



## Carrboro Connects – Task Force Meeting #6 Summary

301 West Main Street, Carrboro, North Carolina 27510

### May 13, 2021 – Remote Meeting via Zoom

Task Force Members	Public	Town Staff	Consultant Team
Catherine Fray (Chair)	n/a	Ben Berolzheimer (Planning)	Cyatharine Alias
David Jessee (Co-Chair)		Zach Brown (Planning)	Benito Garcia
Quinton Harper (Co-Chair)		Rebecca Buzzard (Housing)	Scott Goldstein
Tim Turner (Co-Chair)		Charles Harrington (RPCR)	Teresa Lockamy
Braxton Foushee		Jon Hartman-Brown (Economic Development)	Heidy Persaud
Maggie Funkhouser		Anita Jones-McNair (RPCR)	Francie Sallinger
Rachel Gaylord-Miles	<b>Town Council</b>	Catherine Lazorko (Communications)	
Lauren Joca	Barbara Foushee	Patricia McGuire (Planning)	
Jacqueline Helvey	Jacque Gist	Tina Moon (Planning)	
Mariela Hernandez	Susan Romaine	Marty Roupe (Planning)	
Conner Lopez			
Elmira Mangum			
David Markiewicz			
Dan Mayer			
Mark Moshier			
Jim Porto			
Abi Raja			
Soteria Shepperson			
Amy Singleton			
Jacqueline Thompson			
Rasam Tooloee			
Anahid Vrana			

Task Force Members Not in Attendance: Sarah Brown, Wamiq Chowdhury, Lorie Clark, David Dixon, Miles Fitch, Eliazar Posada

## OVERVIEW

The sixth meeting of the Carrboro Connects Task Force took place virtually from 5:30-8:30 PM on Thursday, May 13<sup>th</sup>. At this point in the planning process, the Task Force and project team have collectively reviewed existing plans, listened to great feedback and conducted two community meetings in order to create Draft Vision, Goals, and Strategies documents for each of the five topic areas. These documents serve as the core policy component of the comprehensive plan. For this meeting, the Task Force was asked to review these draft documents and provide feedback to help begin the prioritization process needed to move forward in developing and implementing the plan.

Where we've been: Task Force Meeting 1 focused on the vision for the plan, an overview of community engagement, and breakout discussions about issues and opportunities by each plan topic area. Meeting 2 was a deeper dive into social and racial equity, climate change and natural resources. Meeting 3 focused on issues and opportunities relating to Town demographics, land use, and affordable housing. Meeting 4 was two more plan topics: Transportation/Infrastructure and Economic Sustainability. The focus at Meeting 5 was Recreation, Parks, and Cultural Resources and Public Services/Capital Improvement Plan.

The meeting agenda, presentation, and this summary can be viewed at [www.carrboroconnects.org/events](http://www.carrboroconnects.org/events).

## OPENING & TIMELINE OF PROCESS

Catherine Fray, Task Force Chair, opened the meeting and recapped where the planning process has been thus far before introducing Town Council Member Jacquie Gist, who was featured in a pre-recorded video in which she provided Carrboro history and context on past planning efforts:

"I'm so appreciative of how the town has grown and changed and yet maintained its feeling of community, I'm so excited and appreciative of the work we are doing with the comprehensive plan...I look forward to the day when we implement the work you've done and Carrboro truly lives up to its values not only on the ground but in its heart."

## RACE AND EQUITY

Patricia McGuire shared that the race and equity trainings have been rescheduled for June. It is encouraged that all Task Force members participate in both trainings. There will be choices of different dates that will be sent out to sign up to attend. This training will allow for a common language and understanding that can form a basis for the comprehensive plan.

## REFLECTIONS ON COMMUNITY WORKSHOP 2

Task Force Co-Chair David Jessee provided a recap of the second community workshop which took place March 18<sup>th</sup>. The full meeting summary (and all other past events) can be found on the project website at [www.carrboroconnects.org/events](http://www.carrboroconnects.org/events).

## DISCUSSION ON CROSS-CUTTING THEMES

Quinton Harper, Task Force Co-Chair, then led a discussion on cross-cutting themes of the plan.

*“True community is based on quality, mutuality and reciprocity. It affirms the richness of individual diversity as well as common human ties that bond us together.”*

- “True community is based on quality, mutuality and reciprocity. It affirms the richness of individual diversity as well as common human ties that bond us together.”
- With so many ideas for good projects, how do we choose what to prioritize, what to raise funds to implement and how to energize the community to pull together to take on tough challenges?
- We have been discussing cross-cutting themes. In other words, which strategies and projects, if implemented well, can achieve multiple goals and have a greater impact. Expanding transit options can reduce monthly costs for families while also having a positive impact on climate action. Supporting affordable space for the creative arts can help diversify the community and support economic sustainability. Engaging and connecting across multiple sectors can build a stronger community.
- In reviewing the documents in advance of the meeting, what do you think are some of these key priorities and how can they achieve multiple goals?
- Quinton: When I think about cross cutting themes I think about intersection near my house on Jones Ferry Rd: laundromat, bodega, store, apartment complexes, I think about folks on Alabama Ave, the J bus painted with faces of folks in my community, this road diet that has undergone transformation with a road diet to make cycling and walking a part of our community—themes of affordable housing, economic sustainability, transportation, environment and climate justice
- What are some of those themes that you see in our community?
  - Quinton: I also think about the Greene tract to be inclusive of these cross cutting themes
  - Braxton: affordable housing, different streetscapes, kids biking safely to school, buses, minus the red light – want to see more workforce housing and affordable housing. We don’t see workforce housing being built now (900-1500 SQ starter homes). Limited housing is affordable for elderly and families starting out. Affordability means different things to different

people – less than 30% AMI don't get included in the standard equation for affordability.

