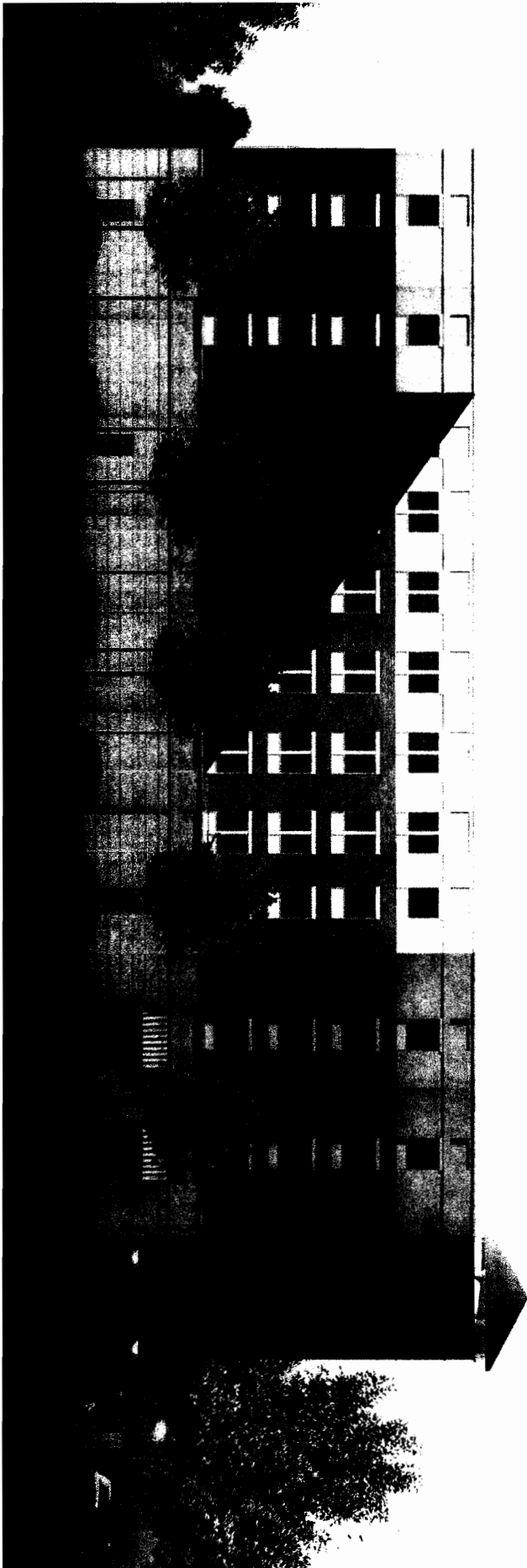
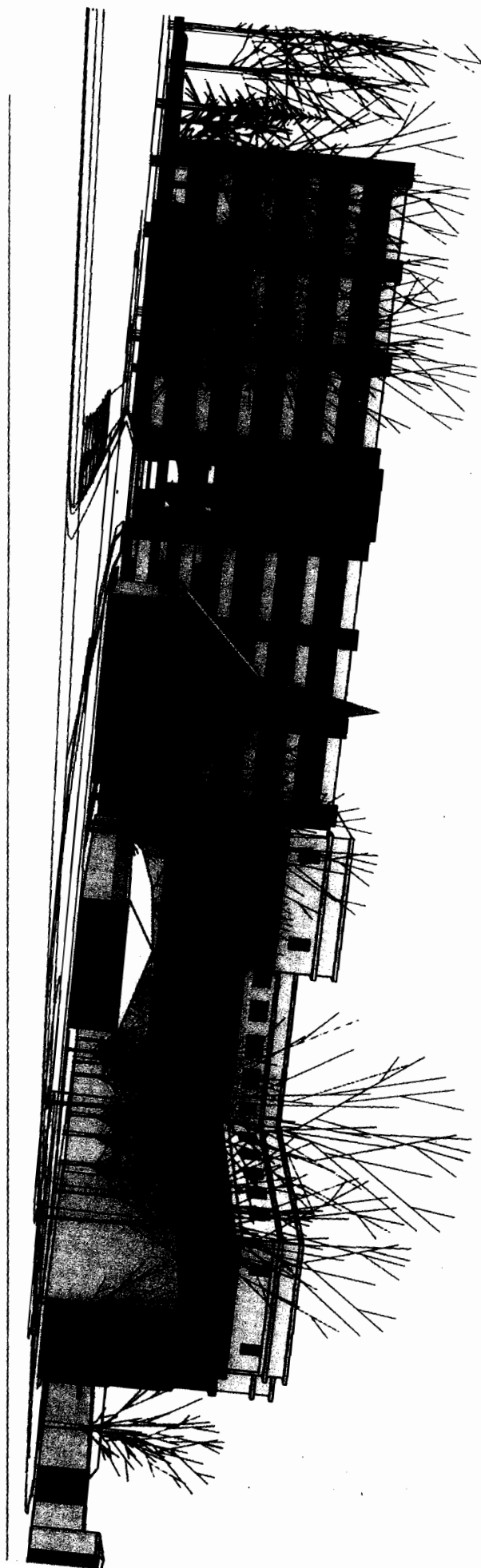


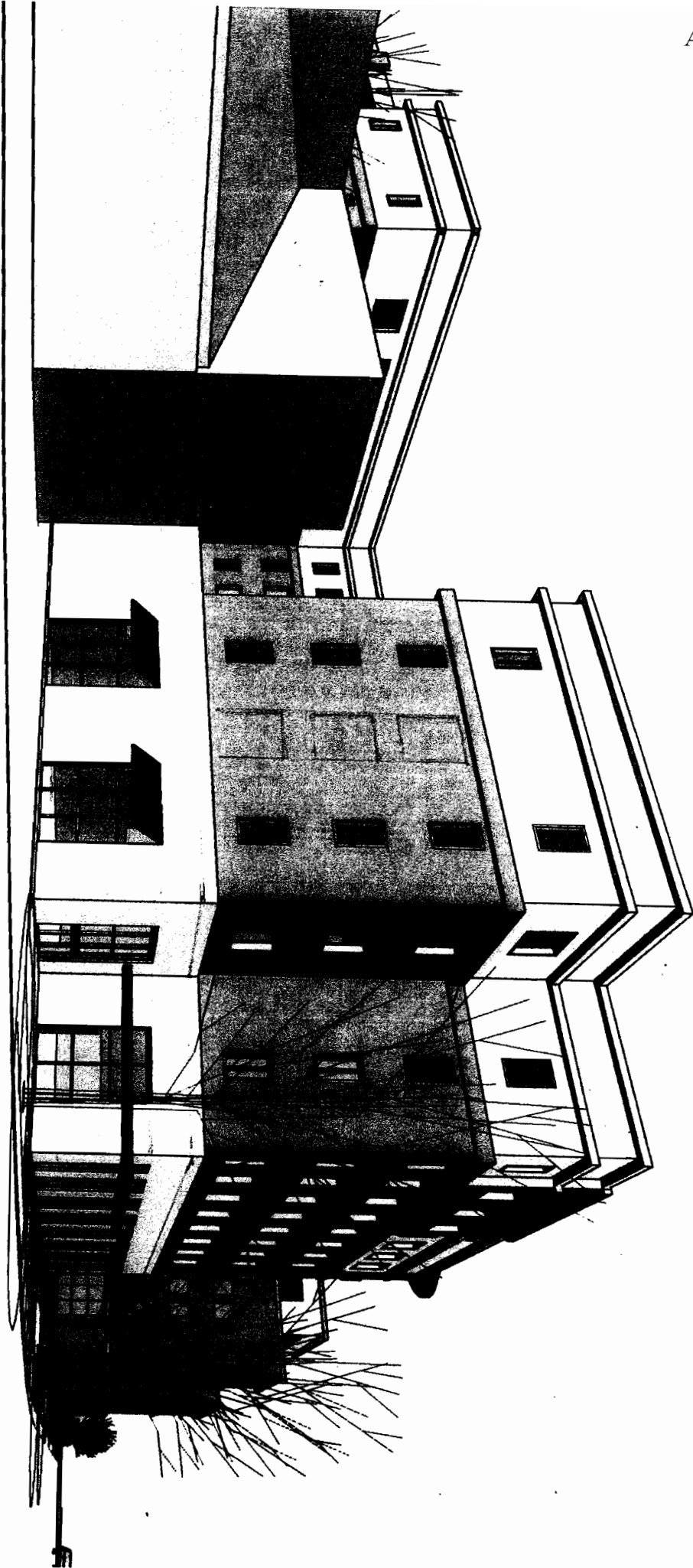


East Elevation



Smallwood Reynolds,
Stewart, Stewart
& Associates, Inc.









