 918-7327
Pronouns: she, her, hers

Carrboro is planning to shape the future. Join us at [Carrboro Connects](#).
[The 203 Project](#) is back in action.



TOWN OF CARRBORO

Environmental Advisory Board

301 West Main Street, Carrboro, North Carolina 27510

COMMENTS

March 4, 2021

203 Project – Principal Design Elements

Motion was made by Blanco and seconded by Schalkoff that the EAB recommends that the Town consider the following comments:

- We would like to learn more about the energy efficiency measures planned for the building

Solar

- Explore solar leasing
 - This option would cost less and help the Town financially in the long-term due to energy savings
- EAB members would be happy to help the Town pursue this option
- Explore installing solar on a parking lot canopy
 - The cost of the structure should be included in the cost of the building
 - A solar leasing company could include this cost in a quote

Green Roof, Vegetation

- Combine green roof with solar
- Use native plants for green roof and detention spaces
- Label the plants with species names as an educational tool
- Design courtyard spaces to be more natural and have more vegetation
- We support the seed library concept

Water

- Water fountain with recycled water as a relaxing element to create a meditative area
- Public water fountain for refilling water bottles
- Kid-friendly water fountains inside and outside of the building
- Canine-friendly water fountains outside of the building

Transportation

- We support adding additional bicycle spaces
- Dedicated bicycle spaces inside the parking deck
 - Include charging infrastructure for electric-assisted bicycles
 - Include space for the library's bicycle loan program, including tricycle program for seniors
- Ensure that electric vehicle (EV) charging spaces are installed in 25% of the parking deck
- Ensure that at least 50% spaces in the parking deck are EV ready as the use of EVs in the Town

will increase over time, meaning:

- Installation of dedicated electrical circuit and underground conduit required to run electricity to EV charging spots

Building

- Window treatments and special types of glass to prevent bird collisions
- Support the use of recycled, locally-made brick
- Glad to see the Town is pursuing LEED Gold equivalent

Recycling

- Work with Orange County Solid Waste to discuss the installation of a designated space for recycling items such as batteries and plastic bags
- Ensure the building has adequate recycling bins for all recyclable items

VOTE:

AYES: (4) Kaufman, Echart, Blanco, Schalkoff

ABSENT/EXCUSED: (1) Brandon

NOES: (0)

ABSTENTIONS: (0)

	3-4-21
For Kathy Kaufman, Chair	(Date)



3

TOWN OF CARRBORO

PLANNING BOARD

4

301 West Main Street, Carrboro, North Carolina 27510**MARCH 4, 2021 -- REMOTE (ZOOM) MEETING**

MEMBERS	GUESTS	STAFF
Catherine Fray, Chair	Derek Jones, Perkins & Will	Trish McGuire
Rachel Gaylord-Miles, Vice Chair	Eric Heidt, Perkins & Will	Tina Moon
Braxton Foushee, Vice Chair		Marty Roupe
David Clinton		James Thomas
Elmira Magnum	Gulden Othman	Zach Hallock
Eliazar Posada	Soteria Shepperson.	Laura Janway
Susan Poulton	Fabian Stepinski	Marsha Pate
Bruce Sinclair	Sara Pequeño (Indy)	
Rasam Tooloe		

Absent/Excused: (0)

Town Council Liaisons: Susan Romaine, Barbara Foushee, Jacquelyn Gist, Randee Haven-O'Donnell, Sammy Slade

I. WELCOME & INTRODUCTIONS

Catherine Fray opened the meeting at 7:33PM and asked advisory board chairs/staff liaisons to report on whether a quorum of their board was present. The Appearance Commission, Transportation Advisory Board, Environmental Advisory board had quorums. Members from the Economic Sustainability and Stormwater Advisory Commissions were also present.

Fray reviewed the agenda and encouraged participation. There were no changes to the agenda.

II. JOINT REVIEW**(A) Presentation on 203 Project**

Planning Director Trish McGuire presented information regarding the joint project with Orange County and the Town of Carrboro. The site location is 203 Greensboro Street. It will house the southern branch of the Orange County library, the Carrboro Recreation and Parks Department, the NC Works/Skills Development Center, and other nonprofit partners. There have been several public hearing which resulted in much input. The goal tonight is to provide a public update and an opportunity for attendees to ask questions.