- David Markiewicz: opportunity to surround ourselves in a community that looks good and we are proud of in all elements. Businesses want to open up in attract communities. Something lacking in the plan is a focus on making our community look better.
- Jim Porto: we need a place that looks good and is safe. Some of our infrastructure is lacking. Bus stops
- Quinton: second those voices, also Weaver Street Market and what it looks like to leave their front doorstep, hop on a bus, can hang out on the lawn of Weaver St, making sure these places and streetscapes are accessible
- Soteria: there is a lot in the plan around racial equity and supporting black and brown businesses but concerned about overlap of strategies and having multiple initiatives in multiple places. Suggestion is to hire a black/brown person to be paid to specifically work with black/brown businesses.
- Quinton: what is profound about that is not sending one-offs into our communities but coming in holistic ways—keeping people in mobile home parks/manufactured home parks in locations that are accessible to downtown and bus transportation
- Barbara Foushee: I envision a beloved community, an equitable and affordable community where everyone is welcome. We want the community to look good but we also need people to have somewhere to live—some folks are vulnerable and falling by the wayside.
- Elmira Mangum: all the issues are cross cutting in the major items in the current drafts. On economic sustainability there needs to be jobs that will pay so you can afford to be here. The cost of living is higher here than in the rest of the state. There is an income gap and we can change policies to cut across so that people have a fair wage, transportation, free buses alternatives impacts low wealth and
  - Need more active language, the strategies right now are passive “consider” we don't need

- Everything here is interconnected but we need to be committed enough to follow through on it. We need to plan for it, not think about planning for it.
- Safety issue with regard to rec and parks—we have a lot of beautiful places to walk but it's frightening. Talk about call boxes, action oriented items to make these things a reality

## BREAK-OUTS: REVIEW AND REFINE DRAFT STRATEGIES AND PROJECTS

In advance of this meeting, the consultant team reviewed, compiled and lifted up ideas from past plans, and pulled together all of the thoughts, comments and suggestions from our past meetings into Vision, Goals, Strategies documents for each of five issue areas.

The documents reflect the current state of ideas that have been identified. Over the next several months, this will come together in a better organized, more refined document. The objective is to develop a systems-based rather than “smokestack” approach. That means developing and clarifying ideas that lead to greater efficiency of service delivery through cooperative actions rather than isolated activities.

In reviewing these documents, the Task Force was asked to reflect on the following three questions:

1. Which strategies and/or projects do you think will have the greatest **IMPACT** in terms of achieving the stated goal/vision?
2. Which strategies and/or projects do you think are the most **FEASIBLE** to implement?
3. Which strategies and/or projects would best achieve **CROSS-CUTTING** impact across other issue areas of the plan?

## CLIMATE ACTION AND NATURAL RESOURCES

### Climate Action and Natural Resources Session 1:

Attendees: Lauren Joca, Connor Lopez, Tim Turner, Jim Porto, Trish McGuire

1. Which strategies and/or projects do you think will have the greatest **IMPACT** in terms of achieving the stated goal/vision?
  1. CL: CA1.1 Increase use of renewable energy sources – more impactful b/c it has wide ranging impacts on affordable housing and energy concerns for future. As people get more energy independent from mass grids - from duke energy – you get to the point where ppl don't have to pay as much for the energy and so they don't have to pay as much for othering things. It also connects to the cross themes.
  2. CL: CA3.2 -if we get more people into the community, especially for school communities. I think it would be very effective.

3. CL: CA3.2 d – most important project. And 3.3.1 and 3.3.2 are most impactful – would be accessible and important no matter the project. Very important to elevate
4. TT: CA 4.1 & 4.2 (particularly weatherizing) – cheapest housing is most expensive to heat and cool. I think these are very key. The question is how to get the data on these rental properties. I like JP's idea on the putting pressure on homeowners to have efficient buildings and to allow renters to make a decision on total cost
5. TT CA4.3: the stormwater problems are cascade. If you're downstream – how your upstream neighbor fixes the issue it can impact you. Everyone is trying to get rid of water. People aren't thing about the overall effect – some education and incentives can make a big difference.
6. CL - E1.1 – Highest impact are a and 2<sup>nd</sup> part of c. WE want prevention over clean up. If we have ordinances to do this, then we don't have to worry about clean up afterward. That seems feasible with the current council.
  1. LJ: Impactful and feasible if will is there. We have some ordinance and provisions already. Take a look at those and reaffirming commitment to those. SWAC feels like that would be really important
  2. JP: Rephrase E1.1A to make it more active (remove "with relation")
7. TT – E2.1 – there are all kinds of invasive taking over natural areas. Invasive trees and undergrowth. Stilt grass in Carolina North. It's a huge problem. Part of it is recognition of the plants for what is native and what's not. It's just not visible to everyone (potentially add an educational project)
  1. LJ: agree that this is impactful
8. CL – E2.3 doesn't feel as impactful in comparison to the other goals/strategies. I feel like if we did other things, then this would follow suit. It could be more combined with other things.
  1. TT – in residential community we are doing a lot of lawn care with chemicals. Move people away from lawns and move them to pollinator friendly plantings. Maybe go back to strategy of native plantings. Should state lawn care as a part of the projects here. If you have a lawn, educate people on how to care for the lawn.
9. LJ - E3.1 felt like it could be elevated across impactful, feasible, cross cutting. If we have a system set up to assess landuse policies, then we would set it up for all the other policies.

2. Which strategies and/or projects do you think are the most **FEASIBLE** to implement?

1. CL: CA1.1. short term will be hard to implement, battery is underlooked and technology expensive now. But over time as people have a mindshift, it's doable.
  1. LJ – emphasis on long term. We need to lay ground work for moving towards renewable energy. I like the intentionality.
  2. JP – agreed long term. If we had a more detailed implementation plan with specifics on how to do this then we would be in a position to respond to

quickly available grants b/c of different grants available to shovel ready project. Next step is to get together with experts to come with detailed plan for funding .

2. JP: CA1.2 - we need to truly make our community walkable. We need to widen walkaways. An immediate goal is to make them communities more walkable and to repair them. And that can be done in the next year. A & b are not immediately impactful
  3. CL: CA2.1 is more feasible in smaller scale for fixtures. But for larger – architectures and insulation, you'll see things start to get really expensive. In New England they gave every household LED lightbulbs or more efficient faucet heads which gets those small steps.
  4. LJ: CA2.1 and CA2.2 felt more feasible b/c they felt like a checklist, especially 2.1.2. it was hard to comment on feasibility what the monetary requirements were. If the fund and will are there, this goal in particular is pretty achievable.
  5. TT: CA 4.1 & 4.2 (particularly weatherizing) – cheapest housing is most expensive to heat and cool. I think these are very key. The question is how to get the data on these rental properties. I like JP's idea on the putting pressure on homeowners to have efficient buildings and to allow renters to make a decision on total cost
  6. CL: CA4.3 I think w/ infrastructure, awards/incentives/education will help. Having a physical survey of the area is done and see how water is directed so that we have a full outlook and to see how homeowners are currently contributing to the cascade effect
  7. CL - E1.1 – Highest impact are a and 2<sup>nd</sup> part of c. WE want prevention over clean up. If we have ordinances to do this, then we don't have to worry about clean up afterward. That seems feasible with the current council.
    1. LJ: Impactful and feasible if will is there. We have some ordinance and provisions already. Take a look at those and reaffirming commitment to those. SWAC feels like that would be really important
  8. TT – E1.1A – there is a feasibility problem to create stricter laws/policies than state b/c state law is restrictive. Can do advocacy for more progressive state law.
  9. LJ – E2.1: To make 2.1 more feasible, include educational component, so responsible parties have support and education to make this strategy possible.
  10. LJ - E3.1 felt like it could be elevated across impactful, feasible, cross cutting. If we have a system set up to assess landuse policies, then we would set it up for all the other policies.
3. Which strategies and/or projects would best achieve **CROSS-CUTTING** impact across other issue areas of the plan?
1. CL - CA1.1

1. LJ: It's a very cross cutting strategy – related to weatherization goal. The energy source should be a real priority – because it connects to affordable housing and the billing people have to pay. We have to do all we can to make sure things are affordable
2. TT - thinking about resilience in all the subject areas especially due to the pandemic. Changing climate will create effects for people in lower income housing which tends to be in places that get flooded more. We should evaluate programs in terms of resilience so that people
3. TT – the document isn't cross cutting – hoping a separate document to identify the synergies
4. LJ: CA1.2 most cross cutting goal across many chapters and connecting areas. Excited to see this included in the topic of climate because it touches on a lot (walkable/high-density nodes).
5. TT – should do large scale renewable projects from community level with financial sustainability. Create a project that creates a revenue system for other goals and activities of the town. Viewed from that way it seems the most cross cutting – cash cow for funding. Have something specifically that meets climate goals and funds other goals
6. JP: CA4.1 when people live in affordable housing – utilities should count. The entrepreneur wanted to allow people to see energy efficiency to see total cost of the housing. So it's more livable and cheaper for residents. It's something to be explored. Information on lodging/ and apartment complexes. This is the entrepreneur I was working with...interesting idea. <https://www.rentlab.org/>
7. TT: CA 4.1 & 4.2 (particularly weatherizing) – cheapest housing is most expensive to heat and cool. I think these are very key. The question is how to get the data on these rental properties. I like JP's idea on the putting pressure on homeowners to have efficient buildings and to allow renters to make a decision on total cost
8. LJ - E3.1 felt like it could be elevated across impactful, feasible, cross cutting. If we have a system set up to assess landuse policies, then we would set it up for all the other policies.
9. LJ – E3.2 connect this to CA goal 3 in final document.

TRANSPORTATION & INFRASTRUCTURE: JP: One water concept might have significant impact with aspects on climate. Managing water will have be a huge. We might need to look at all water as one system. We need to move community to mindshift – stormwater as potable water as stormwater water – right now all of it is separate systems – we would need to work with everyone else (chapel hill). Maybe the staff can create some educational concepts. TM – yes we created lot of different systems.



## Climate Action and Natural Resources Session 2

Attendees: Randee Haven O' Donnell, Anahid Vrana, Catherine Fray

### 1. Which strategies and/or projects do you think will have the greatest **IMPACT** in terms of achieving the stated goal/vision?

1. CF: CA 1.2 need to be combined with affordable housing and public transit and that would be great to be elevated
  1. AV: I think in olden days we thought sprawl made sense and we've learned that we have a different direction to go environmentally. We want to encourage density.
  2. RHO: I don't want to forget the fact that close to 12-1500 in our population are in SF homes outside of walkable downtown. One thing we forget about transit, though we have a put a future bus stop sign, they don't exist yet. We need authentic conversation on how to get people public transit to go into neighborhoods to beyond 1 mile reach. They don't have service so they are car dependent and they aren't coming to downtown. The more we make our downtown a destination we want to circle dollars and get people to come there. The UNC preferred transit is student based instead of community. – currently unfeasible b/c of this.
2. RHO CA 1.1. one thing we've talked about for a long time but haven't' figured out how to achieve or pilot is communizing solar. Why do we all have a lawn mower, why can't we use open space and park space to put in solar that we can all use. Maybe it needs it's own bullet.
3. CF – CA 1.3 EERLF/WISE very impactful. I used this.
  1. AV – would like to see real effort for community compositing. Make this a real project – maybe as an example for 1.3.c.
4. RHO – CA 2.1 & 2.2 Municipal actions impactful especially around infrastructure.
  1. CF – not as impactful b/c municipal emissions aren't great
5. RHO – CA 3 – I think GARE training is important for all advisory boards. We need outreach component so that community is informed on how staff is trained and advisory board. But also to set framework for community discussion. With ad hoc and subcommittees – there should be outreach work - offer some opportunities for GARE training for residents. More folks that understand the language and framework and governing, the stronger the community will be.
6. RHO – CA 3.2 – green neighborhood participatory budgeting – county pulled back on grants for composting because of where the county is
7. RHO – 4.1 – this is why I built out educational components of home energy efficiency. What needs to go with this is educational outreach and invite community to participate in their lighting and other EE, weatherization, composting etc. using our CCAP educational outreach modules of engaging folks and empowering them to

know the questions to ask and realize the resources to become more efficient and climate resilient.

8. AV – E1.1 – I live in northern transition area and open land is a major priority for residents here. We have hit this scenario with Eubanks Rd and NC 86. It turned out an incredibly sensitive piece of land ecologically. Really strong step by step plans have to be part. This is very impactful for the community area.
    1. RHO- Carrboro is unique in being a municipality that surrounds a forest. We wouldn't be as far without Native People's knowledge and teachings. What's important is that the comprehensive plan elevates the good fortune we have to have 170 acres of the forest. It adds to the air quality, ambiance, and sense of place. It's all cross cutting. It's a destination and treasure to be thoughtful of. The forest and surface waters – morgan creek, bolin, toms, jones creek – it is complex to protect. Very impactful.
  9. AV – E2.3 – we have to be all about this (soils). There's an educational component about this in a simple and practical way. – it's part of watershed and water conservation. I want to see it stay in there
    1. CF- adding lead mitigation – have it cross cut with equity – I don't know if we've had as many lead producing industries but thinking about communities near gas stations and highways. Thinking about old homes.
    2. RHO – are there superfund sites in the area, where are we in terms of historic superfund sites – what's going to happen to gas stations in the future? Does this get to (educational outreach) on the nitrogen cycle and how much carbon sequestration is done by trees?
  10. CF -E3.1.e – could be expanded to be cross cutting – prioritizing access and recreational facilities that are within reach of those neighborhoods that have been historically excluded – pocket parks, sidewalks,
    1. RHO & AV -agree with CF
2. Which strategies and/or projects do you think are the most **FEASIBLE** to implement?
1. RHO – CA 1.1 If we push toward creating the pilot – example Duke Energy – years ago Solarize Carrboro there was some interest. The access to a pilot is there. We need to pursue it. The idea of solar being available to all residents is a vision but not a reality until we push for a pilot.
  2. RHO – CA 2.1 & 2.2 They're feasible.
    1. CF – low hanging fruit, single actor
  3. RHO – CA 3.2 green neighborhood participatory budgeting – need to be careful – that can bump up against equity work itself. Some communities are able to execute right out of gate, while others are really busy. Want to be really careful.
  4. CF – CA 4.1 – targeted outreach to large unit owners to participate to make this doable and more impactful
  5. RHO -E1.1 – Think feasible- the stream restoration programs are important

6. CF – E1.1 – infill developments will make this more feasible and upward expansion. There are different weights to preserving undeveloped land and developing already developed land
7. CF – E2.1 – low hanging fruit. Less impactful/cross cutting
  1. Add to E2.1.A – technical assistance to remove invasive species. Little bit of information to run with
  2. RHO- underscore on remove of invasive species – some cross cutting with community engagement
8. AV – E3.2b unsure of feasibility though very important
  1. RHO – even more than conducting outreach and promoting through neighborhood organizations and listserves - building up community activism from neighborhood perspective. Helping provide the planks to get to community organizing
3. Which strategies and/or projects would best achieve **CROSS-CUTTING** impact across other issue areas of the plan?
  1. CF - CA 1.2 need to be combined with affordable housing and public transit and that would be great to be elevated
  2. CF – CA1.3 could become cross cutting for affordable housing if it included additional repairs not just energy efficiency. They should be enhanced with building integrity. Building new homes take more energy.
  3. RHO – CA 2.1 & 2.2 Interesting – it's a model and a potential to influence procurement, for example EV infrastructure would impact the community – if its for employees and staff it cross cuts.
  4. CF – CA 4.3 has cross cutting impact for energy efficiency and affordable housing. Would like to distinguish between green stormwater infrastructure and lawns. It's easy to get a rain barrel but not for more complex stormwater – like green stormwater landscaping. Going back to t housing repairs, thinking about for folks on challenging lots with water damage – French drains and foundation drains as maintenance issues. Thinking about code enforcement some French drains are going straight into street. Tying those things together could bring more impact.
  5. RHO – E1.1 – touches on cultural and recreational and sense of place. It's protecting the environment and climate resiliency.
  6. RHO – E2.1 – community engagement through restoration projects
    1. AV – it's a cultural community event – maintaining a beautiful place to live. Important lifestyle to bond.
    2. RHO – where in this are community gardens – we have at least community gardens in 2 parks – where is the potential for others in the future – it's part of conserving and restoring.
  7. AV – E3.2 is cross cutting and essential. Stated in other ways before. They need to remain as is. Multiple modes of learning – is challenging from the NTA we've tried to

expand committee but have been unsuccessful. We've enlisted help from community leaders and church leaders. I think the sign of the times, families have been so taxed to make the day work that they haven't been able to extend themselves into community learning settings.

Climate Action and Natural Resources Summary:

Renewable energy & energy efficiency & weatherization is very cross cutting – because of the way it impacts affordable housing. Including systems

Community solar – benefits to the community (financially), feasibility through projects

Community engagement goals needs to be uplifted. Assessments of current policies for equity need to be uplifted. Across all the different chapters

Funding for projects are super important

Looking into the short term vs long term of goals affects feasibility

Some feasibility of projects requires education of staff and population

Some goals would become unnecessary if the impactful goals are followed through on

Coordinated land use plan

Affordable housing connections – total cost of housing

Deliberately naming underserved communities and providing creative projects for access

## TRANSPORTATION AND INFRASTRUCTURE

### Transportation and Infrastructure Session 1

- Facilitator: Heidi Persaud
- Rasam, Abi Raja, Rachel Gaylord-Miles, Maggie Funkhouser
- Staff: Zach, Ben & Marty

Goal 1:

Abi asked how we know when we achieved goal 1? The goal does not seem like it would ever be finished.

Heidi asked what do we think the measurements for this goal need to be? Do we go by percentage of population? How many people are coming to meetings.

One way to measure is to see how much investment is going to which areas. You want to see what the % going to BIPOC neighborhoods in the future as being higher.

If we advocate for inclusion (1.1a) but we fail, did we still meet our goal?

It may be difficult to affect change at the state level, how can we advocate at our own level?

Do we contribute a local share to a larger state project that does not meet equity goals? Do we save and wait to contribute to a project that meets those needs?

Zach provided an overview of how the MPO uses equity metrics (BIPOC %, age, income, disability) to identify/prioritize projects.

Rasam asked for clarification on strategy 1.2, Heidi provided an overview and how it can be a chicken/egg problem with development and transit, along with the issues of housing costs and gentrification vs maintaining existing residents. Some strategies include providing affordable units to remain affordable, requiring developers to provide affordable units, support local BIPOC businesses.

Goal 2:

Should equity be explicitly called out in this goal?

Heidi: while equity should be considered an umbrella, it can also be interspersed among goals/projects. Add 'equity' to project 2.1a.

There hasn't been much success with 2.1a to date  
2.1b is a big deal, there are a number of lots which may be able to accommodate more housing but setbacks prevent that.

Can community centers or healthcare be looked at in place of traditional mixed-use commercial spaces?

Revise 2.1c to focus on equitable installation of sidewalks and bike lanes. New developments should have them but that may not meet the equity needs.

Filling in gaps doesn't mean only BIPOC neighborhoods there are other outlying areas that are not connected (LHF)

2.2 is great

Goal 3

Different routes may serve different density. Need flexibility in transit.  
Need to find a way to subsidize uber/lyft as an alternative to transit in low density areas

Goal 4

Highlight green infrastructure during traffic calming projects selection of treatments

Goal 5

We need more parking  
"park-once" should be a project instead of the strategy  
Seems like the most feasible, town has some parking but there are a lot of empty lots after 5pm that you get towed from  
Consider equity for point e

## Transportation and Infrastructure Session 2

Attendees: David Jessee, Quinton Harper, Jackie Thompson, Amy Singleton, David Markiewicz, Lauren Joca.

Overview of key questions (highest impact, most feasible, most crosscutting), goal to move away from smokestack projects (long list of high priorities)

### Goal 1

Strat 1.1 Transportation needs to serve folks who work later shifts and not leave them out

Strategy 1.2 - want to see projects that DO limit impacts of displacement but that isn't shown. Is it somewhere else in the document?

Want to ensure developers can bring in a percentage of affordable housing units and they cannot buy out of that. Need to provide transit service outside of the non-daylight hours.

### Goal 2

Strategy 2.1

2.1a - it may not be feasible to create 15 min neighborhoods

2.1c - need to fill in gaps in the sidewalk network, make sure new businesses are connectable to communities

Need crosswalks and crossings associated with sidewalks/bike paths, more than just a sign, want the flashing lights. Wider sidewalks needed

Facilitate development of a parking deck at the edge of town

Owner counted parking spaces and tables/bar seats and found that it was 1 parking space per table/bar seat?

2.2 - add crosswalks/crossing improvements to this

Complete streets overlap with stormwater management

Crosscutting with Bus Rapid Transit (BRT) & connectivity,

Goal 3 – Greenhouse Gas (GHG) emissions reductions

'people are always going to drive' - 80% seems very aggressive of a goal

Housing locations prevent most people from eliminating car use if they want to access businesses

How do we transition to reduced vehicle use? Some people will still need vehicles for safety reasons.

Alternative energy can reduce tailpipe emissions

Equity issues with EVs and electrification

Goal 4 - need to acknowledge that greenways can lead to displacement, need to consider anti-displacement strategies especially as it relates to gentrification (CC with AH and equity)

Goal 5 -

Proprietary parking - can only go by individual businesses

Carr Mill lot is empty most of the time – 10 years ago owner was asked to share, owner put a gate on it.

"multi point shopping experience"

Water

Goal/Strat 1.1

Need to work on educational materials

Goal 2

2.3 - existing volunteer waterway cleanups, provide more publicity and outreach to expand those programs

Goal 3

Water bill is in chunks, it doesn't go incrementally. It doesn't really show how much water I use/save. Add "house your size uses X" on your water bill to set a goal

What are the policies on water wells? Can people install their own? Well vs water barrel?

MARTY: well can be used to supplement OWASA service

Green Infrastructure

Goal 1 - looks good

Goal 2 - folks who walk and bike want trees

Plant crape myrtles and don't cut them back

Need to replace dying trees and keep them healthy

## AFFORDABLE HOUSING

Overall comments from AHAC:

- There is a need to take a racial equity lens
- Potential to explore the trend of eliminating single family zoning, increase density potential on town-owned land, incentivize ADUs, encourage energy efficiency in single family units, encourage real property improvements in estate plans for permanent affordability, and also support housing for elderly and disabled households.

### **Affordable Housing Session #1**

"We need to make it happen" – one participant said of affordable housing; she bought her house decades ago, and could never afford to move here now. This sentiment was shared by other participants.

Low income housing is a big issue in the Latinx, Black and Native Americans in Carrboro - "Everybody wants change and more affordable housing in our community"

Some barriers for first time homeowners were identified, including finance (especially for seniors and young adults), and land availability/price

Vacant/underutilized land as an opportunity for the Town to invest in affordable housing

Four types of housing – premium, market rate, affordable, and income-based – what is a good balance for Carrboro?

Double strategies of 1) re-evaluating housing density through land use ordinances; and 2) work with existing housing stock to make it permanently affordable

Building dense housing with density bonuses and setback changes – “how do we make affordability a norm instead of something you have to ask for?”

Density units should be accessible

Eliminate parking minimums and let developers decide how much parking they need – this helps the Town meet its environmental goals and is a big cost saver

Clearer standards in the land use ordinance can speed up the process

Increase water/energy conservation in new constructions

Takeaways:

1. Which strategies and/or projects do you think will have the greatest IMPACT in terms of achieving the stated goal/vision?

- Land acquisition by the town, using underutilized lots
- Permanent affordability

2. Which strategies and/or projects do you think are the most FEASIBLE to implement?

- Reducing parking requirements- anecdotal evidence of under-used parking, developers know what they need

3. Which strategies and/or projects would best achieve CROSS-CUTTING impact across other issue areas of the plan?

- Greater density around transit nodes
- Reducing parking requirements – more affordable AND cross cuts with Carrboro's environmental goals
- Increase energy and water conservation programs saves a lot of money and helps meeting environmental goals

## **Affordable Housing Session #2**

Reduce vagueness in goals and strategies; make words and goals more active (i.e., “meet the demand” rather than “identify the demand”)

Address barriers to affordable housing – it's often credit, rather than just income

Property tax increases are not in line with inflation

Cooperatives and resale restrictions as a strategy for permanent affordable housing



Can we eliminate the fee in lieu or increase it to make the burden on developers heavier? What is the balance between not deterring investment but also getting developers to build more affordable units instead of paying the fee?

Are there ways to expand the land trust model? It can be attractive to seniors. One participant disagreed with expanding the model to allow for donations of land as it could disproportionately impact seniors, people of color, low wealth individuals, etc..

Taking parking lots and turning it into housing

Density near transit nodes – meets transportation goals for the Town

Overlay districts, density, and energy efficiency are all related

Idea of a tear down fee towards affordable housing fund to tear down an existing home.  
(Response: It will not stop the teardown)

Consider an overlay district to preserve mobile home parks and other dense options

ADU discussion- currently Carrboro allows ADUs a maximum size of 750 sq ft; it's hard to house a 3+ person household. Suggestion for increasing the maximum ADU size to better accommodate multigenerational households

"We have to keep a balance of "desirable" housing and affordable housing"

Rent control is not possible in North Carolina

Takeaways:

1. Which strategies and/or projects do you think will have the greatest IMPACT in terms of achieving the stated goal/vision?

- Action oriented strategies- "meet the demand" rather than "investigate the demand"
- Either increasing or getting rid of the "Fee in lieu of" for affordable units- everyone is paying the fee instead of building affordable housing

2. Which strategies and/or projects do you think are the most FEASIBLE to implement?

- Overlay/zoning district that incentivizes affordable housing, etc. – faster because it will be in the code rather than go on a case-by-case basis
- ADUs are an easy way to increase density, especially if we increase the max sq footage allowable

3. Which strategies and/or projects would best achieve CROSS-CUTTING impact across other issue areas of the plan?

- Increasing unsubsidized and subsidized housing near transit nodes

- Reducing parking spots requirement also helps the Town's goals- reduce the number of cars total- transport and environmental goals
- Creating communities for housing like tiny homes/mobile homes- economic sustainability- more people can access housing

## RECREATION PARKS & CULTURE

### **Breakout Group #1:**

#### **General comments:**

- Use more active verbs instead of words like "consider"
- Formulate strategies and projects so that they are measurable

#### **Specific comments:**

**Goal 1: Promote recreational programming and cultural resources across all ages, genders, races, and abilities with affordable opportunities.**

#### **Strategy 1.1**

Use more active verbs

- b) JG - Replace "consider" with "conduct"
- e) DM - Replace "provide" with "develop" Some of these items are more scalable than others.

AV – speaking to strategy 1.1, and the language "identify any gaps," the northern transition area is an unconnected part of town. Some areas are part of Town but are not contiguous. "We are the 'out pockets.'" Perhaps it could say, that are lacking, or and all areas/parts of town's jurisdiction."

JG – add, all "neighborhoods and geographic areas" and abilities to Strategy 1.1 so that it reads, "Evaluate recreational programming to identify any gaps in activities for all interests, age groups, neighborhoods and geographic areas, and ability levels."

#### **Strategy 1.2**

- c) AV – add community gardens. The residents in the northern transition area are interested in seeing some of the Town property across from Twin Creeks that was originally purchased for a public works site to be used for a community garden, small community farms, and/or small farming plots in a small business setting.

FS – noted the existing community garden at MLK Jr. Park.

#### **Strategy 1.3**

- a) DM - Is capitalize the best verb? Seize perhaps?

AV – How about utilize? DM – OK to change the word to utilize

- b) Strengthen the wording—expand or enhance existing coordination, consistently coordinated?

DM – For example, Second Fridays in Carrboro and Chapel Hill—the arts event should be on the same night for synergy—encourage people who may start in one town to walk over to the other town.

Art on the Hill—have an entertainment piece--Chapel Hill downtown.

- c) Examples of people-based programming – DM- seek collaboration with the Arts and other social service organizations. Consider Arts Therapy with the Asian population and Frank Studio in Chapel Hill.

**Goal 2: Ensure all people in Carrboro have safe, equitable, and connected access to parks and open space facilities.**

**Strategy 2.1 – park within 15 minute walk**

Ambitious—may not be achievable

- b) JG, AV - The Town should help advance Twin Creeks Park
- c) AV - Gender equity issues; access to quality sidewalks needed to connect to parks such as Twin Creeks or potential recreation space at/near the Greene Tract (crosses with BIPOC interests for proximity to Historic Rogers Road neighborhood). The homes aren't as expensive in this area.

Challenges associated with connecting neighborhoods that are not contiguous, further apart.

**Strategy 2.2** – Continue to maintain and “expand” ~~pursue~~ opportunities for coordination and shared-use agreements for schools, recreational providers to connect park and greenway systems.

- b) Consider ways to get information out to new residents

JG – connections, “the devil's in the details” in how parks and greenways connect, we need to think regionally and plan for long term connections

**Strategy 2.3**

- d) Carrboro doesn't need to duplicate Chapel Hill facilities in close proximity to Carrboro

**Strategy 2.5:**

DM – emphasize the tourism benefits of greenways. Greenways and outdoor spaces provide business opportunity for guests staying longer, after finishing official business portion of visit, guests will stay another day or so for recreational activities—**cross cutting theme.**

**Goal 3: Ensure that recreation and park facilities and programming are environmentally responsible and help further climate change related goals.**

**Strategy 3.1:**

- a) JG – add pollinator gardens

**Goal 4: Strengthen a sense of community and inclusion through the arts, events, and cultural programming that celebrates the diversity in Carrboro.**

DM – maybe this doesn't belong here.—strengthen sense of community building on flexible events spurred by COVID. Use outdoor spaces best/better in a different way. Outdoor movies at top of the parking deck, like Chapel Hill.

**4.2 Celebrate the diversity of the Town's residents.**

DM - Diversity is important but it's starting to seem repetitive. There may need to be some duplication in the plan since some will only read certain sections of the comprehensive plan.

JG- promote connections, still strong.

**4.3 Support, fund, and install art.**

AV – Add Carrboro to the Orange County Arts Tour

DM – What about private art? The Town should allow Arts Committee to plan/develop an arts plan. Enable and provide resources for the Arts Committee to create a public arts plan including private art

**Breakout Group #2:**

General Comments:

AR – Kudos for concise and measurable strategies and projects

FS – Long term and inspirational

**Goal 1: Promote recreational programming and cultural resources across all ages, genders, races, and abilities with affordable opportunities.**

**Strategy 1.1**

b) BF - Trails are not accessible to elderly and disabled, only Anderson Park is accessible. Probably two-thirds of the population couldn't use Wilson Park.

There seems to be redundancy-maybe delete some repetitive projects

**Strategy 1.2**

BF/JH - Use active verbs instead of passive verbs.

Street fairs attract a lot of people

Consider more open streets-type events and music festivals.

Invite artists to bring their wares to sell, lots of folks big draw—similar to the fall festive that Chapel Hill holds downtown.

CL – community gardens at UNC are small, little stations located all over campus in small places

Vegetable versions of little pantries or free little libraries

JH – consider suggesting to CASA that they set up a community garden at their new project on Merritt Mill Road—can still be added

### **Strategy 1.3**

Continue to accept and expand cultural resources and programming.

- a) Utilize 203 project programming to underserve to align with community need.

JH – get churches involved.

CL - Communicate with high school with Mr. Blancherd (principal?) to help get the word out, “Feeder Department”

SR – Continue providing virtual programming post pandemic for the expanded access

Virtual programming can help with the elderly and working parents participate in recreation and parks activities

## **Goal 2: Ensure all people in Carrboro have safe, equitable, and connected access to parks and open space facilities.**

### **Strategy 2.1**

AR/BF - wonderful goal—keep; but recognize that it may not be achievable.

Consider accessibility and on street topography.

SR - provided a brief description of Twin Creeks Park, active recreation/greenway/picnic facility owned by Orange County but subject to Carrboro development regulations.

[There was some confusion in the meeting regarding the ownership and management of Twin Creeks. The future park is owned by Orange County and is anticipated to be managed by Orange County once it is developed and opened. The project is subject to Carrboro's planning and zoning regulations due to its location.]

It will provide great benefit for local residents.

- d) AR – noted that providing public access to private trails can create liability insurance issues for the private HOA. This is something that would have to be worked through.

MH – People get to private places already, particularly kids. Maybe subdivisions should provide an hour of free access to private recreation facilities such as pools.

- a) MF – encourage access.

### **2.2**

AR – how to serve to connect . . .

SR – Anderson Park – what kinds of things are drawing people using parks? African Americans may be attracted to basketball, Latinos soccer. White residents—other sports such as frisbee and softball. Whose membership pays for the parks? How to inform more people about the parks? Catherine Lazorko is working on getting the word out.

MH – currently the only place where there are soccer fields is at the schools. There really isn't a place for older teens and adults. The Town should consider expanding MLK Jr. Park to provide a place for soccer. Maybe youth field at MLK Jr. Park.

Anderson Park is used for football but not soccer. Soccer leagues often pay to have access to fields. The leagues could pay the Town to use Town fields.

Ensure Carrboro has Access"

We don't need to replicate that next door.

Print the Recreation and Parks program guide in Spanish.

**Goal 4: Strengthen a sense of community and inclusion through the arts, events, and cultural programming that celebrates the diversity in Carrboro.**

AR -- delete COVID and keep events flexible.

- a) Orange County Arts Council to promote Arts Council collaborate.

## ECONOMIC SUSTAINABILITY

General Notes:

- Economic sustainability, climate, transportation, affordable housing, sustainability
- Cross-cutting themes
  - Affordable housing
  - Streetscape designs (kids biking to school, efficient bus routes)
  - Workforce housing – (900-1,500 sq ft homes) are not being built nor affordable for starter families
    - Recommends Town do more to include this (ex: vacant lot acquisition)
  - Affordability means different things to different people – standard equation doesn't work
  - People should surround themselves with a community that looks good
  - Businesses want to open up and spearhead a number of initiatives residents can be proud of, a beautiful and sustainable environment
  - Also need a place that is safe; not all local infrastructure meets this, especially for people with mobility issues
  - A design that works for everyone, that can lead to other things
- Weaver St market (visually striking, but are there any mobility challenges, safe, is current design accessible?) – creating more places like that particular model

- Not enough resources for BIPOC, suggest more people can assist and avert overextending services/energy from consistent volunteers
- Coming into the community in holistic ways; (retaining mobile park communities, transportation, etc.) – how do we survive in community in relation with the Plan's topics
- Equitable and affordable – all across the spectrum, low to high income households
- Employment positions need higher wages; Carrboro cost of living is higher than any other city in the state; include major policy changes
- Want to see more action, less conversation – not think about doing but DO
- What matters to you, what will have the biggest impact
  - Primary place where things should be listed

1. Which strategies and/or projects do you think will have the greatest **IMPACT** in terms of achieving the stated goal/vision? – *Profound Impact*

**Goal 1** – businesses increasingly adopting 1.1-b

- Revolving loan fund resource addresses 1.1-c, creates solid business plans
- Let people know resources
- Partner with an entrepreneur – Chamber of Commerce can be a resource; knowledge is its own currency
- Sponsoring membership in the chamber and can help with consultation (starting businesses)
- Expanding capital for entrepreneurs – collaborating with banks/lenders/financial assistance
- Not limiting income/funds