**JIM SPENCER
ARCHITECTS**
304C EAST MAIN ST
P.O. BOX 385
CARRBORO, NC 27510
tel 919.960.6482
fax 919.960.6483
jimspencer@j-sa.com

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**300
EAST
MAIN
PHASE B**

CARRBORO, NORTH CAROLINA

DEVELOPER
of Chapel Hill, LLC
Chapel Hill, NC 27515

NOT BE BARRIED
FOR CONSTRUCTION

Job Number: 0412

Drawn: JSP
Checked: JSP
Reviewed: JSP
Date: 05/05/2012
Project: 300 EAST MAIN ST
Phase: PHASE B

CONCEPTUAL D

Sheet Title:

**SITE LIGHT
PLAN**

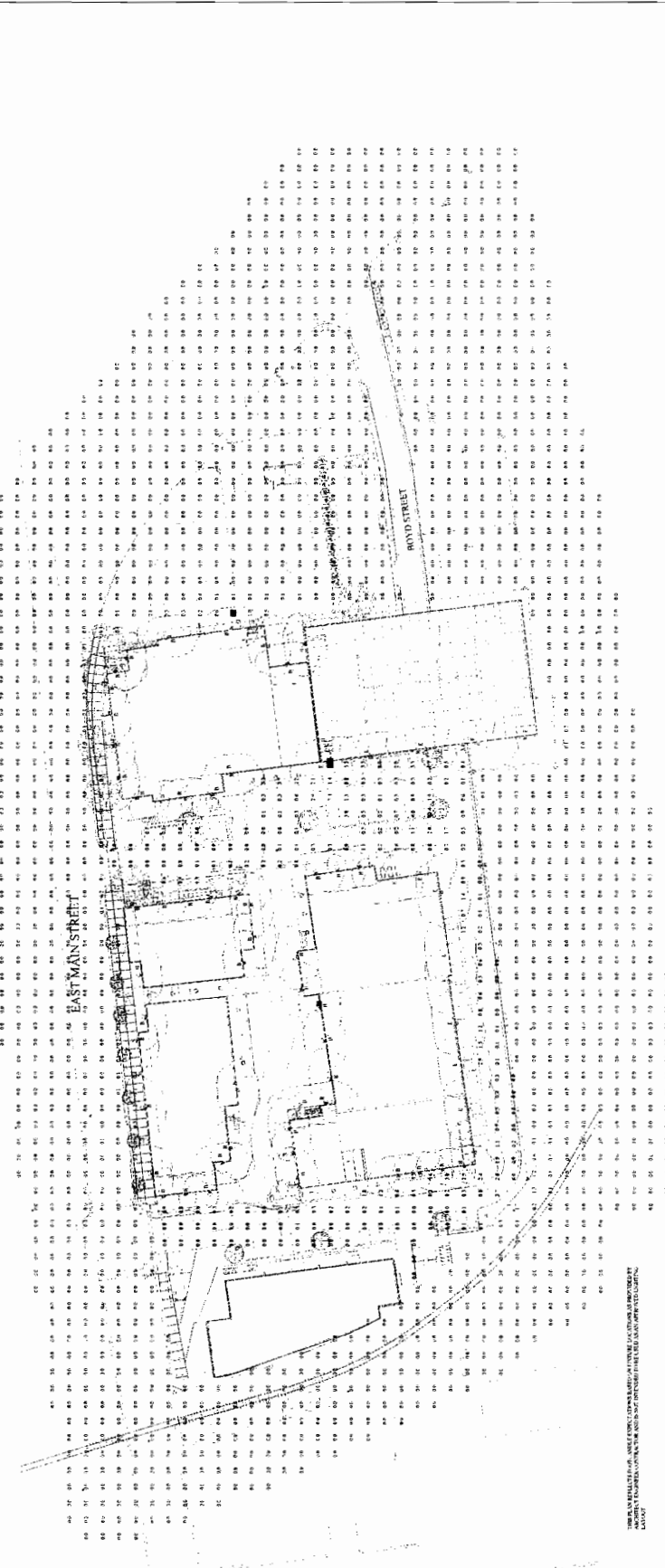
Sheet Number:
A30

Calculation Summary							
Label	Calc Type	Units	Avg	Max	Min	Avg Min	Max Min
Planted Area Parking in Grade	100%	Tg	0.90	19.0	0.0	N/A	N/A
Planted Area Parking in Trench	100%	Tg	0.01	1.8	0.0	N/A	N/A
Planted Area in Trench	100%	Tg	1.96	7.7	0.0	N/A	N/A

ALL VALUES SHOWN ARE NOMINAL. MAINTAINING EXISTING PLANTING IS THE RESPONSIBILITY OF THE OWNER. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CARRBORO PLANTING SPECIFICATIONS.

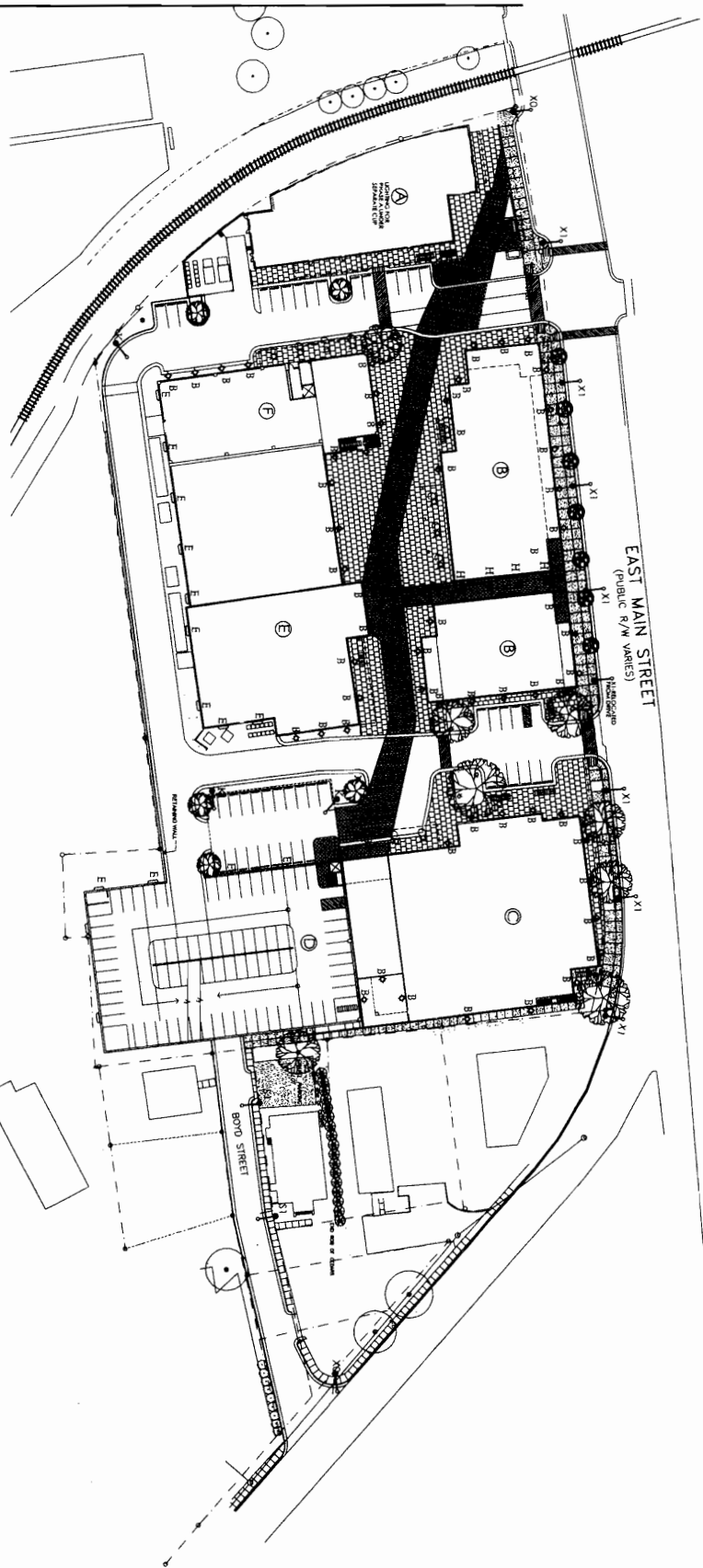
Landscaping Schedule									
Symbol	Qty	Unit	Label	Arrangement	Leaves	LLF	Description		
1	50	B	SHRUB	SINGLE	5000	0.700	OSTRYA VIRGINICA		
2	10	B	SHRUB	SINGLE	3000	0.700	QUERCUS		
3	14	E	SHRUB	SINGLE	1800	0.700	QUERCUS VIRGINICA		

ALL TYPE 'C' PLANTING SHALL BE MOUNTED AT 10 FEET ABOVE FINISHED GRADE. ALL TYPE 'C' PLANTING SHALL BE MOUNTED AT 10 FEET ABOVE FINISHED GRADE. ALL TYPE 'C' PLANTING SHALL BE MOUNTED AT 10 FEET ABOVE FINISHED GRADE.



300 EAST MAIN STREET - CARRBORO PHOTOMETRIC PLAN
REVISION 13

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF JIM SPENCER ARCHITECTS. NO PART OF THESE PLANS OR SPECIFICATIONS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF JIM SPENCER ARCHITECTS.



Proposed Redevelopment of 300 East Main Street - Carboro - Site Plan

SITE LIGHTING SCHEDULE

- X0- Existing Town of Carboro Street Lights
- X0's are 250V/HPS on Arm Extension on Wood Pole
- X1- Existing Town of Carboro Street Lights
- X1's are 250V/HPS on Brushed Aluminum Pole
- B- Building/Building Wall Mounted Downlight Sconces
- C- Soft/Ceiling Mounted Arcade Lights
- D- Ground Mounted Up Floods (trees/walls)
- E- Wall Packs for Service Areas/Safety
- G- Ground subsurface mounted walkway lights

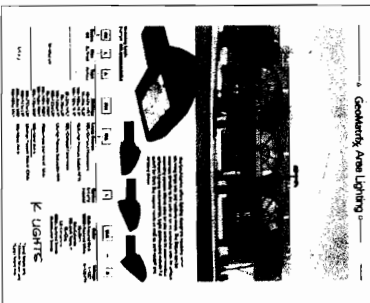
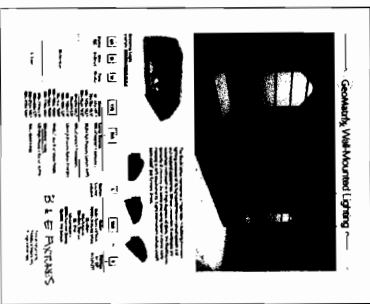
1" = 40'



- H- Hanging (Pendant) Alley Lights
- I- Emergency Light/Phone standards
- K- New Private Drive/Parking Lights
- K's to be 150V/Metal Halide on Brushed Aluminum Pole
- K's to be 150V/Metal Halide on Arm Extension on Wood Pole
- K's to be acceptable to Public works. Owner would like to use K fixtures shown to the right, which are Dark-Sky friendly and will match other site lights

Notes: See attached engineered drawing for light contours at Site property lines and not exceed 2 footcandles at Lot Lines bordering residential zonings and 15-243. Light levels will not exceed 2 footcandles at the Lot Lines and not exceed 15 in height. Fixtures will be Dark-sky friendly and will not exceed 15 in height.

