Volume 3 : Appendix

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Renderings

DOG
Avoid other boar, marry a
rabbit or a sheep.
BOAR

Mixed-Use Development with Recreation Focus

This rendering depicts a dense mixed-use development with retail and commercial spaces and a community recreation center on the first level. Upper levels feature residential units of various sizes to accommodate different price points. The example development strives to blend a dense, urban development into a more suburban context by incorporating expanded green space along the street frontage and pedestrian connectivity to the surrounding area. While this image illustrates approximately 7.5 acres of land with ample space for a large-scale development, it showcases elements that can also be adapted for smaller sites, such as:

- Sustainable building practices like solar panels and green roofs.
- Parking garages with multi-purpose (e.g., movie projection) or artistic exterior walls.
- Multi-functional outdoor spaces (e.g., a splash plaza that doubles as an event space).
- Dense building design to preserve space for outdoor gathering and landscape areas.
- Enhanced landscaping and paved areas between buildings and streets to create extended pedestrian spaces beyond the ROW.
- Convenient transit and bicycle access integrated into the development design.
- Non-vehicular connectivity between quasi-public spaces and nearby residential areas.
- Activated ground floor frontages (e.g., outdoor cafe seating) to create a welcoming pedestrian realm.

A	Retail/commercial spaces with outdoor seating
B	Recreation center with outdoor seating
C	Residential units of varying sizes and price points
D	Shaded and accessible resident amenities
E	Parking garage with multi-purpose wall space for outdoor movies
F	Parking garage screen wall for improved aesthetics
G	Shaded, multi-purpose splash plaza and gathering areas
H	Shaded, accessible playground
I	Flexible open space
J	Bus stop and enhanced streetscape
K	Stream buffer with native plantings
L	Enhanced landscape and pedestrian areas
M	Solar panels
N	Green roof
O	Pedestrian connection to central courtyard from adjacent residential area
P	Separated vehicular access and parking

Figure 29. Representative Rendering of Mixed-Use Development with Recreation Focus

Mixed-Use Development Along a Greenway

This rendering envisions a 3- to 4-acre mixed-use development next to a greenway, featuring a large central gathering space between the buildings. The ground floors include commercial, retail and office spaces with active outdoor areas like dining and seating. Upper floors offer residential units of various sizes and prices. A parking garage at the rear is wrapped by these uses, minimizing its visual impact. Equal prominence is given to access from adjacent roadways and the trail, ensuring safe and inviting routes for all travel modes. The community indicated support for taller development in suitable locations within the study area, so this site includes buildings up to six stories.

Elements from this rendering that could be incorporated elsewhere include:

- Parking primarily located on the site's exterior to preserve a non-vehicular core.
- Design elements like awnings, repeating ground floor windows, varied building materials, murals and nearby seating add a human scale to tall buildings.
- Prominent wayfinding signage and art by local artists.
- Diverse native plantings for aesthetics, habitat, interest and to reduce the heat island effect.
- Blend of colorful, modern building materials with the historic brick aesthetic of the downtown area.
- Retail and commercial fronting a greenway to provide convenient non-vehicular access to everyday destinations.

A	Retail/commercial space fronting a greenway
B	Office space fronting a central courtyard
C	Residential units of varying sizes and price points
D	Wrapped parking garage
E	Greenway/multi-use path
F	Pedestrian/bicycle access to development
G	Wayfinding signage
H	Enhanced native plantings
I	Seat walls around decorative plantings
J	Central courtyard with flexible gathering space between the buildings
K	Opportunity for local art
L	Unique colors and building design elements

Figure 30. Representative Rendering of Mixed-Use Development Along a Greenway

Context-Sensitive Development in the Downtown Core

This rendering illustrates a 2- to 3-acre context-sensitive mixed-use development. The road on the left is a major thoroughfare, while the road at the bottom leads to a residential area. Buildings near the thoroughfare are taller and step back above the second story, gradually decreasing in height toward the residential area. Outdoor dining and seating areas enhance the ground floor commercial spaces. A pedestrian corridor between the buildings provides access to rear parking.

Features from this example that could be used in other areas include:

- Urban building character with traditional materials (e.g., brick, fiber cement siding).
- Building heights that step down to transition between larger and smaller structures and maintain the look and feel of the streetscape in relation to the building height for pedestrians.
- Buildings close to the sidewalk with extensive windows to create a consistent, engaging frontage and urban feel.
- Shaded outdoor seating to encourage community interaction and patronage of local businesses.
- Street trees along wide sidewalks to provide shade and encourage slower vehicle speeds by narrowing the visual perception of the road.
- Rear parking to maintain a pedestrian-focused frontage.

Eye-level vantage point showing the pedestrian experience adjacent to the building

Inset A

Figure 31. Representative Rendering of Context-Sensitive Development in the Downtown Core

Mixed-Use Development with Quasi-Public Space

This rendering showcases an approximately 2-acre mixed-use development featuring commercial, office and residential spaces, with a prominent quasi-public area at the corner. Ground floor commercial spaces include outdoor seating and shade trees between the building and the ROW to expand the pedestrian space. Second floor office spaces open onto a rooftop seating area and upper floor residential units have individual balconies. The buildings blend colorful, modern materials with the brick aesthetic found in various places in Carrboro. The large outdoor gathering area includes a variety of spaces, preserved large shade trees, and a mixture of pervious pavement types and native plantings to create diverse outdoor experiences.

Elements from this rendering that could be applied in other contexts include:

- Building materials that are inspired by local architectural character.
- Site layout that preserves and celebrates large shade trees.
- Native trees planted just outside the ROW in areas where ROW constraints limit street trees (e.g., narrow ROW, overhead utilities).
- Varied outdoor seating for different size groups.
- Pervious paving for stormwater infiltration.
- Flexible outdoor spaces for events or casual use.
- Prominent placement of outdoor gathering space.

A	Retail/commercial space of varying sizes and price points
B	Office space with balcony seating
C	Residential units of varying sizes and price points
D	Shaded seating and pedestrian space extending streetscape into private realm
E	Enhanced native plantings
F	Flexible gathering area/plaza with pervious pavers
G	Shaded seating with pervious decomposed granite
H	Preserved large shade trees
I	Mural by local artist

Figure 32. Representative Rendering of Mixed-Use Development with Quasi-Public Space

Downtown Green Space

Downtown green spaces offer many benefits, such as improved air quality, reduced urban heat, reduced impervious surface coverage and enhanced biodiversity. They also promote mental and physical health and can boost traffic to local businesses. This rendering shows a 0.4-acre public park with a multi-purpose pavilion, walking paths, a splash pad, picnic areas shaded by trees, interactive art, ornamental native plantings and play features integrated into the landscape. Depending on the park's size and location, restrooms may be needed (not shown here). The site's context, including surrounding uses, topography and natural drainage patterns, can influence the choice of ground materials like grass, artificial turf, mulch, garden beds, pavers, play surfacing and/or pervious pavement.

Elements from this rendering that could be incorporated elsewhere include:

- Diverse shaded areas from structures or tree groves.
- A multi-purpose pavilion for Town events, party rentals and informal daily use.
- Accessible play features of various sizes and styles to encourage imaginative play (e.g., play mounds with tunnels).
- Ornamental native plantings with educational signage about their benefits.
- Accessible seating areas for people of all abilities.
- A rain garden to support stormwater management.
- Engaging public art, such as interactive or kinetic installations, to attract visitors.

A	Multi-purpose pavilion
B	Accessible seating/gathering areas
C	Flexible event space
D	Splash pad/plaza
E	Ornamental native plantings with educational signage
F	Preserved large shade trees
G	Rain garden between the street and sidewalk
H	Bicycle parking
I	Engaging public art (e.g., musical, moving)
J	Interactive play area
K	Wide sidewalks for enhanced pedestrian connectivity
L	Pedestrian connectivity to nearby residential areas

Figure 33. Representative Rendering of Downtown Green Space

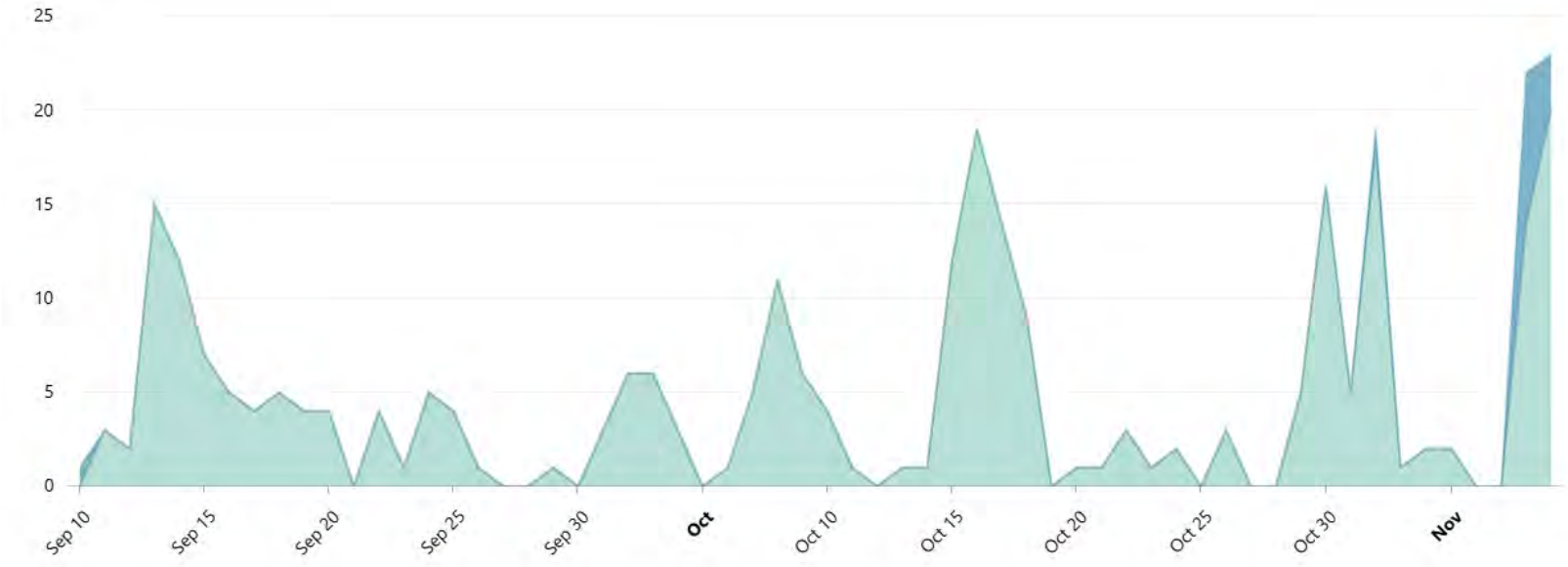
Engagement Summaries

Engagement Summary: Public Survey

Survey Summary

The Carrboro Downtown Area Plan Public Survey was open from September 1 to November 8, 2024 and received 286 responses. It was hosted on the Town of Carrboro's public engagement website, Engage.CarrboroNC.gov. The Town also distributed paper copies of the survey, which were entered into the online survey for inclusion in the final results. Survey questions were designed to learn what respondents value about downtown Carrboro, what changes they want to see, why they do or do not spend time in the downtown area, and what their priorities are for the future of the downtown area.

Survey Response Rate

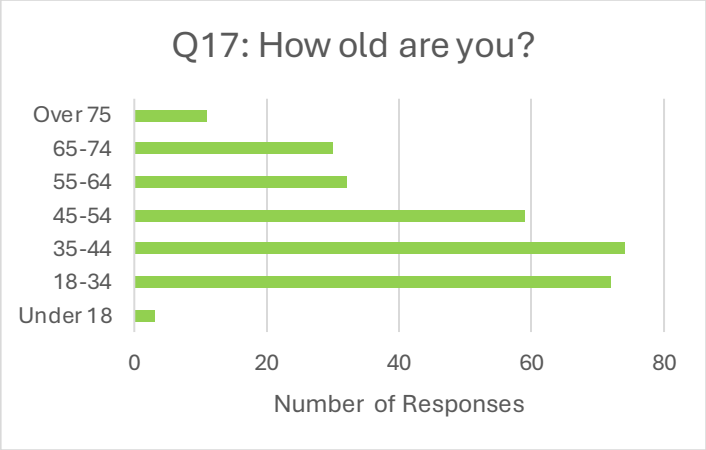


Demographics

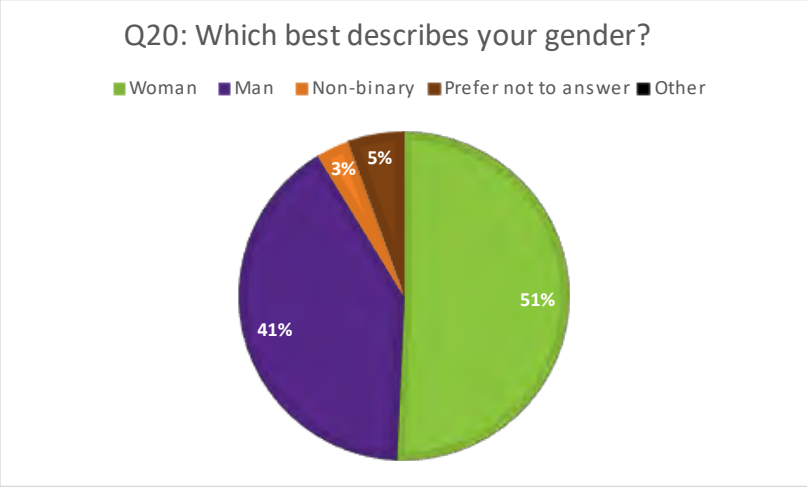
Age and Gender

The survey asked a number of demographic questions in order to gauge whether the responses were representative of Carrboro's population. 35-44 years old is the most represented age bracket in the survey, making up 26.3% of the total responses, followed by 18-34- and 45–54-year-olds, at 25.6% and 21%, respectively. The least represented age bracket is individuals under 18, at 1.1% or 3 responses, compared to 21% of Carrboro's actual population according to the US Census. Individuals over 65 made up a total of 14.6% of responses, compared to 11% of Carrboro's population.

The gender identification breakdown shows that people who identify as women are most represented in the survey, making up 50.7% of the total responses. 40.6% of the responses were from people who identify as men.



98% Response Rate

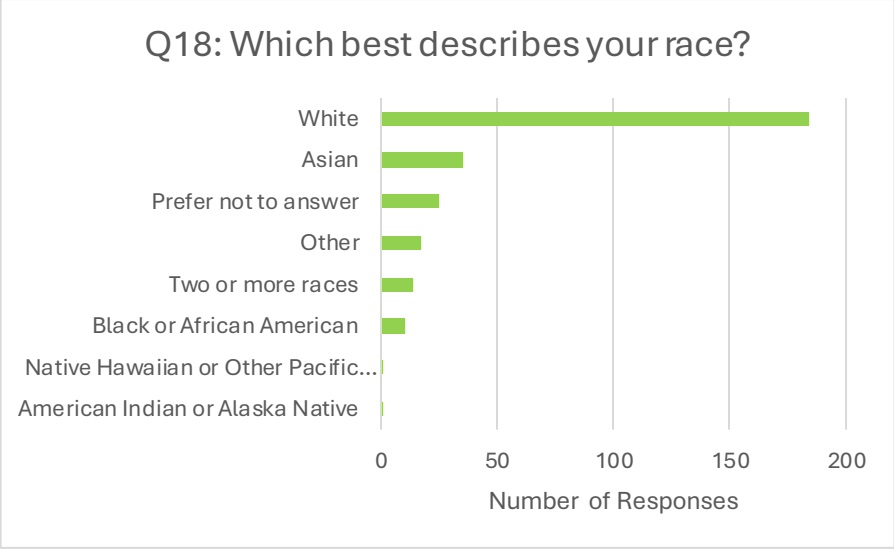


97% Response Rate

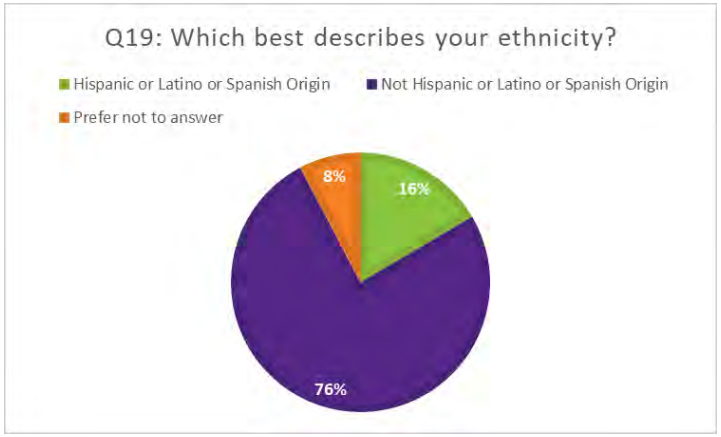
Race and Ethnicity

Survey respondents were primarily White, representing 66.7% of the total responses. This is in line with Carrboro's population, which is 68% White, according to the US Census. The second most prominent race represented in the survey is Asian (9% of Carrboro's population), making up 12.7% of the total survey responses. The Black or African American community is under-represented, with only 3.6% of survey responses, compared to 14% of Carrboro's population.

At 75.7%, most survey respondents identified as not Hispanic or Latino or of Spanish Origin, and 16% did identify as Hispanic or Latino or Spanish Origin. According to the US Census, 8% of Carrboro's population identifies as Hispanic or Latino.



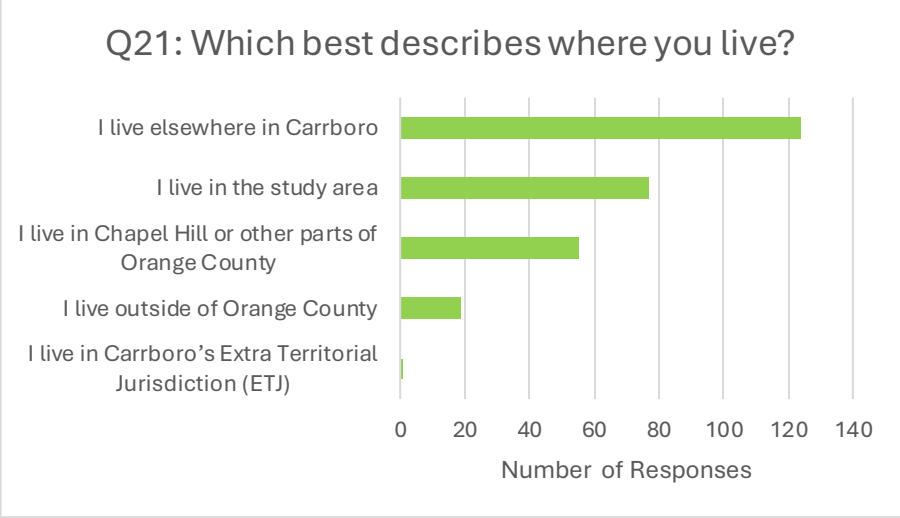
97% Response Rate



95% Response Rate

Home and Work Characteristics

While 27.9% of respondents live within the downtown area, survey respondents primarily live elsewhere in Carrboro, representing 44.9% of survey responses. 19.9% live in Chapel Hill or other parts of Orange County, and 6.9% live outside of Orange County. Survey respondents also primarily live in the 27510 zip code, which includes most of Carrboro south of Homestead Road.

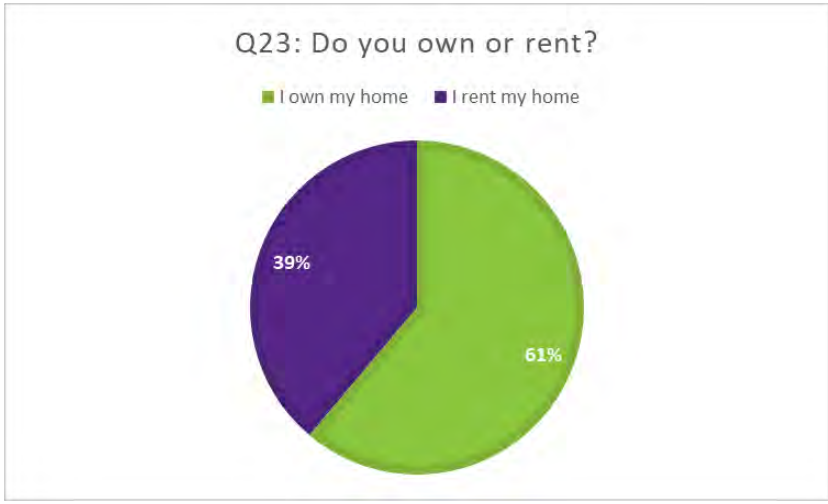


97% Response Rate

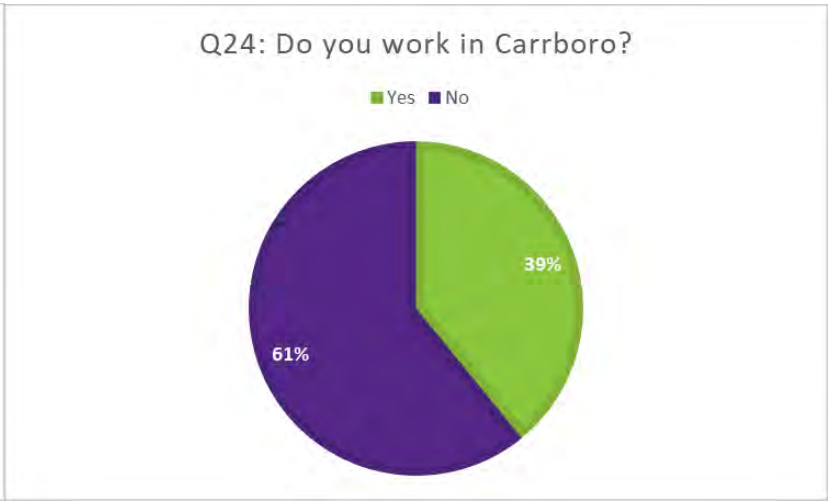
98% Response Rate

Respondents are also primarily homeowners, representing 61.2% of the total survey responses. According to the US Census, 44% of housing units in Carrboro are owner-occupied (as of 2022).

At 60.9% of the total responses, survey respondents primarily do not work in Carrboro. Thus, responses indicate that the majority of respondents live in Carrboro but work elsewhere.



97% Response Rate

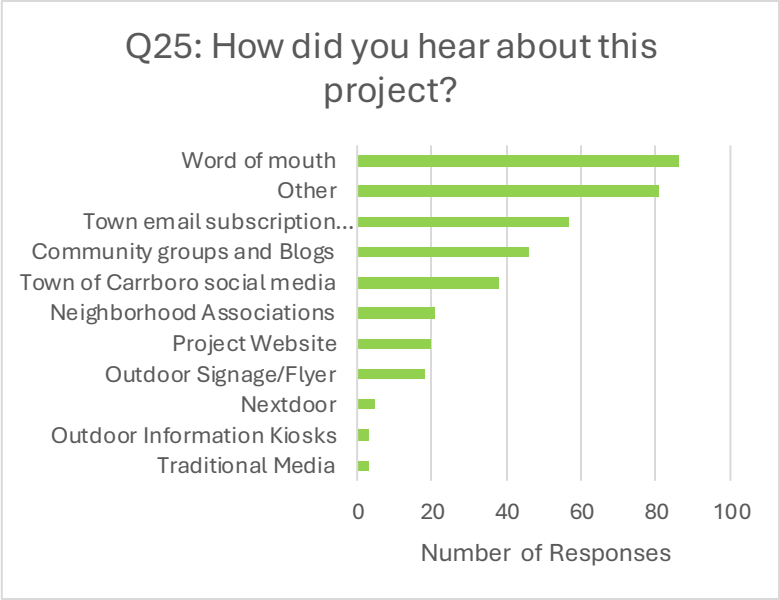


97% Response Rate

Survey participants primarily heard about this project via word of mouth or another unspecified mode, representing 30.9% and 29.1% of total responses, respectively.

"Other" responses included:

- CHW P Especialista de la Comunidad ECH (1)
- El Centro Hispano (39)
- Email (1)
- Instagram (1)
- Jackson Center (6)
- Mailer (3)
- Word of Mouth (1)
- NAACP email (1)
- Postcard (3)
- Refugee Community Partnership (20)
- Service on town committee (1)
- Town staff (1)
- Triangle Blog (1)
- Twitter (1)
- Work (1)



97% Response Rate

Response Summaries

Question 1: In 20 years, what do you hope is still here? This could be a business, a landmark, a neighborhood, or even an experience.

73% Response Rate

Survey participant responses to this question were open-ended, along with an opportunity to place points on a map. Respondents indicated that they really value the small, unique, local businesses in the area, as opposed to chain stores, such as Neal's Deli, Gray Squirrel Coffee, Open Eye Café, Steel String Brewery, and Carrburritos. The most commonly mentioned locations were:

- Weaver Street Market,
- The Carrboro Farmers' Market,
- Cat's Cradle, and
- The ArtsCenter.

There were several other recurring themes in the survey responses.

- Respondents value the historic sites and character of Carrboro. There is a desire to preserve the historic brick buildings and the town's overall aesthetic as Carrboro undergoes further development.
- Public and green spaces like the Town Commons, the Libba Cotten Bike Path, and parks contribute to the town's walkability, sustainability, and capacity for leisure.
- Community amenities, such as the incoming library, thrift shops, and other accessible services, are critical components of a thriving community.
- Events and festivals are valued because they promote a sense of togetherness.

Table 1 | In 20 years, what do you hope is still here?