Derek Jones, with Perkins & Will, the lead designer for the project for the town, made the presentation which included the overall project, building massing, floor plans, with concept/finishes, and exterior and interior design. The goal of the project is to be a hub of

activity supporting an environment for synergistic exchange with occupants. Jones provided visuals which detailed the layout, referencing the intended color and design palette, space definition, and example of the space use. The finishes were defined with attention to masonry, glass, and exterior meeting spaces. The northwest side of the building is the designated entrance with access to the parking deck and car drop off for patrons and bus routes within two blocks of the site. Overall, the interest is in weaving together an eclectic community space that includes the story of Carrboro via the steel, masonry, and wood. The use of natural colors is intended to create a feeling of warmth and creativity. The discussion of exterior details included stormwater installations, information relating to the roof overhang, alternative outside seating, and special, attention to ways to adjust to penetrating light/sun exposure. Jones provided a walk-through of the mock ups on the various levels focusing on the intention of space, offices, and terrace.

Fray opened the discussion to attendees and encouraged questions. Advisory board members offered the following questions and comments:

- What are the alternative modes of transportation to get patrons to the library? What is planned for bike shelters?
- The “softness” on the side of the residential neighbors is sensitive and attractive.
- Appreciation of the green roof/inclusion of solar was expressed by several attendees.
- What is the type/intent of the mechanical systems that was selected? How will it guard against COVID 19? Will it be a ventilation system sensitive to airborne diseases? Has the issue of filtering and absorption been analyzed?
- What is the overall cost per square foot?
- What products will be used for the exterior surfaces?
- Are there plans for a bus route and pull in to drop off patrons at the entrance?
- Is there be a concern for standing water encouraging mosquitos in the retention devices?
- Can there be more impervious surfaces incorporated in the exterior design?
- What type of lighting will be used for both interior and exterior?
- Noting the need of parking and interface with pedestrians, concerns about safety where cars pull in/out of parking garage were identified and discussed.
- Requesting confirmation if solar will be added to the roof? What does the \$100,000 cost of solar in the plan represent (from Jan 12th Town Council meeting)?
- Is tonight the last night for comments?
- What energy source is being proposed for the mechanical systems? Gas? Electric?
- What plant species are being considered for the exterior? Are they native species?
- What are the mechanics of the Stormwater detention?
- What view will neighbors see?
- Have the use of special needs patrons been included? Or other safety concerns?
- Concerns with birds flying into the exterior due to the amount of glazing were discussed as well as the costs/benefits of using “bird glass” to limit the issue.
- How will safety be addressed outside (promenade) to limit particularly as related to the interface of cars and bike/pedestrians?
- The creative design of water retention for reuse / recycling of stormwater run-off was noted.
- Concern over the need for parking/structured parking in the downtown.

- Disappointment that during a time of significant climate change the Town is planning a facility that dedicates so much space/money to the parking garage and by association car use at the site, particularly if it is contributing to the project being over the original budget.

Jones responded to questions clarifying the following:

- There are 36 bike spots which included 24 covered.
- Car drop off is convenient via street level pavement at the building entrance with an overhang to protect from elements. There aren't designated bus stops for the project but existing bus stops they are located within two blocks of the site.
- The mechanical system is good fit for project based on the amount of glazing and tightness of the building envelope. HVAC systems designed to limit/prevent air borne bacteria mitigation are installed in health care systems at three-times the cost of this budget.
- Lighting specialist are currently researching best use for project including safety and illumination on the exterior. LED lights and canopy overhangs to divert heat.
- A surface material is being considered that is metal/veneer combination. The bricks are made with 30% post-consumer material.
- Total cost may be around \$450/sq. foot but the cost is not usually calculated that way and will be updated.
- Parking will have 173 spaces with renderings available but with him. Note: It is anticipated that Maple Avenue will be converted to one-way as part of the project.
- Solar connections/receptors will be installed and ready for solar. There is a solar cover under consideration for the top garage level. The cost of the solar purchase was estimated at \$100,000 when presented at the Jan 12th Council meeting. They are continuing to refine the costs for solar for the project.
- Trees are being selected for both the retention devices and terrace with sensitivity to native species as appropriate. The retention devices do not hold the water (depth = 18"), they slowly eliminate water accumulation and do not hold standing water (that would encourage mosquitos). Trees are planted in the devices. Plants are often selected based on climate and latitude of placement with native plants a priority.
- There are two entrances that easily provide appropriate surfaces for ADA requirements. In addition, the benches serve as a block to cars so they cannot drive onto the entries/promenade. In addition, murals can be added to back wall of the parking garage facing Maple Avenue.

