



## Legislation Text

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**File #:** 17-278, **Version:** 1

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### **TITLE:**

Receipt of Public Comments on Concept Plan Options for Possible Design Options for Development of the 203 South Greensboro Street Property Including Contemplated Orange County Southern Branch Library

**PURPOSE:** The purpose of this item is to provide the Board of Aldermen with an opportunity to receive public comment on additional concept plan options for the Town's 203 S. Greensboro Street property in follow-up to the June 27<sup>th</sup> public hearing on this topic.

**DEPARTMENT:** Planning and Manager's Office

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[<mailto:pmcguire@townofcarrboro.org>](mailto:pmcguire@townofcarrboro.org), 919-918-7327; David Andrews, [dandrews@townofcarrboro.org](mailto:dandrews@townofcarrboro.org), 919-918-7308

**INFORMATION:** On June 20<sup>th</sup>, the Board of Aldermen received a presentation on the concept plan for the 203 S. Greensboro Street property. Agenda materials are available at this [link](https://carrboro.legistar.com/LegislationDetail.aspx?ID=3084136&GUID=676CEE1B-088E-457F-93FB-6CD4076789EC&Options=&Search=>) [<https://carrboro.legistar.com/LegislationDetail.aspx?ID=3084136&GUID=676CEE1B-088E-457F-93FB-6CD4076789EC&Options=&Search=>](https://carrboro.legistar.com/LegislationDetail.aspx?ID=3084136&GUID=676CEE1B-088E-457F-93FB-6CD4076789EC&Options=&Search=>). On June 27<sup>th</sup>, the Board of Aldermen received public comments on the concept plan. Agenda materials and minutes are available at [<https://carrboro.legistar.com/DepartmentDetail.aspx?ID=20277&GUID=2CC72A69-CFDE-4143-92E2-BC02C8A0FC9A&Mode=MainBody>](https://carrboro.legistar.com/DepartmentDetail.aspx?ID=20277&GUID=2CC72A69-CFDE-4143-92E2-BC02C8A0FC9A&Mode=MainBody>).

Eleven citizens provided comments to the Board of Aldermen on the concept, which provided for possible co-location of several principle uses including Town offices (specifically those needed for the Recreation and Parks Department), The ArtsCenter, and contemplated Orange County Southern Branch Library. Additional supplemental and related potential uses include a Virtual Justice Center, an initiative of North Carolina Central University School of Law ([<http://law.nccu.edu/technology/virtual-justice-project-2/virtual-justice-project/>](http://law.nccu.edu/technology/virtual-justice-project-2/virtual-justice-project/>)), a seed library ([<http://seedlibrarian.com/>](http://seedlibrarian.com/>)), WCOM radio ([<http://wcomfm.org/>](http://wcomfm.org/>)), and a teen center. A parking deck containing between 280 and 300 spaces was included in the concept plan to provide for the parking generated by the new uses on the property, and to replace and augment the existing surface spaces provided on this property.

Board members provided comments as well, touching on several topics, including:

- Project schedule - groundbreaking in the fall of 2018;
- Parking - cost, possible partnerships with other property owners, and temporary parking during construction, safety improvements, magnitude of parking as percentage of whole project cost estimate, climate change crisis and consideration in design;
- Support for project elements and appreciation for work on this effort, suggestion for other users and partnership/entrepreneurship models (e.g. American Underground), support for woonerf, mention of building appearance matches Carrboro's look;
- Roberson Street - possible one-way, possible construction footprint in Maple Avenue Extension,

possible other tenants, bike sharing for employees

Updated conceptual design options have been developed in response to the June 27<sup>th</sup> input and will be presented by Jim Spencer, architect with Jim Spencer Architects, PA.

Town staff have been exploring temporary (i.e. during construction) parking areas and possible alternative locations for permanent parking demand generated by the 203 S. Greensboro project and will update the Town as information is available.

Staff has utilized a number of different media approaches to provide outreach for this **hearing**.

**FISCAL & STAFF IMPACT:** Fiscal and staff impacts associated with considering this information are minimal.

**RECOMMENDATION:** It is recommended that the Board of Aldermen receive public comments on the concept plan options.