	Location / Theme	Mentions
1	100 East Main Street	1
2	203 Project	1
3	309 North Greensboro Street	1
4	401 Main	1
5	Acme	1
6	Advance Auto Parts	1

	Location / Theme	Mentions
7	Affordable Commercial Space	2
8	Affordable Housing	4
9	Affordable Rental Housing	2
10	Affordable Restaurants	2
11	Affordable Services	2
12	Akai hana	6

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	Location / Theme	Mentions
13	Alabama Ave Neighborhood	1
14	Ali Cat Toys	1
15	All Day Records	1
16	Al's Garage	1
17	Architecture	1
18	Armadillo Grill	3
19	Artists	1
20	Artist's Park	2
21	Arts	1
22	Arts Center	20
23	Arts Education	5
24	Attractive to Young People	1
25	AutoLogic	1
26	Back Alley Bikes	3
27	Baldwin Park	1
28	Bank of America	1
29	Basketball Court	1
30	BellTree Cocktail Club	2
31	Bike Infrastructure	21
32	Black Community	2
33	Bowbar	1
34	Braxton Foushee Street	1
35	Breakaway	5
36	Broad Neighborhood	1
37	Broad Street	1
38	Broad/Lloyd/Fowler of Northside Neighborhood	1
39	Cafes and Restaurants	6
40	Campus	1
41	Car free	3

	Location / Theme	Mentions
42	Carburritos	6
43	Carolina Car Wash	2
44	Carr Mill Mall	23
45	Carrboro Clinic	1
46	Carrboro Coffee Roasters	2
47	Carrboro Elementary	1
48	Carrboro Family Vision	3
50	Carrboro Music Festival	5
51	Carrboro Pizza Count	1
52	Carrboro Plaza Count	2
53	Carrboro Plumbing!	1
54	Carrboro Public Schools	5
55	Carrboro Town Commons	5
56	Carrboro Town Hall	1
57	Carrboro Veterinary	1
58	Carrburritos	1
59	Cat's Cradle	30
60	Cemetery	2
61	Century Center	9
62	Century Center Bus Stop	1
63	Cham Thai	2
64	Chapel Hill Tennis Club	1
65	Cheese Shop	1
66	Civic Participation	1
67	Cliff's Corner	5
68	Cogen's Train Line	1
69	Community	1
70	Community Center	1
71	Community Gathering Spaces	1

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Location / Theme		Mentions
72	Community Ownership	2
73	Community Values	1
74	Community Worx	5
75	Compost Facilities	2
76	Co-op	1
77	Country Junction	2
78	Crosswalks	2
79	CSPU6	3
80	CVS	4
81	Cybrary	2
82	Destinations	1
83	Dingo Dog	6
84	Dispute Settlement Center	1
85	Domino's Pizza	1
86	Downtown	23
87	East Coast Electric Speed Shop	2
88	Economic Impacts	1
89	Education	1
90	El Centro Hispano	7
91	Essential Services	13
92	Families	3
93	Family friendly atmosphere	1
94	Farmer's Market	81
95	Festivals	4
96	Fifth Season	5
97	Fillaree Refill Station	1
98	Fire Station	4
99	Fire Trucks	1
100	First Watch	1
101	Fitch Lumber	24

Location/Theme		Mentions
102	Fleet Feet	1
103	Flylead Books	1
104	Food Lion	1
105	Food Trucks	1
106	Fountain	1
107	Fourth of July Parade	1
108	Frank Gallery	2
109	Free Market	1
110	Free Parking	14
111	Free Public Transit	2
112	Free Services	1
113	Freight Rail	1
114	Friendly Barber	2
115	Garden Center	1
116	Garnachas Rivera	1
117	Gas Station	2
118	Glasshalfull	8
119	Golden Fig	1
120	Gourmet Kingdom	5
121	Grand Clock	1
122	Gray Squirrel	7
123	Greensboro Street Sidewalk	1
124	Greenspace	7
125	Greenway	3
126	Gym	4
127	Halloween Fair	1
128	Hampton Inn	1
129	Harris Teeter	10
130	Haw River	2
131	Healthy Options	2

Location / Theme		Mentions
132	Hearn's	1
133	Height Increases	1
134	Hispanic Businesses	1
135	Historic Buildings	16
136	Historically-Black Communities	1
137	Homeownership and Affordability	1
138	Housing	2
139	Human-scale Environment	2
140	IFC	4
141	Inclusivity	1
142	InterFaith Council	2
143	Intersection Safety	1
144	Jade Palace	3
145	Jones Ferry Road	1
146	July 4th	2
147	K2 Fitness	1
148	La famosa panaderia	1
149	Lanza's	11
150	Latin Grill	1
151	LatinX Pride	1
152	Less Visible Parking	1
153	Libba Cotten Bike Path	9
154	Library	13
155	Limited Development	1
156	Live Music	8
157	Lloyd	1
158	Lloyd Businesses	1
159	Lloyd Street	1
160	Local Arts	1
161	Local Corridor	1

Location / Theme		Mentions
162	Local Government Access	1
163	Local Identity	1
164	Local Radio	1
165	Local shops	38
166	Loving Kindness Yoga	1
167	Luna	4
168	Main Street	6
169	Main Street Businesses	7
170	Martin Luther King Jr. Park	1
171	MC Jackson Center	1
172	Mellott	1
173	Mercato	6
174	Merritt Mill	1
175	Mill District	3
176	Mill Houses	3
177	Milltown Dentistry	1
178	Mission-driven Organizations	1
179	Mixed-use Corridor	1
180	Mixed-use District	1
181	MLK Park	1
182	More diverse community	1
183	Mural	3
184	Music Festival	4
185	Napoli	3
186	NC Crafts Gallery	1
187	Neal's Deli	5
188	Neighborhood grocery store	1
189	New CVS	1
190	New Development	1
191	Northside Neighborhood	1

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Location / Theme		Mentions
192	O2 Fitness	1
193	OCSC	2
194	Old Grist Mill	1
195	Old Train Station	1
196	Open Eye	17
197	Open Streets Bike Festival	1
198	Orange County Social Club	1
199	Outdoor Gathering Spaces	30
200	OWASA	1
201	PARcycle	1
202	Parking	7
203	Parks	17
204	Passenger Rail Service	1
205	Pedestrian Infrastructure	2
206	Peel Art Gallery	2
207	Pelican's	2
208	Piedmont Health Services	2
209	Pine Knolls	1
210	Police Department	5
211	PORCH	2
212	Pride	1
213	PTA Bike Path	1
214	Public Art	3
215	Public Pool	1
216	Public Space	3
217	Rail Line	3
218	Rails-to-Trails	1
219	Recreational Facilities	4
220	Redevelopment	1
221	Refugee Community Partnership	2

Location / Theme		Mentions
222	Reuse	1
223	Roberson Bikeway	1
225	Robinson's Seafood	1
226	Safety	7
227	Senior Center	1
228	Senior Housing	1
229	Services to meet daily needs	1
230	Shop windows	1
231	Sidewalks	8
232	Small Homes	2
233	Small shops	1
234	Small-town Feel	5
235	Social Center	1
236	SORS	2
237	Southeast Camera Shop	2
238	Southern States	11
239	Sports Facilities	1
240	Spotted Dog	5
241	St. Paul AME	2
242	Status Quo	2
243	Steel String	9
244	Strayhorn House	1
245	Strayhorn-Barbee District	1
246	Street Openings	1
247	Supermarket	5
248	Tandem	3
249	Tar Heel Pharmacy	1
250	Tesoro	5
251	Thai Station	4
252	The Beehive	1

Location / Theme		Mentions
253	The Station	3
254	Third Spaces	7
255	This & That	2
256	Thriftshop	5
257	Tin Top	1
258	Tom Robinson's Fish Market	3
259	Tomato Day	1
260	Town Center	21
261	Town Commons	4
262	Town Hall	9
263	Town Square	1
264	Traffic Calming	4
265	Trains and Train Stations	1
266	Treatment Facilities	3
267	Trees	13

Location / Theme		Mentions
268	Twin House Music	1
269	Venable	5
270	Vibrant Downtown	1
271	Voting Access	1
272	Walkability	13
273	Weaver Street	8
274	Weaver Street lawn	45
275	Weaver Street Market	102
276	Wendy's	3
277	Willow Creek Shopping Center	1
278	Working Class Attainability	1
279	Youth-friendly Spaces	1
280	Youthworx	2
281	Zumba	1

Question 2: In 20 years, what do you hope has changed? This could be a business, a landmark, a neighborhood, or even an experience.

66% Response Rate

The first major theme that came from this question was improved traffic and pedestrian safety. Many respondents hope for reduced car traffic, safer intersections, and a more pedestrian-friendly downtown. Many responses mentioned expanding bike and public transit infrastructure. A significant number of people wish for more protected bike lanes, expanded bike paths, and better connectivity across town, along with increased public transportation options.

Many people feel that parking lots are underutilized and hope to see these properties transformed into parks, housing, or other community-oriented uses. Respondents would also like to see improved aesthetics and revitalization of underutilized or vacant properties. Specific suggestions include updating the design of public buildings, adding public art, and making downtown more visually appealing. There is also enthusiasm for more spaces dedicated to arts, culture, and community gatherings.

Respondents expressed a strong desire for more affordable housing options, particularly within downtown. There is support for denser, mixed-use developments that could include affordable units, small businesses, and community spaces.

Another recurring theme is the need for more parks, trees, green spaces, and areas for public gathering.

Similarly, there is enthusiasm for greater environmental sustainability. Many respondents hope to see improved stormwater management and more sustainable landscaping.

Lastly, there were mixed responses regarding services for the unhoused population in Carrboro. While some support relocating these services outside the business district, others call for more support for this population to reduce issues related to vagrancy and public safety.

Table 2 | In 20 years, what do you hope has changed?

	Location / Theme	Mentions
1	2-Way Traffic	1
2	8-to-80	1
3	Absentee Landlords	1
4	Access Management	2
5	Accessibility	6
6	Accessible Housing	1
7	Adaptive Reuse	2
8	Affordability	1
9	Affordable Housing	31
10	Air Quality	1
11	Architecture	9
12	Architecture and Urban Design	2
13	Armadillo Grill	1
14	Artist's Studio Spaces	1
15	Arts and Culture	2
16	Arts Center	1
17	Arts Education	1
18	Ashe Street	1
19	Autoshop	1

	Location / Theme	Mentions
20	Barnes Towing	1
21	Bike Infrastructure	62
22	Bike Rental	1
23	Bike Shop	1
24	Bike-oriented Businesses	1
25	Braxton Street	1
26	Brewer Lane	1
27	Buried Utility Infrastructure	1
28	Business Attraction	7
29	Business Density	11
30	Cafes and Restaurants	10
31	Car Free	44
32	Carr Mill Mall	18
33	Carrboro Elementary	2
34	Carrboro High School	1
35	Cat's Cradle	1
36	Century Center	3
37	City Ownership	1
38	Civic Center	1

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	Location / Theme	Mentions
39	Cogeneration Facility	7
40	Cole Heights Neighborhood	1
41	Community Center	1
42	Community Collaboration	2
43	Community Garden	1
44	Community Land Trust	2
45	Community Ownership	11
46	Concrete Company	1
47	Connectivity	2
48	Consolidated Parking	19
49	Corridor Development	10
50	County Junction	1
51	Coworking Space	1
52	Cybrary	1
53	Decentralized Client Services	1
54	Density	14
55	Downtown	51
56	Downtown Housing	1
57	Drainage Infrastructure	1
58	Dynamic Pricing	1
59	East Weaver Street	1
60	Economic Development	1
61	Education	1
62	Environmental Remediation/Brownfield	1
63	Equity	1
64	Essential Services	1
65	Exercise Facilities	1
66	Families	3
67	Farmer's Market	10
68	Festivals	1

	Location / Theme	Mentions
69	Fewer Fast Food Restaurants	2
70	Fewer Gas Stations	9
71	Fidelity Street	1
72	Fitch Lumber	4
73	Flea Markets	1
74	Frances Shetley Path	1
75	Free Parking	1
76	Funding Pursuits	1
77	Gas Stations	1
78	Gentle Density	1
79	Gentle Parking Enforcement	12
80	Glasshalfull	1
81	Green Infrastructure	2
82	Greensboro Street	34
83	Grocery Stores	2
84	Ground-level Retail	5
85	Growth	1
86	Growth Patterns	1
87	Harris Teeter	4
88	Heat Dome Effect	1
89	Higher Jobs-per-acre	1
90	Hillsborough Street	1
91	Historic Character	3
92	Historical Education	1
93	Homelessness	8
94	Housing Development	22
95	IFC	6
96	Improved Transit Stops	1
97	Inclusivity	7
98	Infill	31

Location / Theme		Mentions
99	Job Opportunities	3
100	Jones Ferry	22
101	Kids' Activities	1
102	King Street	1
103	Land Use Compatibility	2
104	Landmark Institution	1
105	Landscaping	1
106	Large-scale Development	1
107	Latinx LGBTQ+ Center	1
108	Laurel Street	2
109	Libba Cotten Bike Path	8
110	Library	12
111	Life Science Jobs	2
112	Lighting	1
113	Lindsay Street	1
114	Lloyd Street	2
115	Local Shops	9
116	Main Street	36
117	Maple Avenue	1
118	Mellott	3
119	Micromobility	1
120	Mid-density Housing	1
121	Missing-Middle Housing	2
122	Mission-driven Organizations	3
123	Mixed-use Development	32
124	Moderate Density	1
125	More Gas Stations	1
126	Multicultural Shopping	1
127	Multifamily Housing	3
128	Multilingual Signage	1

Location/Theme		Mentions
129	Multiuse Space	1
130	Municipal Collaboration	2
131	Neighborhood Green Space	1
132	Nightlife	1
133	No Affordable Housing	1
134	No Multifamily Housing	1
135	No Off-street Parking	8
136	No Storage Facilities	1
137	Old Pittsboro	1
138	On-street Parking	1
139	Open Eye	1
140	Outdoor Gathering Space	34
141	Paid Parking	2
142	Parking	5
143	Parks	26
144	Passenger Rail Service	4
145	Pedestrian Infrastructure	97
146	Places Open Late	1
147	Poplar Street	4
148	PTA Path	1
149	Public Art	3
150	Public Housing	1
151	Public Pool	1
152	Public Schools	1
153	Public Transit	11
154	Rail Line	1
155	Rail Line Revitalization	1
156	Rails to Trails	13
157	Rapid Transit	1
158	Rear Parking	2

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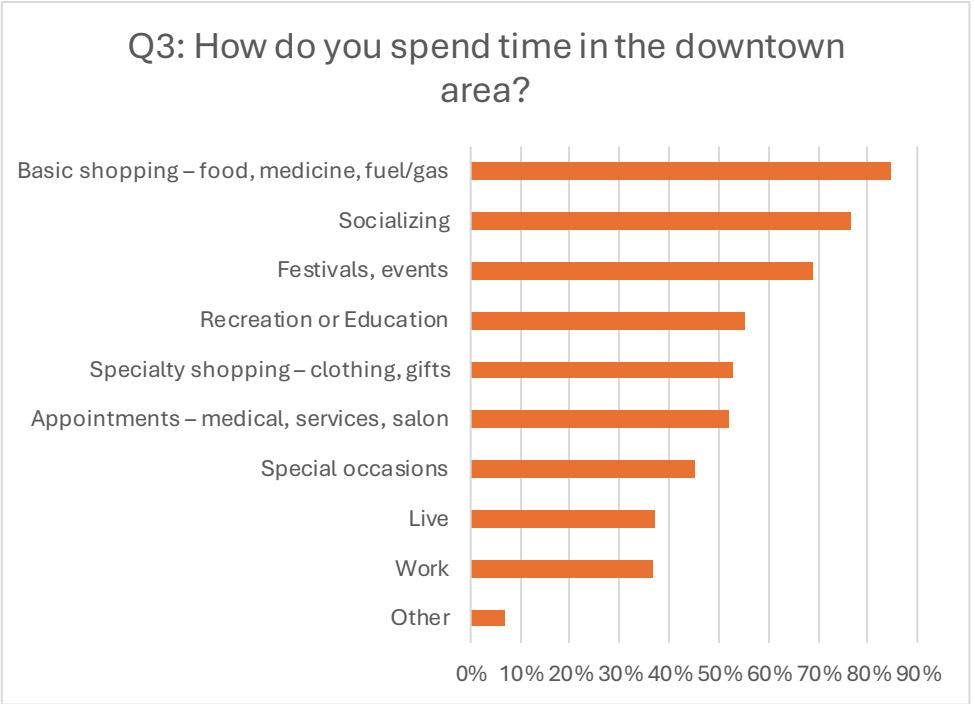
Location / Theme		Mentions
159	Redevelopment	81
160	Rehousing	1
161	Relocation	1
162	Renewable Energy	1
163	Revitalization	5
164	Road Widening	1
165	Roberson Street	11
166	Rosemary Street	4
167	Safe Ways to School	1
168	Safety	1
169	School Connectivity	1
170	Seawell School	1
171	Shade	3
172	Shelton Street	1
173	Southern States	1
174	Spotted Dog	1
175	Street Design	3
176	Street Maintenance	1
177	Street Redesign	10
178	Streetscape	1
179	Streetscape Amenities	6
180	Students	1
181	Subterranean Parking	1
182	Sustainability	1
183	Tax Revenue	1
184	Third Spaces	4
185	Toledo's Taqueria	1
186	Tourism	1
187	Town Center	2
188	Town Hall	4

Location / Theme		Mentions
189	Traffic Calming	40
190	Traffic Circle	2
191	Traffic Flow	11
192	Trail Improvements	1
193	Trails	1
194	Trailside Development	4
195	Train Station	1
196	Transit Oriented Development	1
197	Transit Stops	1
198	Trees	10
199	University Mall	1
200	Unsure	7
201	Upzoning	6
202	Vehicle Towing	1
203	Water Features	1
204	Weaver Street	47
205	Weaver Street Market	2
206	Wendy's	2
207	Wilkinson Supply	1
208	Wilson Park	1
209	Youth Event Center	1
210	Youth Support Centers	1
211	Youth Third Spaces	1

Question 3: How do you spend time in the downtown area?

99% Response Rate

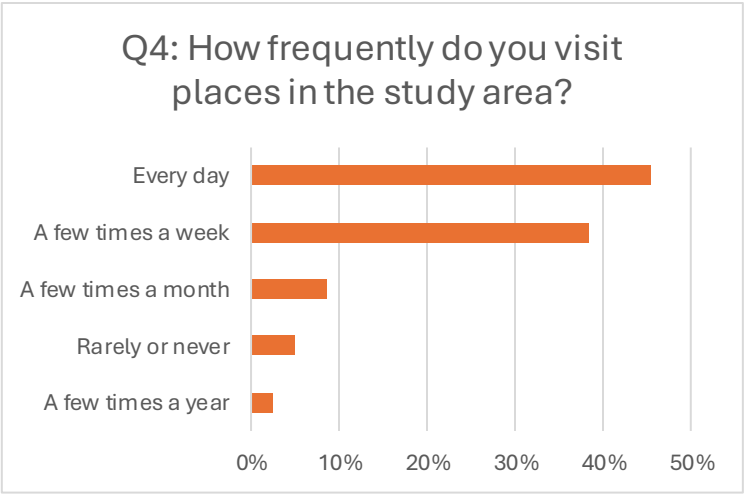
When asked to check all that apply, 84.8% of survey respondents indicated that their primary activity in downtown Carrboro is basic shopping, which includes but is not limited to shopping for food, medicine, and fuel/gas. This was closely followed by socializing and festivals or events, with 76.6% and 68.8% of survey respondents, respectively. The least common specified activity in Carrboro is working, with only 36.9% of the total respondents.



Question 4: How frequently do you visit places in the study area?

99% Response Rate

The majority of survey respondents (45.6%) visit the study area every day. This likely includes the 28% of respondents that live in the study area. This is closely followed by "a few times a week," with 38.4% of total respondents. This data show that most survey responses were provided by people who visit the downtown area on a regular basis.



Question 5: If you don't visit the study area, why not?

15% Response Rate

There were a variety of reasons respondents gave for not visiting the study area. The most common reasons were:

- Lack of interest - some respondents mentioned that there is nothing of interest for them in the study area.
- Lack of time due to work or other obligations and commitments.
- Parking and transportation issues, including:
    - difficulty in finding parking,
    - towing of vehicles,
    - traffic congestion,
    - confusing intersections,
    - poor pedestrian infrastructure, and
    - limited public transit options and the difficulty of getting downtown without a car.
- Language barriers, which prevent some individuals with limited English proficiency from fully engaging with the study area.

Question 6: Are there elements from other downtowns or cities you've visited that you would like to see in Carrboro? Why? What are the other downtowns or cities?

64% Response Rate

Responses of elements that participants would like to see in Carrboro closely resemble earlier responses to Question 2. There are five main themes.

Many respondents express a desire for pedestrian-friendly spaces, especially for car-free/pedestrian-only streets, with some respondents specifically naming Weaver Street. Cities like Burlington, VT, Ithaca, NY, and European cities are mentioned as examples of pedestrian-friendly areas that foster a vibrant, walkable downtown experience.

Respondents want more green spaces, parks, and community gathering areas in downtown Carrboro. Inspiration comes from places like LeBauer Park in Greensboro, Mount Pleasant in DC, the Torpedo Factory in Alexandria, VA, and various European plazas, with suggestions for adding splash pads, benches, playgrounds, and shaded seating areas. Similarly, people would like to see stormwater management and increased tree cover to counteract urban heat in these areas.

Public art, murals, sculptures, and historic markers are suggested to make the downtown area more visually appealing and culturally enriched. Examples include Asheville's historic markers and Portland's artistic lighting.

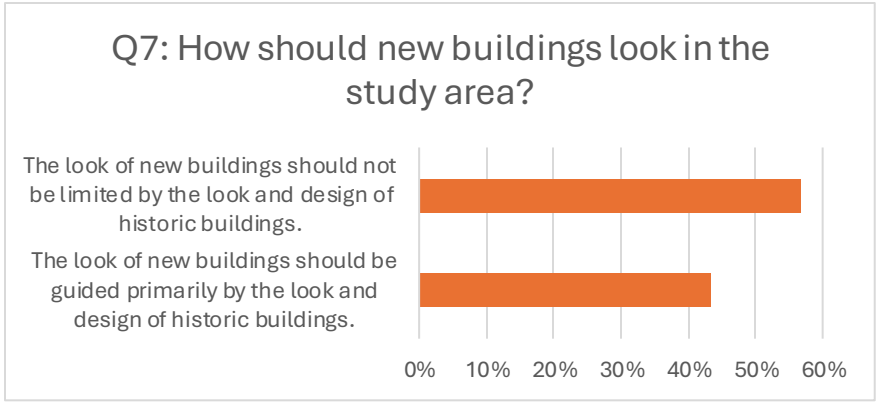
Enhanced bike lanes, protected pathways, greater connectivity, and reliable public transit options are desired. Cities like Amsterdam, Heidelberg, and Montreal are cited for their extensive, safe bike networks and effective public transit systems.

Some respondents indicated a desire for small-scale retail. Suggestions include food truck parks, street vendors, and local markets inspired by towns like Athens, Greece and Montreal.

Question 7: How should new buildings look in the study area?

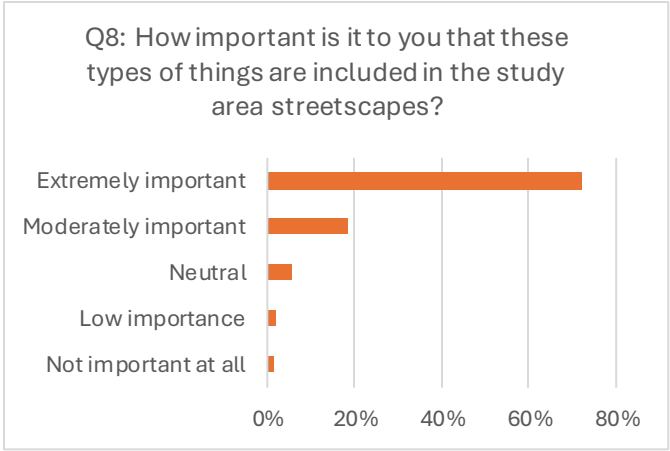
97% Response Rate

When asked this question, the majority of survey-takers responded that the look of new buildings should not be limited by the look and design of historic buildings. This means that survey respondents believe that future development does not necessarily need to fit the existing historic character of buildings in the downtown area. However, it was not a large majority, indicating that many community members do feel that new development should be guided by historic buildings.



Question 8: The Carrboro Connects Comprehensive Plan includes priorities and strategies to include street trees, create new bicycle lanes, slow vehicular traffic, incorporate public art throughout the community, and make streetscapes more attractive. How important is it to you that these types of things are included in the study area streetscapes?

98% Response Rate

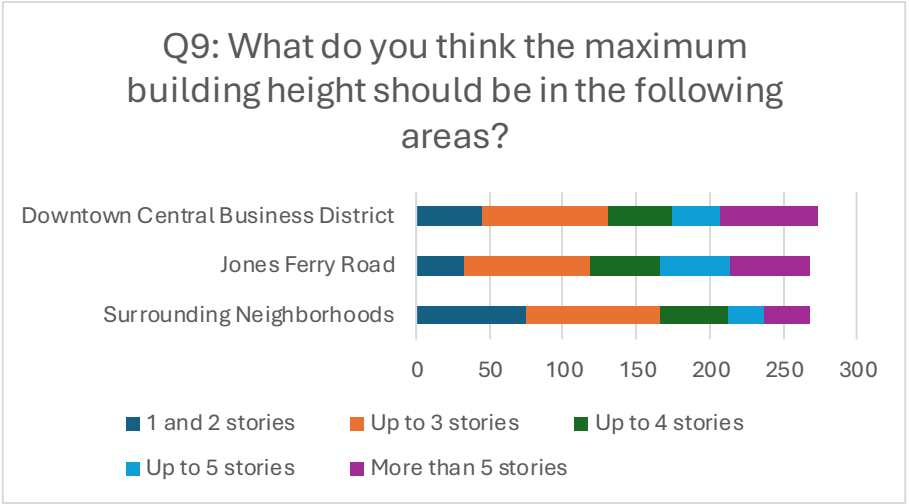


The vast majority of survey respondents agree that incorporating these comprehensive plan priorities into the downtown area are extremely important to them, with 72.1% of the total respondents. Only 9.2% of respondents indicated neutrality or a lack of importance regarding these priorities.

Question 9: What do you think the maximum building height should be in the following area?

96% Response Rate

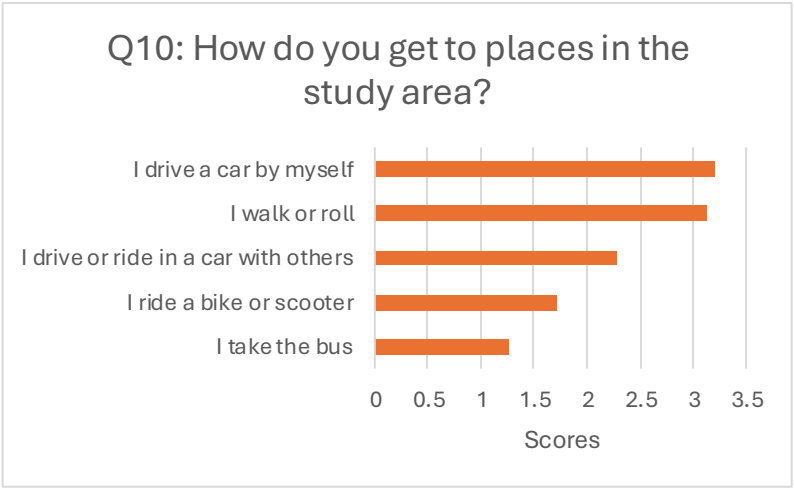
When asked this question about three different sections of the study area (the downtown central business district, Jones Ferry Road, and surrounding neighborhoods), the largest number of respondents indicated that up to 3 stories was the most appropriate for all locations. The second largest ranking for the downtown central business district and Jones Ferry Road was more than 5 stories, while the surrounding neighborhoods were 1 and 2 stories.