McGuire added that solar was not originally included as a project cost, but that capital improvements planned for the town does include the addition of solar options which will most likely apply to this project. In addition, sidewalk enhancements are planned and in the review process for Roberson Street and South Greensboro.

To stay on the current schedule, moving into the development of construction documents, the schematic design was approved in November. The project information is available online and questions/concerns are encouraged and desired tonight. Since the project requires a zoning permit, which does not involve a formal public hearing, there have been a number of public hearings on the project throughout the process for public feedback and input. The goal is to start into the construction phase in June/July 2021.

The Joint Review Portion of the Meeting ended at 9:16PM.

III. APPROVAL OF THE MINUTES

Clinton moved to approve the February 4, 2021 minutes as amended; Gaylord-Miles seconded the motion.

Gaylord-Miles moved to approve the February 11, 2021 minutes; Posada seconded the motion.

VOTE: AYES (9) Fray, Foushee, Gaylord-Miles, Clinton, Mangum, Posada, Poulton, Sinclair, and Tooloe.

NOES (0); ABSENT/EXCUSED (0);

The February 4, 2021 and February 11, 2021 Planning Board minutes were approved.

IV. OTHER MATTERS

(A) 203 Project

The Planning Board reviewed comments with more attention to the HVAC system, exterior plant selection, and sensitivity to crosswalks regarding future logistics, appropriate, exterior lighting, and the support for a solar installation. The Board was in agreement to end discussion.

McGuire encouraged all to attend the Comprehensive Plan community workshop scheduled for 7:00 PM on March 18.

(B) Update on Amendments Relating to G.S. Chapter 160D

Moon provided a short PowerPoint on the draft text amendments being prepared to bring the Land Use Ordinance into compliance with the adoption of G.S. Chapter 160D. The UNC-Chapel Hill School of Government has provided a number of guides to facilitate the process. The Council has received two updates to date. The first focused on six articles of the LUO: Article III, Administrative Mechanisms; Article IV, Permits and Final Plat Approval; Article V, Appeals, Variances, etc.; Article XVII, Signs; Article XX, Amendments; and Article XXI, Neighborhood Preservation. The second focused on seven articles: Article VI, Hearing Procedures for Appeals and Applications; Article VII, Enforcement and Review; Article VIII, Nonconforming Situations; Article IX, Zoning Districts and Zoning Map; Article X, Permissible Uses; Article XI, Supplementary Use Regulations; and Article XII, Density and Dimensional Regulations.

Moon reviewed notable changes:

- Advisory board members must be sworn in/take an oath of office before participating.
- Conditional use permits will be eliminated and replaced it with two levels of a special use permits.
- Conditional use rezonings will also be eliminated.
- There is more emphasis on the procedural differences between quasi-judicial decisions (permits) and legislative decisions (amendments).
- The conflict of interest provisions for legislative decisions is expanded and will affect advisory boards and elected officials.
- Provisions relating to posted notice for public hearings for permits and rezonings have been clarified.

- Provisions relating to vested rights have been updated and new language relating to permit choice have been added.
- Regarding advertising for things such as public hearings, notifications to communities will meet new guidelines such as mailing parameters and timelines for such notifications.

•

Moon offered an opportunity for questions. More information will be provided in the future.

V. ADJOURNMENT

Motion was made by Foushee to adjourn the meeting, and seconded by Posada.

The March 4, 2021 Planning Board meeting was adjourned by unanimous vote at 10:13 PM.

**TRANSPORTATION ADVISORY BOARD
MINUTES**

Thursday, March 4, 2021

BOARD MEMBERS PRESENT

Dave Pcolar, Chair
Elyse Keefe
Sarah Brown
Mark Alexander
David Swan
Cummie Davis
Lenore Jones-Peretto
Barbara Foushee, Council Liaison

STAFF PRESENT

Zachary Hallock

Guests Present

I. Call to order

The meeting was called to order around 9:20pm.

