

BOARD OF ALDERMEN

ITEM NO.D(4)

AGENDA ITEM ABSTRACT

MEETING DATE: October 6, 2009

TITLE: Transition Areas Design Workshop

DEPARTMENT: Planning	PUBLIC HEARING: YES ____ NO <u>X</u>
ATTACHMENTS: A. Resolution B. Draft Professional Services Agreement	FOR INFORMATION CONTACT: Patricia McGuire, Planning Administrator – 918-7327

PURPOSE

Staff has been assigned the task of refining implementation of the Northern Small Area Plan in follow-up to Board of Aldermen's consideration of recommendations of the Northern Study Area Plan Implementation Review Committee. Staff believes that proactive design workshops will allow testing of use/density /locational information and the associated infrastructure impacts, prior to drafting a particular regulatory framework and has identified a design team that can assist with this process. A resolution authorizing the Town Manager to sign an agreement with Durham Area Designers to assist with this process is recommended for the Board's approval.

INFORMATION

There has been a fair amount of discussion around proposed, approved, and other possible development scenarios in Carrboro's Transition Areas both in terms of land use and in terms of transportation infrastructure. Most recently, the Board of Aldermen considered recommendations from the Northern Study Area Plan Implementation Review Committee. A design-based process that is based on the input of property owners, community members, and neighbors, will allow use/density/design elements to be identified or eliminated as options for new zoning scenarios in these areas. Durham Area Designers' familiarity with the area, recent work on the Rogers Road Small Area Planning process, and availability have lead to its selection for assistance with this process. The design workshop activities and tentative schedule are as follows:

<u>Activity</u>	<u>Date</u>
Review by Board of Aldermen	October 6
Execution of professional services agreement	October 9
Project kick-off meeting	October 9
Property owner meeting	Mid-October
Design Workshop #1	Late October
Design Workshop #2	By February 2010
Final project design and project deliverables	Early spring 2010

FISCAL AND STAFF IMPACT

Approximately \$15,000 will be needed for contractual services and up to \$3,000 for administrative support costs with the Transition Area design workshops. Funds for this expenditure have been identified within the Planning Department budget. Staff support will be needed to coordinate and carry out the design workshops as well.

RECOMMENDATION

The staff recommends that the Board of Aldermen adopt the attached resolution.