Question 10: How do you get to places in the study area?

86% Response Rate

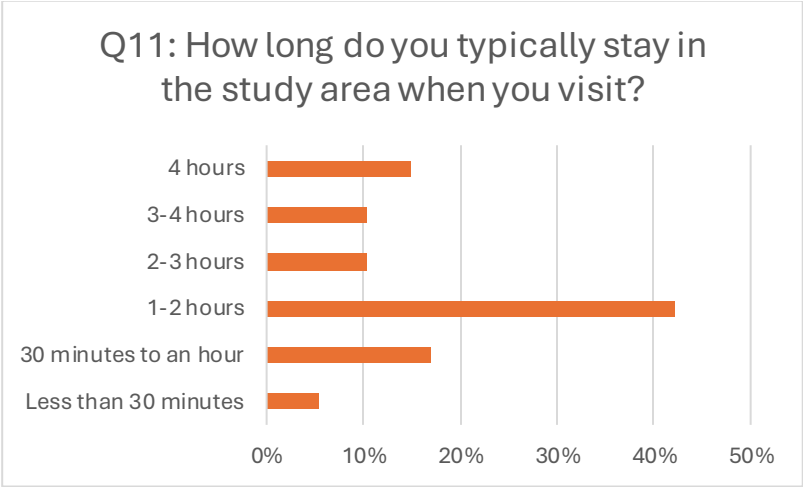
Survey respondents ranked different mode choices to indicate which transportation modes they use the most and least throughout the study area. Final scores revealed that people most commonly travel by driving a vehicle by themselves, but this was closely followed by walking or rolling. Taking the bus was the least common response.



Question 11: How long do you typically stay in the study area when you visit?

98% Response Rate

The majority of survey respondents, 42.2%, indicated that they stay in the study area for around 1-2 hours when they visit. 30 minutes to an hour was the second most common response, representing 17% of the total respondents. The least common answer was less than 30 minutes, representing only 5.3% of total respondents.



Question 12: What would encourage you to stay longer?

67% Response Rate

The most common themes in response to this question were:

- Public spaces, green spaces, third places, and family-friendly and youth-oriented spaces. Many respondents desire more public seating, shaded areas, and outdoor spaces to relax without needing to spend money. Suggestions include parks, benches, plazas, and designated lounging areas that are not tied to businesses. There are also a lot of transportation-related responses.
- Improved walkability, better bike paths, safer streets, and less auto-oriented infrastructure.
- Parking accessibility.

- Improved public transit. Expanded and more frequent bus services, especially during evenings, are requested by those who rely on public transit.
- More diverse dining and shopping options.
- More frequent community and cultural events.
- More public amenities and comforts, such as public restrooms, water fountains, more shade, trash cans, and a robust Wi-Fi network.

Table 3 | What would encourage you to stay longer?

Theme		Mentions
1	Accommodation of Long Visits	1
2	Activities for Families	2
3	Activities for Non-Students	1
4	Activities for Seniors	1
5	Aesthetic Beauty	1
6	Affordable Commercial Space	1
7	Affordable Housing	4
8	Affordable Retail	6
9	Arabic Restaurants and Retail	4
10	Bakery	1
11	Bar	1
12	Better Experiences	1
13	Better Views	1
14	Bike Infrastructure	9
15	Bike Parking	1
16	Business Density	3
17	Cafes and Restaurants	17
18	Car Free	4
19	Clean Environment	2
20	Community Health	1
21	Continuation of its Identity	1
22	Coworking Spaces	1

Theme		Mentions
23	Festivals and Events	14
24	Free Activities	12
25	Free Parking	4
26	Gentle Parking Enforcement	7
27	Greensboro Street	1
28	Greenways	1
29	Ground-level Retail	2
30	Homelessness Assistance	2
31	Housing Development	1
32	Lecture Spaces	1
33	Library Count	9
34	Live Music	5
35	Local Shops	7
36	Mid-day Activities and Lunch Hours	1
37	Mixed-use Development	2
38	Natural Amenities	4
39	Outdoor Gathering Spaces	24
40	Outdoor Recreational Spaces	1
41	Outlets	1
42	Parking	9
43	Parks	10
44	Pedestrian Infrastructure	5

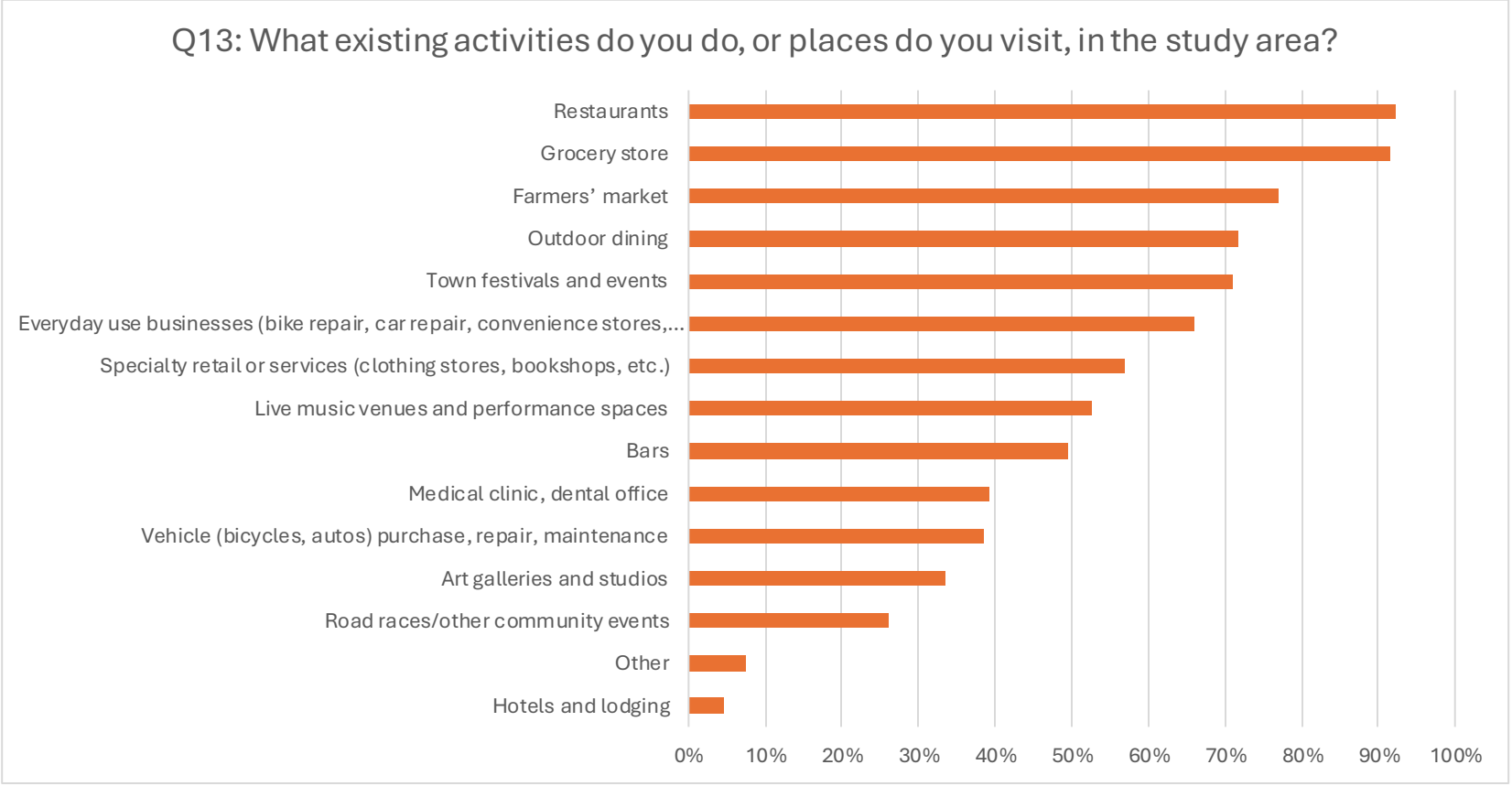
Theme		Mentions
45	Density	1
46	Drinking Fountains	1
47	Entertainment	5
48	Essential Services	4
49	Family-friendliness	1
50	Farmer's Market	1
51	Safety	1
52	Shade	11
53	Social Cohesion	11
54	Street Food	1
55	Streetscape Amenities	12
56	Third Spaces	11
57	Traffic Calming	4
58	Traffic Flow	2
59	Traffic Management	1

Theme		Mentions
60	Places Open Late	2
61	Public Restrooms	2
62	Public Transit	11
63	Quiet	2
64	Redevelopment	1
65	Revitalization	1
67	Trees	2
68	Unsure	23
69	Variety of Activities	15
70	Vegan Restaurants	1
71	Vegetarian Restaurants	1
72	Walkability	16
73	Weaver Street	1
74	Youth Activities	3

Question 13: What existing activities do you do, or places do you visit, in the study area?

99% Response Rate

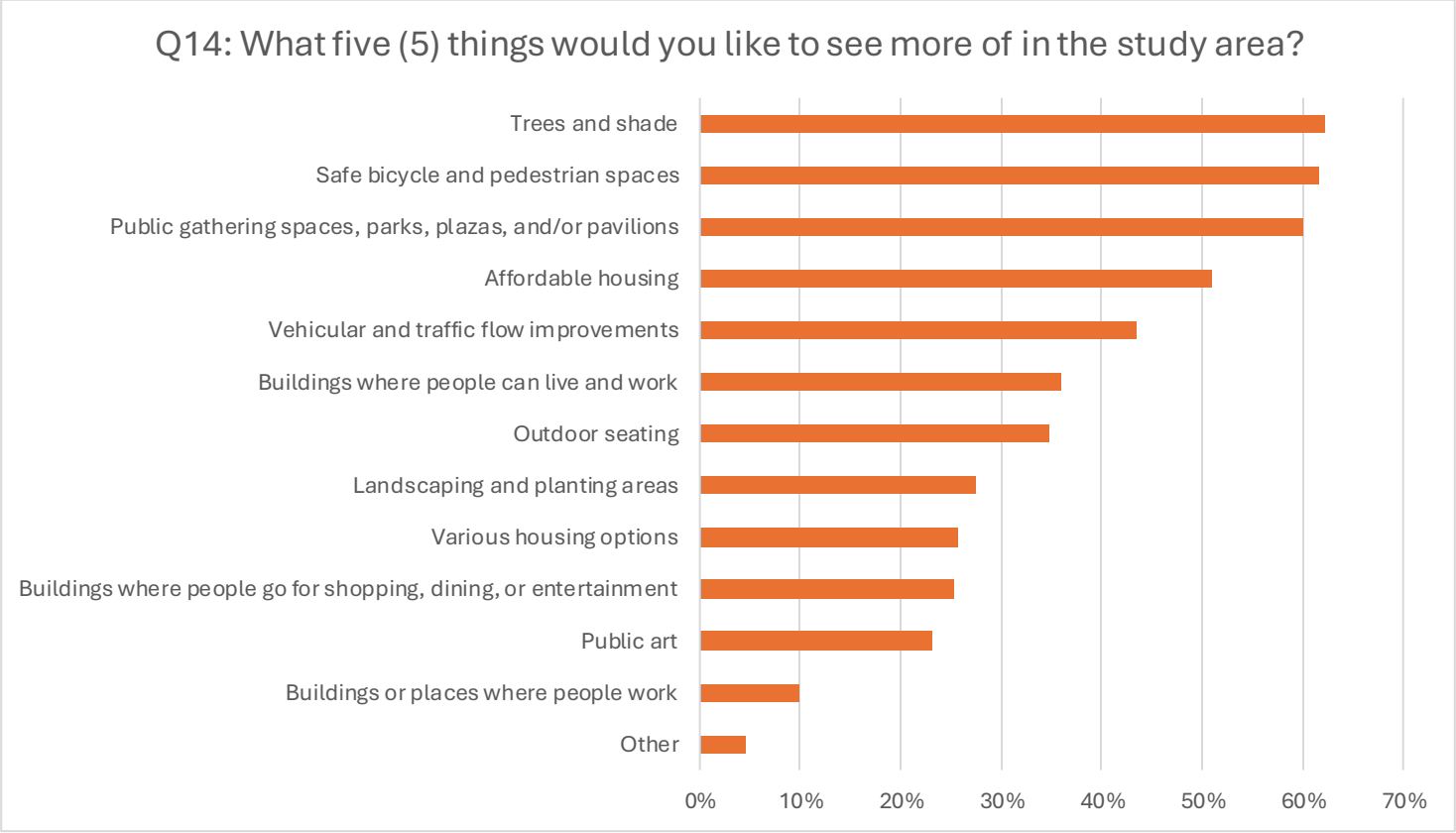
When asked to check all that apply, respondents indicated the most popular activities or destinations in the study area are restaurants and grocery stores, representing 92.2% and 91.5% respondents, respectively. The second most common activities and destinations are the farmers' market, outdoor dining, and town festivals or events, representing 77%, 71.7%, and 71% of survey respondents, respectively. The least common place to visit in the study area are hotels and lodging, garnering only 4.6% of total responses.



Question 14: What five (5) things would you like to see more of in the study area?

98% Response Rate

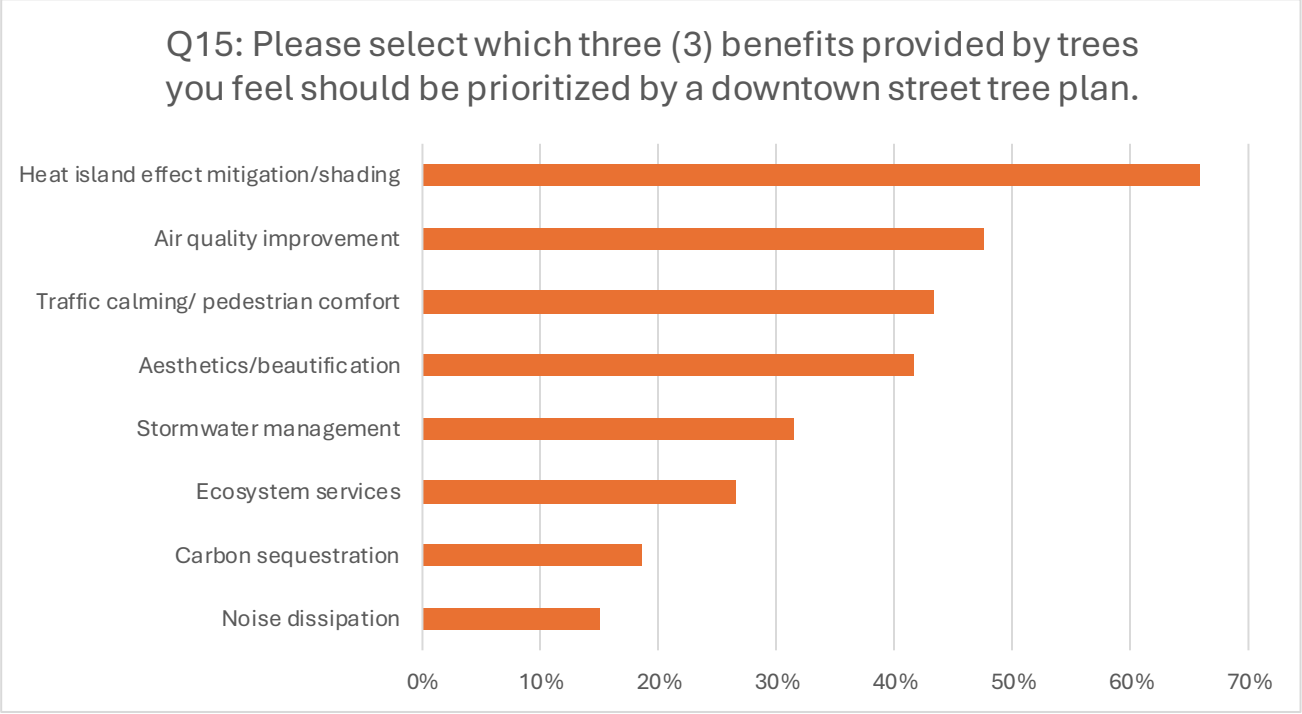
Survey respondents were able to choose 5 priorities for the study area. The most popular priorities were trees and shade; safe bicycle and pedestrian spaces; and public gathering spaces; and parks, plazas, and/or pavilions, garnering 62.3%, 61.6%, and 60.1% of total responses respectively. The least common specified priority was buildings or places where people work, with only 10% of total responses.



Question 15: The Community Climate Action Plan (CCAP) and Carrboro Connects (CC) affirm that trees play an integral role in the look, feel, and function of the downtown area. Please select which three (3) benefits provided by trees you feel should be prioritized by a downtown street tree plan

98% Response Rate

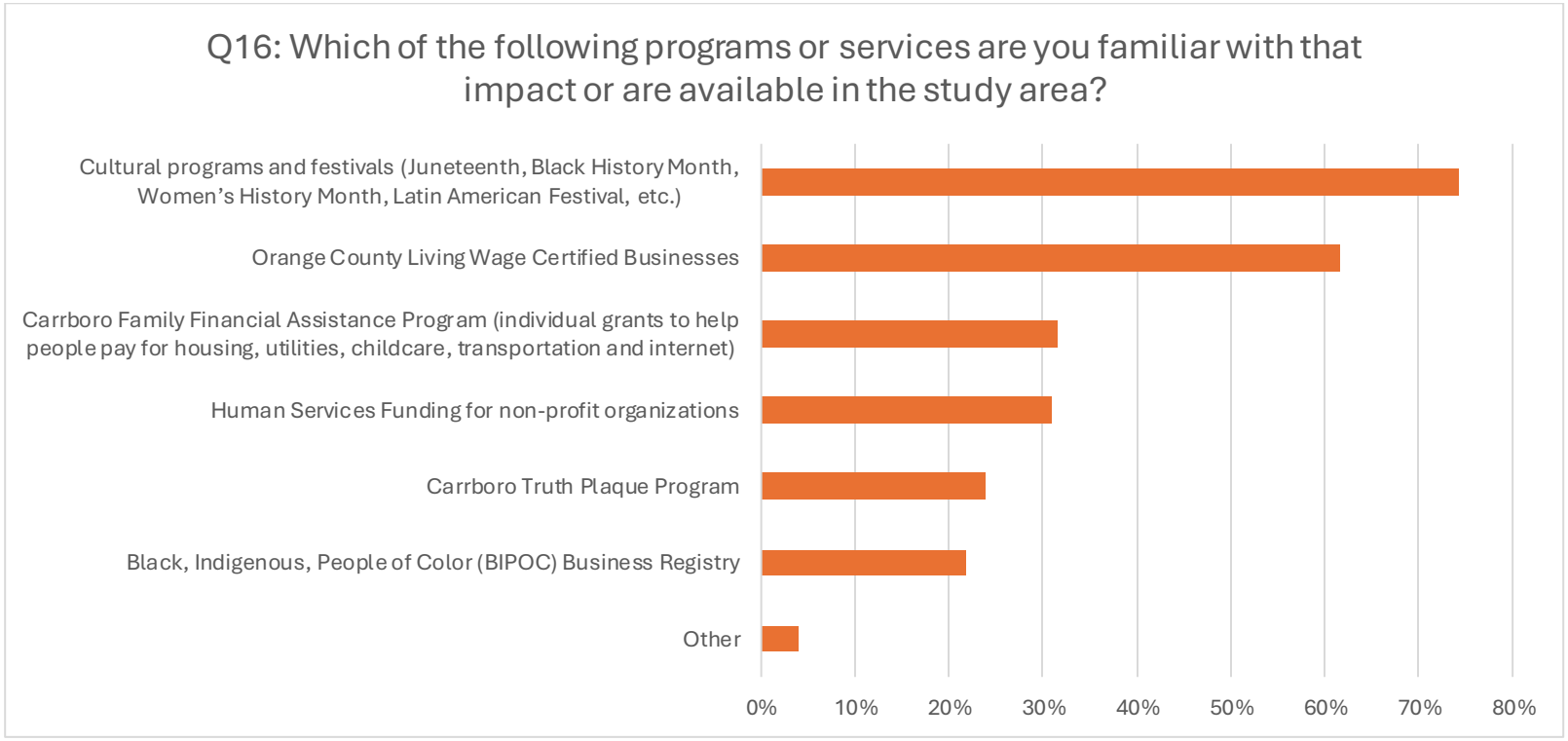
Survey respondents indicated that the three most important benefits provided by trees are heat island effect mitigation/shading, air quality improvement, and traffic calming/pedestrian comfort, as identified by 66.0%, 47.7%, and 43.4% of the total respondents. The least important benefit identified was noise dissipation with only 15.1% of respondents represented.



Question 16: Which of the following programs or services are you familiar with that impact or are available in the study area?

90% Response Rate

Participants were allowed to select all answer choices that applied. The most common program or service identified was cultural programs and festivals (Juneteenth, Black History Month, Women's History Month, Latin American Festival, etc.), representing 74.2% of the total respondents. This was followed by Orange County Living Wage Certified Businesses, with a response rate of 61.7%. The least common specified program or service was Black, Indigenous, People of Color (BIPOC) Business Registry, with a response rate of 21.9%.



Question 26: Do you have anything else to add?

43% Response Rate

Many respondents are concerned about overdevelopment that could turn Carrboro into something more akin to Chapel Hill or other large cities. They emphasize the importance of preserving the town's character, aesthetics, and community vibe.

There is also a strong call for affordable housing to support a diverse range of residents, including teachers, service workers, and other essential workers. Concerns were raised about gentrification and the potential exclusion of lower-income individuals due to rising housing costs.

Respondents indicated that the issue of homelessness and its visibility in Carrboro is a concern, with some suggesting better support services and proactive planning to address the needs of unhoused individuals while balancing the impact on the community's downtown areas.

Some respondents feel Carrboro could improve in terms of racial and economic diversity, noting that current development trends may not be inclusive. There is also feedback about fostering an inclusive culture for Black and Latino communities.

Respondents appreciate being involved in planning processes but suggested that more accessible language and clarity in surveys would help broader participation. Some expressed a desire for decision-making that considers future generations and diverse perspectives.

Lastly, there are calls for better upkeep of public infrastructure, such as sidewalks and streetlights.

Engagement Summary: Community Event 1

Fiestas en la Calle (Festival Latinoamericano) - August 25, 2024

Event Context

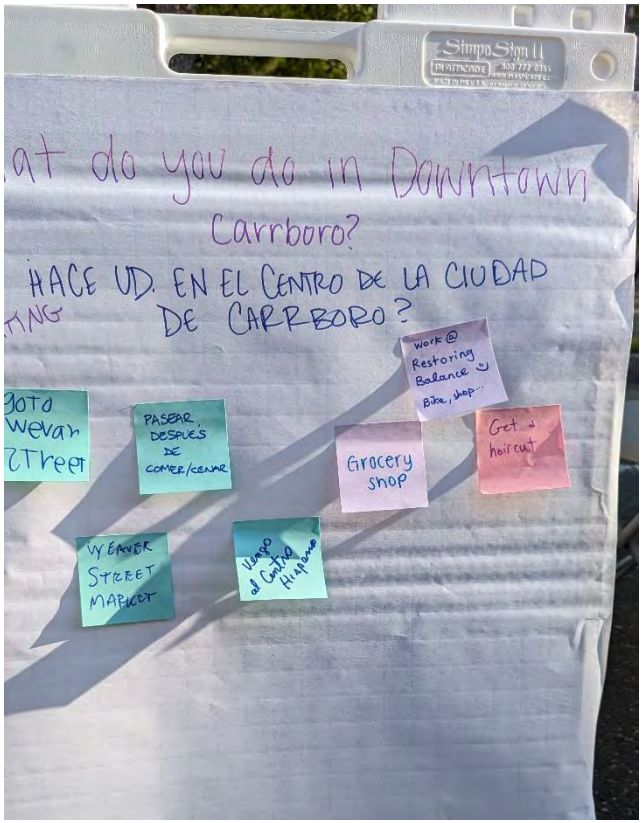
The first engagement event for the Carrboro Downtown Plan was held on August 25, 2024, at the Fiestas en la Calle (Festival Latinoamericano) on W. Weaver Street in downtown Carrboro. The festival was hosted by El Centro Hispano of Carrboro, which is headquartered on Weaver Street.

At the Town of Carrboro's table, the project team, made up of Town staff and consultants, conducted the first community engagement activity for the project. An interpreter was present during the entire event to translate between English and Spanish.

The engagement featured a large map of the downtown study area where participants could place dots on the map to indicate "a place you love" or "a place that needs improvement." Comments were also recorded from people who just spoke with the project team at the table rather than adding dots to the map.

In addition to the mapping activity, there was a notepad where people could add responses to the question, "what do you do in downtown Carrboro?

Flyers were distributed to point people to the Engage website, where the survey would be posted, and to promote the upcoming Community Vision Workshop in September.



What We Heard: Things They Loved

Sense of Community

Overwhelmingly, public feedback indicated that residents and visitors experience a strong sense of community in Carrboro through participation in local events, utilizing open spaces, and the overall welcoming demeanor of community members.

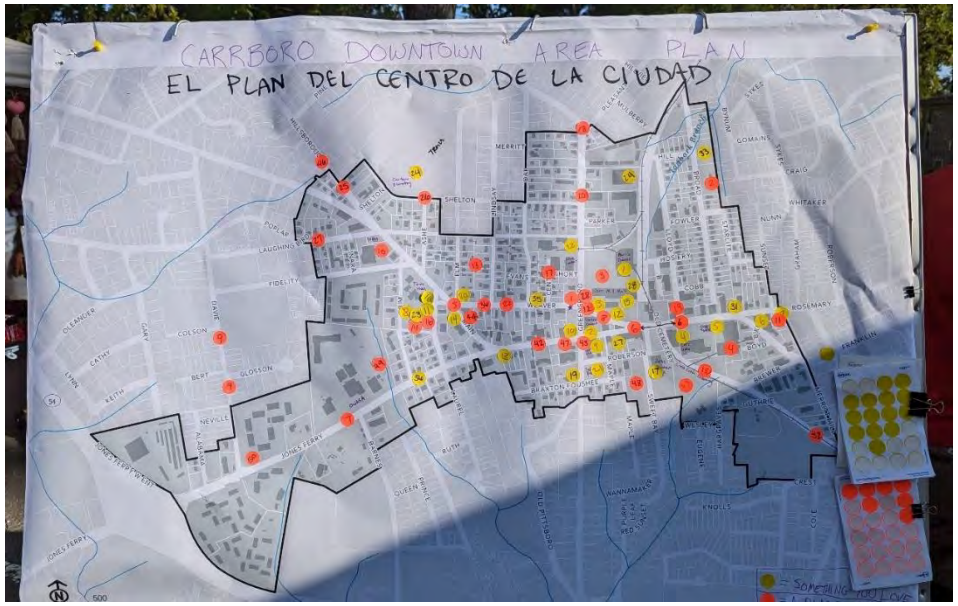
Local events, such as festivals, create a sense of belonging among residents and connectedness with the Town. Residents expressed a love for the many local events and activities in Carrboro. Many people who spoke to the project team were visiting from out of town, indicating that local festivals bring many visitors to the area. Other regular events in town, such as the Farmers Market and the Really Really Free Market, were also very popular and received high praise.

