



Legislation Text

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TITLE:

Project Status Update for the 203 S. Greensboro Project

PURPOSE: The purpose of this item is to provide the Board of Aldermen with an opportunity to receive an update on the 203 S. Greensboro project.

DEPARTMENT: Planning, Manager's Office, Town Attorney, Economic and Community Development

CONTACT INFORMATION: Trish McGuire, pmcguire@townofcarrboro.org

[<mailto:pmcguire@townofcarrboro.org>](mailto:pmcguire@townofcarrboro.org), 919-918-7327; David Andrews, dandrews@townofcarrboro.org, 919-918-7315; Bob Hornik, hornik@broughlawfirm.com [<mailto:hornik@broughlawfirm.com>](mailto:hornik@broughlawfirm.com), 919-929-3905;

Annette Lafferty, alafferty@townofcarrboro.org [<mailto:alafferty@townofcarrboro.org>](mailto:alafferty@townofcarrboro.org), 919-918-7319

INFORMATION: Work on this project has continued in earnest since the Board of Aldermen held a public hearing on concept plan options in September. Town and county staff continue to work together to support the project's advancement. A webpage with quick links to background information has been added to the Town's website, <http://www.townofcarrboro.org/1127/203-S-Greensboro-Project>. This agenda item seeks to update the Board of Aldermen on the status of the project, including project scope, the issues of temporary and long-term parking, development agreements and potential building users. Information on these topics is provided below.

Project Scope

Currently anticipated uses. The project concept provides for the possible co-location of several principle uses including Town offices (specifically those needed for the Recreation and Parks Department), the planned Orange County Southern Branch Library, and the ArtsCenter. 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/>), a seed library (<http://seedlibrarian.com/>), WCOM radio (<http://wcomfm.org/>), and a teen center.

The Town and Orange County executed a Development Agreement on December 4, 2017 (*Attachment A*). The Town Attorney is in the process of drafting separate development agreements with the ArtsCenter and others, and a lease agreement for WCOM. The ArtsCenter has nearly completed its capital campaign feasibility study. A decision regarding participation in the 203 S. Greensboro project is anticipated when the Board of Directors meets on February 13th.

Long-term parking. A parking deck containing between 280 and 300 spaces is 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 currently located on this property. The development agreements with other property owners seek to provide opportunities for distributing the project parking, rather than concentrating it on the 203 S. Greensboro property.

In relation to the question of parking demand in the downtown, staff has been requested to provide a list of

businesses that do not meet the presumptive parking standards. Such a list has not been created or maintained previously. In 2015, an intern compiled information on satellite parking for use in the parking plan development. Staff is working to present at the meeting on February 6 an overview of parking associated with downtown businesses. Section 15-299, Special Provisions for Lots with Existing Buildings and Lots within Neighborhood Preservation Districts, establishes the parking requirements in these locations and recognizes satellite parking as a means of securing parking for those locations.

The cost implications of underground parking as shown in the final concept plan presentation was also requested. Jim Spencer provided the following information:

The costs of this type of construction might vary greatly depending on subsurface conditions and location of building above. Based on feedback from experienced commercial contractors, we estimate this construction could cost approximately \$130-135/square foot for one level of parking plus a transfer platform of post-tensioned concrete to accommodate a building above. For the 88-space parking tier shown on plans, this would translate to approximately \$3,200,000. Of this number, approximately one-third would be foundation and transfer slab associated primarily with the building above (and not the parking).

Short-term Parking. Staff is working towards alternatives for short term parking during the construction phase of the project. Short-term parking opportunities may include 201 North Greensboro Street (CVS Vacant Lot), and 400 Roberson Street (Yaggy Lot) with the most promising lead at 103 Sunset Drive (Masonic Lodge). Concurrently, staff is working with other private property owners to secure parking spaces for town and other business employees. Some property owners are more likely to consider leasing spaces to an individual user as opposed to opening space for the general public. Therefore, the more employees that can be relocated will open additional town owned/leased parking to the public. For example, staff is working with White Oak Apartment complex to secure 30 parking spaces for town employees which would free more space for the public in Town Hall parking lot. Other alternatives being explored include shuttles from peripheral lots near the downtown.

Project Schedule

The current project schedule anticipates the design process getting underway in March of this year, following the design team interviews and selection by the Board of Aldermen (scheduled for February 13th). Permit issuance and construction plan completion would be expected in the winter of 2018/19 with a 12-15 month construction process concluding in the summer of 2020.

FISCAL & STAFF IMPACT: Fiscal and staff impacts to be determined in relation to discussion of the information provided.

RECOMMENDATION: It is recommended that the Board of Aldermen review and discuss the material in preparation for the design team presentations and interviews on February 13th.