Site Lighting Adjoining Properties Lines



B- Building Wall Mounted Downlight Sconces
E- Wall Packs for Service Areas/Safety

K- New Private Drive/Parking Lights



JIM SPENCER ARCHITECTS

304C East Main St.
P.O. Box 385
Carboro, NC 27510

441-777-0000
Fax: 419-366-6666
jim@jimspencer.com

300 EAST MAIN PHASE B

CONTRACT NO. 100-0000

DEVELOPER:
Main Street Properties
P.O. Box 315
Carboro, NC 27515

DATE:
10/1/04

NOT RELEASABLE FOR CONSTRUCTION

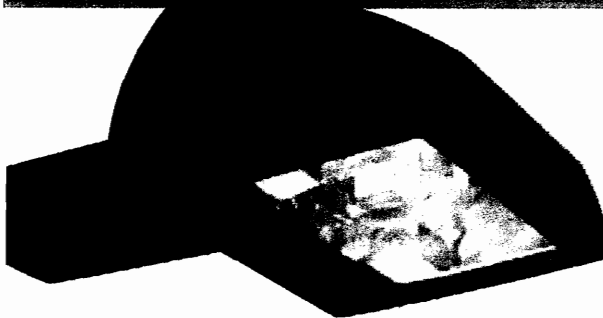
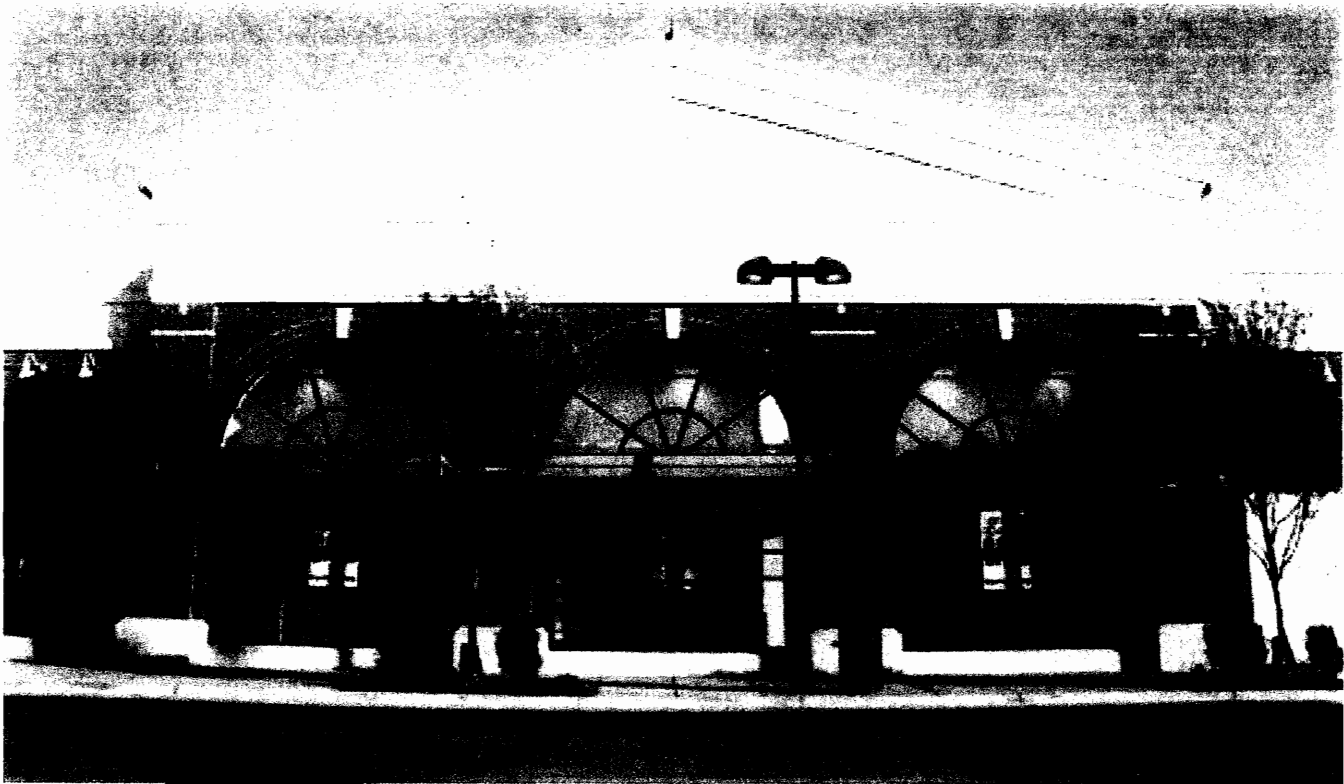
Job Number: 0412

DATE:
10/1/04

Sheet Number:
A300

SITE LIGHTING PLAN

△ GeoMatrixx Area Lighting □



The GeoMatrixx offers lighting designers flexibility when planning large site and roadway areas. The fixture can be mounted directly to the pole or on an extended arm. Its unique mounting system allows easy on-site setup to accommodate different lighting requirements. Light distributions include full cutoff for Dark Sky requirements as well as semi-cutoff and forward throw.



Ordering Logic

Example: **GXLA250MALBLK-8**

GX	L	A	250	MA	L	BLK	-	8
Series	Size	Type	Wattage	Lamp Source	Option	Color		Voltage
GX	S=Small	A=Area	42=42w HFL ¹ 70=70w NLX ¹ 100=100w NLX ¹ 150=150w NLX ¹	HFL=Compact Fluorescent NLX=High Pressure Sodium (NPF)	L=Lamp Included	BLK=Textured Black WHW=Textured White SL=Slate GA=Galvanite TM=Dark Titanium CL=Clay LS=Limestone BRW=Textured Bronze BLANK=Flat Bronze		1=120 ¹ 8=120-277
	M=Medium		57=57w HFL ² 70=70w LX ² 100=100w LX ² 150=150w LX ² 70=70w PMA ² 100=100w PMA ² 150=150w PMA ² 175=175w MA ²	HFL=Compact Fluorescent LX=High Pressure Sodium (HX-HPF) PMA=Pulse Start Metal Halide MA=Metal Halide				
	L=Large		250=250w LX ³ 400=400w LX ³ 250=250w MA ³ 400=400w MA ³	LX=High Pressure Sodium (CWA) MA=Metal Halide				

K LIGHTS

¹ Small fixture only

² Medium fixture only

³ Large fixture only

GeoMatrixx Wall-Mounted Lighting



The GeoMatrixx represents a major leap in building perimeter lighting because of its high-performance optical system and architectural appearance. Where conventional wallpacks are extremely inefficient with high degrees of glare, the GeoMatrixx correctly illuminates the same area using fewer fixtures while meeting cutoff requirements. Light distributions include cutoff, semi-cutoff and forward throw.



Ordering Logic

Example: **GXMW175MALBK-8**

GX	M	W	175	MA	L	BLK	-	8
Series	Size	Type	Wattage	Lamp Source	Option	Color		Voltage
GX	S=Small	W=Wall	42=42w HFL ¹ 70=70w NLX ¹ 100=100w NLX ¹ 150=150w NLX ¹	HFL=Compact Fluorescent NLX=High Pressure Sodium (NPF)	L=Lamp Included	BLK=Textured Black WHW=Textured White SL=Slate GA=Galvanite TM=Dark Titanium CL=Clay LS=Limestone BRW=Textured Bronze BLANK=Flat Bronze		1=120 ¹ 8=120-277
	M=Medium		57=57w HFL ² 70=70w LX ² 100=100w LX ² 150=150w LX ² 70=70w PMA ² 100=100w PMA ² 150=150w PMA ² 175=175w MA ²	HFL=Compact Fluorescent LX=High Pressure Sodium (HX-HPF) PMA=Pulse Start Metal Halide MA=Metal Halide				
	L=Large		250=250w LX ³ 400=400w LX ³ 250=250w MA ³ 400=400w MA ³	LX=High Pressure Sodium (CWA) MA=Metal Halide				