Many engagement participants, especially families and young people, echoed a love for open community spaces, such as the Town Commons and the Weaver Street Market lawn. However, many people stated they wanted more public spaces and had ideas for areas in the town that could be better utilized as public space.

Local Businesses and Restaurants

Initial community feedback highlighted the diverse array of local businesses and restaurants that are unique to Carrboro and some of the most beloved places in the town. We heard that these businesses are integral to Carrboro's overall feel, and supporting small, local businesses is important to residents. Respondents specifically stated that they valued the many alternatives to chain restaurants.

What We Heard: Things That Need Improvement



Public Space

While participants expressed love for the Town Commons, as well as Weaver Street Lawn, which is privately owned but functions as a community gathering place, there was also a clear desire for more parks and places to gather downtown.

Many of these comments focused on the empty lot across from Weaver Street Market at 201 N Greensboro St. Residents want to see it utilized, with many responses indicating a desire for it to be turned into a public park or community space.

A number of participants also suggested closing E. Weaver Street to vehicle traffic, which would create a public space adjacent to Weaver Street Market.

Bicycle and Pedestrian Improvements

Participants emphasized concerns for bicycle and pedestrian safety and access throughout the town, and a desire for infrastructure improvements to solve these issues.

Bicycle-related feedback included the need for more dedicated and protected bike lanes, connections between existing pathways, and curb and lawn clean-up of debris.

Similarly, participants want to see additional sidewalks, especially along busy roads like Jones Ferry, connectivity between existing paths, pedestrian crosswalks with automated signals at busy intersections, and additional pedestrian safety measures at problematic intersections. We also heard that older folks would like benches installed along walking trails and sidewalks as resting places. There were also several comments noting areas with debris and overgrown plants interfering with use of the sidewalk.

Parking Wayfinding and Signage

There was feedback throughout the event regarding the difficulty of parking in downtown Carrboro, especially at busy times such as the festival that was occurring when comments were being made. Given that the latest parking study of downtown Carrboro found ample available parking throughout downtown[1], the difficulty of finding spaces indicates potential issues with parking wayfinding and signage to direct drivers to public parking lots.

Safety

Some community members expressed concern for safety at night. Engagement responses identified multiple locations where better lighting is desired to improve comfort walking around after the sun has set.

We also heard that unhoused people often reside in public spaces, like the Town Commons and parks, at night, which makes people feel unsafe. Some responses indicated support for better resources and funding for the unhoused population in order to give them alternative spaces.

Drainage

Participants expressed concern for drainage issues around Carrboro Elementary School and Morgan Creek. We heard that water backs up at both locations, creating problems during heavy rainfall.

Color and Art

We received feedback that residents would like to see more color throughout the town, with a desire for new buildings (such as the 203 Project) to be "not just brown". Suggestions proposed murals and other public art. There was also a suggestion to create a Carrboro art trail, and to redevelop the industrial and non-residential sites along the rail line as art-oriented spaces to support the creative economy.

[1] Town of Carrboro. Parking Study Downtown Carrboro. March 10, 2022. https://www.carrboronc.gov/DocumentCenter/View/12544/2022-Carrboro-Parking-Study?bidId=

Maps and Comments

This section presents maps of the locations referred to in comments, along with a numbered key to comments for each mapped location. The sizes of the dots on each map represent how many times each location was mentioned or agreed with in comments. The numbers on the dots correspond to a comment in the key. The comments in the key tables are summaries or interpretations of comments rather than direct quotes from participants.

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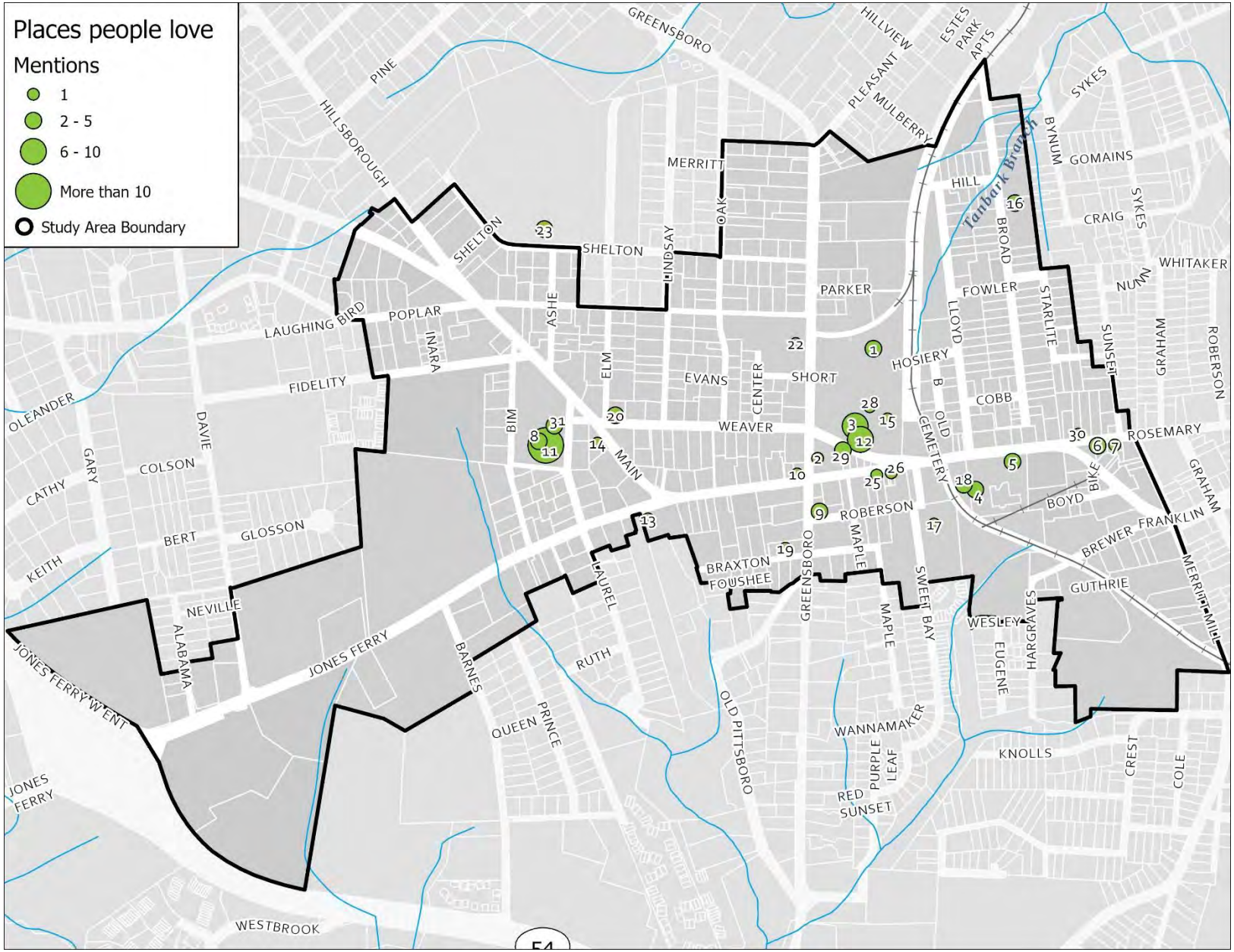


Table 1 | Places people love – map key and other comments

ID	Comment	Mentions
1	Harris Teeter	1
2	Cybrary - participant used to have to travel into Chapel Hill to access the library but now they have a local resource, so they don't have to make that trip.	1
3	Weaver Street Market	9
4	Cat's Cradle - love live music, want to make sure spaces like Cat's Cradle stay open because they are important local community spaces and allow people to experience live music in an intimate setting.	4
5	Grey Squirrel	4
6	Carrburitos	2
7	Bowbarr	1
8	Town Commons	4
9	Open Eye Café	2
10	Cliff's Meat Market	1
11	Farmers Market	13
12	Weaver Street Lawn - a love for, and continual desire for, family-oriented spaces	6
13	CommunityWorx	1
14	Gulf Gas Station - the most affordable gas option in the area	1
15	Ceremony Salon	1
16	Baldwin Park	2
17	Arts Center	1
18	Oak Leaf	2
19	Restoring Balance	1
20	Pizzeria Mercato	2
21	Walkability to the new library and the Farmers Market	1
22	Municipal parking in empty lots - participant liked that Fitch Lumber allowed municipal parking in their lot after hours	1
23	Open spaces - Carrboro Elementary has open spaces and playground	1
25	Acme	1
26	Atlas	1

ID	Comment	Mentions
28	Carr Mill Mall	1
29	Tesoro	2
30	Peel Gallery and Art Shop	1
31	Really Really Free Market	3
	Not on map	
	Parks (in general)	1
	Music festival	1
	MLK park and EV charging	1
	Not many chain restaurants	1
	Central meeting places like cafes	1
	Lots of shopping places	1
	Restaurants	2
	Great community	4
	People are friendly, responsible dog owners, love the open space	1

TOWN OF CARRBORO • NC

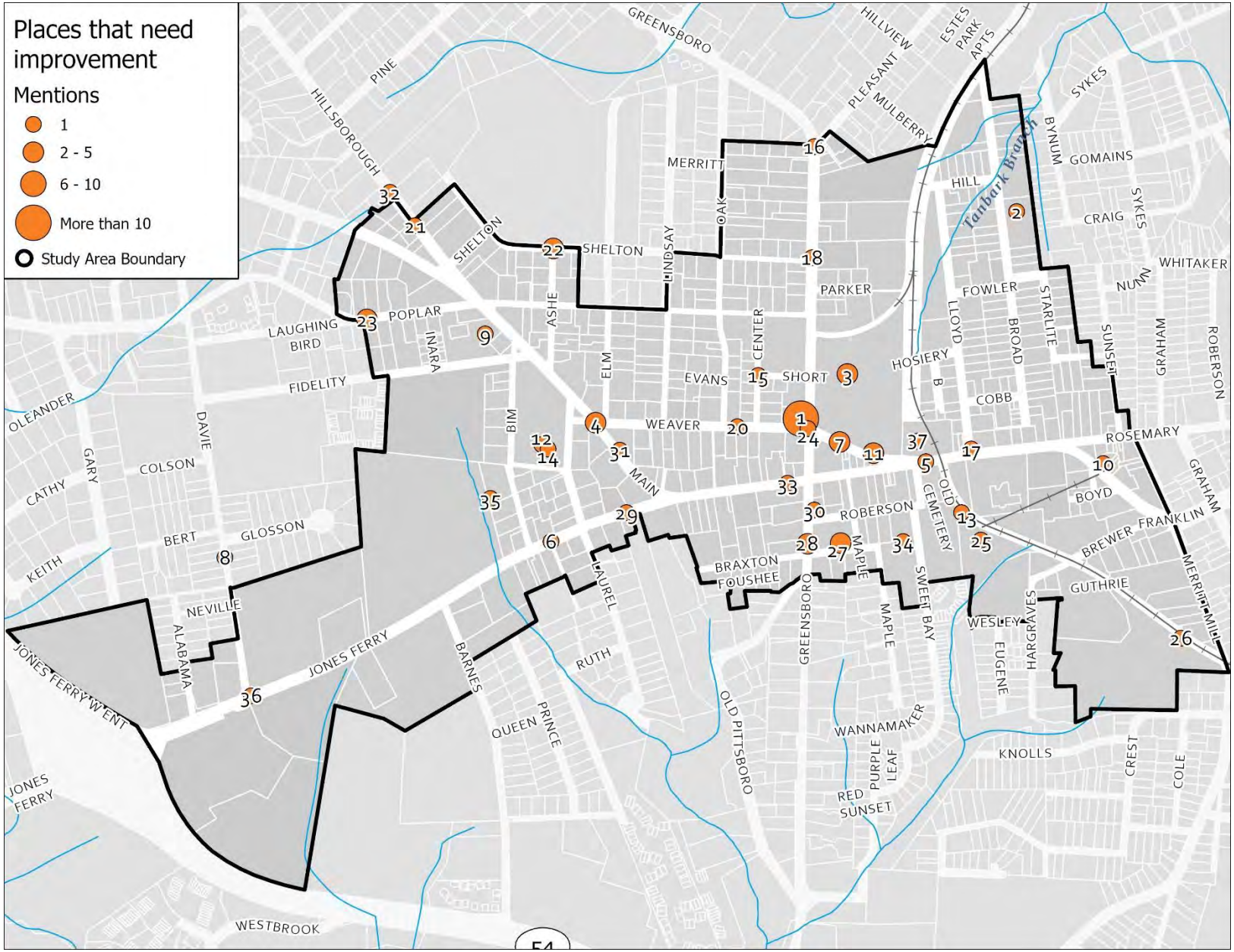


Table 2 | Places that need improvement – map key and other comments

ID	Comment	Mentions
1	The lot across from Weaver Street Market (201 N Greensboro St) - make it a public park (7 comments), make it a third space (1 comment)	16
2	Baldwin Park	1
3	Harris Teeter / Carr Mill Mall Parking Lot - predatory towing	2
4	Need a crosswalk and automated pedestrian signal at the W Main St / Weaver St intersection	4
5	Traffic flow on Main St - traffic backs up from the Main / Weaver / Roberson intersection back to Lloyd St, new bike lanes made it worse.	1
6	More bike lanes on Jones Ferry	1
7	Dedicated bike travel lanes	3
8	Speed humps on Davie Road	9
9	Desire for infill development near O2 Fitness	1
10	Noise night and day from Gates of Beauty compressor	1
11	Close E Weaver St to traffic	5
12	Town commons is dirty and needs improvement	1
13	Pedestrian safety at Libba Cotten Bikeway - wants three lanes instead of just two	1
14	Farmers Market needs more variety and diversity of projects, especially from vendors with different ethnicities and nationalities. Overall needs to improve inclusion for non-White families.	1
15	Short St / Center St signage	1
16	Need better walkabilty from N Greensboro St past roundabout	1
17	Lloyd St needs repair / greenery - Lloyd St is uninviting.	1
18	Crosswalk in front of Breakaway Café needs safety improvements - mid-block hybrid beacon to stop traffic	1
19	More native landscaping and native street trees	1
20	Need more walkability and connection between Town Commons and downtown - they feel very separate	1
21	Debris on street and unkempt lawns between the curb and sidewalk - weeds and debris on sidewalks and sides of roads	1
22	Drainage near Carrboro Elementary	1
23	Poplar St is dark, making it hard to walk at night	2
24	Traffic cameras needed on busy intersections	1

ID	Comment	Mentions
25	Turn old cemetery into recreational park space - benches, swing, pond, etc.	1
26	More lights for safety - commenter told story of incident when friend felt unsafe and like they were being followed, nowhere for them to go because it was dark and businesses were closed	1
27	203 Project parking needs colorful murals. More color in new buildings.	2
28	Need sidewalks on S Greensboro St	1
29	Cleanup on Jones Ferry Road in general, and specifically near holiday park	1
30	More parking near Open Eye	1
31	Sidewalk encroachment by landscaping at multiple locations	1
32	Bike lane not protected and filled with debris and bikers need to merge with traffic	1
33	Bike lane ends and there are safety concerns	1
34	Empty lot and eyesore - shoud be for housing	1
35	The creek backs up and doesn't drain properly, there may be a dam downstream, no moving water, lots of mosquitoes.	1
36	Needs sidewalk on both sides	1
37	Redevelopment and adaptive reuse of industrial/non-residential along north/south rail corridor (Thai Station and points north)	1
	Not on map	
	Parking - additional parking would benefit local business owners by enabling more people to visit downtown	1
	Carrboro needs more affordable housing, public transportation, public pool (all one comment from Spanish-speaking resident)	1
	Want municipal composting next to recycling and trash	1
	More third places, more central gathering spaces in addition to Weaver Street Lawn	2
	EV charging	1
	Parking is difficult when it's busy	2
	More activities focused on daily living	1
	More funding for unhoused community	1
	Change name of town	1
	More and better-connected greenways	2
	More friendly toward older residents by putting benches along walking trails	1

ID	Comment	Mentions
	Better family-friendly, connected bike networks	1
	Town is marketed as bike-friendly but is actually unsafe	2
	Open spaces and parks feel unsafe at night because of unhoused population	2
	An art walk, where there are more public installations plus a physical map and supported route that you can tour	1

Engagement Summary: Community Event 2

Community Visioning Workshops – September 19 and 26, 2024

Event Summary

The Town of Carrboro held two visioning workshops for the Downtown Area Plan on two Thursday evenings, September 19 and 26. The purpose of these events was to foster a community vision and begin brainstorming for projects and strategies to achieve the vision.

The format of the events, which was consistent for both dates, was a drop-in workshop with multiple stations with activities designed to gather feedback. Participants were given a card to collect a stamp at each activity they participated in, and cards with at least five stamps were entered into a drawing to win a prize. The activity stations are described in the next section. Materials were created in both English and Spanish, and Spanish interpreters were available throughout the event. Flyers were distributed to point people to the Engage website to promote the survey and increase awareness about the Downtown Area Plan.

The following section describes the activities at each station and provides a summary of feedback from each station. Maps and comments are provided in detail in the Maps and Comments section.

Station Descriptions and What We Heard

Demographics

This station consisted of boards where participants were encouraged to place stickers in order to answer demographics questions, including race, language, age, and how long they have lived in Carrboro. Town staff to provide collected data.

Building the Downtown Area

This station provided a hands-on, creative activity for community members of all ages and backgrounds. Participants illustrated their goals and vision using board game pieces, toys, and other miscellaneous items, and then shared their ideas. The activity was guided by the question "What makes a great downtown?"

Music, arts, and entertainment

The most common theme in responses was the desire for music, arts, and entertainment downtown. Many respondents included live entertainment venues, event spaces, music venues, and theaters as part of their "great downtown." Other responses mentioned public art, interactive art, and murals. Several responses mentioned arts-related kids' activities, like a children's theater. Finally, some responses included aquariums, movie theaters, bowling alleys, arcades, and other types of entertainment businesses.

Public space

The next most common theme was a strong desire for public space. In particular, respondents wanted outdoor public spaces where they could "just be," without needing to spend money. There was a sense of playfulness in many responses, including "places to play and imagine," "mystery hidden corners," games or interactive art, and places for kids to play safely.

Trees, plants, and nature

Many responses reflected a desire for a green downtown, with trees for shade, green open space, native plant gardens, wildlife, and flowers. Some comments focused on the environmental benefits, including reduced heat island effect and attracting pollinators, and others noted the beauty of trees, flowers, and green spaces.

Walking and biking

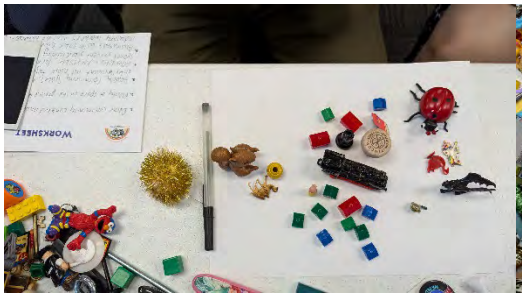
A large number of respondents said that a "great downtown" is walkable and bikeable. Walking, in particular, was important in many participants' visions. There was an emphasis on wanting pedestrians to feel not only safe, but prioritized while walking downtown, including phrases like "where people feel more important than cars," "feeling of pedestrian priority," and "walk/bike only downtown core."

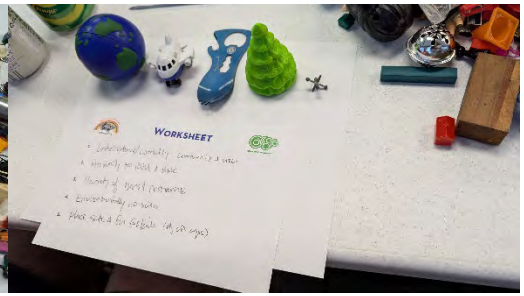
Complete downtown community

Many respondents considered a "great downtown" one where residents can meet their needs within walking distance. Responses included a desire for mixed-use buildings and zones where "people can walk to eat / walk to shop / walk to work" and with diverse businesses and services, including groceries, drug store, auto repair, medical, library, banks, and so on. Responses also mentioned a variety of housing types and levels of affordability.

Equity and inclusion

A number of comments reflected how the community values equity and inclusion. Participants said that a great downtown "feels safe and welcoming for all people / ages / races." Comments mentioned racial equity, LGTBQ, people with disabilities, and those who use the community service organizations downtown. There were also a number of comments about inclusion of people of all ages, including kids and the elderly.





Topic Station: Climate Action

This station prompted participants with the following questions:

1. What does addressing climate change mean to you?
2. What can the Town do to address climate change in the downtown area?

Investing in alternative modes of transportation

The most common theme brought up at the climate action station was the desire for better bicycle, pedestrian, and transit infrastructure to both encourage the use of these modes and make them viable to interested users. Some respondents indicated a desire for expanding existing bus transit routes and frequency, as well as connecting transit routes to more destinations and residential areas. Many respondents noted that they wanted to see more pedestrian and bicycle trips being made, with an emphasis on improving or expanding bicycle infrastructure to make the town more bike-friendly. We also heard a desire for improving walkability through mixed-use, higher density development.

Planting trees

Another popular theme was the desire for more trees throughout Carrboro, especially along roads and sidewalks. Respondents indicated that they wanted more trees for the environmental benefits, shade, and aesthetics. Many responses were concerned with managing heat and providing relief for pedestrians.

Reduction in automobile infrastructure

In addition to making alternative modes more accessible, viable, and safe, some respondents also mentioned a desire for reduced automobile infrastructure, including reduced parking and removing car traffic from certain road segments. Suggestions included eliminating parking minimums, reducing and redeveloping parking lots, and pedestrianizing East Weaver Street.

Reduce car idling

A few respondents were concerned with car idling for health and climate reasons. One respondent noted the abundance of car idling that occurs around schools during pick-up or drop-off and that this traffic should be better managed.

Topic Station: Race and Equity

This station prompted participants with the following questions:

1. What does advancing racial equity mean to you?
2. What can the Town do to advance racial equity in the downtown area?

Affordability

Affordability was one of the key themes in the responses to these questions. Affordable housing comments included a desire for increasing the supply of housing, creating a community housing trust, and housing at a variety of income levels. There was also a desire for more affordable food options downtown, both prepared food (restaurants and food trucks) and groceries.

Public space

A desire for public space was another major theme. Respondents indicated that they wanted more gathering spaces that were open and safe for all that did not require spending money.

Support for local BIPOC businesses

Many respondents noted support for local BIPOC businesses as a priority for advancing racial equity. Some respondents specified support for BIPOC interested in starting a local business or providing grants or tax breaks for immigrant or black-owned businesses.

Community events and opportunities to celebrate racial identities

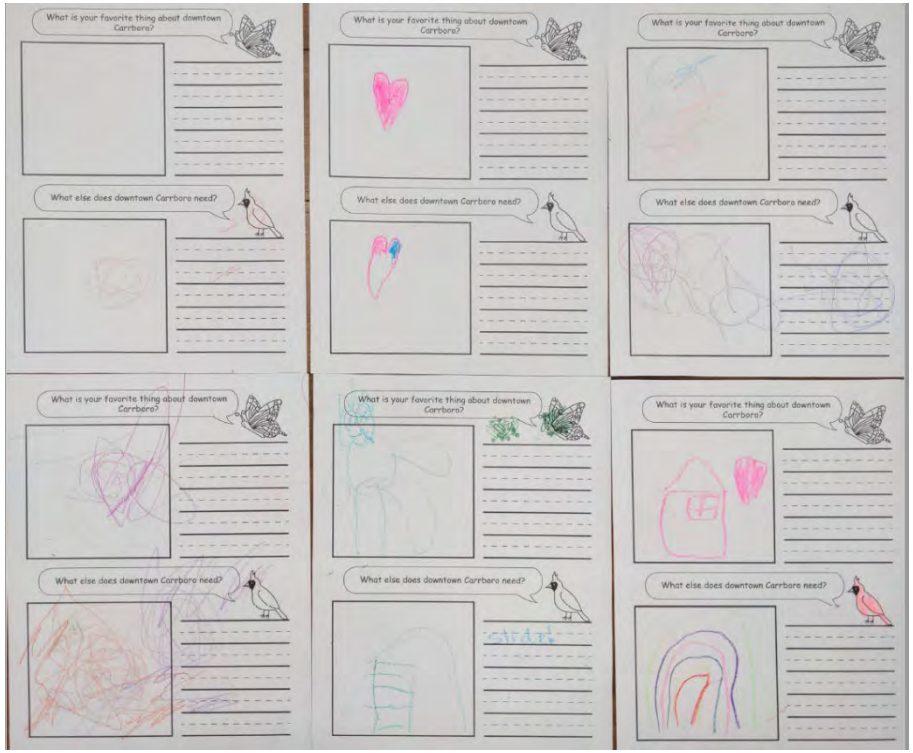
Respondents indicated an interest in more events that celebrate racial identities, such as free movies, poetry readings, arts and music events, and festivals. One respondent also mentioned creating opportunities for people of different races to share stories in the hope of fostering understanding.

Police presence

Themes of police presence were mentioned throughout the event. Some respondents were concerned with reducing and disarming policing, with suggestions for diverting police funds towards other social services in the town. However, other respondents indicated a desire for more police presence in Carrboro.

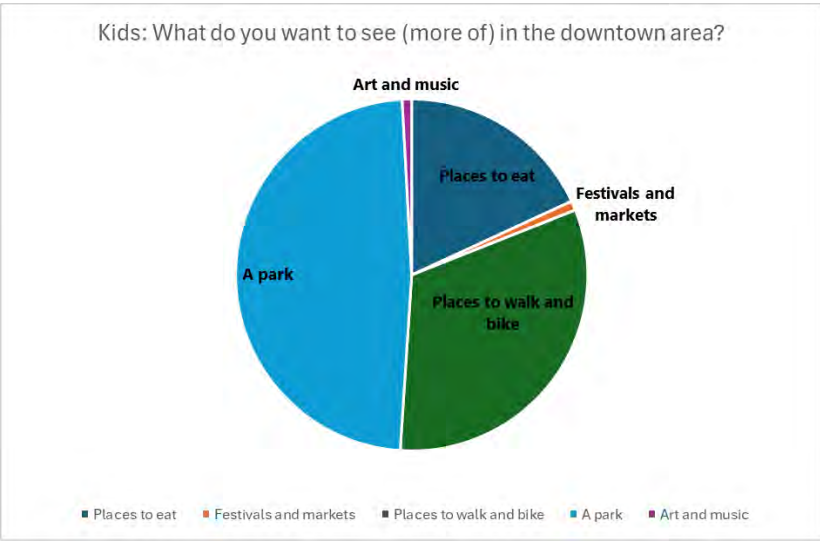
Kids Station

A small number of children were present at the first event on September 19th. No children attended on September 26th. The "kids table" provided two activities: coloring sheets that asked, "What is your favorite thing about downtown Carrboro?" and "What else does downtown Carrboro need?", and the opportunity to vote with a scoop of beans by placing them in jars to vote for what they want to see in the downtown area – places to eat, festivals and markets, places to walk and bike, a park, or art and music.