**Goal 2** - 2.1 a & b – all can be done at the same time

- Use language and programs that Carrboro already uses

**Goal 4** – what are the standards for review?

- Town can help with **Goal 1** 1.2-c
- Standards for zoning

**Goal 5** has greater impact for the next phase of comp plan

2. Which strategies and/or projects do you think are the most **FEASIBLE** to implement? –

Resources

- Policies that need to change before moving forward
- Incorporate equity tools
- Capital resources and partnerships
- Not limiting income/funds
- Density – mixed used development
- Opportunities for more development

**Goal 1** – 1.2 & 1.3

**Goal 2** strategies, all can be done

**Goal 3** needs some work – appearance, being mindful of ideas that can either have a negative or positive impact

- Making it a more tourist attractive place

**Goal 4** – can be done

**Goal 5** – addresses many of the themes cited in the plan

3. Which strategies and/or projects would best achieve **CROSS-CUTTING** impact across other issue areas of the plan? – Fewer projects with a more comprehensive lens

**Goal 1** – if done well, it meets other goals and plan topics like housing

**Goal 2** - marketing for the businesses not able to market themselves

All Goal 2 strategies can be done

2.1; density bonuses with affordable housing and continue improving local infrastructure

2.2; economic development resiliency, reducing tax burden on residents, and expanding commercial development beyond the core district - is heart and key of economic development plan

A priority that can have a positive financial impact



**Goal 3** – all strategies

Better way of connecting people to financial and education resources – thinking about different marketing tactics

Not only is the process not efficient, zoning ordinance needs works – a lot of complications and use overlays

General Notes:

- Vision statement...suggestions to substitute the word "meets" for "prioritizes" in the sentence *"The community supports a thriving and inclusive local economy that prioritizes the needs of the most vulnerable and underserved populations."*
- Loan fund – supporting business and partnering but also understand provisions needs to be written to assist BIPOC areas
- Land Use language embracing the expectation of non-entrepreneurial enterprise; identifying business not in the brick-in-mortar sense; become mainstream and see it as a viable resource; a new range type
- Open up the language about what is a business
  - Ex: mobile home parks, food trucks, push-carts
- Resources are not always the same for people
- Some of the language does not reflect the people's goals and strategies
- Locating a place that looks great, safe, attractive, appearance – **Goal 3** does not address that – "waste of time if not addressed"
- Wider bike lanes and sidewalks whenever possible
- Some goals/strategies are sound "artificial"
- **Goal 1** – 1.2 is difficult to accomplish, need to think about how to implement; accessible
  - 1.2-c; confusing, need to focus more on proper articulation and practicality
- Local lender (ex; self-help lender – get access to capital)
- Revolving loan fund exists – few applications are received
  - Need to increase awareness
  - Town makes process more difficult
- Consider non-traditional marketing for wider awareness
- Not enough density for **Goal 2** – 2.3-a
  - Needs to be more selective for it work

- Increasing commercial district, doing business beyond the downtown core (needs to be done practically, with opportunities and visibility)
- Best practices for communities are identifying business districts and allow for higher density – Carrboro has a lot of potential
- **Goal 2** 2.4 – is an uphill battle, needs to be refined more
- Cross-cutting with other departments/culture
- **Goal 3** – 3.3-c needs to be a with regional tourism, not for Carrboro to do its own
- **Goal 3** 3.3c - market dictates demand for additional hotel and conference space
- Not only is the process not efficient, zoning ordinance needs works – a lot of complications and use overlays
- Goal 5 – creative ways to get things done, partnerships, ideas for funding/implementation
- Increase visibility for **Goal 5** 5.2-e
- Key Element – density development needs to occur and without it, local dollars
- Mixed-use is sustained by the residents in the area

## REPORT BACK

- Climate action
  - Cross cutting themes: Energy efficiency + affordable housing – cost of living
  - Community engagement needs to be uplifted throughout all sections
  - Feasibility and long-term vs short term
  - Coordinated land use plan: preserving the environment while also building density for affordable housing
- Transportation
  - Cross cutting themes: Transportation and affordable housing
  - Need to emphasize equity throughout all goals
  - Consider that different transit routes serve different densities (subsidize Uber and Lyft?)
  - Parking demand management
  - Water: help people understand their water bills, replace unhealthy street trees
- Affordable housing

- Cross cutting themes: Reducing parking requirements to meet transportation, environment goals and adding density, increasing units near transit
- Potential overlay districts for tiny home and mobile home communities
- Increasing energy and water conservation programs for affordability
- Getting rid of fee in lieu for affordable units
- ADUs
- Economic sustainability
  - Cross cutting themes: Density bonus related to affordable housing
  - More specificity in the strategies – measurable metrics; there is a focus on strategies that seem too artificial
  - Connect people to educational and financial resources
  - Non-entrepreneurial businesses
  - Look into zoning ordinance and reducing complexities
- Recreation, Parks, and Cultural Resources
  - Cross cutting themes: greenways as economic development tools, physical access to parks is tied to community engagement and equity
  - Example of a project with great impact: pursuing the implementation of Twin Creeks Park in the Northern Transition Area
  - Example of a feasible project: Public arts plan led by the Arts Committee

## NEXT STEPS

Patricia McGuire presented next steps in the Carrboro Connects process:

- June 10 – 12<sup>th</sup> Site Visit: The Consultant Team will be visiting Carrboro Thursday June 10 – Saturday June 12. During the visit there will be outdoor Pop-Up outreach events at 3-4 locations throughout Town. We will be asking for volunteers from the Task Force to assist with the Pop Ups in order to listen to additional voices from throughout Carrboro.
- Continue to Provide Input on Draft Documents – please email, drop off or post comments to the Web Site
- Updated Documents will be distributed this summer. Please let us know if you are interested in a working session to edit and refine ideas.
- Next Meetings in September will Review Draft Comprehensive Plan
  - Task Force Meeting
  - Community Workshop 3