II. Approval of Minutes (February 18, 2021)

Pcolar motioned to approve the minutes, Brown seconded. Motion passed unanimously.

III. Action & Discussion Items

• The 203 Project Discussion

The TAB discussed the merits of charging for parking at the deck in the 203 project, especially because the costs associated were approximately \$36,000 per space, and while there was a disproportionate amount of parking the trade-off for the accessibility for people seeking the access the skills center shouldn't be overlooked. They also discussed that the need to charge for parking should be assessed in the future, as demand should dictate if it is needed.

The TAB discussed the merits of enabling future developments to buy-in to a few spaces in this deck to avoid having to build independent parking.

Access by bus, especially to the northern areas of Carrboro (which is currently underserved) and for kids who do not have a driver's license.

The TAB asked if there were any projections as to the turnover/utilization of the parking deck and how traffic control would be handled.

Hallock provided an overview of the TIA that was developed, the recommended roadway improvements (a NB right turn bay on S Greensboro St, south of Roberson St) and the limited impacts on the surrounding traffic signals.

The TAB suggested that the Town should target Roberson for sidewalk completion to connect the 203 project to the Libba Cotten, especially given that pedestrian routing to the site is challenging.

The TAB suggested looking into specific wayfinding for the 203 project so that walking routes to/from the project and associated parking would be clear. In addition to wayfinding, the Town should look at creating a safe and accessible path between the library and other Town facilities such as the Century Center.

The TAB raised concerns about what the sides of the parking deck would look like, in particular along Maple Ave; but indicated that the active ground floor facing Roberson Street is good design.

- **Bicycle Parking Ordinance Discussion**

Hallock provided an overview of the history of the draft bicycle parking ordinance.

Multiple TAB members indicated that the use codes in the ordinance were difficult to understand, Hallock to provide the appropriate references prior to future discussion.

The TAB discussed the merits of require more advanced or more secure bike parking and the tradeoffs associated with that.

The TAB expressed interest in establishing bike parking requirements based on a metric other than # of employees.

TAB members indicated the need for a comparison to other municipalities, Hallock to develop a comparison for the next conversation.

The TAB mentioned the need to measure bike parking usage in new developments to help track progress & identify if our standards are appropriate.

The TAB discussed the tradeoffs associated with have a 36" vs a 24" clearance for bike racks from adjacent walls. Noting that while more clearance made it easier to maneuver, but less clearance may allow for more bike parking in the same space. Ability to navigate could also be affected by type of bike.

TAB expressed interest in splitting the difference and just using 30" clearance. Hallock will look for other ordinances to compare between for future discussion.

- **Other Items**

Hallock provided an update on the Safe Routes to School Committee.

IV. Adjourn

The meeting was adjourned around 10:13 pm.

DRAFT

Patricia J. McGuire

From: Anita Jones-McNair
Sent: Tuesday, March 23, 2021 8:31 PM
To: Patricia J. McGuire
Subject: RE: 203 Design Review

Trish

Questions as a result of the presentation (generated by commission member)

Q1: What kinds of sustainable construction materials?

A1: all adhesives are low VOC, locally sourced, non-offgassing, recycled content; still trying to find exact brick, one of the bricks is 100% remanufactured from Salisbury, NC; a lot of passive moves with architecture, deep overhangs on S and W side; using electrichromic glass (can be programmed to darken at certain times of day, as low as 1% transmissivity, allows you to cut out glare and avoid shades); VRF mechanical system for HVAC system

Q2: Exterior appears to have textures that would support (or potentially encourage) rock climbing. Might be a bonus (or concern)?

A2: [No direct answer provided.]

Q3: How many square feet?

A3: About 50k sq ft of program area + parking

By comparison, Orange Co public library is 15k sqft gross (i.e., includes stairwell and wall thickness) and net (slightly less) areas

Q4: What sorts of feedback have been received from neighbors on design?

A4: In close to 20 public meetings, have not heard criticism or negative feedback, but some levels of concern about maintaining lower sound and light levels, want a nice vegetative buffer along that side; working to make that side a little quieter, fewer windows, etc.