While most coloring sheets did not provide feedback, one respondent wanted a slide in the downtown area.

The bean voting activity got participation from all the kids present, and found that they are most interested in a park, places to walk and bike, and places to eat downtown.


Kids: What do you want to see (more of) in the downtown area?
Art and music
Places to eat
Festivals and markets
A park
Places to walk and bike
Places to eat
Festivals and markets
Places to walk and bike
A park
Art and music

Map Station 1: Strengths and Opportunities

This activity repeated the mapping activity from Community Event 1, the Latin American Festival, for those who did not participate in that event. Participants were asked to place dots on the map for "a place you love" and "a place that needs improvement." The maps and full comments are presented in the Maps and Comments section.

Local business is a strength

Consistent with what we heard during the Latin American Festival, many of the places that people love in the downtown area are local businesses, especially those that have been in Carrboro for a long time, but also including newer businesses. Residents also love the historic commercial buildings on Main Street.

Gathering places

Participants expressed love for Weaver Street Market and its lawn, and for the Town Commons and the activities that occur there, including the Farmers Market, the Zumba class, and the Really Really Free Market.

Transportation

Participants loved the existing Libba Cotten and Frances Lloyd Shetley bikeways, and want to expand and connect bike and pedestrian infrastructure throughout the downtown area. Nearly half of the "places that need improvement" were places that needed better crosswalks, bike lanes, or other improvements for bike and pedestrian safety. There were several comments about traffic gridlock along Main Street. There were also a few participants requesting improved bus service.

Map Station 2: Ideas

This station provided a map and a place for participants to provide their ideas for the downtown area. Ideas were represented with dots in different colors for Transportation, Buildings / Places / Appearance, Business / Culture / Arts / Activities, and Other Ideas. Ideas ranged from locations for new housing, to policies (such as form-based code and historic preservation programs), to space activations like parks, gardens, and an arts trail. The full ideas map and comments list is presented in the Maps and Comments section.

Maps and Comments

This section presents maps of the locations referred to in comments, along with a numbered key to comments for each mapped location. In the Strengths and Opportunities maps, the sizes of the dots on each map represent how many times each location was mentioned or agreed with in comments. The numbers on the dots correspond to a comment in the key. The comments in the key tables are summaries or interpretations of comments rather than direct quotes from participants.

Map 1: Strengths

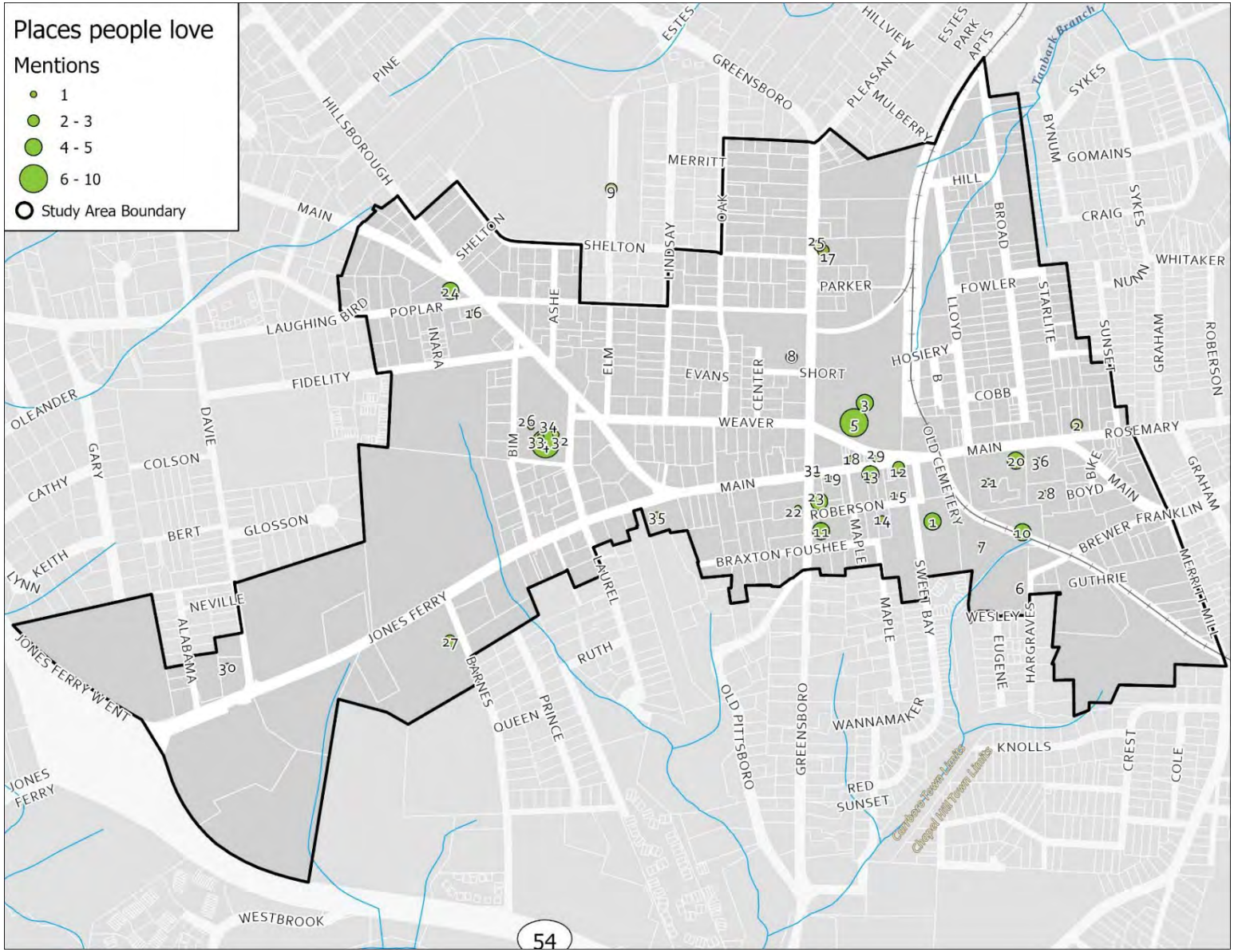


Table 1 | Places people love – map key and other comments

ID	Comment	Mentions
1	Arts Center	5
2	Peel Gallery + Photo Lab	3
3	Carr Mill	5
4	Farmer's Market	7
5	Weaver St Market/lawn	10
6	Neighborhood basketball court	1
7	Carrboro Town Cemetery	1
8	Fitch Lumber	2
9	Frances Lloyd Shetley Bikeway	3
10	Libba Cotten Bikeway	5
11	203 Project (new library)	4
12	Shops on Main St in old buildings	3
13	Orange County Social Club	5
14	South Orange Rescue Squad	1
15	Tom Robinson's Carolina Seafood	1
16	Pelican's SnoBalls	1
17	Breakaway Carrboro	2
18	Napoli	1
19	Build on successes of buildings and streetscape of this block (form-based code; no setbacks), copy what people like	1
20	Gray Squirrel Coffee Company + space that is accessible after hours	4
21	Cat's Cradle/Haw River Tap & Table/Amante Gourmet Pizza	1
22	Steel String/Cheese Shop/Glasshalfull	1
23	Open Eye	5
24	Lanza's Cafe	4
25	Protected sidewalk dining (Dingo Dog)	2
26	MLK Park	1
27	Garnachas Rivera	3

28	Ample parking at garage	1
29	Spotted Dog - amount of food options/diversity in town	1
30	Toledo's Taqueria	1
31	Connectedness at Main/Weaver	1
32	Really Really Free Market	1
33	Town Commons	1
34	Zumba class	1
35	CommunityWorx	1
36	FRANK + Art Walk	1

Map 2: Opportunities

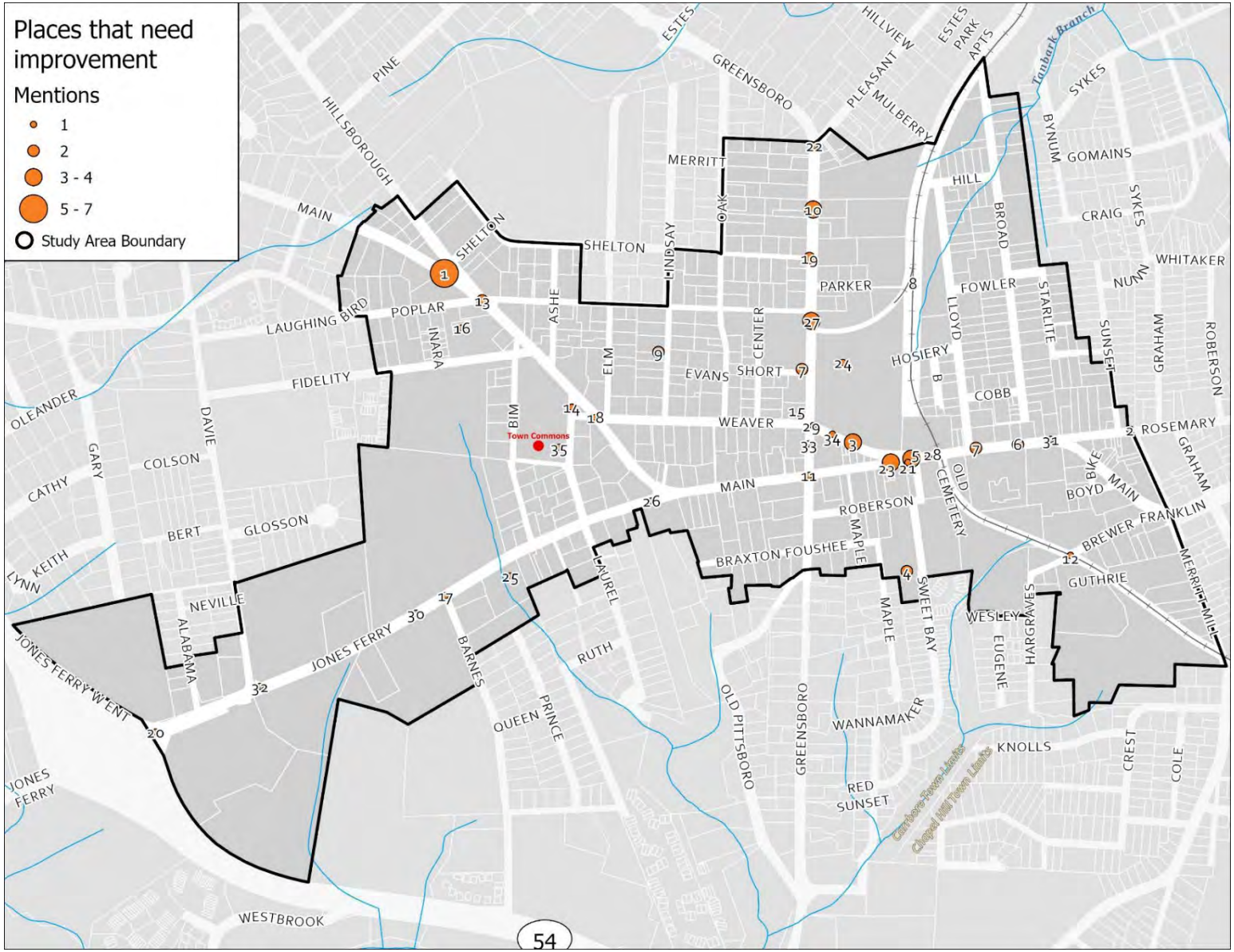
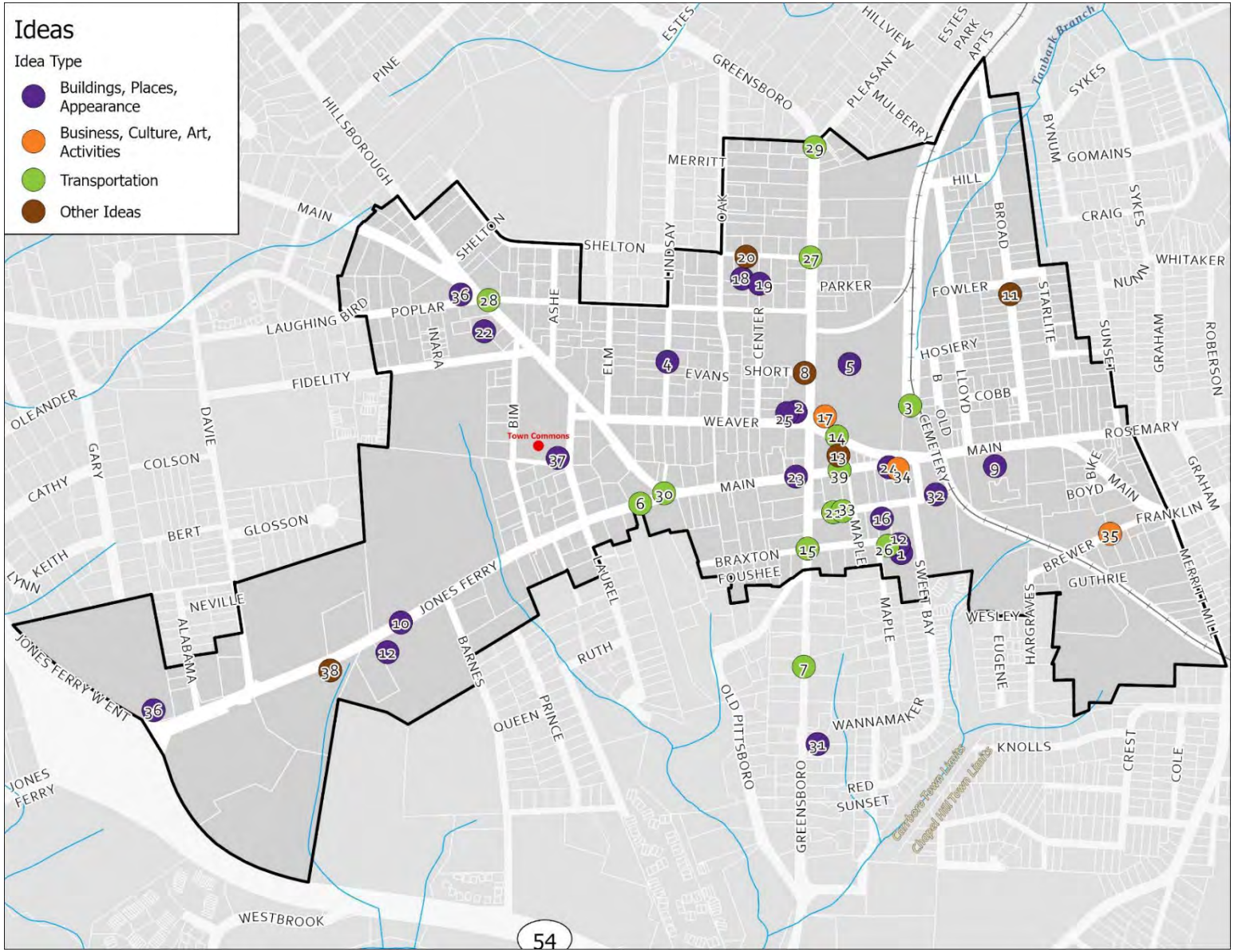


Table 2 | Places that need improvement – map key and other comments

ID	Comment	Mentions
1	Crosswalks with lights where there are none	7
2	Entrance of Town sculpture	1
3	Expand Weaver Street lawn by closing that section of Weaver St to traffic	3
4	This parking lot is always empty and ugly	2
5	This crosswalk is confusing for pedestrians	4
6	Need more street trees along Main (especially between Sunset and Lloyd)	2
7	More trees and landscaping	2
7	More trees and landscaping	2
8	Make rail a transportation corridor - extra N-S connection	1
9	Affordable housing	2
10	Hard to cross; fast traffic; no transition into town	3
11	Bike safety improvements - participant had a near miss with truck turning right and had to jump off their bike, which got run over	1
12	Stop sign for cars on Brewer Lane & Libba Cotton	1
13	Take over Main St from NCDOT, install dutch round-a-bout	2
14	Close Laurel St here, install a splash pad for kids	1
15	Develop empty lot or place park	1
16	Redevelop O2 Fitness + 1 story in front needs sidewalk connection	1
17	More police presence	1
18	Take care of corners; businesses shouldn't be car-based and shouldn't be parking lots; people space, create vibrancy	1
19	Needs controlled pedestrian crossing; too many cars speeding with close calls	2
20	Traffic really bad, maybe due to growth	1
21	Improve sidewalk near Armadillo Grill public lot	1
22	Buffered bike lane up hill SB on N Greensboro	1
23	Lack of crosswalk at Spotted Dog	3
24	Aggressive towing makes area feel unwelcome	1
25	Continuous bike lanes	1
26	Crosswalk at thrift shop/Jones Ferry Rd	1

27	Safety of crosswalks (southern states- light on sign; signage on sides of road)	3
28	To go on Weaver westbound too much traffic; yellow arrow confuses drivers	1
29	Right turn only lane from Weaver onto N Greensboro	1
30	Sidewalks - crossing Jones Ferry is very dangerous	1
31	Car/wide travel lanes - easy to get stuck/gridlock when driving a car at Merritt Mill/Main and Main/Rosemary	1
32	Feels like Jones Ferry corridor and commercial downtown are segregated	1
33	Difficult to get across crosswalk	1
34	Improvements to crosswalk to incentivize drivers to stop	1
35	Water fountains at Town Commons don't work	1
	Not on map	
	No more cookie-cutter buildings, houses, or neighborhoods	
	Please do not "glow-up" Carrboro! Keep it gritty.	1
	Chapel Hill Transit buses have routes that go everywhere and connect to businesses/homes/resources more than just park & ride	1
	Diversity of price points for goods (particularly food) to make spending time and money in the area appeal to and accessible to diverse income brackets	1
	Decrease headways on F bus during off-peak/mid-day	1

Map 3: Ideas


Ideas
Idea Type
Buildings, Places, Appearance
Business, Culture, Art, Activities
Transportation
Other Ideas
ESTES
HILLVIEW
ESTES PARK APTS
PINE
GREENSBORO
PLEASANT
MULBERRY
Tanbark Branch
SYKES
BYNUM
GOMAINS
HILLSBOROUGH
MERRITT
HILL
BROAD
CRAIG
SYKES
MAIN
SHELTON
INDSAY
OAK
PARKER
FOWLER
NUNN
WHITAKER
LAUGHING BIRD
POPLAR
ASHE
CENTER
STARLITE
SUNSET
GRAHAM
ROBERSON
INARA
HOSIERY
FIDELITY
EVANS
SHORT
ELM
OLEANDER
DAVIE
BIM
Town Commons
WEAVER
COBB
LLOYD
OLD CEMETERY
ROSEMARY
GARY
COLSON
CATHY
MAIN
BOYD
BIKE
GRAHAM
FRANKLIN
BERT
GLOSSON
KEITH
LYNN
BRAXTON FOUSHEE
MAPLE
SWEET BAY
BREWER
GUTHRIE
MERRIMON
NEVILLE
JONES FERRY
LAUREL
WESLEY
HARGRAVES
EUGENE
ALABAMA
BARNES
RUTH
JONES FERRY WENT
QUEEN
PRINCE
OLD PITTSBORO
WANNAMAKER
KNOLLS
CREST
COLE
GREENSBORO
RED SUNSET
Carrboro Town Limits
Chapel Hill Town Limits
JONES FERRY
WESTBROOK
54

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ID	Comment
1	Housing b/c parking lot now
2	Park / Community center / Housing (if built put roof garden) b/c now empty lot
3	Transportation corridor - bus or bike line or light rail if & when RR is decommissioned
4	Town trust / Community Home Trust (expanded) - Town purchases, and purchasers commit to live there
5	Developed to be high density housing with underground parking
6	Extend 405 Triangle route, extend past 9pm, add more stops from Jones Ferry to Main
7	Sidewalks and bike lanes
8	Plant more sidewalk trees there and other streets downtown, all along Main St. Town cut down only tree b/t Sunset and Lloyd
9	Revisit development plan with amphitheater w/ courtyard at center - a second public space
10	As light industrial businesses leave, turn buildings into high density development but not at cost of businesses leaving - business below and housing above
11	Acknowlegement of history of neighborhood especially b/c black/brown community
12	Rezone for wet labs / life sciences
13	Linear park that connects Weaver Street to Library
14	Close the section of Weaver St to Main for pedestrians during specific hrs - maybe have bollards that go up and down for safety
15	Add protected bike lanes
16	Expand rescue squad w/ partners that could include: Affordable housting & colocation w/ other public safety entities
17	Outdoor space
18	Tiny homes on properties w/ existing homes - explore partnership w/ churches
19	Affordable housing for 30% AMI + 50% AMI
20	People live & work together (tiny village w/ grocery, hardware, church, etc.)
21	Connect Libba Cotton to library and bike path; safe crossing at Greensboro & sidewalks on S Greensboro
22	O2 Fitness lot needs to be multi-story mixed use; height determined by width of street
23	If owner chooses to redevelop, clear and predictable way to redevelop properties more densely if needed
24	Form based code (in reference to 2-story commercial properties on E main)
25	Rooftop garden
26	Reduce downtown surface parking
27	Controlled crosswalk at Shelton @ N Greensboro
28	Crosswalks across Poplar and across Main

29	Buffered bike lane around curve (SB)
30	Improve ped-xing on all corners (bus stop is on a curb!)
32	Park/Activation of green space; kid-friendly place to spend time without spending money and/or with your food
33	Opportunity for one-way; and/or streetscape for pedestrians
34	Filling empty businesses; more stuff to do/visit downtown
35	Downtown Arts District - arts trail
36	Single place for coffee and snacks with a good playground. A place where adults can relax and kids are safe
37	More [multilingual] signage - permanent around century center/farmers market to show families that they're welcome to breastfeed/feed their babies in Carrboro
38	Shading and streetscape improvements along Jones Ferry to make traveling into Town more pleasant and less hot
39	One-directional traffic flow at Main to Weaver or improved traffic pattern
	Not on map
	More playground options - Add to what is here
	More density and communal space developments like Park Slope

Engagement Summary: Community Event 3

Community Input Session – October 20 and 23, 2024

Event Summary

The Town of Carrboro held two Community Input Sessions for the Downtown Area Plan. The first was on the afternoon of Sunday, October 20th. The event was repeated in the evening on Wednesday, October 23rd. The purpose of this session was to receive more detailed community feedback about the look and feel of future development and improvements to the downtown area. Activities also sought to expand upon the main themes identified during the community visioning stage:

- Public space
- Walking and biking
- Affordability
- Mixed-use and local business
- Plants, trees, and landscaping
- Art, music, and entertainment

The format of this events was a drop-in workshop with multiple stations with activities designed to gather feedback. The activity stations are described in the next section. Materials were created in both English and Spanish, and a Spanish interpreter was available throughout the event.

The following section describes the activities at each station and provides a summary of feedback from each station. Graphs, visual preference graphics, and comments are provided in detail in the Graphs, Visuals, and Comments section.

Station Descriptions and What We Heard

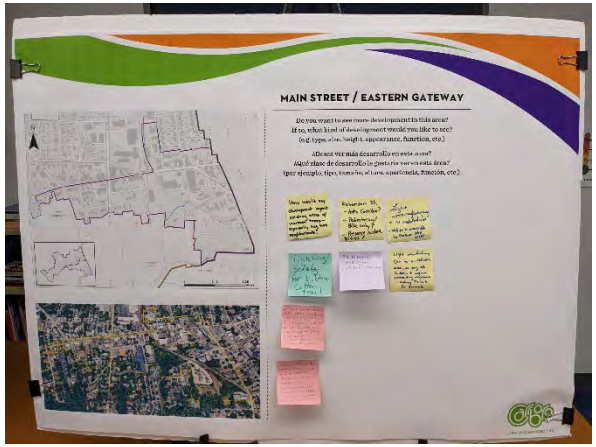
Demographics

This station consisted of boards where participants were encouraged to place stickers in order to answer demographics questions, including race, language, age, and how long they have lived in Carrboro. Between the two sessions, the total attendance was approximately 30 people, though many did not respond to the demographics questions. Of those that did, 12 lived in Carrboro

and 3 worked in Carrboro. All spoke English as their primary language at home. Of the attendees who responded to the race and ethnicity question, 1 was Black, 14 were White, and 1 was Hispanic/Latino.

Development Types: Weaver Street Commercial Core

The Development Types station allowed participants to respond to the open-ended questions, "Do you want to see more development in this area? If so, what kind of new development would you like to see? (e.g. type, size, height, appearance, function, etc.)" Four boards were set up with maps and aerial imagery of the study area sections. Participants used sticky notes to write down their responses to the corresponding area.



Keep historic buildings

Respondents desire the maintenance of historic buildings and local businesses.

Playscapes for all ages

Participants expressed interest in playscapes that are suitable for people of all ages, including children and the elderly. One response cited Dune Park in Montreal as a source of inspiration.

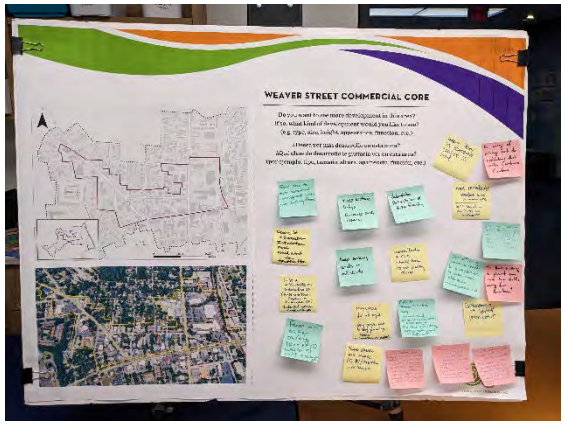
Housing with shared facilities

Respondents indicated interest in additional housing in this area, specifically housing types with common spaces for laundry and kitchens to provide affordable and multigenerational housing options.

Parking on the outskirts

Many respondents expressed concern with traffic management and parking. One respondent suggested that the town keep parking facilities on the outskirts of town to divert traffic away from the main downtown area.

Development Types: Main Street / Eastern Gateway



Activate Roberson Street

Respondents indicated that they would like to see Roberson Street activated into a corridor with art, public space, and/or businesses along the street. Activation along the street would create a connection between the Libba Cotten Bikeway and the 203 Project, and increased foot traffic would improve safety on the bikeway, which respondents noted as a concern at night.