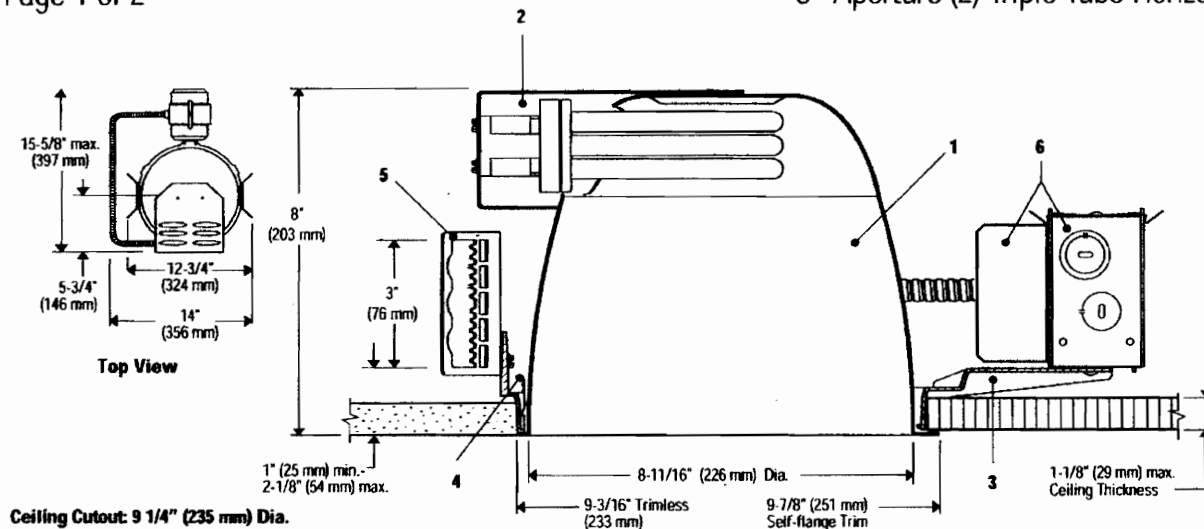
B & E FIXTURES

¹ Small fixture only
² Medium fixture only
³ Large fixture only

Calculite® Compact Fluorescent Open Downlight **8038**

Page 1 of 2

8" Aperture (2) Triple Tube Horizontal Lamp



Reflector Trim		Frame-In Kit	Lamp
8038 CLW	Clear Iridescence Free, White Flange	Note: Add S for Steel frame: ex. S8242HU - Steel Frame Without S - Die Cast: ex. 8242HU - Die Cast S8242HU Electronic 120V - 277V 8242HCU3 PowerSpec® Dimming 120V - 277V S8242HUEM Electronic - Emergency 120V - 277V	(2) 26W/32W/42W TripleTube
8038 CLP	Clear Iridescence Free, Polished Flange		4-Pin (Amalgam)
8038 CL	Clear Iridescence Free, Molded Trim Ring		4-Pin
8038	Add suffix. See options for other finishes.		
		Remodeler Frame-In Kit	Lamp
		8242HURM Electronic 120V - 277V	Same as 8242HU

Features

- Reflector:** 16 ga. Specular Alzak® aluminum, 55° visual cutoff to lamp and lamp image, medium distribution. Iridescence Free finish. Self-flanged or flangeless with molded white trim ring (field paintable).
- Socket Bracket:** Die-formed steel, vented. Attaches to reflector for correct optical alignment.
- Mounting Frame:** Die-cast aluminum for dry or plaster ceilings.
- Retaining Springs:** Precision-tooled steel friction springs secure reflector to mounting frame for quick, tool-less installation.
- Mounting Brackets:** 16 ga. steel. Adjust from inside of fixture. Use 3/4" or 1 1/2" lathing channel, 1/2" EMT, or optional mounting bars.
- Ballast/J-Box:** Outboard mounted to reduce heat transfer and maintain lamp efficacy and life. Service from below without tools.

Electrical

Note: For ballast electrical data and latest lamp/ballast compatibility refer to "Ballast" specification sheet for complete electrical data.

8242HU, 8242HCU3: UL listed for through branch circuit wiring with max of (8) No. 12 AWG, 90°C supply conductors.

8242HURM: UL listed for No. 12 AWG, 90°C supply conductors.

Options and Accessories

Comfort Clear® Finishes*

Clear	CCL
Diffuse	CCD
Champagne Bronze	CCZ
White	WH

*Specify desired flange

W White, **P** Polished

Blank - Molded Ring

Options and Accessories (continued)

Emergency	Add suffix EM*
Chicago Plenum	Add suffix LC
Emergency Ltg. Kit	FA EM3E*
	FA EM4E*
Fuse (Slow Blow)	Add suffix F

*See Spec. Sheets: FAEM

Mounting Bars & Accessories; see Specification Sheet MBA.
Sloped Ceiling Adapters; see Specification Sheet SCA

Labels

UL listed for damp locations.

Alzak® is a registered trademark of ALCOA.

US Patent Pending

Job Information	Type:
Job Name:	
Cat. No.:	
Lamp(s):	
Notes:	

Lightolier a Genlyte company www.lightolier.com
 631 Airport Road, Fall River, MA 02720 • (508) 679-8131 • Fax (508) 674-4710
 We reserve the right to change details of design, materials and finish.
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LIGHTOLIER®

Project by Hadco is a Philips group brand

Project:™

by Hadco

[Products](#)[Solutions](#)[About Project](#)[Rep. Locator](#)

Inground (AG03)



Product lines:

- + Renegade
- + Warrior
- + Floods
- + Bollards
- + Steps
- + Ingrounds
- + Poles & Arm
- + Decorative F
- + Decorative F
- + Decorative V
- + Bases

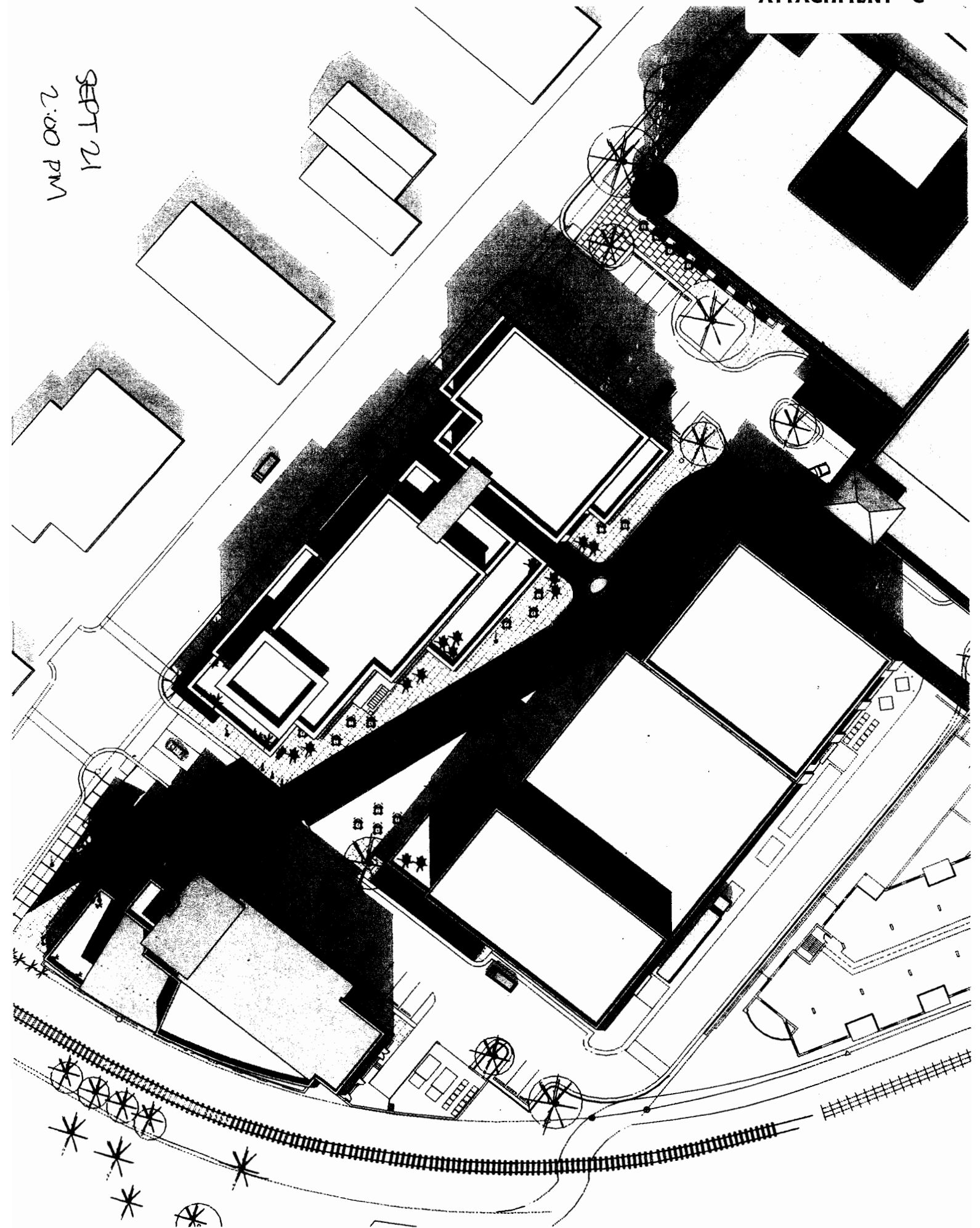
[Description](#) [Specifications](#) [Ordering Guide](#) [Accessories](#) [Downloads](#)

