

A RESOLUTION ADOPTING THE PLAN FOR
ROBERSON STREET IMPROVEMENTS
Resolution No. 111/2002-03

WHEREAS, the Carrboro Board of Aldermen has requested that staff prepare a plan for Roberson Street improvements.

WHEREAS, the recommendations from the September 2001 downtown visioning charrette specified in *Downtown Carrboro: New Vision* indicates that improvements, i.e. wider sidewalks, tree planting areas, and on-street parking, should be added to Roberson Street.

WHEREAS, the roadway width of the proposed cross-section is 38 feet, and the right-of-way width is 68 feet, an increase of the existing 40-foot right-of-way to a 68-foot right-of-way, and

WHEREAS, the Carrboro Board of Aldermen held a hearing on February 4, 2003 to receive public comment on the proposed policies.

NOW, THEREFORE BE IT RESOLVED by the Carrboro Board of Aldermen that the Aldermen adopts the Plan for Roberson Street Improvements.

This is the 18th day of February in the year 2003.

PUBLIC HEARING: PLAN FOR ROBBERSON STREET IMPROVEMENTS

In response to the Downtown Carrboro: New Vision report, the Board of Aldermen requested that Town staff prepare a plan for Roberson Street improvements. Staff has prepared preliminary information for sidewalks and on street parking on the portion of Roberson Street between Sweet Bay Lane and Greensboro Street. The administration recommended that the Board of Aldermen adopt a resolution approving the Plan for Roberson Street Improvements.

Dale McKeel, the Town's Transportation Planner, made the presentation.

Chris van Hasselt, Chair of the Transportation Advisory Board, stated that the TAB liked the 11-foot lanes; the TAB would oppose bike lanes because of the on-street parking.

James Morgan stated that the proposed street cross section is a good "test bed." The Downtown Development Commission recommended that particular attention be made to the intersection of Sweet Bay Place and Roberson Street.

Dickie Andrews, a resident of 213 Hillsborough Road and owner of property at 101 South Greensboro Street, voiced concern about the negative impact the proposed cross section would have on his property.

Jeff Rubish, a resident of 214 Hillsborough Road, and speaking on behalf of his family, spoke against the proposed widening of Roberson Street. He stated that this proposal would adversely affect Bank of America. Mr. Rubish suggested that the Town know what the project will cost before approving the proposal. He stated that he does not feel the Town can take property from property owners for this project. Mr. Rubish pointed out that Bank of America provides free parking to downtown merchants after hours. Mr. Rubish asked the following questions:

1. Will the Town pay for the improvements to Roberson Street?
2. Will the Town be installing a traffic signal at the intersection of Roberson and Greensboro Streets?
3. How can the Town take property from property owners to promote a new venture. Is that a conflict of interest?

Nathan Millian, representing Carr Mill Mall Partnership, asked that the Board to be consistent in its requirements for improvements to Roberson Street.

Nicholas Lurie, 275 Sweet Bay Place, proposed a cross section to include two five-foot bikes with parking on one side of the street. He encouraged the Town to contact the UNC Pedestrian and Bicycle Information Center on Airport Road.

Jack Haggerty suggested that building permit and land use permit applications be reviewed in light of this proposal.

Mazouz Fakhouri, owner of the Andrews Riggsbee Hardware building, stated that they couldn't afford to lose any of their property.

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JOAL HALL BROUN TO CONTINUE THIS PUBLIC HEARING UNTIL FEBRUARY 18, 2002.

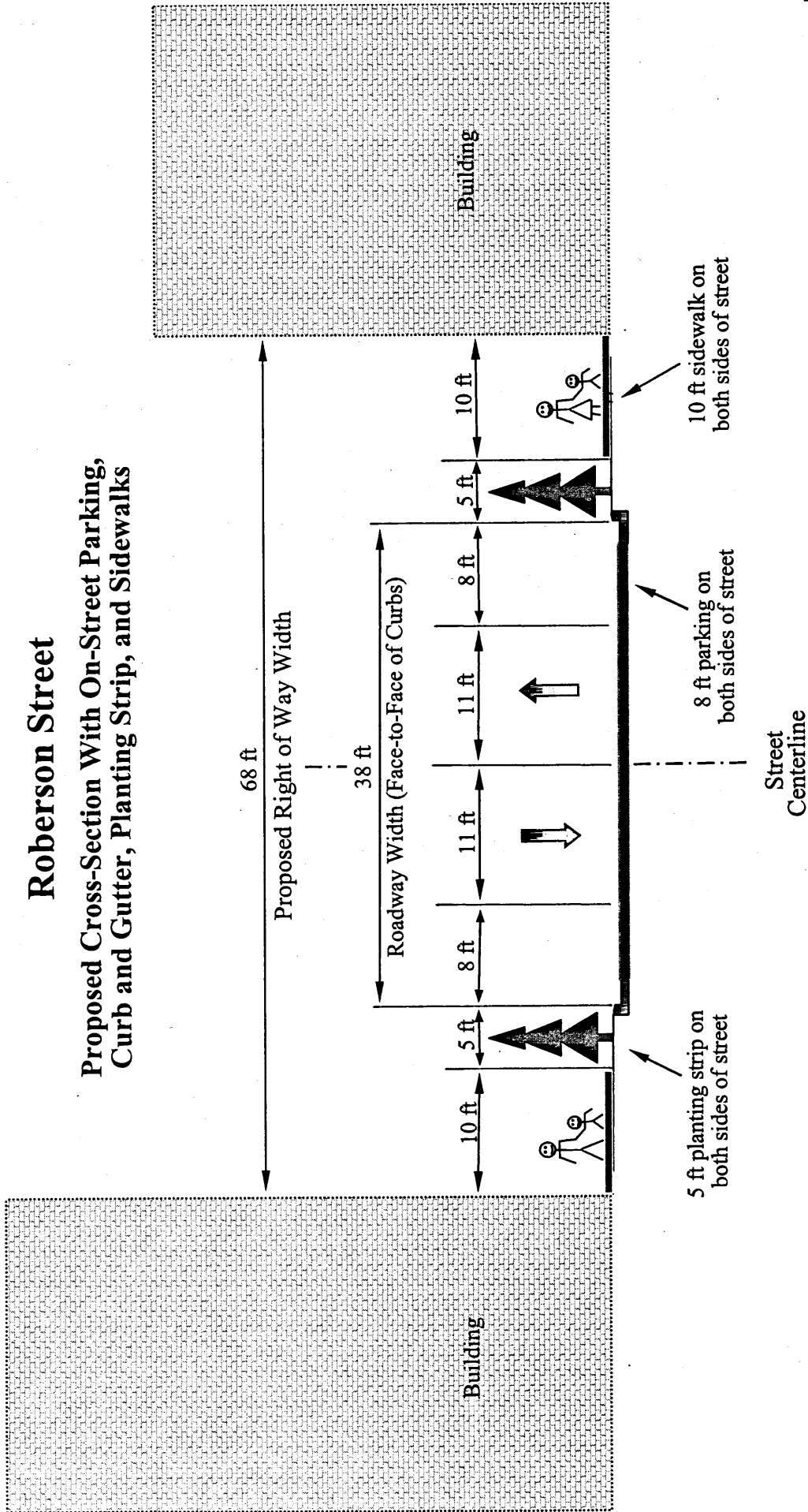
The Board requested that the Town staff respond to Mr. Rubish's questions.

Alderman Gist requested that the Town staff provide information on the cost to the Town and the affect on the tax rate.

Alderman Herrera asked how many parking spaces would be lost if parking is allowed only on one side of the street.

Roberson Street

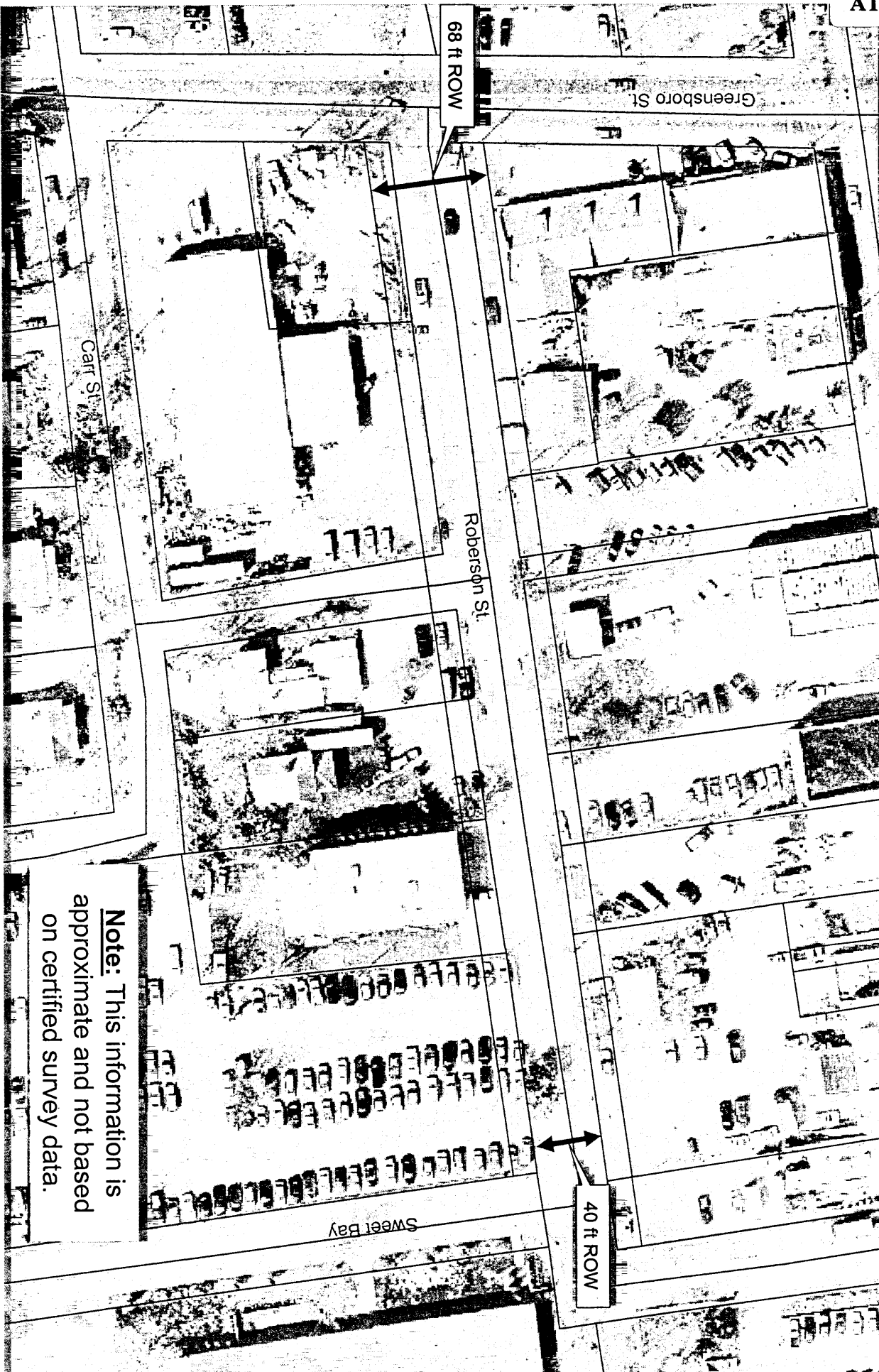
Proposed Cross-Section With On-Street Parkings, Curb and Gutter, Planting Strip, and Sidewalks



Note: When the plan is implemented the overall right-of-way width and cross-section elements may be modified if necessary to minimize impacts to existing structures.

NOT TO SCALE

Illustration of Increasing Right-of-Way (ROW) Width from 40 Feet to 68 Feet



Note: This information is approximate and not based on certified survey data.

February 11, 2003

Mr. Chris Peterson
Public Works Director
Town of Carrboro
301 West Main Street
Carrboro, N. C. 27510

Re: Roberson Street Construction Estimate

Dear Chris:

We have completed a Preliminary Construction Estimate for improvements to Roberson Street. The estimate includes work necessary to widen the street from its present 21 foot pavement width with shoulders and ditch section to a 38 foot face to face curb and gutter facility with 10 foot sidewalks on each side. The estimate was done based on information supplied by you as to lengths and widths of improvements. It should be noted that this estimate is very preliminary in nature and does not include right-of-way acquisition; removal of structures or above ground utilities; relocation of underground electric, telephone, gas or CATV; or landscaping other than reseeding.

If you have questions or need further information, please contact me.

Sincerely,

Henry Wells, PE
Town Engineer

Attachments

DESIGN DEVELOPMENT COST ESTIMATE

2/19/2002

Roberson Street, Carrboro, NC

ITEM DESCRIPTION	QUANTITY	COST PER UNIT	TOTAL COST
1. Site Demolition			
A. Clear & Grub (Off-Site Disposal)	0.50 AC	4000 AC	2,000.00
B. Tree Removal & Storage	0 LS	LS	0.00
C. Concrete Removal	0 SY	SY	0.00
D. Tree Protection Fencing	0 LF	LF	0.00
	Subtotal Site Demolition:		2,000.00
2. Earthwork			
A. Strip 4" Topsoil & Stockpile	CY	CY	0.00
B. Cut/Fill			
1. Cut & On-site Fill	0 CY	0.00 CY	0.00
2. Cut & Off-site spoil	200 CY	8.00 CY	1,600.00
C. Off-site borrow	0 CY	CY	0.00
D. Fine Grading			
1. Curbing	0 LF	LF	0.00
2. Pavement	0 SY	SY	0.00
3. Sidewalk	0 LF	LF	0.00
4. Spread Topsoil	0 CY	CY	0.00
E. Base Compaction	0 SY	SY	0.00
	Subtotal Earthwork:		1,600.00
3. Soil Erosion Control			
A. Silt Fence	100 LF	5.00 LF	500.00
B. Ditch Lining			
1. Rip-Rap	0 LF	LF	0.00
2. Coir Matting	0 LF	LF	0.00
C. Inlet Protection			
1. Stone Inlet Protection	8 EA	250.00 EA	2,000.00
D. Construction Entrance	0 EA	EA	0.00
E. Rip-Rap Level Spreader	0 LF	LF	0.00
F. Diversion Ditch	0 LF	LF	0.00
G. Skimmer Basin	0 EA	EA	0.00
H. Sediment Basins	0 EA	EA	0.00
I. Stabilization (Seeding: Temporary and Permanent)	1 AC	2,000.00 AC	1,000.00
J. Slope Protection Matting	0 SY	SY	0.00
K. Rip-Rap Dissipator (Class B Riprap)	TON	TON	0.00
	Subtotal Soil Erosion Control:		3,500.00
4. Surveying & Layout			
	0 LS	LS	0.00
	Subtotal Surveying & Layout:		0.00
5. Storm Drainage			
A. 15" RCP	300 LF	20.50 LF	6,150.00
B. 18" RCP	300 LF	25.50 LF	7,650.00
C. 24" RCP	200 LF	35.00 LF	7,000.00
D. 30" RCP	0 LF	LF	0.00

ITEM DESCRIPTION	QUANTITY	COST PER UNIT	TOTAL COST
E. 15" CSP w/ 2 Elbows	0 LF	LF	0.00
F. Catch Basin	6 EA	2,000.00 EA	12,000.00
G. Drop Inlet	4 EA	2,000.00 EA	8,000.00
H. F.E.S.			
15"	0 EA	EA	0.00
24"	0 EA	EA	0.00
30"	0 EA	EA	0.00
I. Junction Box	0 EA	EA	0.00
J. OTCB	0 EA	EA	0.00
K. 2GI	EA	EA	0.00
L. 12" Trench Drain	0 LF	LF	0.00
M. 4" Subsurface Drain Pipe w/Fabric Sock	0 LF	LF	0.00
N. 4" Channel Drain	0 LF	LF	0.00
	Subtotal Storm Drainage:		40,800.00
6. Curb, Stone Base and Paving			
A. 30" Concrete Curb & Gutter	1,242 LF	15.00 LF	18,630.00
B. Concrete Pads			
1. Dumpsters (2)	0 SF	SF	0.00
2. Proposed Service Area	0 SF	SF	0.00
3. Chiller	0 SF	SF	0.00
4. Transformer (2)	0 SF	SF	0.00
5. Switchgear	0 SF	SF	0.00
C. 10 Foot Wide Sidewalk 4" - Concrete	1,242 LF	28.00 LF	34,776.00
D. Sidewalk 6" Concrete	0 SF	SF	0.00
E. Asphalt Pavement			
2" I-2 Asphalt	100 TON	30.00 TON	3,000.00
G. Handicap Ramp	0 EA	EA	0.00
H. 6" #57 Stone	380 TON	20.00 TON	7,600.00
I. Natural Surface Pathway	0 LF	LF	0.00
J. Existing Pavement Tie-In	0 LF	LF	0.00
K. Geotextile Liner	0 SY	SY	0.00
	Subtotal Curb, Stone Base and Paving:		64,006.00
7. Landscape			
A. Plant Material	0 LS	LS	0.00
B. Mulching (Pine Straw 4-5")	0 SY	SY	0.00
C. Compost(2", incorporated 6")	0 SY	SY	0.00
	Subtotal Landscape:		0.00
8. Miscellaneous			
A. Relocate Water Meters	10 EA	445.00 EA	4450.00
B. Relocate Fire Hydrants	4 EA	2000.00 EA	8,000.00
C. Mobilization	1 LS	5000.00 LS	5,000.00
D. Traffic Control	LS	LS	0.00
E. Dumpster Enclosures	LS	LS	0.00
F. Chiller Enclosure	LS	LS	0.00
G. Steel Bollards	EA	EA	0.00
H. Segmental Retaining Wall	SF	SF	0.00
I. Boardwalk	SF	SF	0.00
	Subtotal Miscellaneous:		17450.00

ITEM DESCRIPTION	QUANTITY	COST PER UNIT	TOTAL COST
Subtotal of Estimate Items 1 - 8:			129356.00
SUBTOTAL OF ITEMS 1 - 11:			129356.00
25% CONTINGENCY FEE:			32339.00
25% ENGINEERING FEE AND CONTRACT ADMINISTRATION:			32339.00
GRAND TOTAL OF COST ESTIMATE:			194034.00