Q5: What's intended on the Roberson side of building in comparison/contrast to Open Eye?

A5: To be modeled after Wall St in Asheville; could be extended to accommodate street festivals, for example.

Q6: When library is closed, will parking be available to local businesses (total of 173 spots)?

A6: That will be a Town Management question, but the design was "future-proofed" to accommodate something like that.

Q7: Nearest bus stop?

A7: Along Main St (buses not along Roberson most likely, but currently along Greensboro)

Anita

From: Patricia J. McGuire
Sent: Tuesday, March 23, 2021 4:39 PM
To: Anita Jones-McNair
Subject: 203 Design Review

Dear Anita,

Would you have the RPC comments/draft minutes on the 203 project to share? I'd like to pass along.

Hope I haven't missed in an email. I've looked! If I have, my apologies.

Many thanks,

Trish

Patricia McGuire

Planning Director

TOWN OF CARRBORO

301 West Main Street

Carrboro, NC 27510

Office 919 918-7327

Pronouns: she, her, hers

Carrboro is planning to shape the future. Join us at [Carrboro Connects](#).

[The 203 Project](#) is back in action.

TOWN OF CARRBORO

**STORMWATER ADVISORY COMMISSION – SUMMARY**Remote Meeting on March 11th, 2021, 6:30 pm (Zoom)

Commission Members		Candidates	Staff
John Cox (vice-chair)	Jeanette O'Connor (chair)	Margot Lester	Randy Dodd
Robert Dickson	Michael Paul	Satya Kallepalli (absent)	Heather Holley
Jacquelyn Gist (Council Liaison, absent)	Lauren Joca (absent)	Sarah Bloesch	Emily Cochran
			Patricia McGuire

Guests

W. Jordan Brewer – Kimley-Horn
 Derek Jones – Perkins & Will
 Allen Pratt – Perkins & Will

Administrative Matters

The SWAC approved the February minutes unanimously.

203 Project Review**In summary, the SWAC:**

- encourages the use of native plants over non-natives in the design, and specifically requests that *Liriope* be replaced with another ground cover plant
- commends the designers for their attention to stormwater control and notes that the design exceeds minimum requirements in several areas, but asks if there can be additional peak runoff control
- requests that the designers consider the following additional technologies:
 - Silva cells
 - Additional bioretention areas where possible
 - Various alternative roof configurations such as a green/blue roof over the entirety of the primary structure or a blue roof set back over part of the parking deck
 - Placement of a cistern, perhaps taking up one or two parking spaces on the 2nd and 3rd floors of the parking garage
- emphasizes that the Town should take this opportunity to lead by example and exceed minimum standards, align with climate resilience goals as well as help mitigate the Town's historic flooding problems
- notes that projected estimates for the precipitation "IDF" values (intensity, duration, frequency) used for stormwater design show an steep increase within the next 20 years, and ask that the Town consider projected storm events in planning for stormwater design rather than use the standard of NOAA Atlas 14 estimates
- asks the Town to consider supplemental financing to allow designers to go further, specifically/especially for peak runoff mitigation.

Details of Discussion

Randy Dodd provided a brief presentation regarding the 203 site, specifically pointing out that the land use is almost entirely impervious surface, and the current Land Use Ordinance provisions does not require treatment for preexisting impervious surfaces. He also showed the existing stormwater infrastructure, noting that water flows south and daylight at a stream off of S. Greensboro St. and Old Pittsboro Rd, and pointed out the location via Google Maps, with emphasis on the fact that there is a large volume of water that exits at this point and has provided issues for neighbors along Old Pittsboro Rd.

Trish McGuire added that the building will house two Orange County social services-related programs (OC Skills and Development, Library), and the Town of Carrboro will also have staff and programming in the building as part of the Recreation, Parks and Cultural Resources Department.

Derek Jones, shared a presentation regarding the project's design. Allen Pratt, landscape architect, described the plants that are planned throughout the exterior for stormwater control and visual appeal. Jeanette asked if a native plant could replace the *Liriope* that is planned as a groundcover; Allen agreed that it could. Allen also provided an overview of the bioretention cells that are planned along the sidewalk.