Ordering Guide

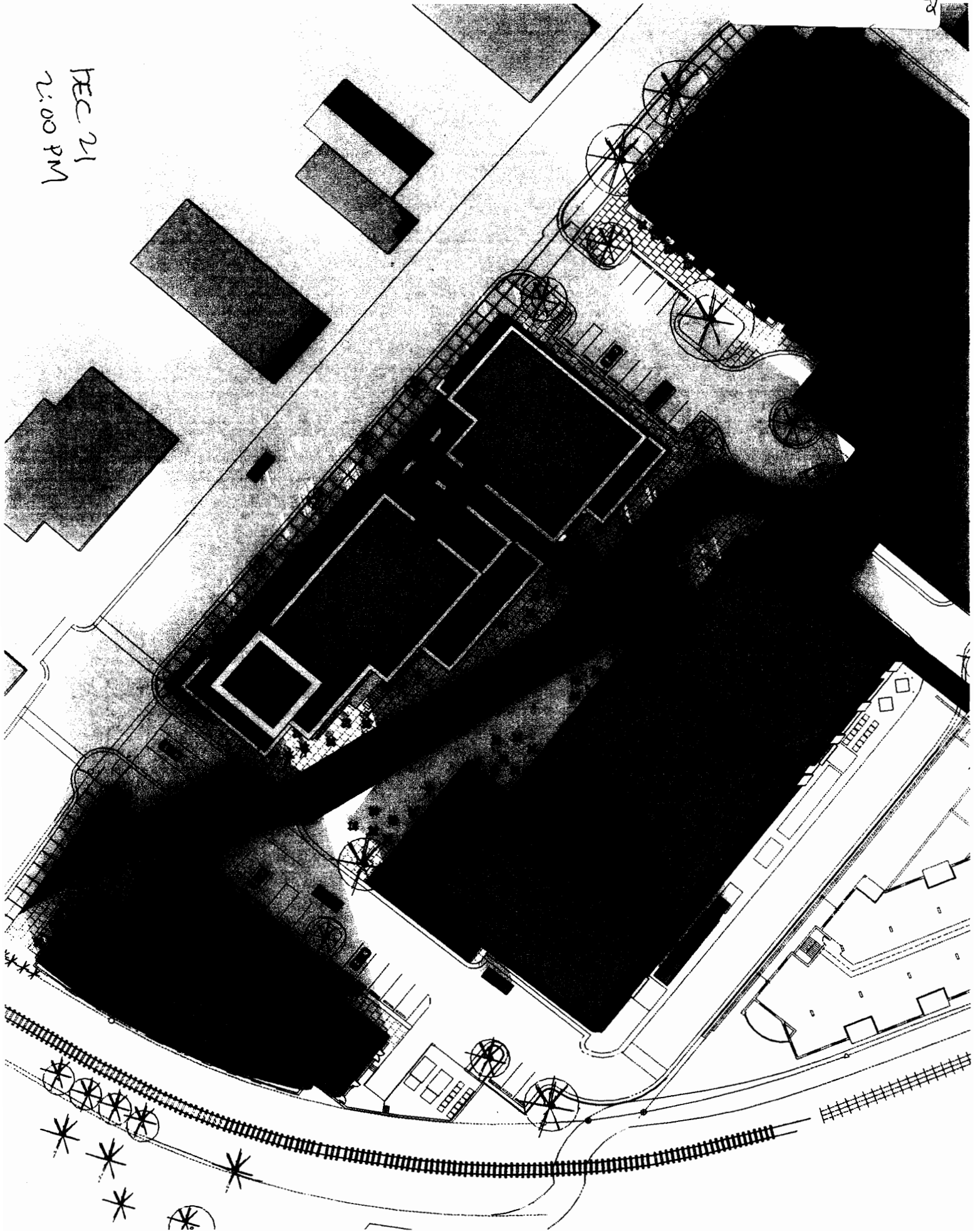
Example: AG03 SS FL 50S E

Product Code	AG03 Inground
Trim Ring/Rock Guard	
Finish	SS Stainless steel N Natural Bronze BZ Bronze
Optics	FL Flood H Horizontal SP Spot O No Reflector
Wattage	50S 50W HPS 70S 70W HPS 100S 100W HPS 150S 150W HPS

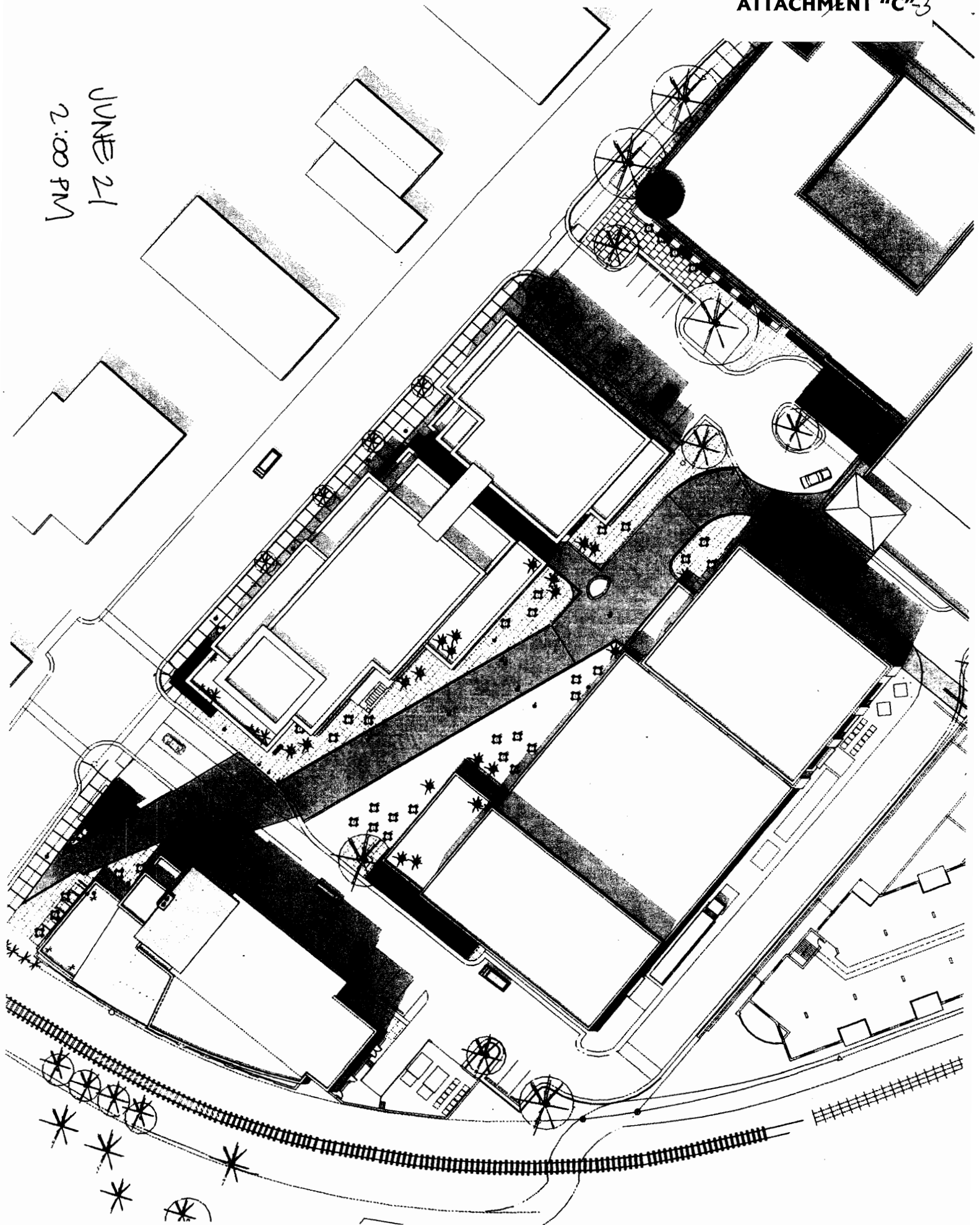
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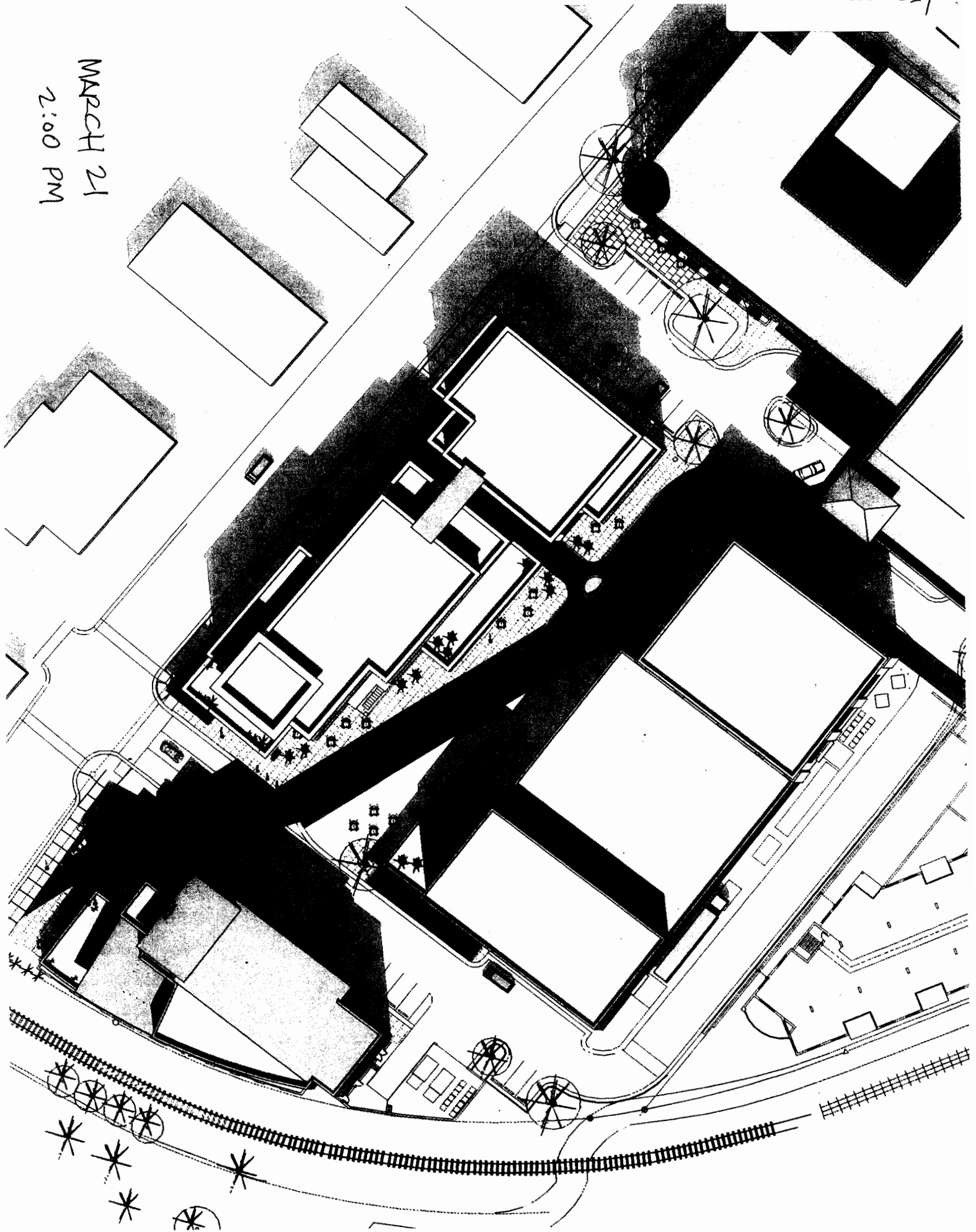
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2:00 PM