More housing

Participants indicated that they would like to see more housing, especially to enable people to live and work in the same area and to support the vibrancy of downtown.

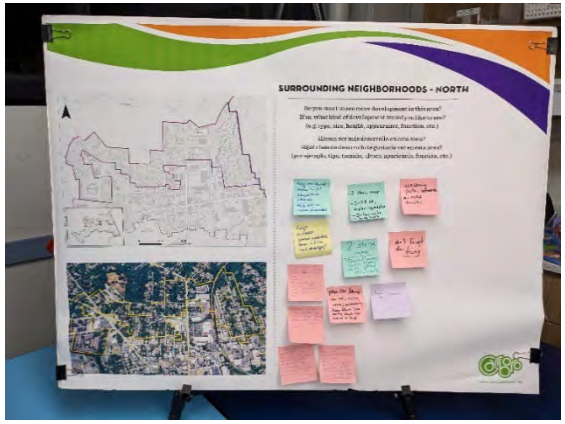
Rezone/reuse industrial around Brewer Lane / Libba Cotton Bikeway

Respondents indicated a desire to expand the types of uses in the current industrial area around Brewer Street and the Libba Cotten bikeway.

Repurpose surface parking lots

Respondents suggested redeveloping or repurposing surface parking lots in this area.

Development Types: Surrounding Neighborhoods - North



Affordability concerns

Respondents expressed concerns about property taxes pricing out long-term and elderly residents and the lack of affordable housing options for lower- and middle-income families in this area.

Cohesive infill development

Many respondents expressed that infill development is necessary to maintain Carrboro's growth, increase housing supply, improve affordability for both residential and commercial rents, and limit sprawl. However, respondents emphasized the need for infill that respects current residents and is in harmony with historic homes and existing uses. One respondent noted that the infill development process should respect, consult, and compensate residents of historic neighborhoods.

2-story building height maximum

Along with concerns about infill and new development, several respondents specifically stated that there should be a height restriction of 2 stories in these neighborhoods.

Support for diverse housing

Many responses indicated a need for more diverse, non-single family housing options in this area, such as small multifamily, ADUs, other missing middle, and apartments (at the border between the downtown core and the neighborhood). One respondent stated that they would like to see smaller lot sizes to accommodate this type of housing.

Improve walkability

Respondents indicated that they desire improved walkability through greenways and trail connections across the railroad tracks. They also indicated a desire for traffic calming that would slow down cars, limit through traffic, and make roads safer for pedestrians.

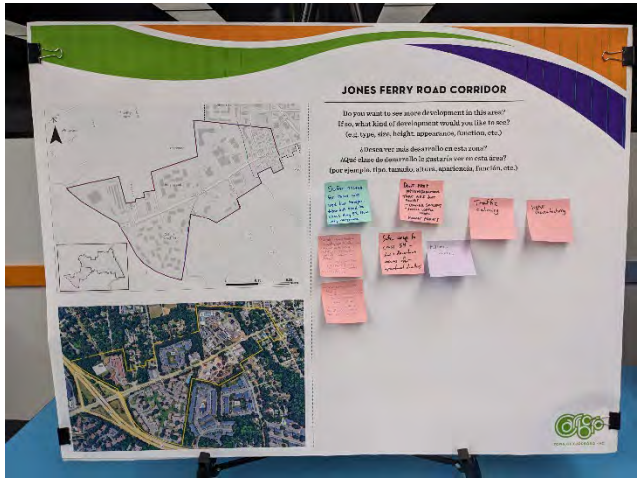
Neighborhood businesses

Responses included a desire for more neighborhood businesses where people can eat and enjoy music, and can easily travel to on foot or by transit.

Development Types: Jones Ferry Road Corridor

Nearby shopping and amenities

Responses focused on shopping and amenities that residents along Jones Ferry Road can walk to in order to meet their daily needs, including grocery stores, cafes and restaurants, other businesses, and pocket parks. One respondent suggested light manufacturing as a use in this area as well.



Transportation

This station prompted participants with the question, “What would make you feel safer moving in and around the downtown area?” Participants were encouraged to write open-ended responses to this question on sticky notes and posted them on the board. There was an additional question at the bottom of the board, “How did you get here today?” Participants left dots on one of the options: walked or rolled, rode a bike or scooter, took the bus, or drove a car. The majority of respondents arrived to the event by car.

Sidewalks

Many respondents identified specific areas where they would like additional, improved, or wider sidewalks, especially on streets that have none. Desire was also expressed for shrubbery, landscaping, and tree branches to be cut back so they do not obstruct the sidewalks.

Protected bike lanes

Respondents indicated a desire for more dedicated bike lanes with bollards to protect cyclists from automobile traffic.

Better intersections and pedestrian crossings

Multiple respondents identified intersections that would benefit from improvements. Some respondents indicated a need for better strategies for getting drivers to yield at crosswalks. They would like pedestrians, especially those using mobility devices, to be prioritized over vehicles.

Traffic calming and speed enforcement

We heard that respondents would like better speed enforcement and traffic calming interventions, such as speed tables and narrower streets, to reduce car speeds.

Lighting

Many suggestions for improved safety mentioned lighting to navigate the downtown area in the dark and create visibility for pedestrians and bicycles.

More people out and about at night

Respondents indicated that they feel safer when there are other pedestrians also moving through the streets at night.

A culture of respect for all

We heard anecdotes of respondents not feeling safe because of harassment and other unwelcome interactions. They desire a culture of respect so that people feel safe moving about the downtown area. We also heard that some respondents feel like people respect others when their environment is beautiful and accommodating.

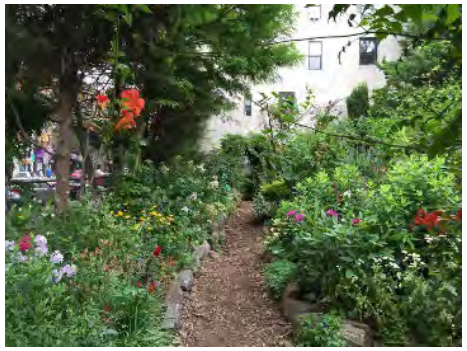
Shade

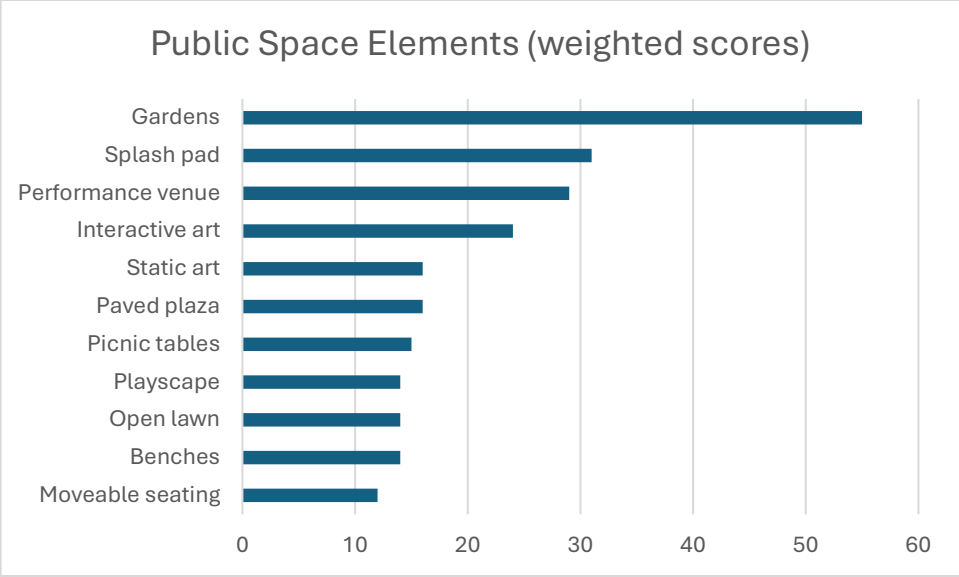
To maintain walkability and comfort during summer temperatures, respondents stated that they would like more shade trees. With this improvement, they stated that they believe more people will stay longer in the downtown area.

Visual Preference: Public Space

The community input sessions had three visual preference stations where participants weighed in on their preferences for different types of improvements to the downtown public realm, using example photos and a variety of voting methods. The Public Space station asked participants, "What kinds of features and activities would you want to see in a new public space?" This was a ranking exercise where participants chose their first, second, third, and fourth priority from among 11 options. The results were scored by giving votes the most weight if they were first priority, and the least weight if they were fourth priority.

Gardens was the most highly ranked public space feature, followed by a splash pad and a performance venue.

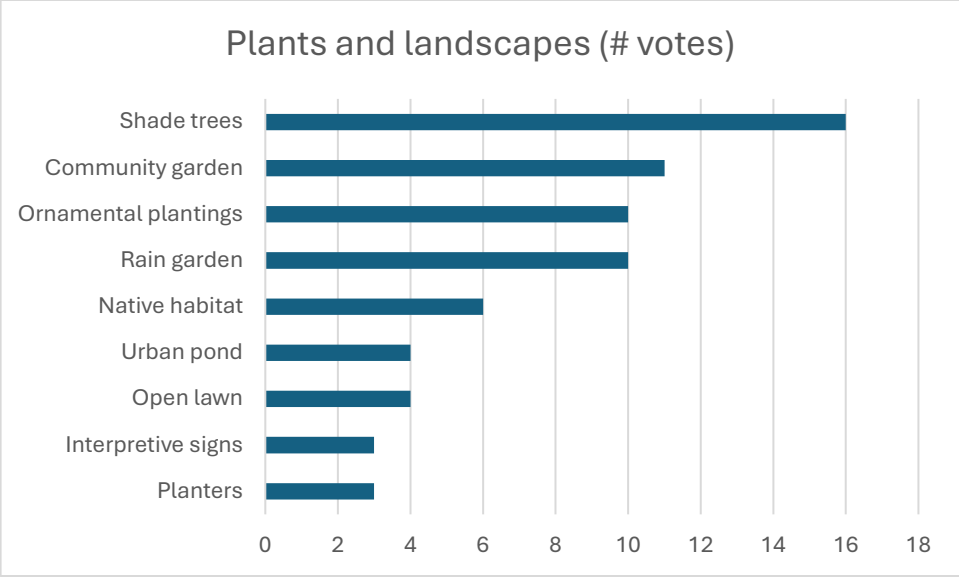




Visual Preference: Plants and Landscapes

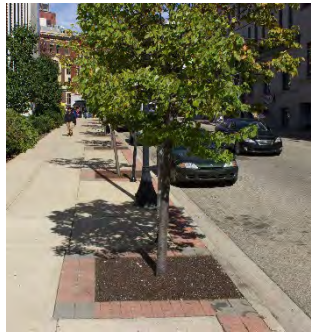
This station asked participants, "What kinds of plants and landscaping do you want to see in the downtown area?" This was a voting exercise where participants were given 3 coffee beans that they could drop into cups that corresponded with the element they wanted to choose out of nine types of landscaping.

Shade trees were the top voted plant and landscaping element, followed by community garden, rain garden, and ornamental plantings.



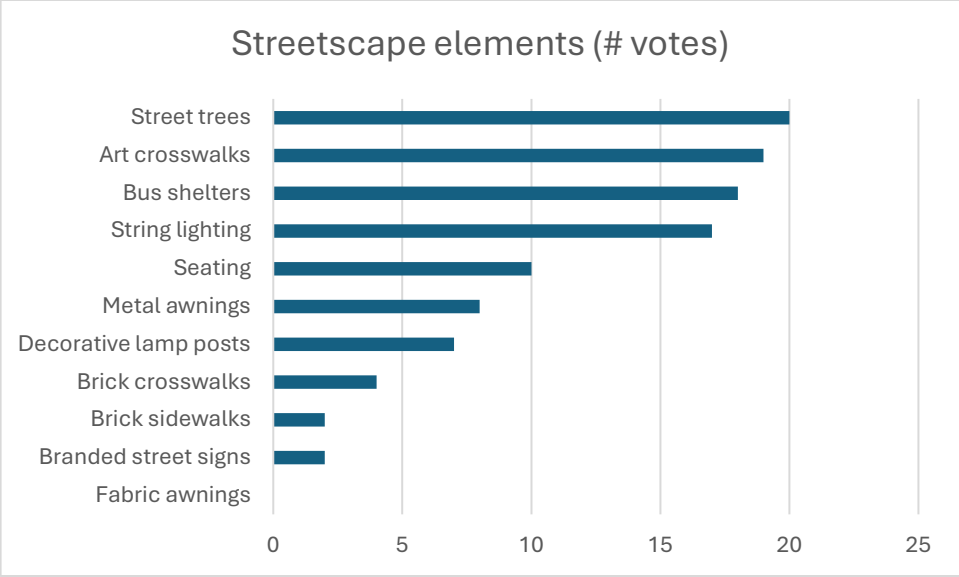
Visual Preference: Streetscapes

This station asked participants, "What would you like to see on and near the streets?" This was a voting exercise where participants were given 5 popsicle sticks that they could drop into cups that corresponded with the element they wanted to choose, out of 12 options.



Street trees

Street trees were the top voted streetscape element, followed by art crosswalks, bus shelters, and string lighting. An additional comment was made by one participant suggesting solar powered streetlights.


Streetscape elements (# votes)
Street trees
Art crosswalks
Bus shelters
String lighting
Seating
Metal awnings
Decorative lamp posts
Brick crosswalks
Brick sidewalks
Branded street signs
Fabric awnings
0
5
10
15
20
25

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Comments and Visual Preference Details

This section presents the full comments from development types and transportation stations and the graphics used at the visual preference stations, accompanied by the detailed vote counts. The tables below contain all of the comments made on sticky notes at the development types and transportation stations.

Table 1: Development Types

Weaver Street Commercial Core
1. Close Weaver St from East Main to N. Greensboro. Make it very pedestrian friendly. 2. Wider sidewalk (both sides from N. Greensboro St. to W. Main St.
A reasonable mix of commercial and residential in all of those areas. Neighborhood building. Close Weaver St. to vehicle traffic.
Make Weaver St. permanently pedestrian only. Narrow W. Main St to two lanes only (no turn lane). Improve pedestrian signal at intersection of W. Main and Weaver
Close Weaver. Town site control of commercial spaces to curate development (like Paris!)
Keep historic buildings. Encourage small business.
Harris Teeter and CVS should have its own parking deck
Keep parking decks on outskirts
Fence or better safety barrier @ Weaver St Market & Weaver St
Wider sidewalks on Greensboro St. (walking to Town Commons & to Weaver St). Take out green weed strips
Weaver St. & Greensboro intersection needs roundabout for traffic flow
Good area for more commercial development given more parking areas.
Pedestrian and bike friendly
More roundabouts Greensboro saves so much time. Don't tear down buildings for roundabouts.
Be wary of pricing out the institutions that make Carrboro Carrboro.
Improve safety at pedestrian crossing at Fitch.
Traffic calming, lower speed limits, and especially at crosswalks. The Weaver Street Market lawn gets treated as a playground - so maybe a waist-high picket fence is needed? To stop little kids from running out into street?
Roundabouts are great! Better traffic flow! Multigenerational housing, and activity areas, are crucial. Neighborhoods are healthier if the housing costs are varied within them.
City/County codes should regulate and prohibit predatory towing practices! The situation w/ towing at Carr Mill Mall is horrible - Carr Mill's out-of-state owner is not accountable to our community. Towing companies are allowed to charge exorbitant fees.

Playscapes for all ages. Elderly people need to keep practicing balance. Dune Park in Montreal.
Towing charges and signage at HT/Carr Mill so offensive.
Enforcement of 20 mph speed limit
Is there a way to divert some rush hour traffic away from downtown?
Vertical housing w common spaces for laundry, kitchen to make it more affordable and multigenerational.
Does Town of Carrboro have a standing cmte of local cyclists, to weigh in on development/planning in our town? If we don't, CAN we?
CVS lot. 4-5 story bldg. 1. Commercial. 2. Health clinic/laundry + open space. 3 - 5 housing for elderly, artists, youth aging out of foster care
Main Street Eastern Gateway
A performance venue (outdoors) would be great. Creating a corridor of art from 203 down the Libba Cotten Bikeway would be amazing
No big box or chain stores
Modern 21st century zero-carbon innovative neighborhood
More housing development to support vibrancy of downtown. Repurpose surface parking lots.
Commercial development on Roberson?
People need to be able to work & live in same area - we need better public transport, and we need rent control. Developers should be required to provide truly affordable housing, along with the higher cost units.
How would any development impact existing areas w/ increase taxes - especially long time neighborhoods?
Roberson St. - Arts Corridor? - Pedestrian/Bike only? - Preserve historic bldgs?
Light manufacturing in less residential areas. Need to be accessible to medium sized trucks.
Light manufacturing can be in residential areas, as long as it doesn't impact surrounding neighborhoods. Making T-shirts for example.
Need to rezone industrial area around Brewer / Libba Cotten
Lighting / safety for Libba Cotten trail
I love Libba Cotten bike path & I've walked it, alone at night (female), plenty of times - I think greenways at night are safest when they are heavily used - lighting is great, but there's no substitute for seeing other women walking near you!
Surrounding Neighborhoods - North
Townwide - Development (or re-development) should be in harmony with existing uses. Multi-story buildings should have a transition to taller structures.
No big box stores - keep it local
Walkable areas. Low traffic density.
More missing middle, non-single family housing

No chain stores. Keep Carrboro local.
Yes - more development. All kinds, smaller lot sizes, more density, housing, housing, housing. Get site control (town) for affordable housing. More bike lanes / greenways. More traffic enforcement for cars (speeding). Slow down cars.
Identify options for more, denser development.
2 story max. Infill OK, duplex-quadplex. In-law units in back yard
Keep residential area height limited to 2 stories. Apts bldg on outer perimeter
Keep historic homes protected from infill and tall development
2 story max. Town Commons - more trees, more play structure
Historic neighborhoods' residents should be consulted and involved before development happens in or near their homes. I'm concerned about low income and older folks having their property taxes, on their homes, raised.
Place like Johnny's. Can eat, enjoy music, particularly those that live nearby that can walk or bus
Infill is needed to avoid sprawl, BUT - it can be done in ways that respect, consult, and compensate residents of historic neighborhoods. People need to be able to see plenty of sky, and have privacy in their yards. (vs, looming developments right over them)
Longtime & elderly residents should not be priced out of their neighborhoods. And they should be able to pass homes on to their kids...
I'm SO conflicted Re height/story limits!! I love short bldgs letting us all see the sky- BUT - we need to best use our vertical space... We need affordable housing & plenty of commercial space (those rents need to be affordable too)
Increase residential density
Don't forget the trees.
Walking paths across tracks
Jones Ferry Road Corridor
Yes - it would be great to have businesses here that folks who live in this area could walk to and meet all their needs. More charm too.
Grocery store / drug store in this area would help residents
Safe walkable areas for residents with good shopping
Yes commercial development
More walkable / bike lanes. Traffic enforcement. Slow down cars.
Light manufacturing
Traffic calming
Multimodal corridor!
Safe ways to cross 54 - bus and downtown access for apartment dwellers
Don't have neighborhoods that are just houses. Corner grocery. Small coffee shops. Pocket parks.

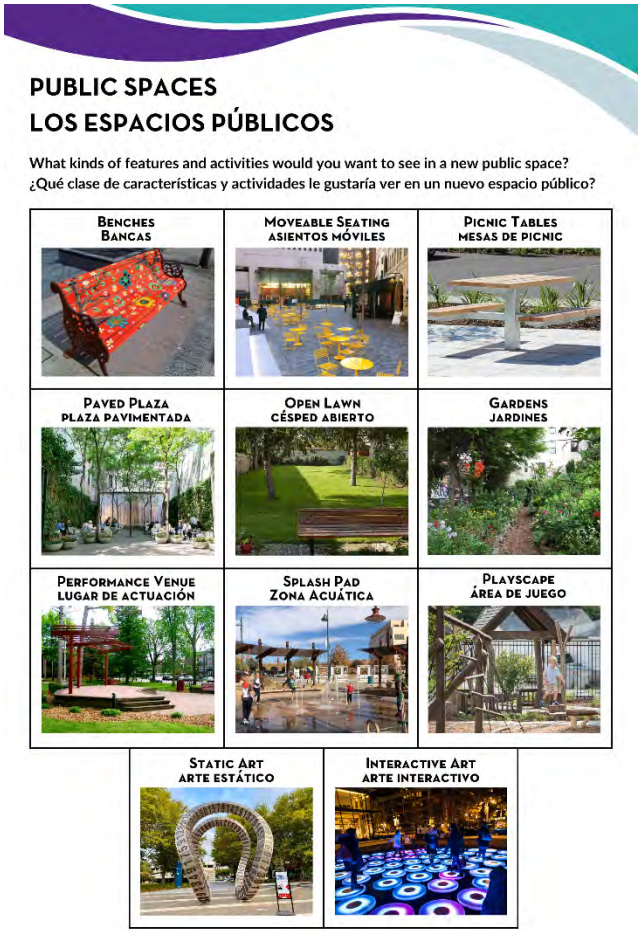
Do all neighborhoods - including apts/subdivisions - have walkable access to: -pocket parks (w/ benches & pollinator garden patches & swings) -corner groceries with fresh affordable produce (not just soda/beer/candy) -cafes/restaurants. Does zoning allow for these? Does development guidelines/incentives require/encourage these? For every neighborhood - can I walk to food & socializing areas?
Safer access for those who need bus transportation but need to cross Hwy 54. Now very dangerous.

Table 2: Transportation

Shrubbery / other lanscaping overgrown on sidewalk and should be cut back every 3-5 years. Ditto for low-hanging branches (I'm 6'3")
Better sidewalks on W. Main
More sidewalks: at least one side of streets with none
I have been harassed walking downtown by people of all backgrounds. How do we create a culture of respect for all?
Install a light at the 54 exit off Jones Ferry heading east (scary to cross using crosswalk)
Repair the sidewalk on Jones Ferry
More / better wider sidewalks. More dedicated bike lanes. Safer intersections, esp. 1. Elm/Weaver/Main and 2. Weaver 5-way. Traffic rules enforcement.
Due to large number of pedestrians on Estes Dr Ext near the roundabout, we need a sidewalk on Estes Dr Ext
Narrower street on West Main near Weaver & Jones Ferry, traffic calming on N. Greensboro near roundabout
Sidewalk on Estes Dr. Extension
Narrow W. Main St. down to 2 lanes (no turn lane) and install protected bike lane
Sidewalk needed on Greensboro to main from South Green
Sidewalks with good sight lines and good lighting
I would like: - slower car traffic - more speed tables / bumps; narrowing of streets; bollards - traffic calming measures - however we get drivers to better respect crosswalks - sidewalks in good repair and on both sides of all downtown streets
Prioritizing pedestrian traffic - but realizing that this includes folks using wheelchairs or walkers, or crutches or canes. More benches & covered / sheltered benches. More bus stops - sheltered bus stops. Dedicated and "protected" bike lanes! Protected requires physical barrier - bollards or etc.
I take the bus a lot - I need the bus to stay free, and, more frequent buses / more weekend / evening coverage. More shade trees for lower summer temps! If being outside downtown in summer is cooler, more people will longer & be happier

Carrboro gets SO puddle-some, So fast, in rain! It's like nothing drains - can we incorporate rain gardens to ameliorate this? As a pedestrian, my feet get soaked! Streets and sidewalks have 1-2" of standing / rushing water - with no dry place to step.
I walk alone at night a lot - I feel safer when there are a good number of other pedestrians out & about, I think people behave better in public if their urban environment is beautiful and accommodating - benches, sheltered areas, public art, multilingual signage, directions.
Safer ways to bike to downtown from Rogers Rd.
Better lighting & sidewalks for bikes
Wider sidewalks
Weaver St & Greensboro St crosswalk improved for pedestrians (scramble)
Crosswalk end of Oak to Greensboro & light?
Tree preservation (esp old oaks)
Intersection improvements @ main / weaver / laurel - get rid of the triangle! [Note: W. Main, W. Weaver, Laurel Ave]
One-way streets (better for walking & biking)

Visual Preference: Public Space



Item	Total (unweighted)	Score (weighted)
Moveable seating	5	12
Benches	7	14
Open lawn	7	14
Playscape	5	14
Picnic tables	6	15
Paved plaza	8	16
Static art	8	16
Interactive art	10	24
Performance venue	10	29
Splash pad	10	31
Gardens	19	55

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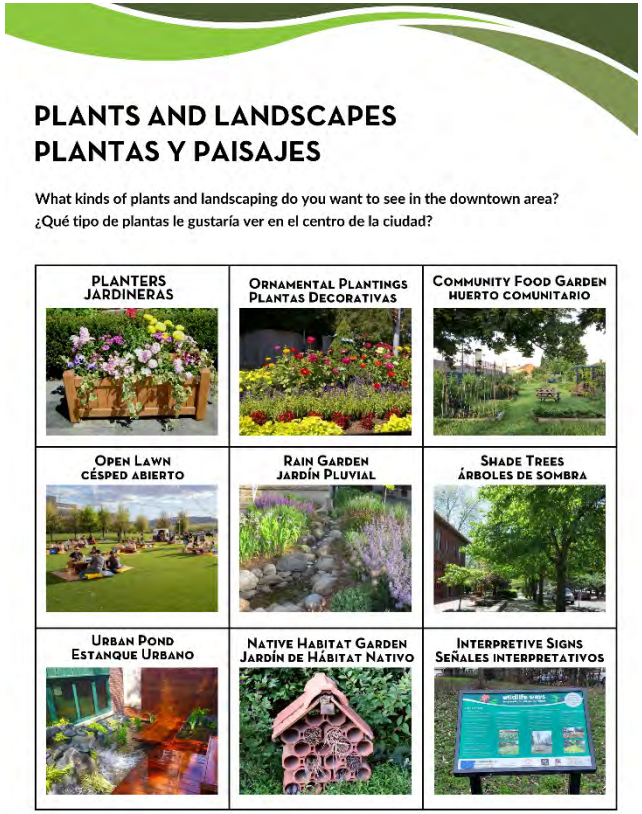
Visual Preference: Plants and Landscapes



Plants and landscapes	Bean votes - pick 3
Rain garden	10
Planters	3
Open lawn	4
Community garden	11
Ornamental	10
Urban pond	4
Shade trees	16
Native habitat	6
Interpretive signs	3

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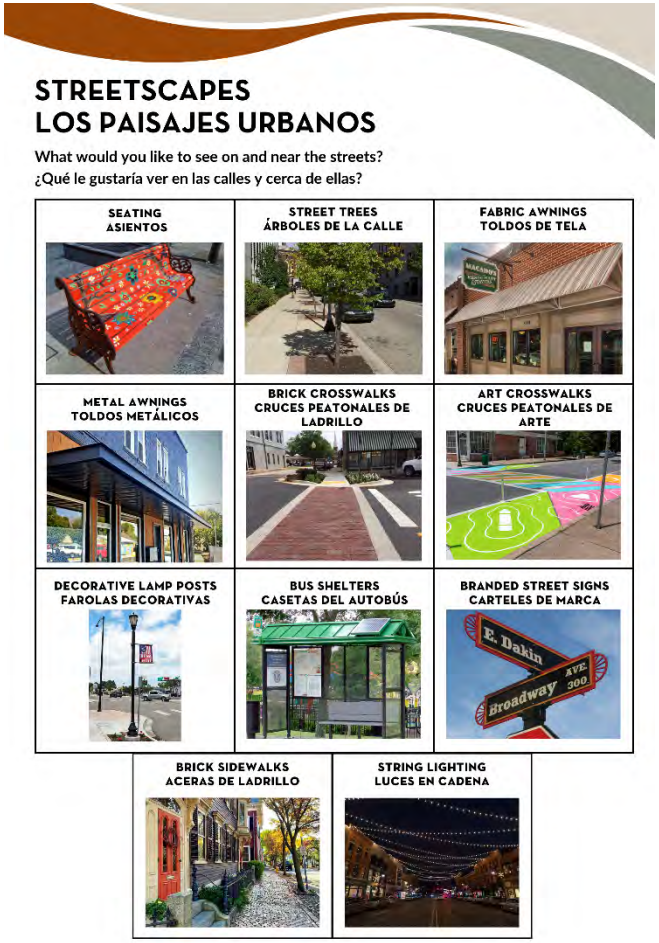
Visual Preference: Streetscapes



Streetscapes	Popsicle stick votes - pick 5
Art crosswalks	19
Fabric awnings	0
Brick crosswalks	4
Metal awnings	8
Seating	10
Street trees	20
Decorative lamp posts	7
Bus shelters	18
Branded street signs	2
Brick sidewalks	2
String lighting	17

Engagement Summary: Juneteenth Festival

Carrboro-Chapel Hill Juneteenth Festival – June 19, 2025

Event Context

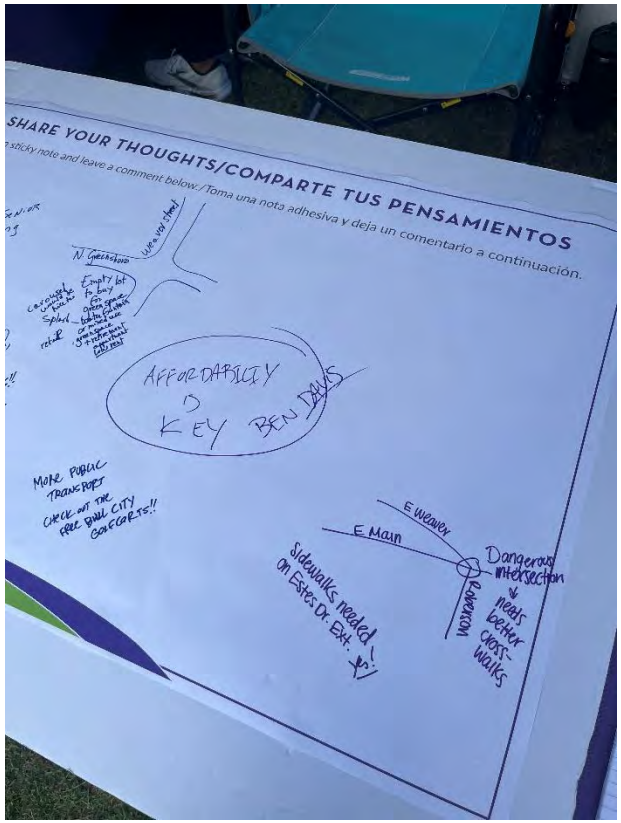
A community engagement event for the Carrboro Downtown Plan was held on June 19, 2025, at the Carrboro-Chapel Hill Juneteenth Festival at Carrboro Town Commons on W. Main Street. The festival was hosted by Carrboro and Chapel Hill, along with numerous community partners.

At the Town of Carrboro's table, the project team, made up of Town staff and consultants, conducted a community engagement event for the project. Over 60 members of the community contributed their thoughts at the event.

The engagement featured an interactive "share your thoughts" board where participants could write and draw their vision for the future of downtown Carrboro. Comments were also recorded from people who spoke with the project team and Town planning staff at the table rather than writing/drawing.

In addition to the "share your thoughts" board, there were informational boards present that gave context regarding the Plan to the community. These included representative renderings, the visions and goals of the Plan, and a snapshot of the Plan's process.

Flyers were distributed to point people to the Engage website, where they can learn more about the Plan and receive updates on future community engagement events.



What We Heard:

Affordable Housing & Mixed-Use Development

Overwhelmingly, public feedback indicated that there is a strong desire for affordable housing in the Town. Participants noted that the need for affordable housing is ongoing. Displacement was identified as an issue within the Town, and some participants suggested that more affordable housing options would significantly help with this.

Some participants urged that development above 2-3 stories in height would take away from the Town's identity, while others were eager to see development that is 4+ stories tall. Density was discussed as important for the growth of the Town; however, some participants were opposed to seeing increased density in the form of tall residential and mixed-use buildings. Participants would like to see designated senior housing as well.

Public Transportation

The community expressed their interest in expanding public transit within the Town and surrounding areas. Some participants suggested increased accessibility for alternative transportation, such as bikes or scooters. Suggestions were given to increase bus stops on the Chapel Hill Transit J and F routes. Some participants would like to see the Town develop a circulator public transit system within the downtown area.

The intersection of E. Main Street and Roberson Avenue was seen as dangerous, and the community suggested better crosswalks and pedestrian accessibility. Pedestrian accessibility was also desired for Estes Drive Exterior in the form of sidewalks.

Parks & Recreation

More parks and green spaces in the downtown area were desired by many participants. The need for green spaces in the downtown area was identified, and participants suggested the development of more parks, playgrounds, and third spaces. The community also expressed their desire for more public art installations, which could increase tourism and enhance the sense of community in the downtown area.

Downtown Identity

The community felt the need for development not to be uniform in its design and aesthetic. Rather, the community would like to see a diverse array of developments that have a modern look but still conform to the Town's identity. Some participants were eager to see tall development with modern aesthetics, while others appreciated the small-town identity that Carrboro carries and would like to preserve that identity.

Maps and Comments

Below is the "share your thoughts" interactive board and the responses gathered by the community during the event. A table with each comment is provided as well.

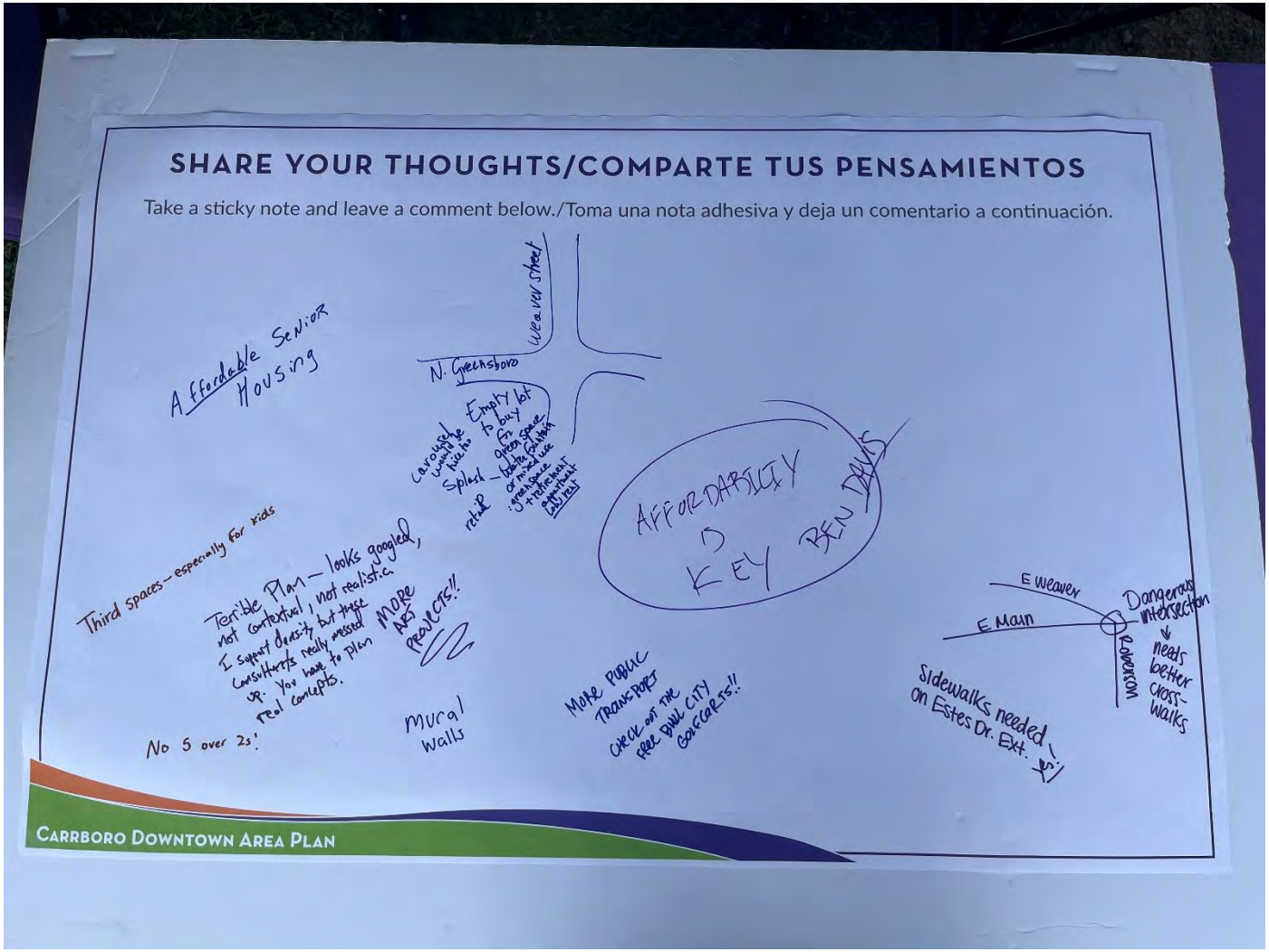


Table 1 | "Share Your Thoughts" Board

#	Comment
1	Affordable senior housing
2	Third spaces – especially for kids
3	Terrible plan – looks googled, not contextual, not realistic. I support density but these consultants really messed up. You have to plan real concepts.
4	No 5 over 2's
5	Mural walls
6	More public transport. Check out the free bull city golf carts!
7	Affordability is key. Ben Davis
8	Empty lot to buy for green space near N. Greensboro St. and Weaver St. Water fountain or mixed use greenspace. Retirement apartment low rent. Carousel would be nice too.
9	Sidewalks needed on Estes Dr. Ext
10	Dangerous intersection – needs better crosswalks (Intersection of E. Main St., E. Weaver St., and Roberson Street)

Engagement Summary: Community Open House Events

Draft Plan Community Open House Series

Event Context

A series of open-house-style meetings, pop-up events, and community presentations were held in August 2025 for the Carrboro Downtown Plan. These events were hosted by Town Staff and Freese and Nichols to share the draft plan and solicit input from the community.

Events include:

- **Carrboro in Motion** – Collins Crossing - August 1
  - About 30 attendees
- **Community Update** – St. Paul's AME Church – August 2
  - 16 participants – 12 of the 14 folks who filled out the self-reported as Black and/or African American.
- **Unity in the Community** – RENA Community Center – August 9
  - About 35 attendees to the Town table
- **Community Update** – Community School for People Under Six – August 9
  - About 15 attendees
- **Latin American Festival** – Weaver Street – August 24

The events provided an opportunity for community members to learn more about the Downtown Area Plan, to review the draft content, ask questions of staff and the consultant team, and provide comments on the draft plan. At the events, a variety of informational boards were on display, which included the planning process, vision and goals, and recurring themes. There were also informational boards detailing the plan character areas and representative renderings of several different types of development. Lastly, there was an informational board that included an overview of the implementation and action plan, reiterating the plan's goals and action categories. Attendees had the opportunity to share their thoughts on an interactive board, and verbal comments were noted by the project team. Attendees were also provided with a pre-addressed, pre-stamped envelope to submit their comments and thoughts via mail. The feedback provided in this event summary includes feedback from all of the events and input methods.

What We Heard:

Affordable Housing

Some attendees indicated the need and strong desire for affordable housing within the Downtown Study Area. Displacement was identified as an issue within the Town, and some participants suggested that more affordable housing options would significantly help with this.

Some attendees voiced concern about buildings above 2-3 stories in height would take away from the Town's identity and placed an emphasis on preserving the Town's character and "small town" feel. However, some attendees did think that taller buildings, 5-6 stories in height, could fit in certain parts of downtown. Density was discussed as important for the growth of the Town; however, some participants were opposed to seeing increased density in the form of tall residential and mixed-use buildings.

Parks & Recreation

More parks and green spaces in the downtown area were desired by several attendees and supported the Downtown Green Space representative rendering.

Downtown Identity

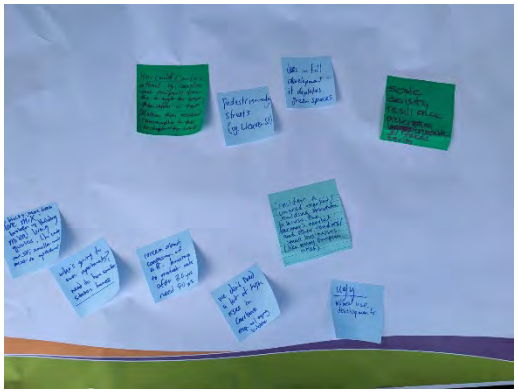
The community felt the need for development not to be uniform in its design and aesthetic. Rather, the community would like to see a diverse array of developments that have a modern look but still conform to the Town's identity. Some participants were eager to see tall development with modern aesthetics, while others appreciated the small-town identity that Carrboro carries and would like to preserve that identity.

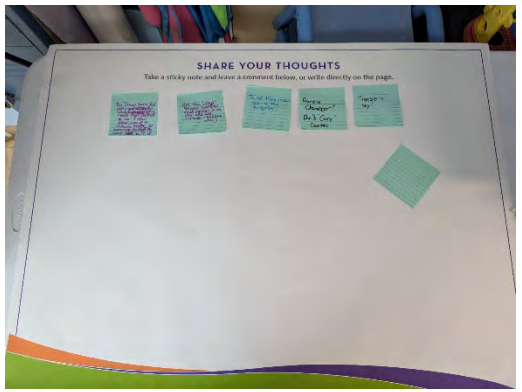
Interactive Board Comments

Below are the interactive boards and the responses gathered by the community.

Table 1 | "Share Your Thoughts" Board

#	Comment
1	Take this show out to the suburbs.
2	Prioritize character! Don't "Cary" Carrboro
3	Transit is key!
4	Too blocky, more trees. More mix. Broken up building, mixed living quarters, like condos, not SF, smaller condos next to apartments
5	Who's going to own apartments? Need to have smaller starter homes
6	Concern about conversion of affordable housing to market rate after 30 years, need 90 years
7	We don't need a lot of high rises in Carrboro especially with aging bubble
8	Ugly. Mixed use developments
9	Consider a covered market/building structure to house the farmer's market and other vendors/small businesses (like many European cities)
10	How could Carrboro attract e.g., smaller tech companies from the triangle to base themselves in town? (Rather than residents commuting to the triangle to work)
11	Pedestrian-only streets (e.g. Weaver St)
12	Less infill development – it depletes green spaces
13	Scale, density, resilience, preservation, permeable surfaces, equity
14	Water collects at service station NE side, big puddle/flooding
15	Public gym equipment (like in Europe and Asia)
16	Expand sidewalks down S. Greensboro
17	Look needs to stay the same
18	Little less glass
19	Jones Ferry look like a desert, needs park to fill it out
20	Downtown greenspace, I like it, especially Jones Ferry
21	Too big, too tall, too industrial looking





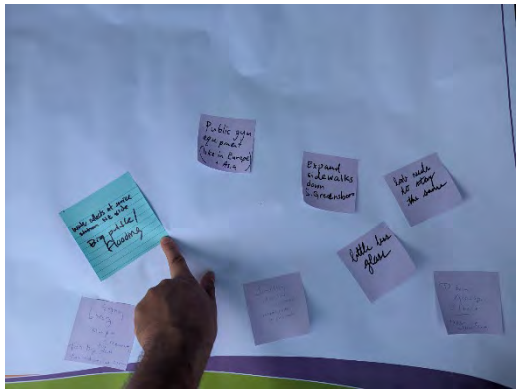
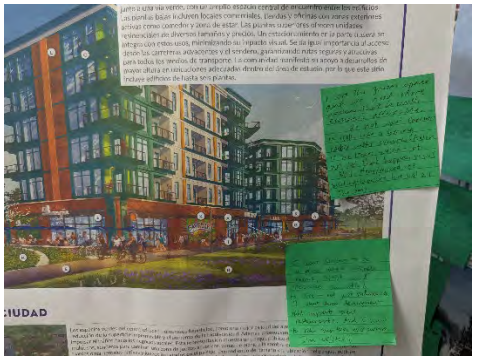
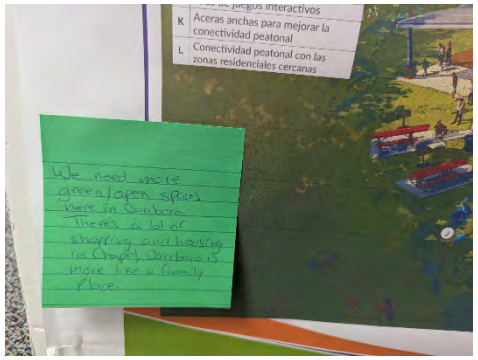
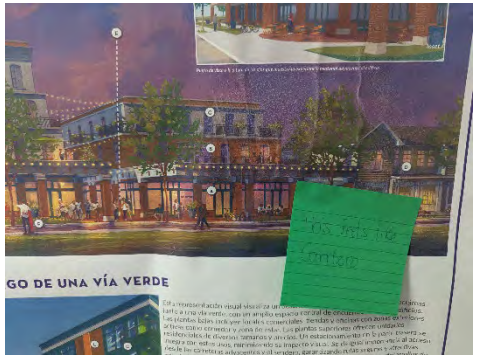


Table 2 | Representative Renderings Board Comments

#	Comment
1	How [is this]: zero-waste? Carbon neutral? Linked to options for transportation systems that maximize choice for all ages and abilities?
2	Are the increased development options tied to the migratory community's needs and objectives? E.g., 1) price-controlled/limited housing. 2) housing diversity (ownership/tenure). 3) environmental and conservation protections. 4) jobs/opportunities for live/work. 5) ties to infrastructure improvements and needs
3	I don't like this park design. Maybe center around a green stormwater infrastructure project?
4	We need more green spaces here in Carrboro. There's a lot of shopping and housing in Chapel [Hill], Carrboro is more like a family place.
5	I love communal green spaces to gather/chat. (e.g., outside Weaver Street, it is a hub of the community!)
6	"Don't go above 6-sotries"; "No 11-story buildings like Chapel Hill"
7	In times like these, when we experience housing shortages/inaffordability, we need density here and now!
8	Increase the supply of affordable housing by encouraging density and height!
9	Times are changing → "We need to change as a Town too."
10	Park with a pool/waterplay (splashpad)
11	Very pro-splashpad; Walkability is important to us (having somewhere to ditch the car and walk through downtown; yes, yes, yes to more affordable housing; would love to have more retail and outdoor (shaded seating) like Weaver
12	Ensure heat tolerance -include trees/greenery/shade for sidewalks and common areas so we can use them in the summer; enable walkability and bikability; Enhanced walkability and more affordable, mixed-zone housing and business spaces are great!
13	I love the greenspace, and we need more housing that is multi-economic affordable. I do not want Carrboro to look like a boring cookie-cutter suburb. Austin is no longer weird – Let's not let that happen to us! Multi-story/mixed-use buildings/housing, but not all the same.
14	I want Carrboro to be a place where single moms, artists, and teachers can afford to live- not just millionaires. I want dense development that supports great restaurants. And I want to ride my bike everywhere. I'm excited!
15	This feels like Carrboro.
16	GREAT and I hope these plans do not delay the S. Greensboro St. sidewalk plan's (physical/real) implementation (on the ground) that is scheduled for next year (2026)







Mail-in Letter Comments

Support Core Goals

The public comments on the Downtown Area Plan reflect a strong appreciation for Carrboro's unique character and a desire to preserve its small-town feel. Many residents support the plan's goals, especially those that promote walkability, green infrastructure, and affordable housing. However, there is concern that the plan lacks clarity in its execution. Several commenters expressed confusion about the next steps and timeline, and noted a disconnect between the visual renderings and the report.

Overlooked Areas and Housing Needs

A recurring theme in the feedback is the exclusion of neighborhoods south of Main Street, such as S. Green. Residents from these neighborhoods feel overlooked and advocate for their inclusion, citing the lack of public spaces and sidewalks. They also highlight the potential for infill development, noting that larger lots in these areas could support townhomes or multifamily housing, helping to meet the town's density and affordability goals without compromising historical or architectural value.

Infrastructure and Design Concerns

Infrastructure and design concerns also feature prominently in the comments. Suggestions include improving bike and pedestrian safety through protected bike lanes and more visible crosswalks, particularly at busy intersections like Weaver and West Main. There is also support for peripheral parking garages to reduce congestion and encourage walking. Some commenters felt that green space and stormwater features were underrepresented in the renderings and emphasized the need to prioritize these elements in future development.

Development Concerns

While the plan shows redevelopment of large parcels in the renderings, several commenters argue that smaller, incremental developments are more likely and could have a significant impact. They urge the Town to provide a vision for these smaller parcels, especially along key streets like Weaver and Main. Concerns were also raised about high-end developments, including luxury apartments, which some fear could lead to unaffordable rents and environmental issues like heat islands.

Engagement Needs

The comments reflect a desire for more community engagement and clearer communication. Residents requested additional public workshops, especially for neighborhoods adjacent to the planning boundaries. They also emphasized the importance of visual aids, such as illustrations and images, to help the public better understand the plan. Overall, while there is enthusiasm for thoughtful planning, the feedback underscores the need for inclusivity, transparency, and a balanced approach to development.

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Engagement Summary: Advisory Board Meeting 1

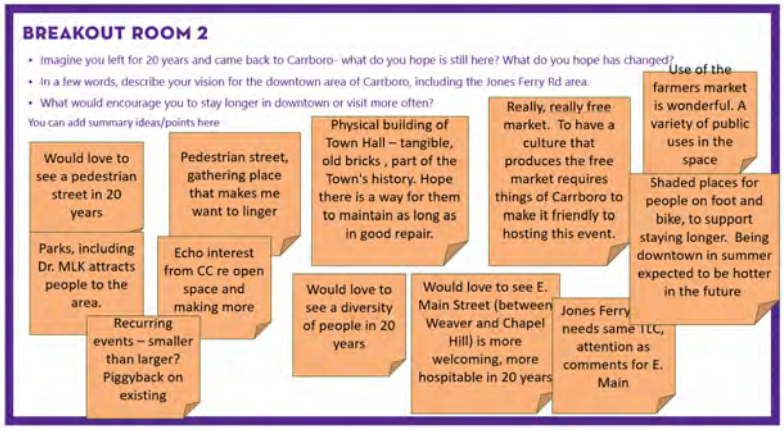
Community Visioning Exercise – October 9, 2024

Event Summary

The Town of Carrboro held the first of four Advisory Board meetings for the Downtown Area Plan on Wednesday, October 9. The purpose of this event was to inform the Advisory Board about the Downtown Area Plan and hear from Board members about their vision for downtown Carrboro.

The meeting was held virtually. After an informative presentation about the Plan, members of the Advisory Board were split into 5 breakout rooms, where they were given three visioning questions to respond to. The questions were:

- "Imagine you left for 20 years and came back to Carrboro – what do you hope is still here? What do you hope has changed?"
- "In a few words, describe your vision for the downtown area of Carrboro, including the Jones Ferry Rd. area," and
- "What would encourage you to stay longer in downtown or visit more often?"



Facilitators in each breakout room summarized the feedback from Board members onto PowerPoint presentation slides, grouping together the answers from each breakout room. The following section provides a summary of feedback from the Advisory Board.

What We Heard

Strengths

Local small businesses

One of the common themes in responses was the desire for local small businesses to remain in Carrboro. Some respondents indicated they would like to see more local small businesses to provide a greater diversity in options and activities. For example, one group mentioned a desire for entertainment and gathering spaces (such as a jazz club), multicultural restaurants, and greater diversity in food options. We also heard a desire for retaining existing small businesses and encouraging their long-term viability in the area.

Community character

Board members valued the community character of Carrboro. They indicated a desire for Carrboro to maintain its artistic aesthetic and expand on what exists with more murals and outdoor spaces, similar to a "European experience." Similarly, respondents want Carrboro to retain its historic buildings and infrastructure to maintain its "small town charm."

Local events

Many responses mentioned that they love Carrboro's local events and that they desire more. Responses mentioned the Really Really Free Market and the Farmers Market as events that foster community culture. Respondents also indicated that they want more opportunities to gather to watch performances, celebrate diverse cultures, and hold family-friendly events.

Opportunities

The breakout groups had strong agreement on several of the opportunities for growth in Carrboro, presented in this section.

More outdoor public open spaces and parks

Board members shared a desire for more outdoor public open spaces and parks in the downtown area. Many groups mentioned that they wanted the Weaver Street Market lawn maintained, and additional similar gathering spaces that do not require spending money. Responses indicated that people would spend more time in Carrboro if there were public gathering spaces that were welcoming to all groups of people. There was also a desire for businesses and restaurants to have more outdoor spaces to create a more welcoming environment to pedestrians and visitors.

Improve infrastructure and experience of biking, walking, and using transit

Another popular theme was the desire for improved multimodal transportation in the area. All five groups mentioned the desire for improved walkability and pedestrian infrastructure. Many groups specifically mentioned a desire for a pedestrian street or

pedestrian only areas, with a suggestion for either a section of Main Street. or Weaver Street. to be closed for cars. One group also mentioned a need for greater safety and reduced conflicts between pedestrians and cars. Most groups stated that they would like downtown to be more bicycle-friendly with improved biking facilities and greenways. Lastly, some groups mentioned that they would like to see easier access to downtown with transit. Multiple groups expressed interest for a trolley system that utilizes the unused railways for easy access throughout the downtown area. One group also mentioned that they would like to see more bus stops improved with art and greenery, like some of the stops along Jones Ferry Road. Board members also expressed a desire for fewer cars in the downtown area.

Encourage diversity and host multicultural activities and events

Breakout groups mentioned that they would like to see greater diversity in Carrboro which can be encouraged by the Town through multicultural events and gathering spaces that are welcoming to diverse groups of people. One group mentioned a desire for spaces where people of all backgrounds can live, work, create, learn, and celebrate, with the intention of attracting and welcoming BIPOC to downtown. There was also a desire for more diverse food options within downtown.

More landscaping

Many groups mentioned a desire for greater greenery throughout the downtown area, especially for shade trees to increase comfort for people traveling by bike and foot. One group mentioned they would like to see native plants and climate friendly landscaping in downtown.

Engagement Summary: Advisory Board Meeting 2

Character and Concept Plan Review – December 5, 2024

Event Summary

The Town of Carrboro held the second of four Advisory Board meetings for the Downtown Area Plan on Thursday, December 5, 2024. The purpose of this event was to provide a project update to the Advisory Board and obtain feedback from Board members about the draft Character Plan and Concept Plan.

The meeting was held virtually and 48 people were in attendance, including Town staff. After an update about the project; review of the Character Plan and character area descriptions; and discussion about potential Concept Plan projects, members of the Advisory Board were split into 5 breakout rooms, where they were given asked to provide thoughts and feedback about potential private development and public projects in the Downtown Area. The private realm projects looked at several larger properties in the study area only to help provide context and consideration, not to indicate that these properties are recommended to be changed. The main goal was to discuss specific types of site elements that may be appropriate for private development to include in the Downtown Area. The project examples were:

- Private Realm: Mellott Site to include indoor and outdoor recreation, aquatics center, affordable housing and a parking garage
- Private Realm: O2 Fitness Site to include mixed-use development and outdoor seating/quasi-public space
- Private Realm: Fitch Lumber Site to include mixed-use development, wrapped parking garage and taller development that is stepped down towards the rear of the lot
- Private Realm: UNC Site to include mixed-use development, office, affordable housing and integrated outdoor gathering areas.
- Public Realm: Park in the Downtown Area that provides a multipurpose pavilion, spray plaza, seating, native plantings/demonstration garden and tree preservation

Facilitators in each breakout room summarized the feedback from Board members and presented the information verbally to the entire group. The following section provides a summary of feedback from the Advisory Board.

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Meeting Agenda

- Project Update
  - Community Input (to date)
  - Analysis
- Character Area Plan
- Concept Plan
- Breakout Sessions
- Schedule and Next Steps

What We Heard

Room 1

Private Realm Projects

- Include Harris Teeter property, for additional development.

- Eric Thomas' design class at UNC looked at some properties and potential development options, including Fitch Lumber and Harris Teeter property.
- Retain Carrboro funkiness; historic look. Some of new development has gone too far. Retain brick.
- Do not become a new, upscale place like Chapel Hill.
- Interest in mixed use, but big project at Fitch w/ parking lot could be too much. Clog streets if streets are not widened.
- May be difficult to create affordable housing. Housing that doesn't require cars can be more affordable because that area is not needed for parking.
- Focus on walking and funkiness. Nurture walkability and places to sit without needing to spend money. Places to sit and visit- see Merrifield in VA as an example. Place that can be transformed into concert central space/plaza with restaurants around.
- Weaver Street Market feels like the Town's living room, but it's a private space. Is there potential to purchase property and create public space?
- Need to connect northern areas to downtown to allow travel by bicycle. Need greenway, that should terminate at railroad.
- Would you like to see something different along Jones Ferry Road on the Mellot property.
- It is important to have enough density for mixed use and transportation to get into town along Jones Ferry Road.
- Not a lot between Mellot and downtown. More is needed to make that area feel like downtown and not an extension of downtown- need to have the same look and feel to link them together.
- Prefer to retain feeling of separate areas and not have everything look the same.
- Jones Ferry Road needs a grocery store and other commercial uses. Also need to look at expanding the tax base for other goals and services, such as affordable housing.

Public Realm Project

- Fitch property—in central location
- Want the project to include: assessable, safe, shelter from elements, open for everyone, inviting and a place to people watch, and trees
- On the way to somewhere, not isolated
- Place to attract children as well, not necessarily with expensive play equipment, use nature
- Use parking lot by Roberson Place—the Carr Mill staff gated lot
- Greenway along railroad tract for interconnection
- Spray fountain for cooling off is a good idea if a public isn't an option
- Check Cary park (7 acres) which has a little bit of everything in a tight urban setting. It is located by the public library and has a café
- Possible space for food trucks. Moving assortment of food trucks on schedule, food truck parks (similar to the early days of Full Steam Brewery in Durham). Also Box Car RTP is an innovative option to consider that is built from shipping containers.

Room 2

Private Realm Projects

- This discussion is about setting the stage of ways to address interests expressed in the Plan and through engagement and for future development on any property in the Downtown Area
- No mention of parks - have talked about building only. Carrboro Connects talks about acquiring greenspace in the downtown. Should consider creating more open space, such as parks.
- Thinking about Mellott, O2 site, perhaps all of them. Green space is being lost in the conversation of 'what should we build?'
- The idea that because they could be developed, we should talk about development of them seems in conflict with the ethos of the Carrboro Connects Plan.
- Add a recreational facility, possibly a pool, that people could walk to (maybe the O2 fitness site).
- 5.31 Referencing in comp plan - so much reference to parking. Seems to be abundant parking and the comp plan is all about getting out of cars. No one wants to walk around a parking lot. Would prefer to see other spaces. Put parking on streets charge for it everywhere. Use Donald Shoup concepts. How is transit use considered in the plan? See a world where don't need cars and people are willing to take the bus if it is there.

Public Realm Project

- Carrboro plaza - room for redevelopment as part renovation almost 20 years ago.
- Harris Teeter froze all development projects since Covid and have not started anything since. That is a huge piece that so close to town offers so much could satisfy many of the things that
- Consider looking at the Arts Center
- Cat's Cradle is moving, which may open up opportunities
- What about the plaza at 300 Main
- The new Hampton Inn has been fabulous. Quadrant of that site if there was a green space there, something like at Weaver Street - could be incorporated into a wedge
- Part of the area of Lloyd Farm has already been dedicated to the Town and could be preserved as park space behind the post office and substation
- The 5-acre parking lot on Roberson Street may be an option

Room 3

Private Realm Projects

- Whatever is developed on these properties, they should be connected, not just a cool thing here, cool thing there – and that goes with transportation
- Greenway could extend to the Mallott property to make a good connection

- How can bike paths be connected with the narrow ROWs that exist?
- Projects should be stormwater friendly, accessible to multiple modes, comfortable outdoor spaces, and shady
- Mallott property is on the bus line, so there is an opportunity for bus riders
- Affordability will always be an issue
- More art should be included in the area

Public Realm Project

- Tree cover should be included in public spaces for shade
- Spray fountain helps people cool off, especially with summer temperatures increasing
- Should be easily accessible for walking/biking
- The pavilion is a good idea
- Harris Teeter Lot may provide a good alternative location
- Lot across from the Art Center (large parking lot) is another good location to consider
- Greenspaces could be incorporated along Jones Ferry Rd (limited greenways and greenspaces in this area today)
- Mallott site- could include some businesses related to outdoor activities
- Look at spreading smaller gathering spaces and playgrounds throughout the study area

Room 4

Private Realm Projects

- Libba Cotten bike path extends down to the Drakeford and continue down to the Mellott site – a lot of opportunity there for a bike/pedestrian path to create a template for EW access
- Really like the focus on creating things where you can spend time in public without spending money
- When I think of private spaces that have elements – think of Weaver Street patio – have appreciated in all of upgrades and infrastructure improvements, made it stormwater friendly, accessible for different transportation modes, very comfortable place to be, and shady
- O2 fitness is mostly a parking lot with no shade, so adapting that space should incorporate comfort and outdoor green space
- Anything developed on those spaces will be subject to the usual rules for tree cover, appearance, etc.
- Affordability will always be an issue. The Fitch site would be a great site for affordability prioritization because it is close to things and has fewer transportation issues
- Find a way to connect all of these parcels, and the rest of the town, by not using the streets, as they aren't wide enough for continuous bike lanes. Consider connecting to the Libba Cotten
- Small connections like the PTA bike path go a long way

- There are disjointed ways to get around town that in the future don't have to be so disjointed and can be more straightforward and obvious
- More of all different kinds of art – loved some of the murals, like the one by gourmet kingdom

Public Realm Project

- Definitely need tree cover for the public space – the hotter it gets the more we'll need the shade
- Love the idea of a spray fountain – lets people cool off and encourage visit – Jack Smith Park in Raleigh is a good example
- Easily accessible by walking or driving
- Love the pavilion, it can be hard to put on small performing arts events
- Potential locations for a public realm project:
  - Harris Teeter lot
  - Nathan Mill's lot that's for Carr Mill employees
  - Greenspaces on Jones Ferry – concerned about access to those for green space/greenways
  - On Mellott, is there a need for restaurants/businesses, grocery access? Only current draws are on the service industry, which don't draw too much activity
  - With the limited open space available, maybe the Town can incorporate playgrounds or small gathering spaces on the smaller vacant spaces that are scattered around

Room 5

Private Realm Projects

- Interesting experiment to imagine new things for these sites
- Can they Town purchase sites, even if they're small, to look at affordable housing development
- When the Town talks about those who need affordable housing, they are referring to a wide range of incomes. There is a certain demographic of people who can't even afford the "affordable housing"
  - Who will put things in place for families that make less than $30,000/year?
  - Would like to have an honest conversation about people having places to live
  - When are the developers going to consider these residents?
- Carrboro Connects has a goal to create affordable housing for very low AMI
- When building affordable housing, have lower-income and higher-income housing integrated with each other to prevent concentrations of either housing types in any specific area

Public Realm Project

- Skate park

- Infill or smaller gathering places – area in front of Century Center across the street in the parking lot – green space with mature trees – can this space be used to include additional landscaping or seating options?
  - Example: Swinging bench near Rosemary St. parking lot on the Chapel Hill line
- Seating areas should include friendly architecture and inclusive design, for instance the inclusion of benches without the middle arm rest to allow people to sleep on them
- Consider a food Hall like in Durham, multipurpose uses, seating, and places for people to gather and get out of the weather
- Boxyard RTP– is an outdoor area but enclosed and made out of shipping containers
- There are concerns about residents being pushed out of downtown with all these new developments/projects
- The Baxter Arcade is a good local example of fun things that should be included downtown to attract people
- O2 fitness location could be a park– it's right near Town property and within walking distance of the central area
- Consider including a basketball court, music, skating rink, and things that would attract different ages of people

Engagement Summary: Advisory Board Meeting 3

Character Plan and Rendering Review – February 20, 2025

Event Summary

The Town of Carrboro held the third of four Advisory Board meetings for the Downtown Area Plan on Thursday, February 20, 2025. The purpose of this event was to provide a project update to the Advisory Board and obtain feedback from Board members about the draft Character Plan and renderings showing development examples.

The meeting was held virtually and 24 people were in attendance, including Town staff. After a project update; review of the Character Plan and character area descriptions; and discussion about the draft renderings, members of the Advisory Board asked questions which were answered by Town staff and the consultant team. The private realm projects looked at several larger properties in the study area only to help provide context and consideration, not to indicate that these properties are recommended to be changed. The main goal was to discuss specific types of site elements that may be appropriate for private development to include in the downtown area. The project examples were:

- Private Realm: greenway/multiuse path focus with mixed-use development and affordable housing
- Private Realm: prominent corner open space in a mixed-use development with office, retail and affordable housing
- Public Realm: public green space that provides a multipurpose pavilion, spray plaza, seating, native plantings/demonstration garden and tree preservation

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Example Renderings

- Affordable Housing/Variety
- Public/Private Outdoor Space
- Streetscape Enhancements
- Native Plantings/Trees
- Varied Architecture
- Sustainable Elements
- Art Integration

5 Different Examples:

- Greenway Focus
- Retail/Office Focus
- Public Green Space
- Recreation Focus
- Office Focus

What We Heard

- Pay attention to retaining parking that is necessary for those with mobility challenges, so they feel welcome and have easier access to the downtown area
- Look at including more than just standard federal affordable housing definition and guidelines, as that does not encompass the full need

- Having a diversity of employment and business options is important, so including a range of spaces and uses is helpful
- Currently, there are many conflicts between pedestrians and vehicles, so looking at options for reducing curb cuts and prioritizing pedestrians can help create a safer environment (the sidewalk along the Harris Teeter parking lot is especially challenging)
- Look at opportunities to create safter crossings, as there are issues with cars not stopping for pedestrians in crosswalks
- Encouraging smaller, scattered public spaces throughout the downtown area instead of focusing efforts on one specific space can help create an interesting environment and attract more use at a lower cost
- Find opportunities to decrease impervious surfaces to help with stormwater management and flooding mitigation
- Consider how to incorporate existing buildings with redevelopment instead of tearing down the site and starting from the ground (for instance, adding residential units above existing commercial buildings)
- Questions were raised about the timing of the full plan for public review, the next engagement meetings and if costs would be considered in the implementation chapter. The project website will be updated with upcoming public engagement dates as soon as they are scheduled. Yes, the implementation chapter will include order of magnitude costs for projects to help provide guidance on project selection.

Engagement Summary: Stakeholder Meeting Day 1

Community Visioning Exercise – October 7, 2024

Event Summary

The Town of Carrboro held the first of four stakeholder meetings for the Downtown Area Plan on Monday, October 7. The purpose of this event was to reach out to targeted stakeholder groups within the downtown area and get their input on a vision for the downtown area, along with any needs that could be addressed in the Plan.

This meeting was held as an in-person half-day event with three one-hour meetings with community members and concurrent meetings with elected officials. The three community groups were:

- Downtown business owners and commercial property owners,
- Downtown service organizations,
- Residents within the downtown area.

Throughout the day, we heard from 4 business or property owners, 1 representative of a service organization, and 10 residents. The following section provides a summary of feedback from the stakeholder groups.

What We Heard

Business Owners / Property Owners

Improve cohesion of downtown

Business owners agreed that downtown Carrboro's development currently lacks cohesion and is not well-connected from one part to the next. One of the stakeholders stated that the disjointed sections of downtown make it apparent that there was not a unified plan during development stages. As a result, visitors face barriers to traveling from one part of downtown to another, which may stand in the way of encouraging visitors to park once and walk to all parts of downtown.

Address rent affordability for business owners and workers

Rent affordability was another concern from business owners. High rents are a barrier for small businesses to open in the area and stay long-term. Additionally, high housing costs are limiting the employee base for local businesses. As a result, it is challenging for these businesses to sustain themselves.

Identify underutilized lots for redevelopment or infill development

When answering the question, "what areas could be developed, redeveloped or repurposed," business owners suggested multiple places that would benefit from development. One business owner suggested building one large parking structure on the periphery of town and redeveloping existing smaller lots into green spaces or gardens. The redevelopment of parking lots was echoed by another respondent. Another business owner said that although Carrboro has many opportunities for development, these opportunities are more challenging to develop due to their size and the high prices, which are a barrier to developers. This respondent suggested that the Town should focus their efforts on redeveloping underserved areas, such as the Jones Ferry corridor. Another respondent identified 201 North Greensboro Street, 107 East Main Street, 208 Sunset Drive, and the parking lot across from the ArtsCenter as locations for redevelopment.

Improve walkability and streetscapes

Business owners also mentioned a desire for an improved pedestrian experience through better walkability and streetscapes. One respondent stated that this could be resolved with more parks, road closures, and general town beautification. Another respondent indicated that public and pedestrian spaces play a greater role in maintaining and preserving the Town's identity than bringing in more businesses.

Service Organizations

There was only one attendee representing a service organization in the downtown area. This section summarizes her responses.

Address affordability of housing and local goods

High housing costs are resulting in many families leaving the area, especially low-income families. Affordability of rents and property taxes is critical for improving the lives and experiences of those who live in the downtown area, and creating a conducive environment for people to stay. Additionally, the downtown area should provide a place where people can shop for their needs locally with affordable goods.

Proximity of organizations, communities, and public services

Proximity of service organizations to each other, the communities they serve, and public services is key for collaboration and for providing a full range of support to each other and the community. Ensuring that these organizations are not pushed out of downtown will help to maintain the current network of support.

Gain input by visiting communities and connecting with organizations

The Town should get additional input on the Downtown Area Plan by going into communities rather than having them come to us, partnering with local organizations that work with community members, and hosting community listening sessions.

Residents

Improve multimodal transportation

Residents shared concerns about the safety and viability of alternative modes of transportation. For instance, one resident stated that downtown Carrboro is difficult to travel on foot because the automobile traffic is fast, so cyclists use the sidewalk to travel. Another respondent suggested better crosswalk mechanics and timing, as well as sidewalk improvements throughout downtown. Respondents indicated that there is not an equal balance between different transportation modes, and there is a desire for reduced automobile traffic. One respondent also highlighted that they wish there were more buses and better coordination between bus schedules.

Improve pedestrian and open public spaces

One of the stated strengths of downtown was the Weaver Street Market lawn, which provides people with a space to congregate and enjoy the outdoors and community. They would like to see this space improved for pedestrians by slowing nearby traffic or restricting automobile use on Weaver Street. Additionally, there is a desire for greater tree coverage to improve the pedestrian experience.

Consider how additional housing will impact school districts

When speaking about housing, multiple residents mentioned a need for navigating how additional housing will impact school districts. Residents indicated that there needs to be strategic planning for managing such resources, especially as families and educators are being priced out of the area.

Consider how changes to downtown will impact nearby neighborhoods

Some residents brought up concerns about how recent development has impacted nearby neighborhoods. For example, one resident said people are parking in residential areas to access downtown. Another responded noted that traffic patterns block some neighborhood entrances (particularly Brewer Lane) and hinder access.

Elected Officials

Preserve historic buildings and quirky feel of Carrboro

One of the strengths of Carrboro that was shared was the unique local businesses and welcoming feel. The Council members value the historic charm of Carrboro and would like to see historic plaques and architectural preservation.

Support small businesses, increase commerce and tax base

Elected officials indicated that past visioning lacked a focus on expanding the tax base to improve local commerce. With the Downtown Area Plan, they desire efforts to enhance Carrboro's commerce, preserve small businesses, and grow the local consumer and business tax base. To support long-term business success, the Town needs to provide support or manage high rents. Elected officials would also like to increase revenue in order to redirect some of it towards low-income and minority households to achieve their financial goals.

Build up downtown through infill or redevelopment with taller buildings

In conjunction with support for local businesses and commerce is the desire to build capacity and promote growth within the downtown area. To achieve those goals, some Council members would like to see vertical growth of buildings up to 5 to 7 stories. Taller buildings could promote greater mixed-use development. They would also like to explore what the best density, scale, and height is for more people to live downtown.

Prioritize bicyclists and pedestrians, and reduce car traffic and prominence

Council indicated that their vision for downtown is greater connectivity and pedestrian activity, with a goal of achieving a car-free downtown. Some would like to see regreening of impervious surfaces to improve the pedestrian experience and minimize the prominence of automobiles. As the downtown area develops, Council would like to see the continuation of walkability and bikeability through high-quality bike lanes and sidewalks. They would also like residents to be able to live and work downtown without needing a car. One of the barriers to a more bikeable and walkable town is the traffic circulation, which supports car dependency.

More affordable housing

Responses indicated that housing is an ongoing issue, which also contributes to people commuting by automobile to downtown. Council would like to see a greater variety of housing that promotes more people living within walking, biking, and transit service distance. Affordability is an issue throughout Carrboro and is especially a concern with housing.

Jones Ferry Road should be an extension of Main Street

Council wants to see mixed-use development along Jones Ferry Road that preserves walkability, bikeability, and transit use. This type of development would improve cohesion between Jones Ferry Road and Main Street and establish the Jones Ferry corridor as a part of downtown that can be accessed and used by visitors and residents. To match the feel of downtown, Council would like to see human-scale development along Jones Ferry Road with trees, quirky building aesthetics, housing, and infill commercial development. Extending development down Jones Ferry Road could also help expand the local tax base and achieve goals in increasing commerce.

Engagement Summary: Stakeholder Meeting Day 2

January 31, 2025

Event Summary

The Town of Carrboro held the second of four stakeholder meetings for the Downtown Area Plan on Friday, January 31, 2025 at the Carrboro Civic Club. The purpose of this event was to present an update on the Plan so far to targeted stakeholder groups within the downtown area.

This meeting was held as an in-person event with two one-hour meetings. The first meeting was with downtown business owners and commercial property owners/developers. The second was with residents and representatives of service organizations that operate downtown.

Throughout the morning, 4 business or property owners and 2 representatives of service organizations, one of whom is also a resident, provided input. The following section provides a summary of feedback from these stakeholders.

The event began with a presentation that covered the following aspects of the Downtown Area Plan:

- Overview of what will be included in the full plan
- Study area
- Summary of community input to date
- Summary of Downtown Area Analysis
- Character Area Plan

Following the presentation, the consultants led a discussion with each group about urban design elements, which included:

- Public art
- Sidewalk/street lighting
- Benches/seating/trash cans
- Architecture
- Sustainable items

What We Heard

Public Art

Attendees showed support for a variety of types of art. Some respondents favored more "passive" art like murals, which are easy for people to see as they pass through downtown. Others favored interactive art, with several people advocating art that children can climb on or that is interactive.

Many attendees offered broad criticism of art in public spaces that is not inviting or functional.

A number of responses discussed the social function of art, such as placing art in public space as a way to encourage people to gather there, or to slow people down when they pass through town.

The business owners discussed various ways to showcase rotating art exhibits around downtown, perhaps by setting aside some private space to host rotating art pieces, rather than a permanent installation. They recalled previous art-based events in Carrboro, including Uproar and Shimmer: The Art of Light, but noted that the art needs to stay in place long enough for many people to see it.

There was some concern about vandalism of public art, with some attendees having firsthand experience maintaining art that had been vandalized. Potential solutions were discussed, including temporary art or providing a "graffiti wall" to give people a legitimate outlet for graffiti.

Lighting

The developers who attended the first session emphasized lighting as an important way to add warmth and beauty to downtown. They emphasized indirect lighting and attractive light posts that look interesting even when they are not lit.

The safety aspects of lighting were brought up by both business owners and residents. In particular, pedestrian-scale lighting is needed at crosswalks and where driveways cross the sidewalk, so that drivers moving down the street and coming out of driveways can see pedestrians.

Lighting was also discussed as a means of wayfinding, to "fill in dead spots," and to enable public spaces to be active even when it gets dark early in the winter. In addition, lighting that identifies trash cans, benches, or other amenities in a fun way (such as indirect lighting beneath the trash cans) can help the downtown area feel unique and add interest.

Sidewalks

Several attendees expressed support for continuing the brick sidewalk treatment that already exists in parts of the downtown core. One attendee emphasized the importance of cohesion, and that when the sidewalk was widened on East Weaver Street, it "felt nice." However, one attendee pointed out that brick sidewalks can be dangerous when bricks come loose and become tripping hazards.

Some attendees mentioned that it would be nice for sidewalks to be wider, allowing people to congregate on the sidewalk and pass each other more comfortably. One attendee pointed out that utility poles and buffer strips currently take away from the useable space of the sidewalk. It was mentioned that during Covid, so many people were out walking, running, and enjoying the sidewalks that it was a regular occurrence to see people using the bike lanes for foot traffic, as the existing sidewalks aren't wide enough.

Seating

Individual attendees had various comments about seating:

- The existing seating in the downtown area is dated and overall lacking
- Seating can be incorporated into public art installations
- The downtown area lacks functional public tables and benches (e.g., for workers to eat lunch)

Architecture

Comments about architecture highlighted tension between competing desires for cohesion and variety. Some attendees noted the theme of brick buildings throughout Carrboro, and criticized new buildings that did not fit with that theme. Others emphasized Carrboro's variety, expressed a preference for cities that develop organically, and suggested that regulatory flexibility would provide interesting and diverse results.

Sustainable Items

All attendees agreed that sustainable features belong in downtown Carrboro. The discussion ranged from typical green development features (such as rain gardens and solar panels) to social sustainability – fostering community and human connection.

Several attendees highlighted that sustainable features need to be substantial, and not just for show. Larger commitments are important.

Some attendees supported encouraging transit and active transportation as a major sustainability priority. Charging stations for electric cars and bikes were mentioned, as well.

Other comments

One respondent mentioned the swing at the Carrboro Municipal Parking Lot at Rosemary Street and Sunset Drive as an example of a small urban design intervention that is popular and well-used.

Business owners discussed the potential for public space to provide some additional free space to supplement the space that small businesses pay for, to effectively lower their costs (for example, allowing restaurants to place tables in public space).

In the second session, attendees noted that adding green infrastructure to housing projects could lower costs for residents, but could also add to the cost of construction and therefore reduce affordability. They also supported a range of levels of affordability, to support a range of income levels. Finally, they supported a greater mix of uses to promote walkability from neighborhoods to amenities like grocery stores.

Attendees in the second session also highlighted the need for more visible information about the location of public parking.

Engagement Summary: Stakeholder Presentation 1

Character Plan and Rendering Review – February 19, 2025

Event Summary

The Town of Carrboro held the first of two Advisory Board meetings for the Downtown Area Plan on Wednesday, February 19, 2025. The purpose of this event was to provide a project update to community stakeholders and obtain feedback about the draft Character Plan and renderings showing development examples.

The meeting was held virtually, and one person was in attendance, not including Town staff. After an update about the project; review of the Character Plan and character area descriptions; and discussion about the draft renderings, the attendee asked questions which were answered by Town staff and the consultant team. The private realm projects looked at several larger properties in the study area only to help provide context and consideration, not to indicate that these properties are recommended to be changed. The main goal was to discuss specific types of site elements that may be appropriate for private development to include in the downtown area. The project examples were:

- Private Realm: greenway/multiuse path focus with mixed-use development and affordable housing
- Private Realm: prominent corner open space in a mixed-use development with office, retail and affordable housing
- Public Realm: public green space that provides a multipurpose pavilion, spray plaza, seating, native plantings/demonstration garden and tree preservation

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Example Renderings

- Affordable Housing/Variety
- Public/Private Outdoor Space
- Streetscape Enhancements
- Native Plantings/Trees
- Varied Architecture
- Sustainable Elements
- Art Integration

5 Different Examples:

- Greenway Focus
- Retail/Office Focus
- Public Green Space
- Recreation Focus
- Office Focus

What We Heard

- Recommend including a greater range of architectural styles, such as Goudy Architecture and creative ideas like multifamily structures that look like tree houses
- Consider not using real grass in public spaces for better sustainability, as grass is not very environmentally friendly

- Installation of shade trees in groups provides a more natural shade experience than a single tree or a structure can provide, so clustering shade trees to create purposeful natural shade should be considered
- Consider when public spaces need public restrooms to make them comfortable spaces for all users
- Incorporate more nature throughout the downtown area- in private development and public spaces