Jeanette asked who would be responsible for the maintenance of bioretention cells, green roofs, and other landscaping on the sites. Randy explained that the Town is looking into contracting with a State certified firm for SCM maintenance. Derek explained that there can also be a one-year (or longer) maintenance program as part of construction.

Jeanette asked if the vegetated planters could be wider (currently 7' wide), but Derek replied that the planters make up the remaining available space after satisfying street and sidewalk width requirements. Jeanette and Allen clarified the purpose and choices of various other plants that are planned on the site.

Jordan Brewer described the stormwater control plan for the site. There are 3 bioretention cells planned for treatment of roof drainage and at-grade runoff. Drained stormwater will flow beneath the sidewalk on the west side of the property, then connect with existing stormwater infrastructure in the southwest corner. Jordan showed results from the NCDEQ HyperTool and SNAP Tool to show volume reduction and nutrient reductions. The result will be that the first 1.5" of rain will be completely infiltrated within the bioretention areas.

Jeanette asked if the Town could require the project to control stormwater above and beyond requirements in the Land Use Ordinance. Randy said that the project is currently meeting the requirements of the ordinance, as well as providing additional annual stormwater volume control. Jordan stated that the stormwater control measures' greatest impact will be in annual volume reduction. Randy added that treating the first 1.5" of rainfall is also beyond the minimum requirements (1").

Mike asked if the site was designed with projected increases in rainfall intensity in mind. Jordan stated that the design was completed with current data that is available, not future projections. Mike asked if there are any additional measures we can take to maximize stormwater control, given the Town's historic stormwater issues, and if the Town relaxed other requirements, how far could the designers go to impact annual volume reduction.

Jeanette echoed Mike's question about whether or not the Stormwater Enterprise Fund could be used to subsidize stormwater control measures in projects. The design team offered that space constraints were important in considering additional treatment. Trish clarified that the width of Maple Avenue is already being reduced by 50% to accommodate the building footprint, but closing the street completely is not an available option at this time.

John Cox introduced the idea of Silva Cell installments with pipes running through it, though these areas do have considerable constraints. Allen said there is an area that may be appropriate for Silva Cells, along the south side of the property, however the cost may be a significant constraint. Jordan added that the Silva Cells could achieve a higher level of peak flow reduction.

Jeanette asked if it would be possible to place a green roof over the entirety of the primary structure, and place the solar panels over the parking deck. Trish and Derek said that they're still exploring possibilities for the roof infrastructure,

including the idea of a blue roof with a green roof on top of it. Derek and Allen discussed the need for depth in constructing a blue roof rather than a green roof, which affects multiple parts of the construction.

Robert asked if it would be possible to put a partial blue roof over the parking deck, which is already built to withstand substantial weight. Derek said that the height for the parking deck is at the maximum per LUO provisions as it is, so adding an additional roof would push beyond the limit.

Randy asked if the stormwater analysis was completed with the green roof in mind; Jordan said that the green roof was not included in the calculation, and he anticipates that analysis with refined measurements will show further stormwater control. Randy also asked if there are any possibilities for underground detention; Jordan said that they are constrained by rock on the north side, and seasonal high water table on the south side of the site.

Jeanette asked about the potential of stormwater features within the courtyard. Derek explained that initial plans included an underground storage tank and fourth bioretention area in the courtyard, but these plans were not feasible due to the seasonal high water table. John mentioned the availability of elevated planter box-style bioretention areas that could be above grade. Allen also mentioned that the area is quite confined so there is a need to keep the area as open as possible for movement, but that a Silva Cell could be a possibility in this area.

Mike asked how much irrigation is required with this landscaping; Allen said he hasn't done a calculation for irrigation. Mike asked if we could place a very large cistern for additional volume control that could also be used for irrigating the ground-level landscaping. Allen and Jordan said that they have studied this idea, specifically for the green roof, and found that it was a feasible idea but it is constrained by space and is still being studied.

Jeanette asked if the courtyard needs to be a paved plaza, or if it could be a garden with sitting areas and a walkway. Allen said that the required hardscaping space takes up most of the space anyway, and additional planted areas probably wouldn't add much in terms of stormwater control. Derek added that the area is also required to be open due to egress areas, and pointed out the three less obvious doors in the area that require means of egress.

Mike reiterated that he will send projected IDF curves to Randy and others. Jeanette thanked the designers for putting so much thought into stormwater control for this project.

The SWAC discussed options for allowing the developers to make additional improvements, such as requesting that the height limits not include solar cells or blue/green roof depth. Jeanette asked if this option could be placed on a future agenda. Trish stated that there are provisions for equipment on roofs, which are not structural, but blue/green roofs are closer to a structure on a building. However, there is some legislative leverage for making changes. She also stated that the SWAC can emphasize the preference for using Silva Cells and/or altering the height requirements for the site in its recommendation to Council.

Mike suggested placing a cistern on the first and second floors of the garage in one parking spot. The SWAC discussed the possibility of using stored rainwater for toilet flushing, but there may be constraints to doing so.

Randy and Heather reiterated that a major goal of Town-managed stormwater infrastructure is to use native plants in an attractive way to encourage the use of natives in stormwater control, as well as plants that are beneficial to pollinators and otherwise locally adapted and beneficial.

Adjourn

The meeting was adjourned at 8:31 pm.

**TRANSPORTATION ADVISORY BOARD
MINUTES**

Thursday, March 4, 2021

BOARD MEMBERS PRESENT

Dave Pcolar, Chair
Elyse Keefe
Sarah Brown
Mark Alexander
David Swan
Cummie Davis
Lenore Jones-Peretto
Barbara Foushee, Council Liaison

STAFF PRESENT

Zachary Hallock

Guests Present

I. Call to order

The meeting was called to order around 9:20pm.

II. Approval of Minutes (February 18, 2021)

Pcolar motioned to approve the minutes, Brown seconded. Motion passed unanimously.

III. Action & Discussion Items

• The 203 Project Discussion

The TAB discussed the merits of charging for parking at the deck in the 203 project, especially because the costs associated were approximately \$36,000 per space, and while there was a disproportionate amount of parking the trade-off for the accessibility for people seeking the access the skills center shouldn't be overlooked. They also discussed that the need to charge for parking should be assessed in the future, as demand should dictate if it is needed.

The TAB discussed the merits of enabling future developments to buy-in to a few spaces in this deck to avoid having to build independent parking.

Access by bus, especially to the northern areas of Carrboro (which is currently underserved) and for kids who do not have a driver's license.

The TAB asked if there were any projections as to the turnover/utilization of the parking deck and how traffic control would be handled.

Hallock provided an overview of the TIA that was developed, the recommended roadway improvements (a NB right turn bay on S Greensboro St, south of Roberson St) and the limited impacts on the surrounding traffic signals.

The TAB suggested that the Town should target Roberson for sidewalk completion to connect the 203 project to the Libba Cotten, especially given that pedestrian routing to the site is challenging.

The TAB suggested looking into specific wayfinding for the 203 project so that walking routes to/from the project and associated parking would be clear. In addition to wayfinding, the Town should look at creating a safe and accessible path between the library and other Town facilities such as the Century Center.

The TAB raised concerns about what the sides of the parking deck would look like, in particular along Maple Ave; but indicated that the active ground floor facing Roberson Street is good design.

- **Bicycle Parking Ordinance Discussion**

Hallock provided an overview of the history of the draft bicycle parking ordinance.

Multiple TAB members indicated that the use codes in the ordinance were difficult to understand, Hallock to provide the appropriate references prior to future discussion.

The TAB discussed the merits of require more advanced or more secure bike parking and the tradeoffs associated with that.

The TAB expressed interest in establishing bike parking requirements based on a metric other than # of employees.

TAB members indicated the need for a comparison to other municipalities, Hallock to develop a comparison for the next conversation.

The TAB mentioned the need to measure bike parking usage in new developments to help track progress & identify if our standards are appropriate.

The TAB discussed the tradeoffs associated with have a 36" vs a 24" clearance for bike racks from adjacent walls. Noting that while more clearance made it easier to maneuver, but less clearance may allow for more bike parking in the same space. Ability to navigate could also be affected by type of bike.

TAB expressed interest in splitting the difference and just using 30" clearance. Hallock will look for other ordinances to compare between for future discussion.

- **Other Items**

Hallock provided an update on the Safe Routes to School Committee.

IV. Adjourn

The meeting was adjourned around 10:13 pm.

DRAFT