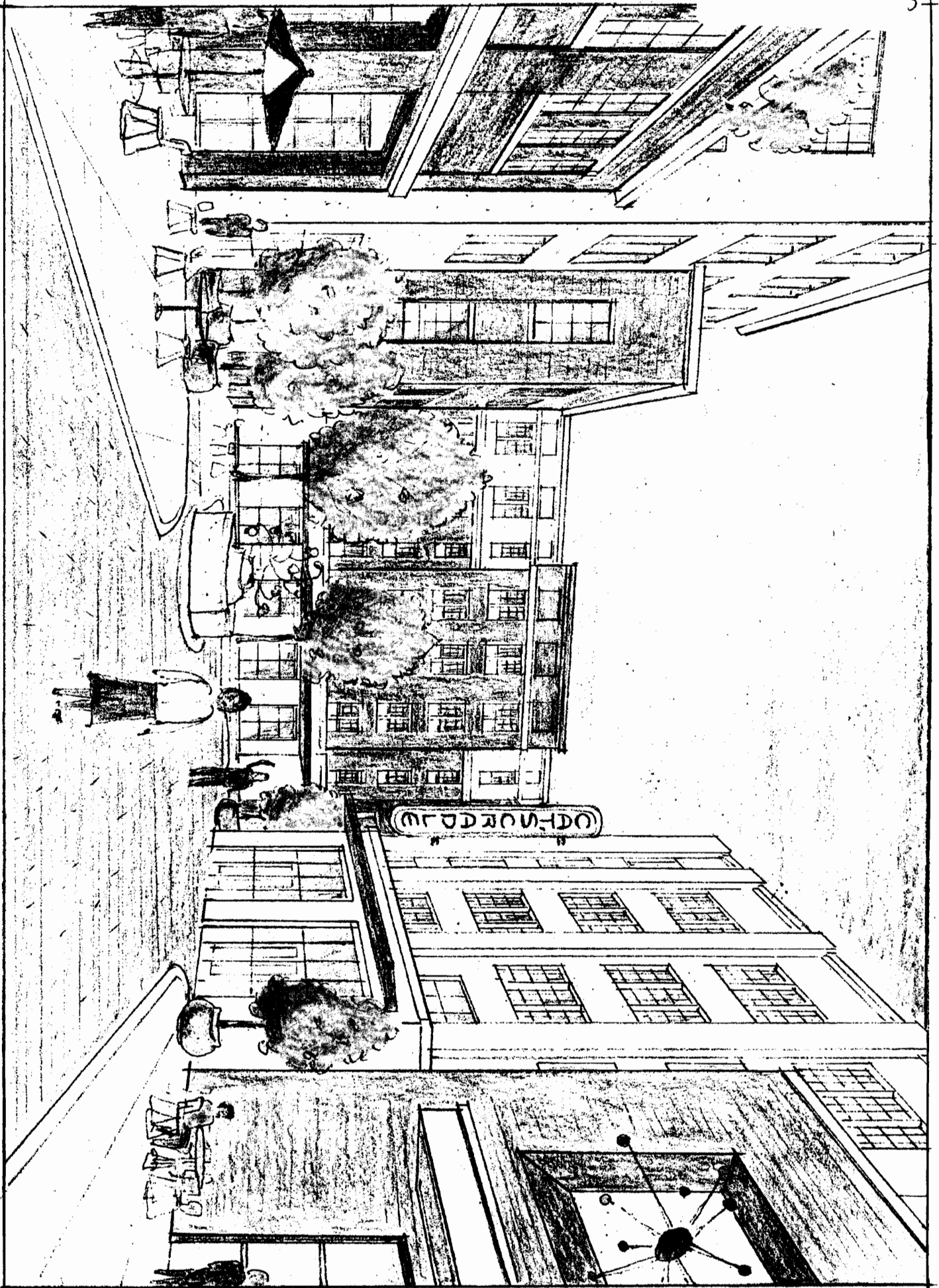


JUNE 21
2:00 PM

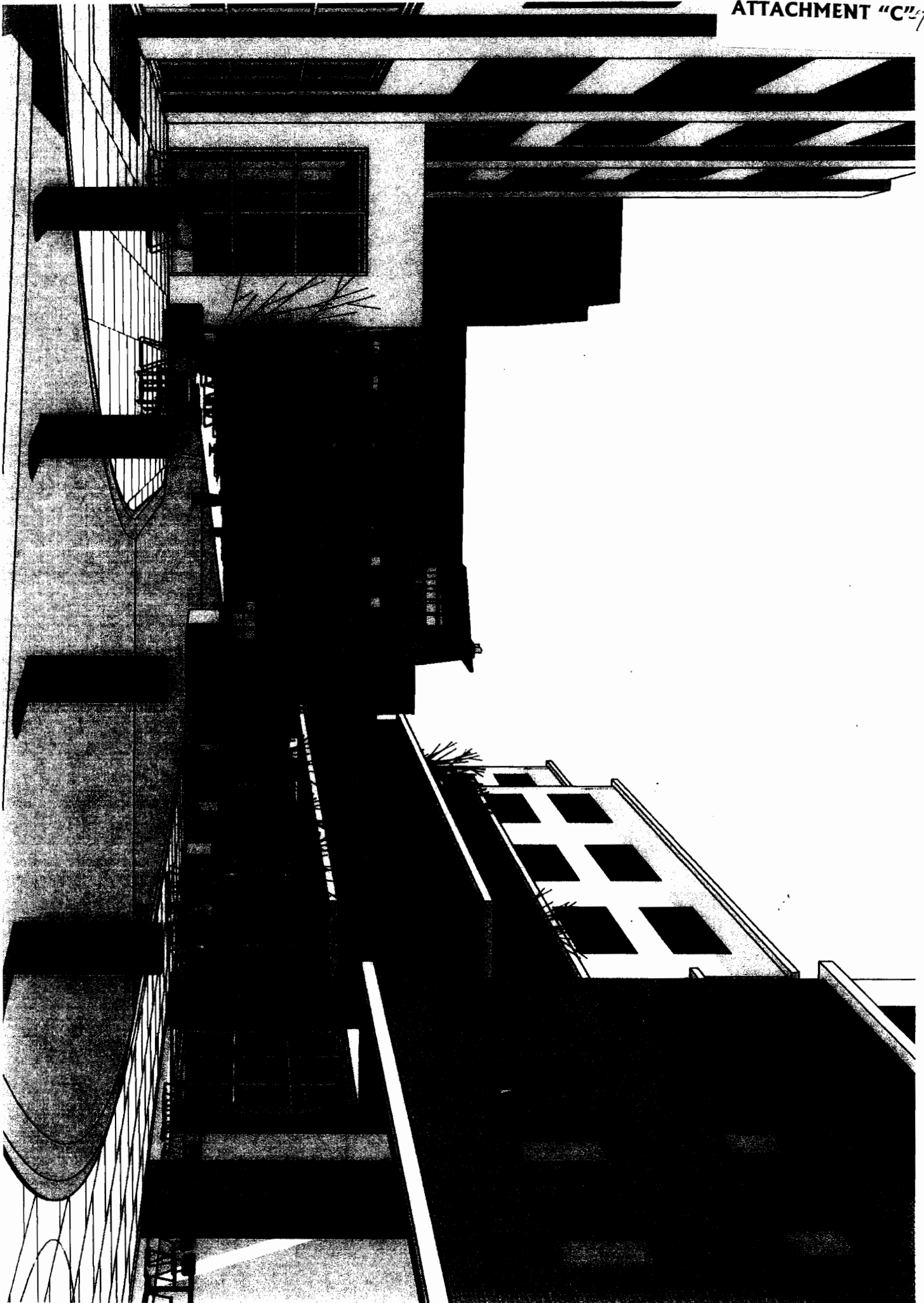


MARCH 21
2:00 PM









I'm sure we left stuff out because it wasn't in our calendars, but this is the best we could do. If staff or anyone else can think of additions/deletions/corrections, please let me know before Tuesday and I'll make changes.

[illegible]

**SUMMARY SHEET OF STAFF AND ADVISORY BOARD
RECOMMENDATIONS**

CONDITIONAL USE PERMIT

**300 E. Main Street Conditional Use Permit
to incorporate Phase B of the project**

STAFF RECOMMENDATIONS	
Staff Recommendations (by Advisory Board Staff or where applicable)	Explanation. Staff recommendations primarily related to CUP compliance are represented by #s 1-3 below. If an advisory board is called, explain the staff recommendation, and a staff board is listed after staff in the left-hand column.
Recommended by	Recommendations
	<i>*Note that conditions marked with an asterisk (*) are repeated from the June 2007 Phase A of 300 E Main CUP Document.</i>
Staff, TAB, AC, PB, EAB	1) That both Phase A and Phase B construction plans must include a note referencing that the entire project is now regulated under one Conditional Use Permit;
Staff, TAB, AC, PB, EAB	2) *That Use Classification 18.100 be removed from the list of permissible uses.
Staff, TAB, AC, PB, EAB	3) That the Board of Aldermen finds it acceptable to orient the parking deck either east-west or in the alternate north- south direction, along with related changes to the drive aisle area (i.e.: inclusion of a small traffic circle and drop- off area in front of the hotel).
Staff, TAB, AC, PB, EAB	4) That the applicant agrees to extend the east-west leg of Boyd Street to a new entrance / exit on Main Street, as shown on the CUP plans. In doing so, the applicant must coordinate filing a plat offering the necessary additional right-of-way to the Town of Carrboro, prior to construction plan approval. Final design details for both the existing leg and newly-proposed leg of Boyd Street are subject to approval by the Public Works Department during the construction plan review and shall incorporate necessary elements from Town plans and specifications. If the applicant is unable to coordinate the filing of a plat dedicating the necessary right-of-way to the Town prior to construction plan approval, then the applicant agrees to subject the project to an additional public hearing via the CUP Major Modification process, so that further consideration may be given to the associated changes to traffic patterns.

ATTACHMENT E-2

Staff, TAB, AC, PB, EAB	5)	*Prior to construction plan approval, the applicant shall replace the currently-shown handicap accessible ramp detail with a detail conforming to NCDOT roadway standard specifications for handicap ramp curb cut / sidewalk connections w/in public right-of-way (i.e.: two ramps per radius, 90-degrees from one another, instead of one ramp per radius).
Staff, TAB, AC, PB, EAB	6)	That the applicant must obtain approval from Public Works for the final location for tree-containing grates and the tree species proposed along Main Street, prior to construction plan approval.
Staff, TAB, AC, PB, EAB	7)	That the applicant must obtain approval from Public Works for the final details for brick-edged sidewalks to be included along both Main Street and Boyd Street, in accordance with Town specifications.
Staff, TAB, AC, PB, EAB	8)	That the applicant must obtain a driveway permit from both Public Works (for Boyd Street) and NCDOT prior to construction plan approval. In granting the driveway permit, the Town encourages NCDOT to require the improvements mentioned in 'TIA recommendation #2,' consider requiring the improvements mentioned in 'TIA recommendation #1' (both reiterated in the '12/05/07 TIA Memorandum'), and to discuss their final list of requirements with the Town of Carrboro Transportation Planner to ensure compatibility with the Carrboro Downtown Traffic Circulation Study.
Staff, TAB, AC, PB, EAB	9)	That the applicant must obtain approval for a traffic control plan from both Public Works and NCDOT prior to construction plan approval.
Staff, TAB, AC, PB, EAB	10)	That the Board of Aldermen finds that 843 parking spaces is sufficient to serve the development. This finding is based on information provided by the applicant regarding the proposed mix of uses and expected shared use of spaces, which should result in the development having sufficient parking at all times except 6-9 PM Friday and Saturday evenings when a majority of the property is leased. This finding of a sufficient number of spaces also is subject to and dependent on the applicant's willingness to retain and utilize a valet parking company during times when a parking shortage exists. The valet parking company is expected to utilize space within the parking deck in such a manner that an additional 47 parking spaces may be realized, as per the information submitted by the applicant stating that it is possible to gain this number of spaces. The obligation to utilize a valet parking company, in accordance with the terms explained herein, shall be a continuing, binding part of the CUP unless the Board of Aldermen agrees to modify this condition based on future circumstances.

ATTACHMENT E-3

Staff, TAB, AC, PB, EAB	11)	Prior to issuance of each building permit, the applicant must present to the Town evidence showing that sufficient parking will be constructed concurrent with the proposed building, in accordance with the parking spreadsheet data included in the CUP plans. The certificate of occupancy for each building will not be issued until such parking is complete unless the applicant demonstrates that the parking deficit can be addressed by a parking valet company in the same manner described in CUP condition #10. In such a situation, the obligation to utilize a valet parking company shall be a continuing, binding part of the CUP until the necessary number of parking spaces are provided unless the Board of Aldermen agrees to modify this condition based on future circumstances. (<i>*This condition replaces conditions related to parking in the June 2007 Phase A CUP.</i>)
Staff, TAB*, AC, PB, EAB <i>*See TAB recommendation</i>	12)	That the applicant agrees to include at least 80 bicycle parking spaces. The spaces must be dispersed throughout the project with at least 25% located proximate to the front entrances of buildings, and with at least half of the spaces located in a covered location to shield bicycles from weather elements.
Staff, TAB, AC, PB, EAB	13)	That the Board of Aldermen finds that no screening requirements are imposed on this project because the Board desires to foster a pedestrian-friendly atmosphere in the downtown area among other factors relative to the property lines and further finds that integration of this project with the neighboring property on the eastern side would be diminished were screening required between the two sites.
Staff, TAB, AC, PB, EAB	14)	*That the applicant shall consider suggestions made by the Environmental Planner prior to construction plan approval related to finding possible additional or alternate locations for shade trees.
Staff, TAB, AC, PB, EAB	15)	*That prior to construction plan approval the applicant must fully analyze and survey the existing storm drain system all the way to the outlet and modify elements of the underground detention system if necessary based on associated findings.
Staff, TAB, AC, PB, EAB	16)	*That the applicant must incorporate an appropriate filter or similar type device into the proposed swirl-type vault system, upon such device being reasonably available, in order to increase the percentage of TSS removal associated with the stormwater device.

ATTACHMENT E-4

Staff, TAB, AC, PB, EAB	17)	That the applicant shall provide to the Zoning Division, prior to issuance of the first Certificate of Occupancy for the project or before the release of a bond if some features are not yet in place at the time of the recording of the first Certificate of Occupancy for the project, Mylar and digital as-builts for the stormwater features of the project. Digital as-builts shall be in DXF format and shall include a base map of the whole project and all separate plan sheets. As-built DXF files shall include all layers or tables containing storm drainage features. Storm drainage features will be clearly delineated in a data table. The data will be tied to horizontal controls.
Staff, TAB, AC, PB, EAB	18)	That the developer shall include a detailed stormwater system maintenance plan, specifying responsible entity and schedule. The plan shall be subject to approval by the Town Attorney and shall include scheduled maintenance activities for each unit in the development, (including cisterns, sand filters, swirl-systems, etc), performance evaluation protocol, and frequency of self-reporting requirements (including a proposed self-reporting form) on maintenance and performance. The plan and supporting documentation shall be submitted to Town engineer and Environmental Planner for approval prior to construction plan approval. Upon approval, the plans shall become an ongoing obligation of the property owners.
Staff, TAB, AC, PB, EAB	19)	That the applicant must obtain approval from OWASA for the final design related to water and sewer easements prior to construction plan approval, particularly related but not limited to including a 20-foot easement around the meter vault in Phase A, as referenced on OWASA's May 16, 2007 letter, plus ensuring that OWASA easements are free from certain unallowable encroachments.
Staff, TAB, AC, PB, EAB	20)	<i>Re-worded:</i> That the applicant must present for approval the final architectural details, for buildings D, E, and F, to both the Appearance Commission and the Board of Aldermen. If a building meets the design standards of LUO Section 15-178, then the Appearance Commission shall offer comments and the Board of Aldermen shall review the final design before issuance of a building permit. If a building does not meet the design standards of Section 15-178, then the applicant must receive from the Appearance Commission certification of an alternative design, per LUO Section 15-178(b). Upon receiving certification of an alternative design, the applicant shall present the design to the Board of Aldermen before issuance of a building permit.
Staff, TAB, AC, PB, EAB	21)	That the applicant must submit fire flow calculations and receive approval of the calculations from the Town Engineer and OWASA prior to construction plan approval.
Staff, TAB, AC, PB, EAB	22)	That the applicant obtains all necessary temporary and permanent easements, encroachment agreements, or similar legal instruments prior to construction plan approval.
Staff, TAB, AC, PB, EAB	23)	That prior to construction plan approval, the applicant must receive a 'transportation facility' permit from NCDENR.

ATTACHMENT E-5

Staff, TAB, AC, PB, EAB	24)	That prior to construction plan approval, the applicant must provide to the Town evidence that the ArtsCenter retains perpetual access rights, parking rights, solid waste facilities rights, and access to all other utilities necessary to its operations, consistent with the existing reciprocal operating agreement with Main Street Properties governing access and parking. If, subsequent to the issuance of the CUP, both parties agree to a new reciprocal operating agreement, then such agreement shall supersede the existing agreement with respect to this condition.
Staff, TAB, AC, PB, EAB	25)	*That the construction plans show a catch basin including the phrase 'dump no waste, drains to Jordan Lake.'
Staff, TAB, AC, PB, EAB	26)	*That a covered bus shelter be required with a custom design.
Staff, TAB, AC, PB, EAB	27)	*That lighting be allowed to spill over onto the railroad in order to increase safety in this area to the extent permitted under the Land Use Ordinance.
Staff, TAB, AC, PB, EAB	28)	*The Board asked that the developer provide an 8-foot wide sidewalk between the railroad right-of-way and Roberson Street if possible.
<p>BOARD OF ALDERMEN RECOMMENDED CONDITIONS</p> <p>Additional Conditions Recommended by Board of Aldermen During Public Hearing Process</p> <p>Explanation: The following conditions represent additional conditions requested by the Board of Aldermen during the public hearing process. Some, but not all, conditions relate to specific advisory board recommendations.</p> <p>Recommended by</p> <p>Conditions</p>		
Board of Aldermen	29)	That the hotel shall include the following water conservation measures: the use of Sloan Flushmate IV high efficiency toilets 1.0gal / 3.8 Liter per flush (or equivalent device) in all guest rooms and public restrooms; use of low consumption urinals in public restrooms; use of low consumption faucets in all guest rooms and public restrooms delivering 0.5 gallons per minute as opposed to 2.5 gallons per minute; use of low consumption shower heads in all guest rooms; and use of circulation pumps in main hot water line to make hot water available quickly at all faucets. The building permit application for the hotel building must include evidence sufficient to show that the building design adheres to this CUP condition.
Board of Aldermen	30)	That the applicant agrees to include on the construction plans a vegetative and / or fence screen in the southeast corner of the site (adjacent to the residences on Boyd Street) sufficient to meet the LUO's Type A description.
Board of Aldermen	31)	That the applicant must regularly water Boyd Street during construction, using OWASA reclaimed water, to reduce dust, erosion, etc potentially caused by heavy vehicles.

ATTACHMENT E-6

Board of Aldermen	32)	That the applicant agrees to place bollards at all entrances to the pedestrian plaza where vehicles travel adjacent to the area so as to create a physical barrier between the plaza and vehicle travel lanes. A detail drawing and spacing for the bollards shall be shown on the construction plans.
Board of Aldermen	33)	That the applicant must fulfill their agreements, as listed in correspondence for the September 16, 2008 Board of Aldermen meeting, as related to advisory board recommendations.
Board of Aldermen	34)	That prior to construction plan approval, the applicant, Town staff, and NCDOT will agree to a traffic management plan to include adequate signage to address pedestrian and bicycle flow along Main Street as well as vehicular traffic.
Board of Aldermen	35)	That during construction the applicant shall keep posted, on site in conspicuous location, contact information including a phone number that citizens may call at any time with concerns about construction of the project.
Board of Aldermen	36)	That the applicant agrees to identify on the construction plans an at-grade pedestrian connection to the south that is handicap accessible.
Board of Aldermen	37)	That the applicant is encouraged to lease to locally-owned businesses and businesses receiving funds from the Town's revolving loan fund.
Board of Aldermen	38)	That if the applicant is able to secure satellite parking spaces (up to 43 spaces) within 1,320-feet of their property as a way to address any parking shortage situation that may arise, then provision of such satellite parking spaces may substitute for providing valet service on site.
Board of Aldermen	39)	That the applicant must maintain, at a minimum, an amount of vegetation on site consistent with the planting plan on Sheet L100 of the CUP plans. It is recognized that the species and types of plantings may change over time due to availability, but at no time may the amount of plantings fall below what is represented in the planting table.

ADVISORY BOARD COMMENTS/RECOMMENDATIONS	
<p>Advisory Board Comments/Recommendations</p>	<p>Advisory Board Comments/Recommendations</p>
<p>Recommendations by</p>	<p>Recommendations</p>

ATTACHMENT E-7

AC	1)	The AC approves the variance in glazing subject to the applicant providing the amount of glazing currently shown in the CUP plans (i.e.: Building B = 64% on ground floor and 28.3% for upper floors; Building C = 69% on ground floor and 26.8% for upper floors); further, the Appearance Commission hereby certifies the alternative design for buildings B & C, per the designs and details included in the CUP plans.
	2)	The Appearance Commission wishes to conduct a courtesy-level review of the final architectural details and materials choices for buildings B and C.
	3)	Further comments and discussion regarding other buildings are delayed until a later date when additional information is available.
EAB	1)	In addition to meeting shading requirements for the vehicle accommodation area, please plan to include plantings on a minimum of 10% of the pedestrian plaza area with a minimum of 20% canopy, including shade trees and cool paving materials. (<i>Section 15-317</i>)
	2)	Use high-reflectance paving materials in lieu of dark brick or asphalt (solar reflectance index of greater than 29, per ASTM E 1980). In addition, please provide shading devices to reduce heat on building surfaces and pavements. Use roofing materials with a solar reflectance index of greater than 78, per ASTM E 1980.
	3)	Please involve a LEED accredited professional with the ongoing design of the project. Additionally, we hope the applicant will use as many green building techniques as possible in their plans (for example: low impact design and development, resource efficiency, energy efficiency, water conservation and reuse, indoor environmental quality, homeowner education, etc.).
	4)	To help encourage alternate forms of transportation, please provide shower facilities to serve all tenants.
	5)	Please incorporate passive solar space heating and cooling principals into building design as consistent with the site plan.
	6)	To ensure hydrologic connectivity with the underlying soil and allow roots to penetrate into the native soil, please plant vegetation in the ground and not in disconnected planters.
	7)	Please commit to generation of a minimum of 5% of the base electrical load by onsite solar electric.
TAB	1)	To amend condition #12 to include: That some of the bicycle racks being provided by developer be placed on E. Main Street, even if the racks are placed in the public right-of-way along the sidewalk; and that the installation of the bicycle racks should be phased in as building construction occurs.
	2)	That the applicant agrees that the central pedestrian walkway is closed to non-emergency vehicular traffic at all times, with the exception of deliveries during off-hours.
	3)	That the applicant clarifies for the Board of Aldermen the order of construction of the buildings as well as the conversion of the parking lot in to the pedestrian plaza.

ATTACHMENT E-8

PB	1)	That distinctive paving materials used in pedestrian areas of the 300 E. Main project continue south and lead into The Butler condominium project. (<i>Section 15-221</i>)
	2)	That where pedestrian links from 300 E. Main to The Butler condominiums cross vehicular ways the crosswalks be distinctively marked and raised. (<i>Section 15-221</i>)
	3)	That Main Street Partners work with The Butler condominiums' developer to ensure fully aligned grade-level access from one project to the other. The Planning Board believes that the primary public access to The Butler will be through 300 Main Street into the lawn/courtyard area of the Butler and seeks to ensure that this access fully complies with the Americans with Disabilities Act. (<i>Section 15-221</i>)
	4)	That 300 E. Main utilize the LEED Green and Sustainable Buildings Checklist as a means of quantifying its contribution to sustainability.
	5)	That the applicant provide opaque, evergreen screening of sufficient height and density to reduce heat island effect on the Marion Atwater property at the southeastern corner of the 300 E. Main site.
	6)	That vehicular traffic be restricted from the pedestrian plaza except for delivery vehicles and no deliveries permitted later than 10 am each day.

TOWN OF CARRBORO



CONDITIONAL USE PERMIT WORKSHEET FOR TALLER BUILDINGS IN COMMERCIAL DISTRICTS

I. COMPLETENESS OF APPLICATION

- ☐ The application is complete
☐ The application is incomplete

II. COMPLIANCE WITH SPECIFIC ORDINANCE REQUIREMENTS

- ☐ The application complies with all applicable specific requirements of the Land Use Ordinance
☐ The application is not in compliance with the following specific requirements of the Land Use ordinance for the reasons stated below:

III. CONSIDERATION OF GENERAL REQUIREMENTS WITH RESPECT TO WHICH THE APPLICANT HAS THE BURDEN OF PROOF

- A. ☐ The Board finds that the proposed use will not substantially injure the value of adjoining or abutting property.
☐ The Board cannot find that the proposed use will not substantially injure the value of adjoining or abutting property, or finds that the proposed use will substantially injure the value of adjoining or abutting property, for the following reasons:

- B. ☐ The Board finds that the proposed use will be in harmony with the area in which it is to be located.

☐ The Board finds that the proposed use will not be in harmony with the area in which it is to be located, for the following reasons:

- C. ☐ The Board finds that the proposed use will be in general conformity with the Land Use Plan, Thoroughfare Plan, and other plans officially adopted by the Board.
☐ The Board finds that the proposed use will not be in general conformity with the Land Use Plan, Thoroughfare Plan, and other plans officially adopted by the Board, for the following reasons:

IV. CONSIDERATION OF PROPOSED CONDITIONS

*(*Note: Please clarify for staff, where applicable, whether any discussion points are to be included as Permit Conditions. Informal agreements or understandings are not necessarily binding. *)*

If the application is granted, the permit shall be issued subject to the following conditions:

1. The applicant shall complete the development strictly in accordance with the plans submitted to and approved by this Board, a copy of which is filed in the Carrboro Town Hall. Any deviations from or changes in these plans must be submitted to the Development Review Administrator in writing and specific written approval obtained as provided in Section 15-64 of the Land Use Ordinance.
2. If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this permit shall be void and of no effect.

V. GRANTING THE APPLICATION

- ☐ The application is granted, subject to the conditions agreed upon under Section IV of this worksheet.

VI. DENYING THE APPLICATION

- ☐ The application is denied because it is incomplete for the reasons set forth above in Section 1.
- ☐ The application is denied because it fails to comply with the specific Ordinance requirements set forth above in Section II.
- ☐ The application is denied because the Board has not made a finding favorable to the applicant on one or more of the general requirements set forth above in Section III.
- ☐ The application is denied because, if completed as proposed, the development more probably than not will materially endanger the public health or safety for the following reasons: