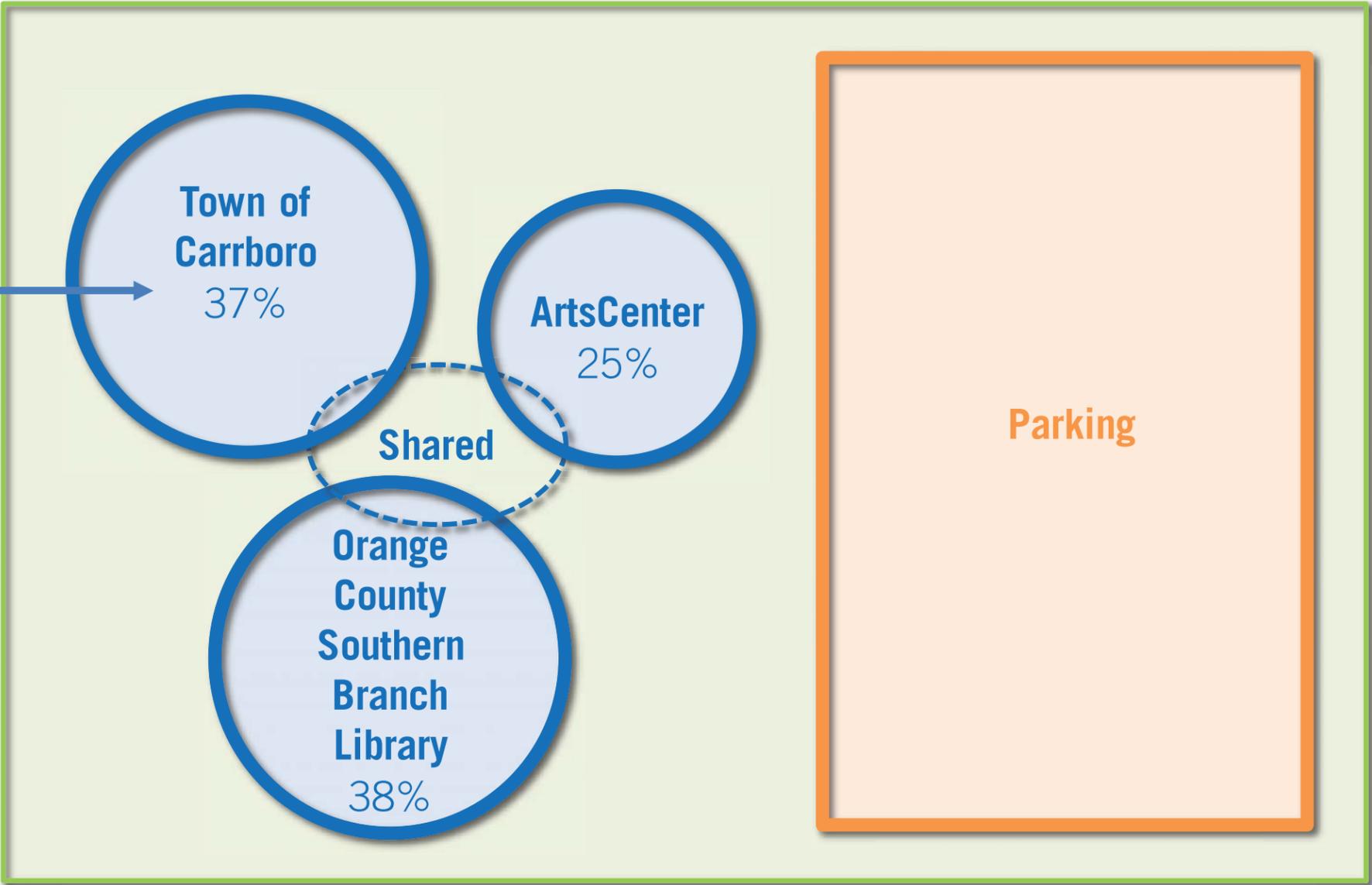




SEPTEMBER 04, 2018
PUBLIC HEARING

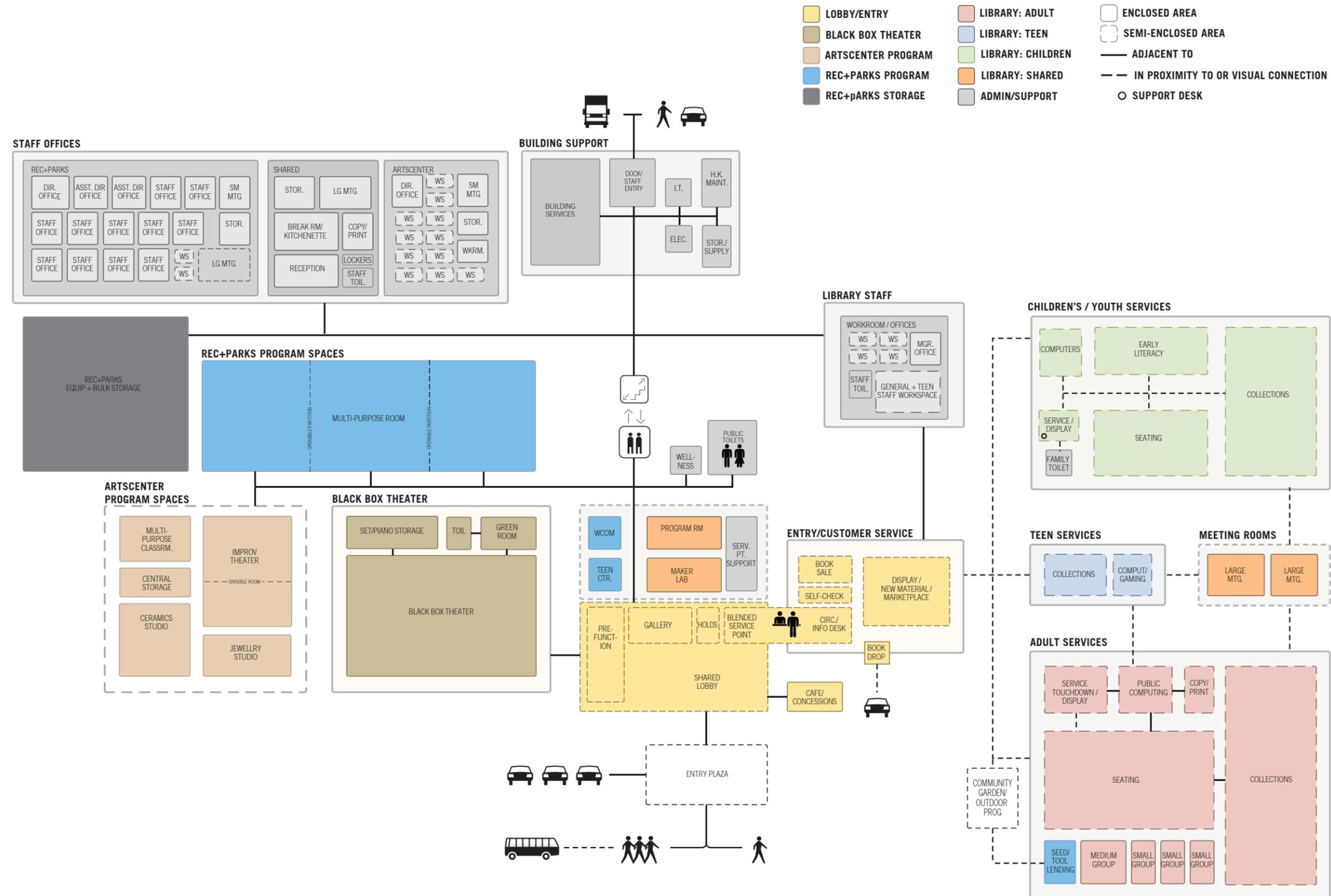
PROGRAM

Town of Carrboro
Recreation and Parks
WCOM
Teen Center
Virtual Justice Center
Seed Library



+ program

PROGRAM



PROJECT VISION STATEMENT

The 203 will be the area's new **hub for arts and culture**—a community **oasis that nourishes the mind, body and soul**. As a **customer focused** community center, it will connect Town and County residents to resources, tools and each other in the spirit of learning, making, and expressing our individual and collective values. By integrating vital public resources—the Orange County Southern Branch Library, The ArtsCenter, the Carrboro Recreation and Parks Department, and WCOM—The 203 will **host traditional services** as well as **new collaborative programming** that **interconnect learning with the arts and leisure**. This purpose-built facility will be an environmentally sustainable, functionally resilient destination that is **welcoming and accessible to all**.

GUIDING SERVICE PRINCIPLES

Welcoming To All – Staff create an accessible cultural destination that welcomes all regardless of race, gender, sexual orientation, or socio-economic status. Staff welcome patrons into an inclusive environment through customer friendly service interactions that are mindful of diverse experiences, needs, and expectations. They ensure that the community can easily access quality services regardless of physical location or media platform while clearly articulating how those services can add value to a patron’s endeavors.

Collaboration – Staff work across organizational boundaries to connect the community with multiple modes of learning, leisure and creative expression to enrich their experience. Through cross-disciplinary classes and counter programming, staff build relationships between community members and partner organizations and between the Town of Carrboro’s culture, Orange County and the world.

Technology – Staff offer access and instruction in the use of technology platforms—how to access, filter, evaluate and produce content. Access to tech tools, expertise, and high speed internet will help to democratize technology for all.

Efficiency – Staff and services will be combined not only to share amenities and infrastructure but also to streamline the customer experience through a one-stop-shop service destination. Integration of staff and services not only creates opportunities for collaborative program development but also improves grant funding potential through synergistic partnerships.

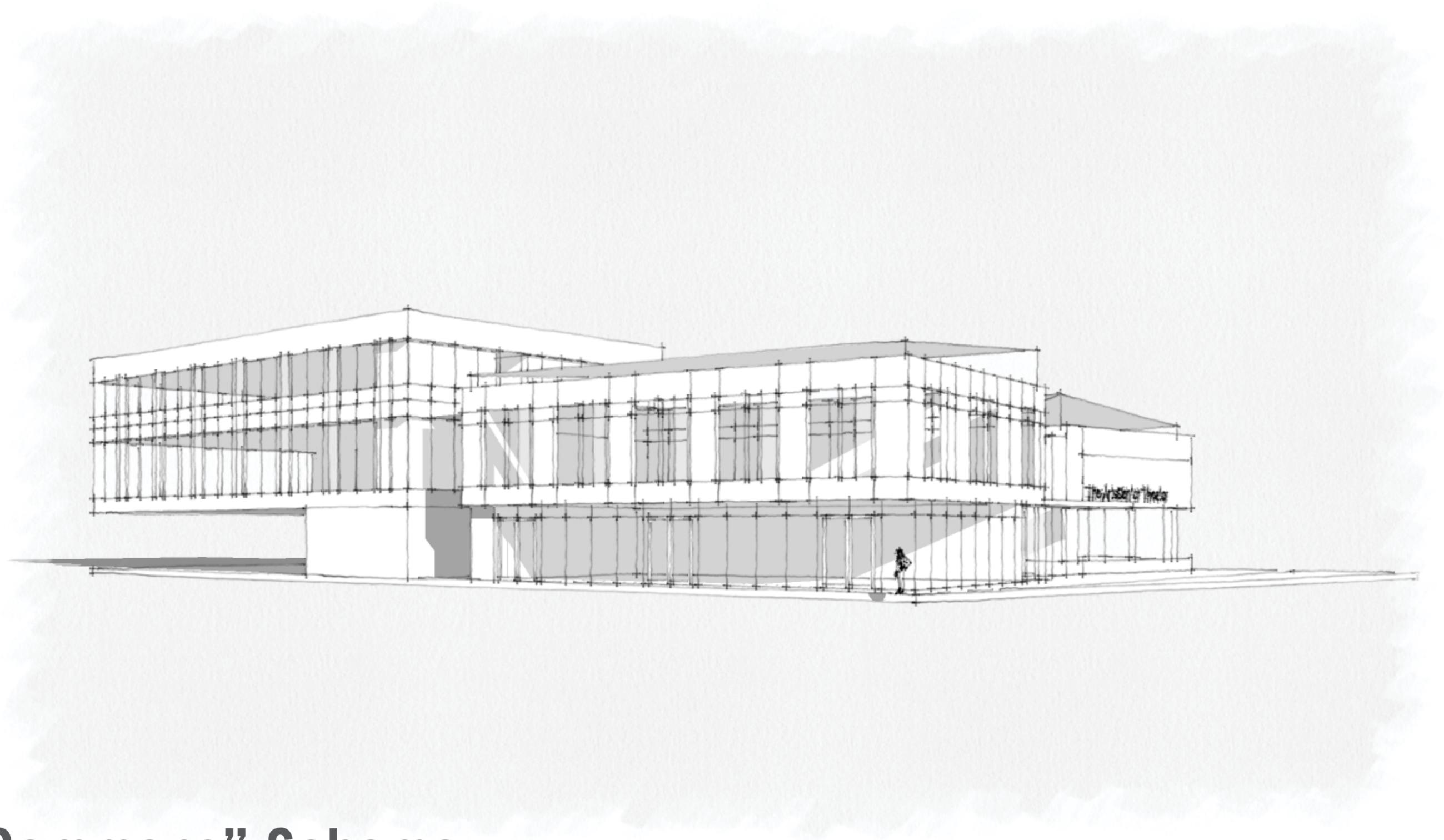
GUIDING SPATIAL PRINCIPLES

Welcoming To All - Diverse spaces and resources accommodate individual choice, and varied uses ensure that The 203 is accessible to everyone. **Blended service points** streamline services by putting the customer's needs first. Intentional **flexibility** will support a nimble organization ready to **adapt to changing customer preferences**.

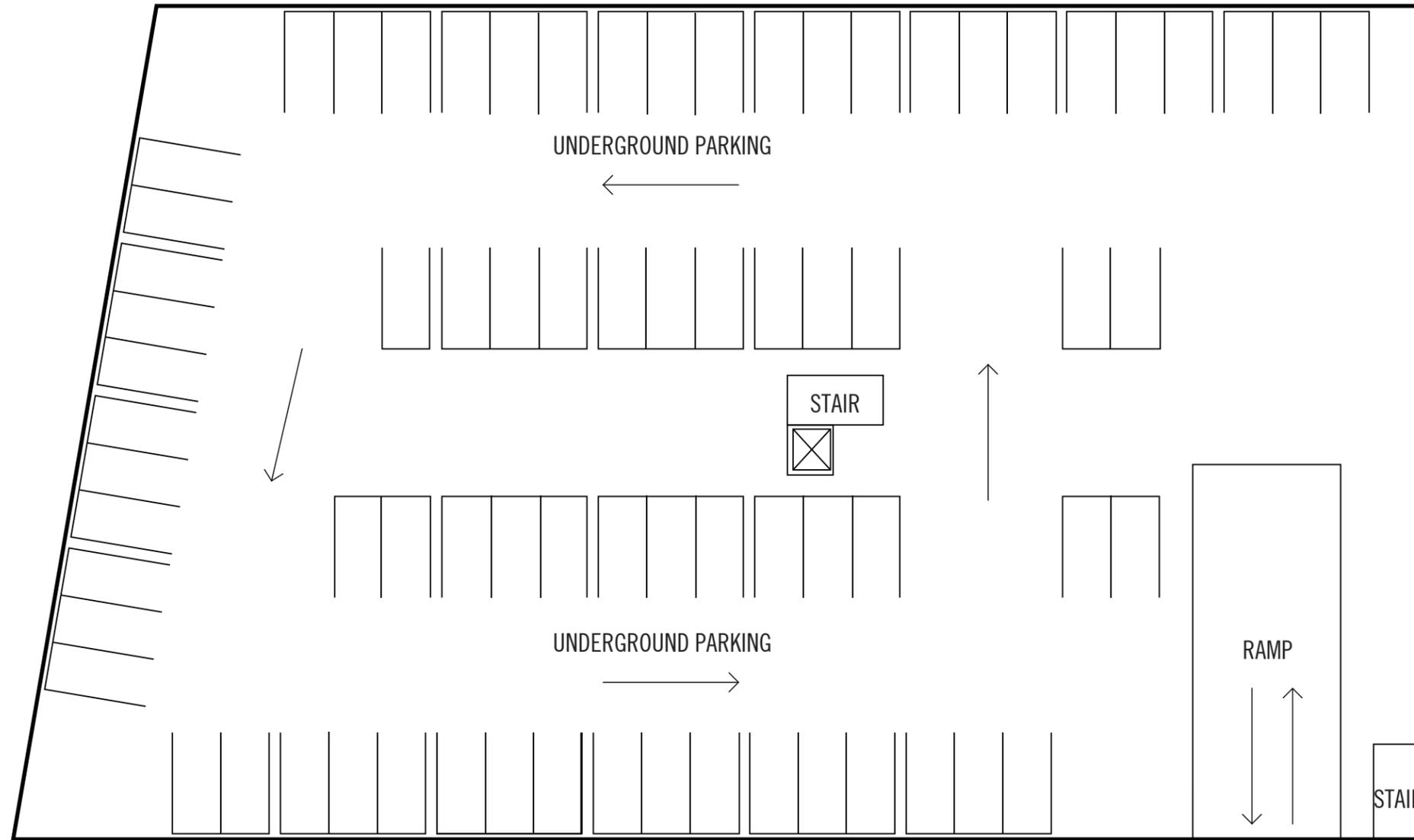
Collaboration - Spaces effortlessly support The 203 users in finding services and **connecting to one another** to build **communities of shared interest**. **Moving between** informal activities and formal programs, one partner organization to another, physical and digital production, and **indoor and outdoor spaces** should be easy and intuitive.

Technology – High and low technology are seamlessly **integrated into the architecture** and user experience to support learning, the creative arts, research, entrepreneurship, and media production. **Adaptable and scalable infrastructure** supports the technology of today while anticipating future technologies yet to be imagined.

Efficiency – Spaces are designed to be **flexible, resilient**, and environmentally **sustainable**. **Shared infrastructure** economizes on space demands, **reduces spatial redundancies**, and integrates more robust, high efficiency building systems. Efficient building design combined with **higher density planning** leads to lower first and extended life-cycle costs that speak to The 203's **responsible stewardship of public funds**.



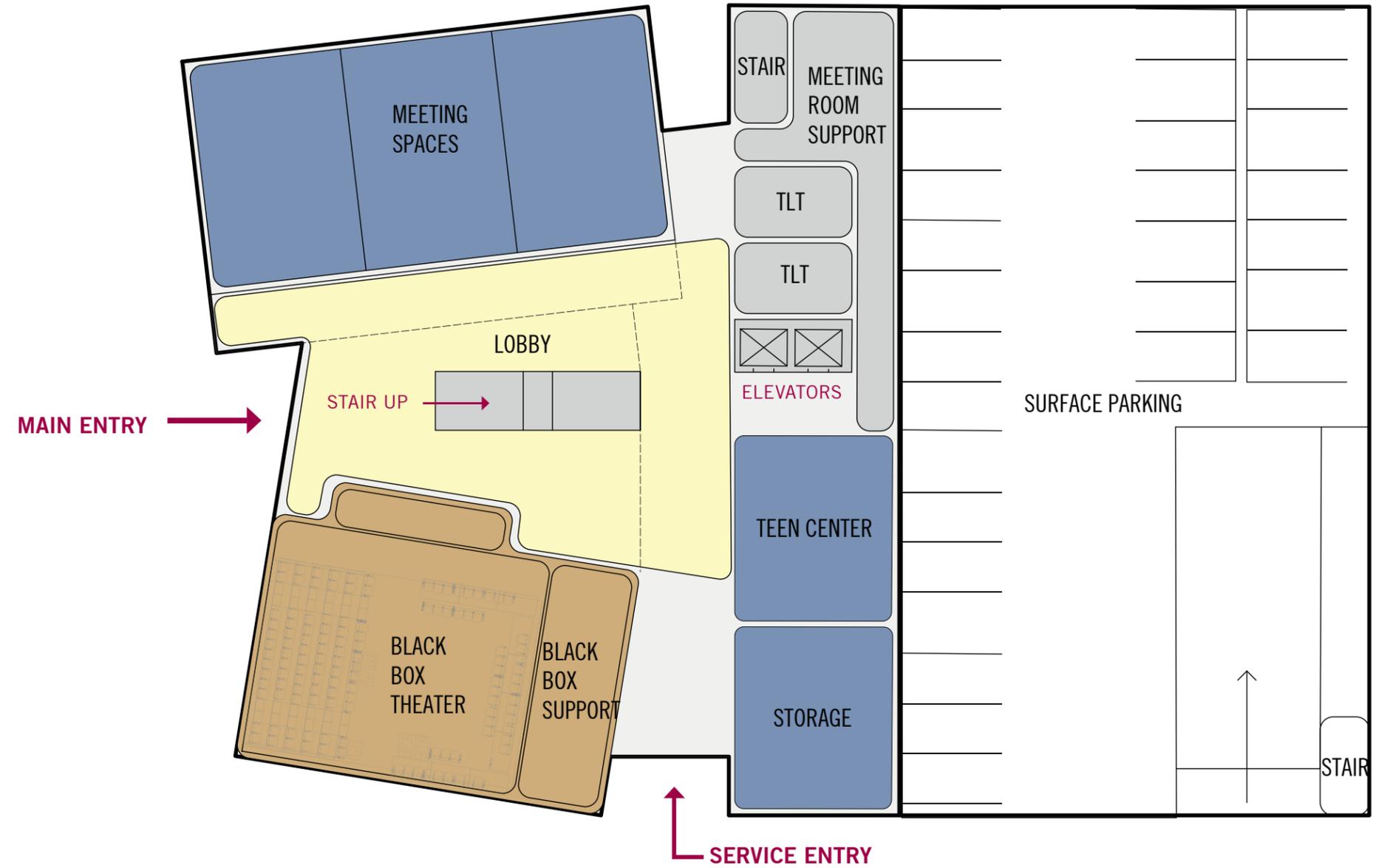
“Commons” Scheme



- GENERAL CIRCULATION
- SUPPORT SPACES
- LOBBY
- ARTS CENTER PROGRAM
- LIBRARY PROGRAM
- REC + PARKS PROGRAM

“Commons” Scheme

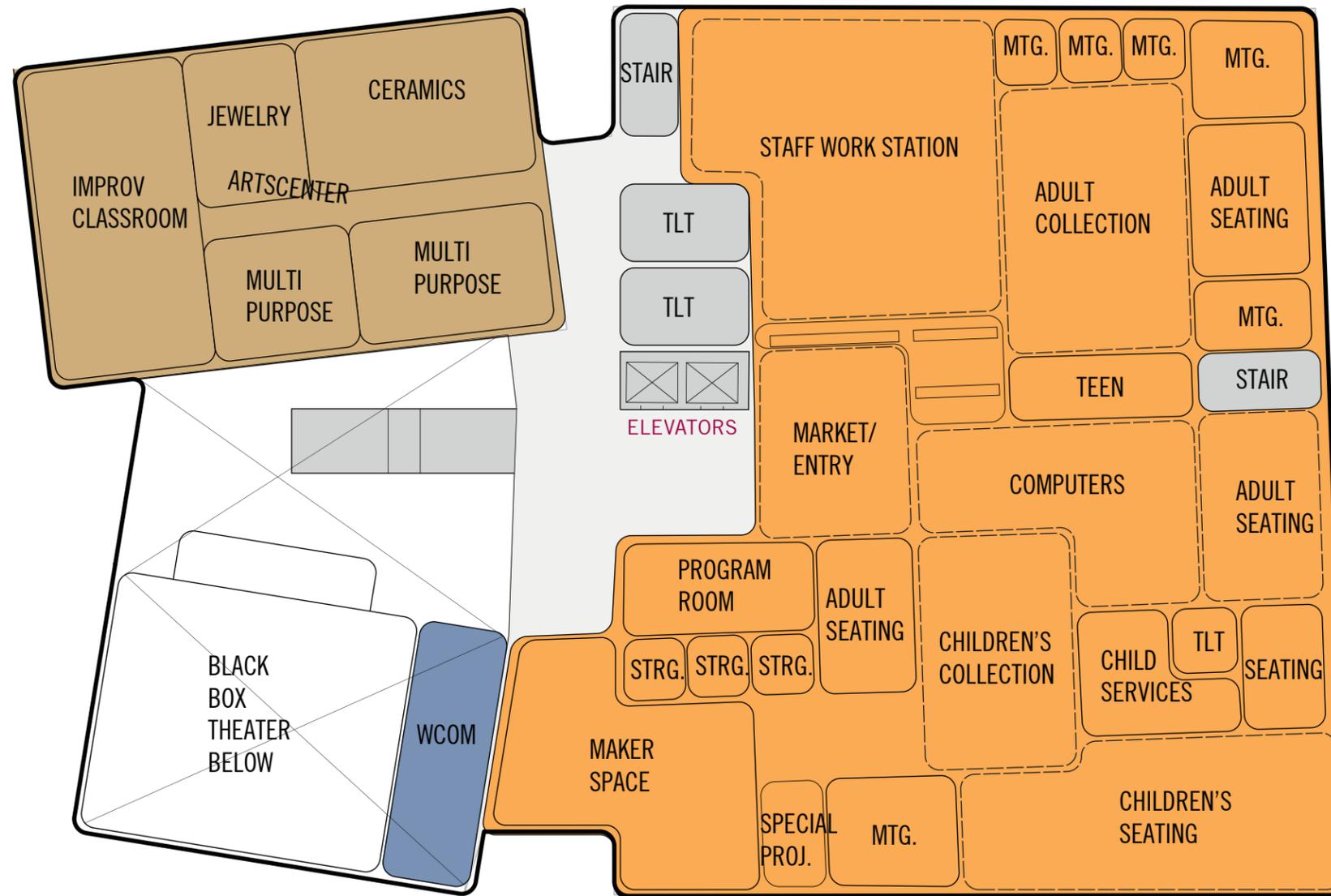
Lower Level Plan



- GENERAL CIRCULATION
- SUPPORT SPACES
- LOBBY
- ARTS CENTER PROGRAM
- LIBRARY PROGRAM
- REC + PARKS PROGRAM

“Commons” Scheme

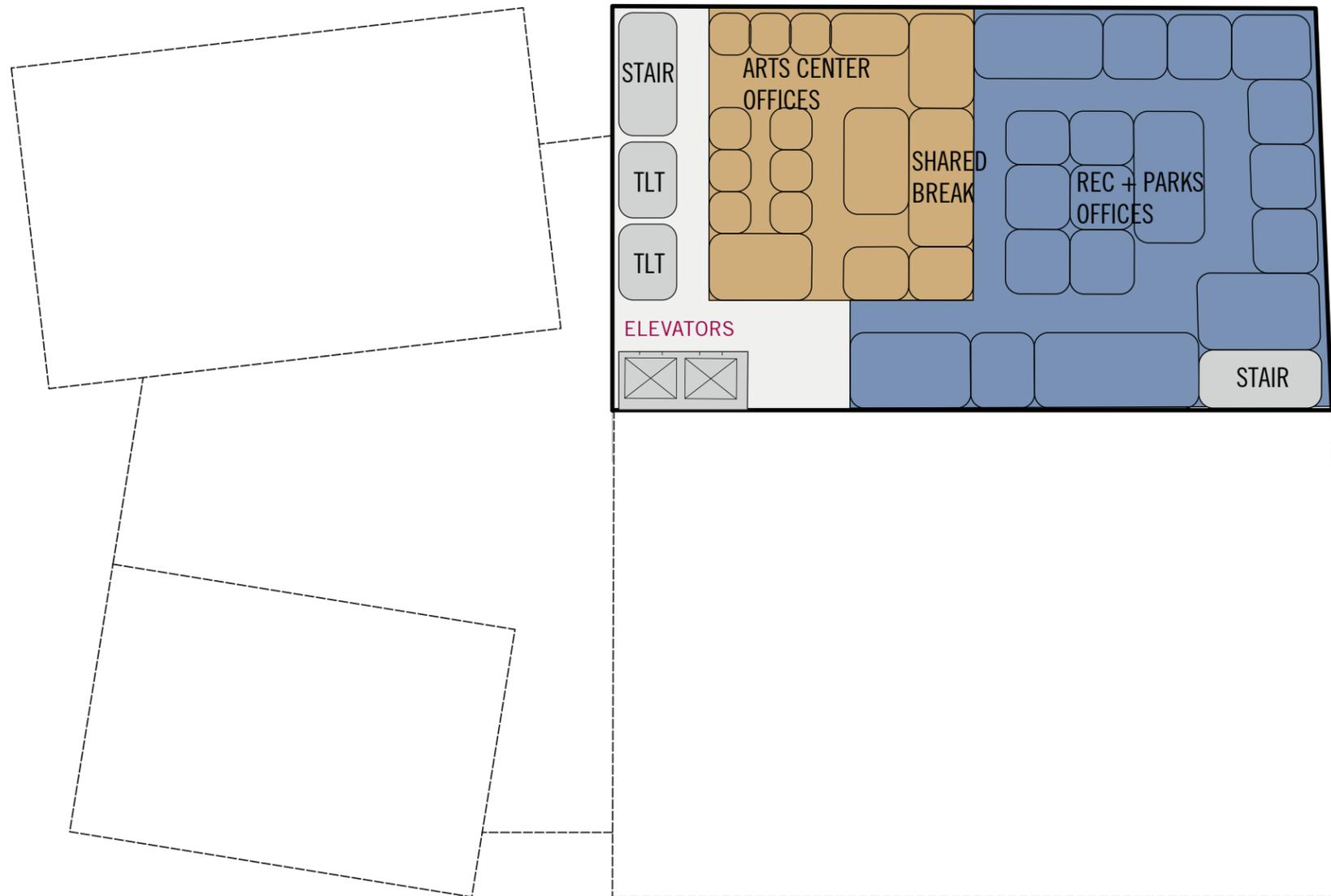
Ground Level Plan - 14,452 GSF



- GENERAL CIRCULATION
- SUPPORT SPACES
- LOBBY
- ARTS CENTER PROGRAM
- LIBRARY PROGRAM
- REC + PARKS PROGRAM

“Commons” Scheme

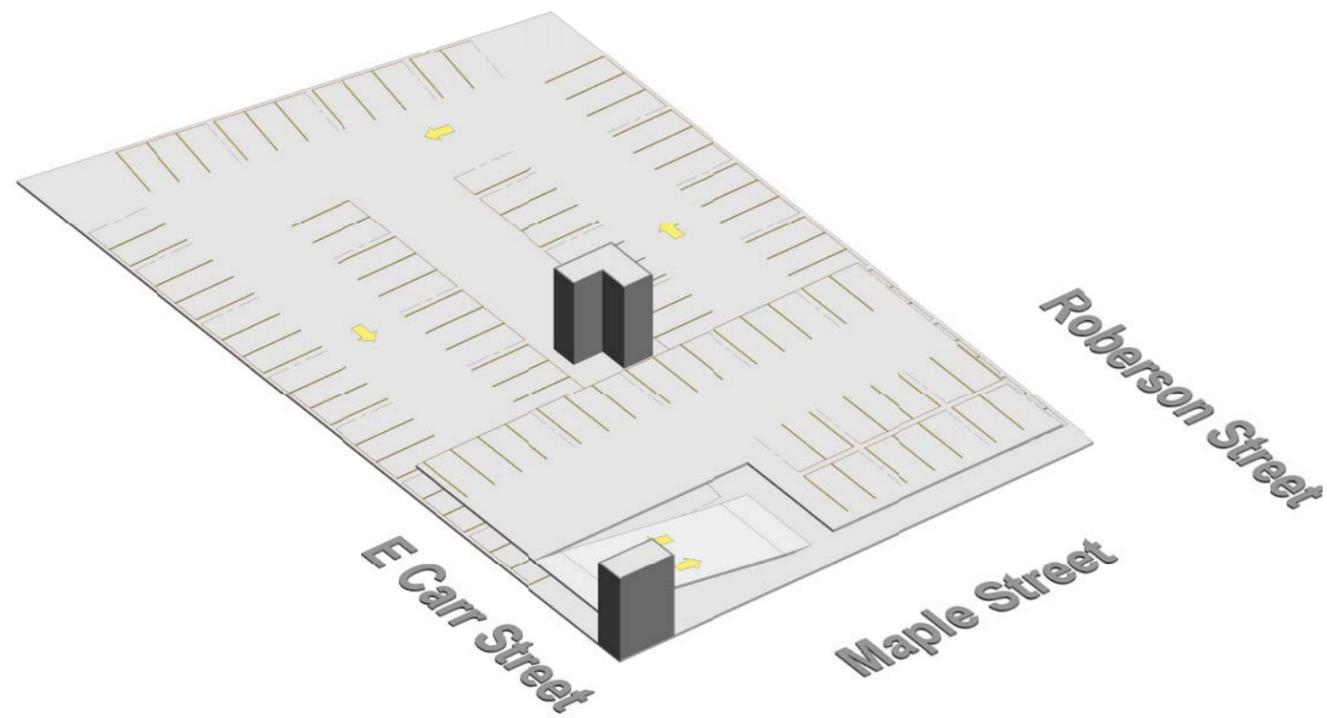
Second Level Plan - 21,000 GSF



- GENERAL CIRCULATION
- SUPPORT SPACES
- LOBBY
- ARTS CENTER PROGRAM
- LIBRARY PROGRAM
- REC + PARKS PROGRAM

“Commons” Scheme

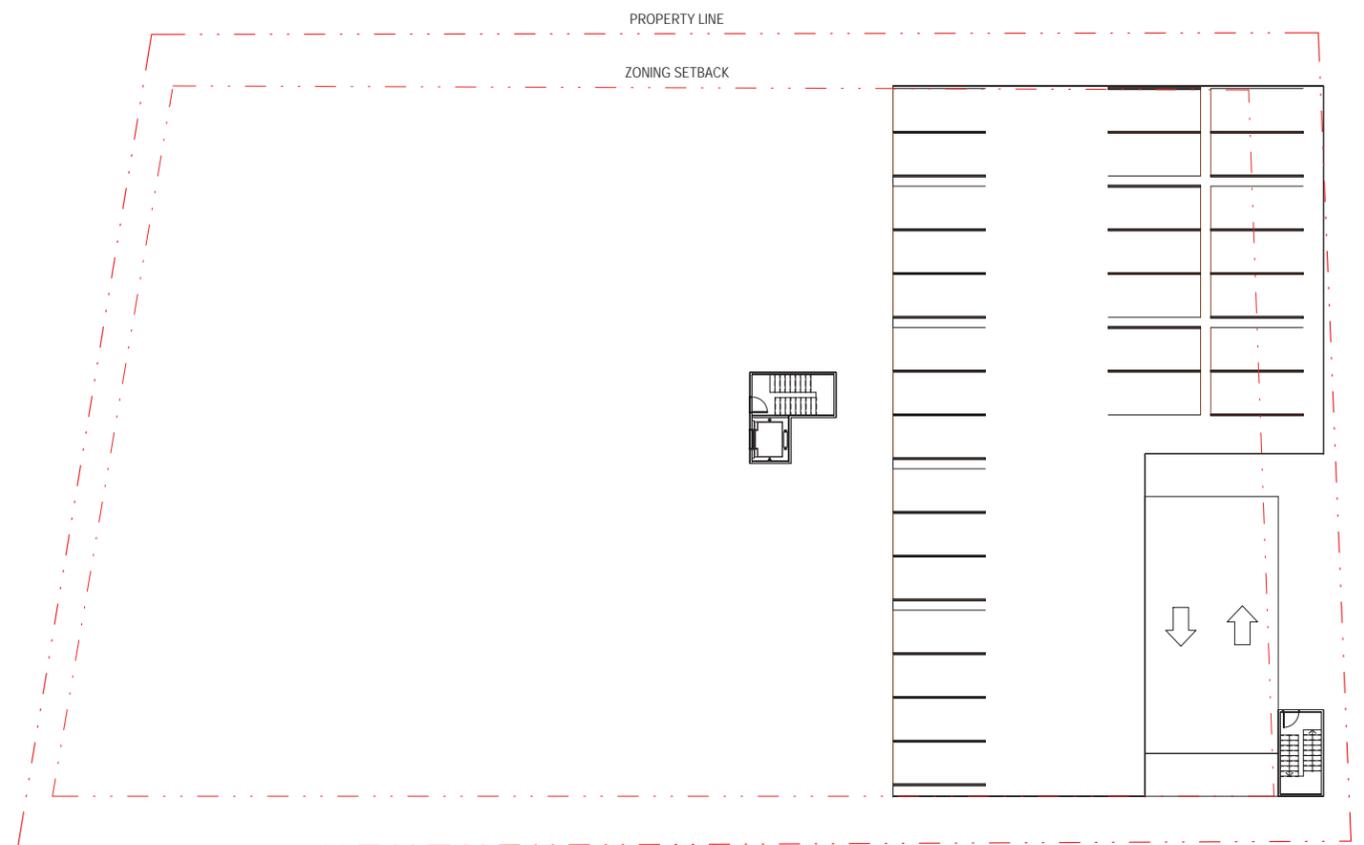
Third Level Plan - 6,900 GSF



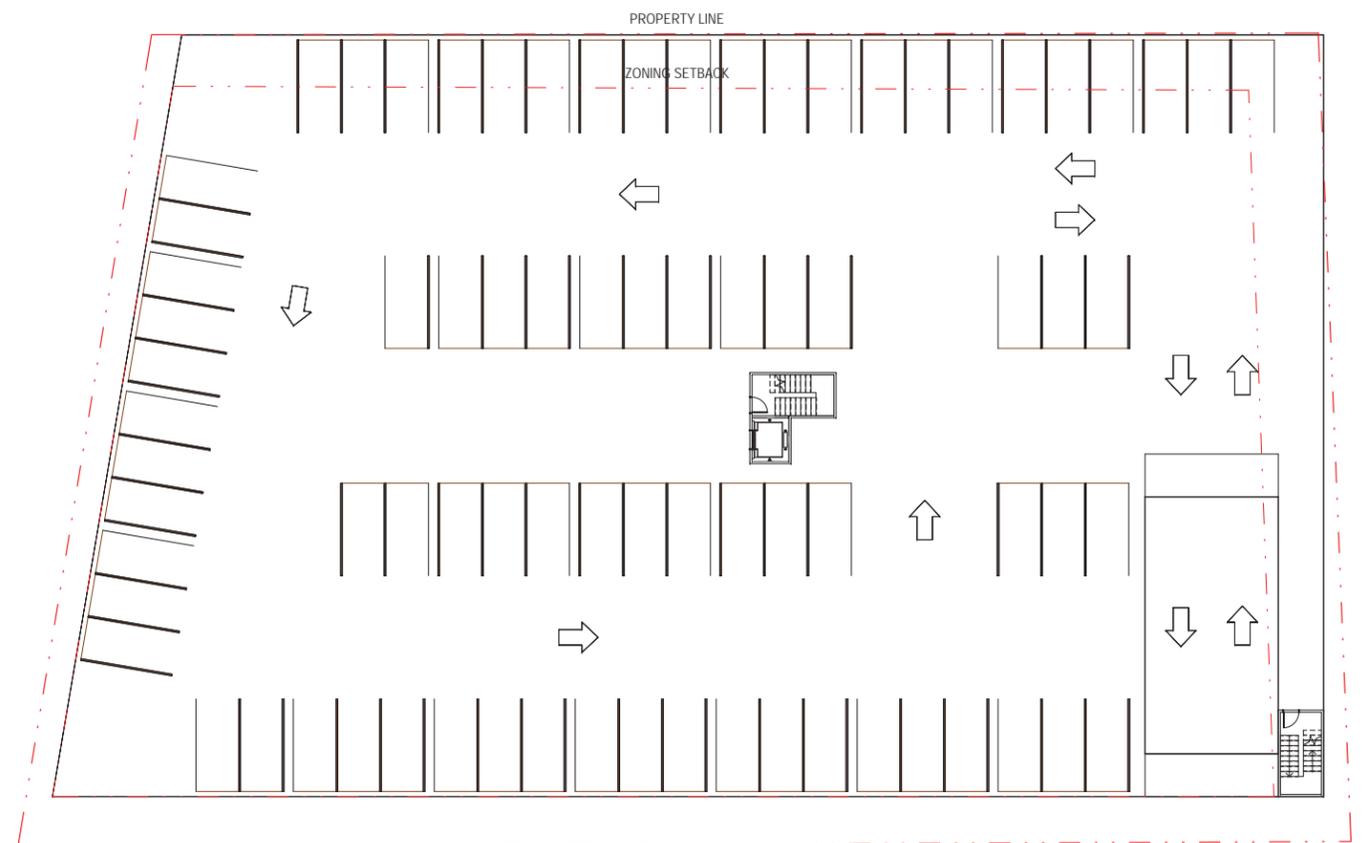
1 Level Underground Deck with Surface Parking Lot
Total Spaces - 108

“Commons” Scheme

Parking Strategy



Parking Levels 2-4 (Speed Ramp to 2)



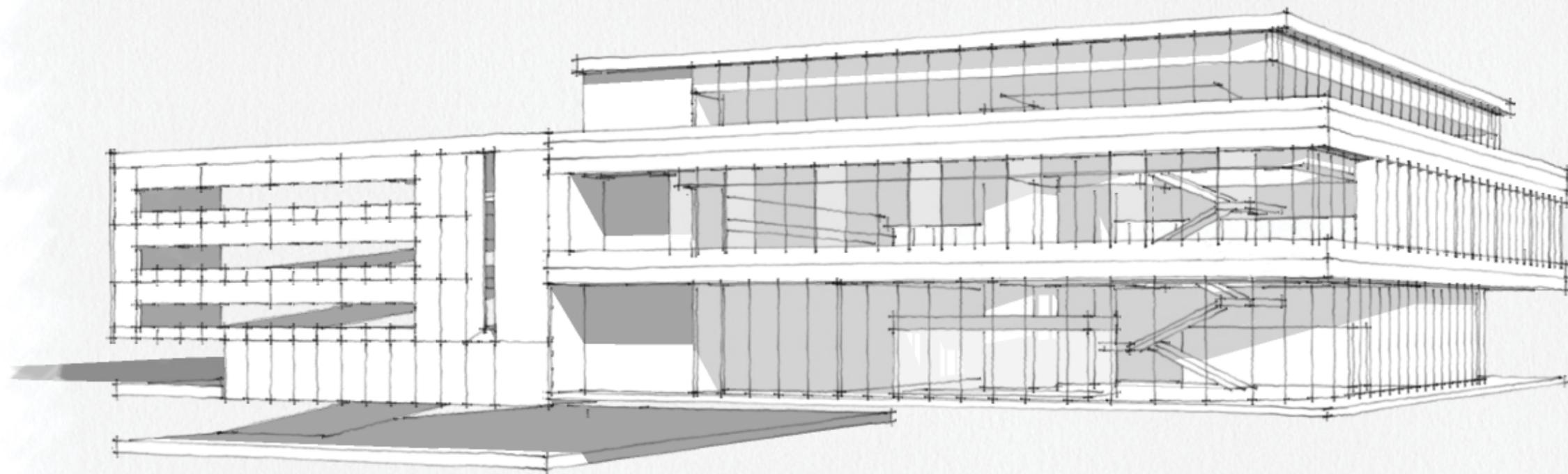
Underground Parking Level



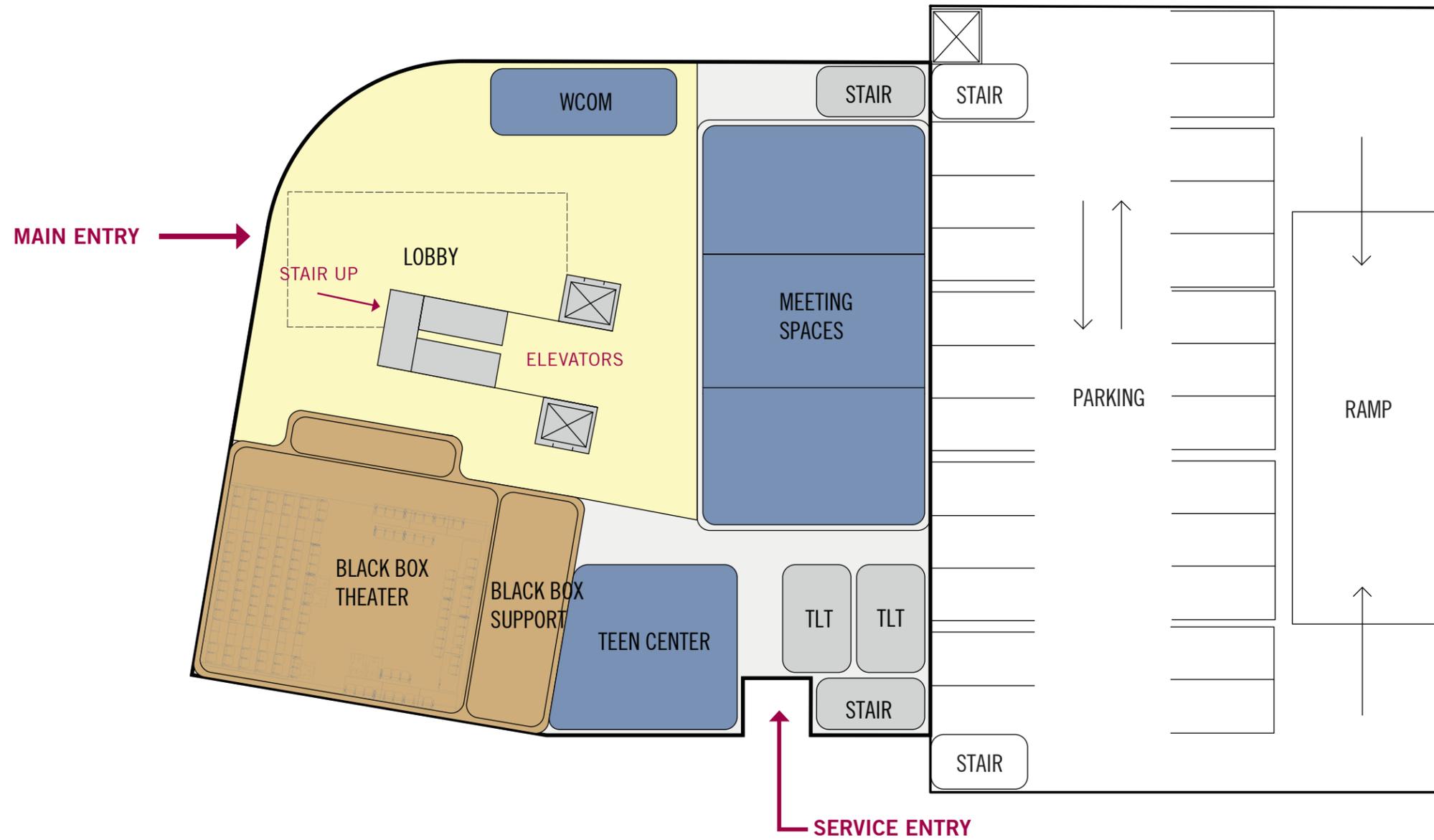
Aerial Looking South



Aerial Looking North

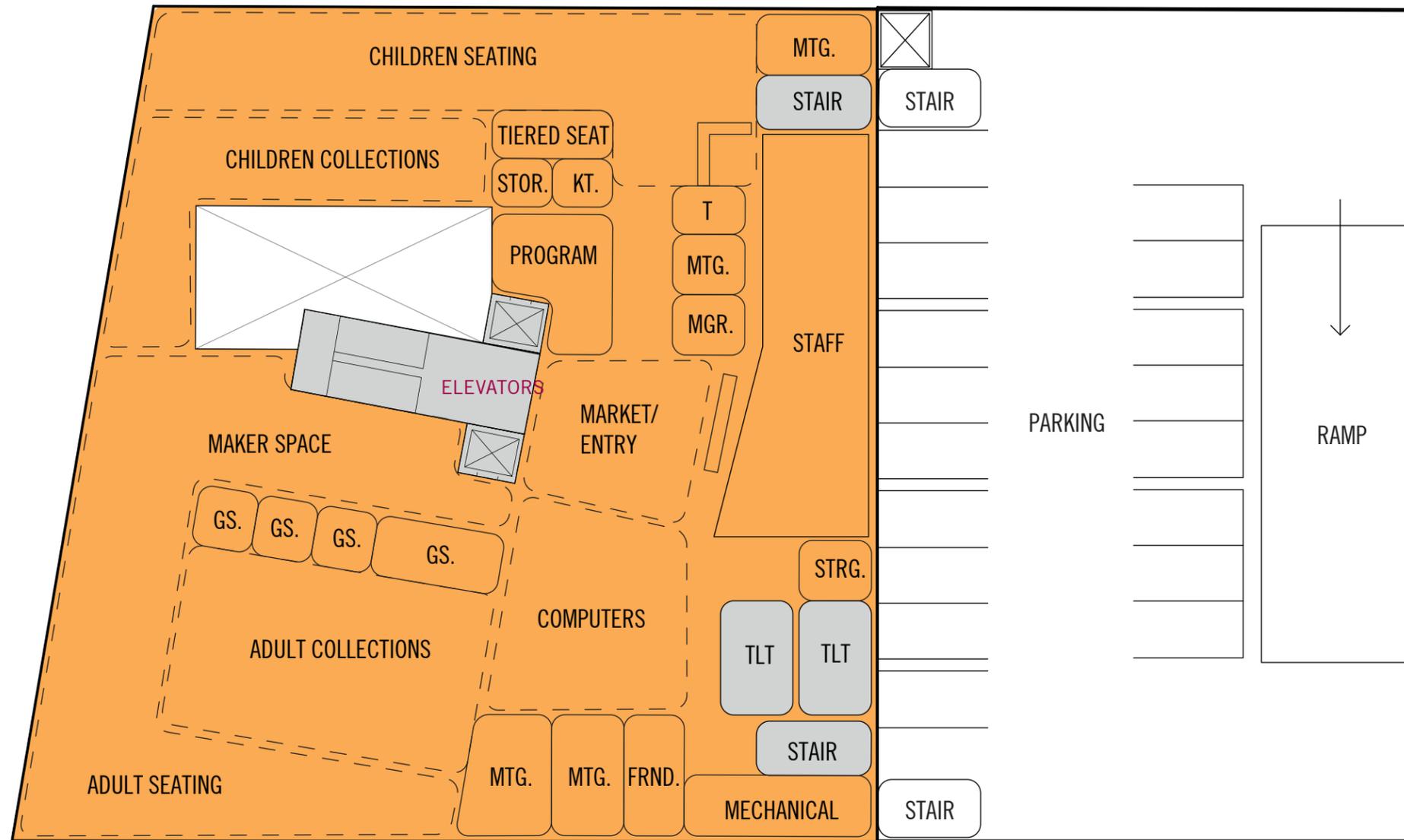


“Float” Scheme



“Float” Scheme

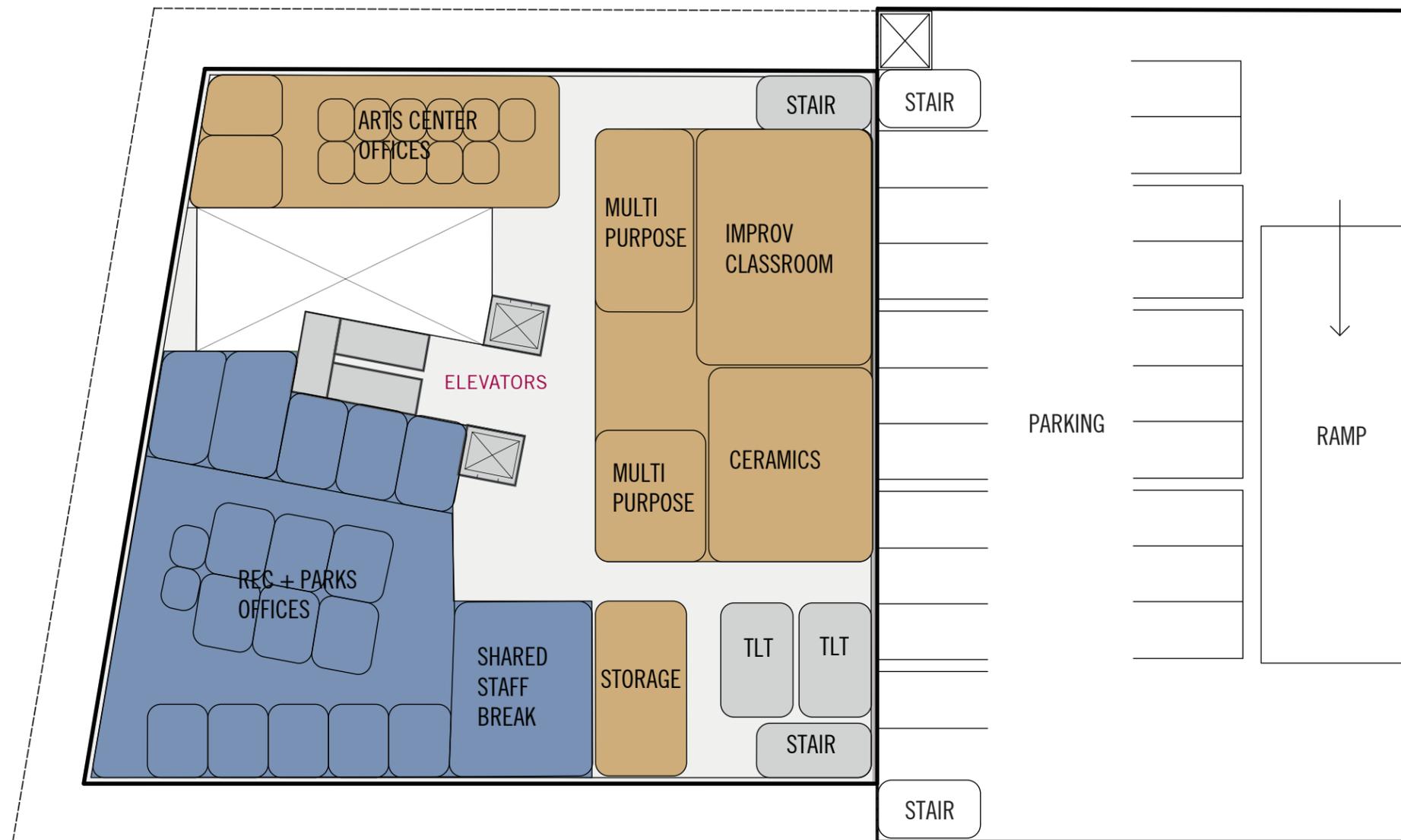
Ground Level Plan - 13,734 GSF



- GENERAL CIRCULATION
- SUPPORT SPACES
- LOBBY
- ARTS CENTER PROGRAM
- LIBRARY PROGRAM
- REC + PARKS PROGRAM

“Float” Scheme

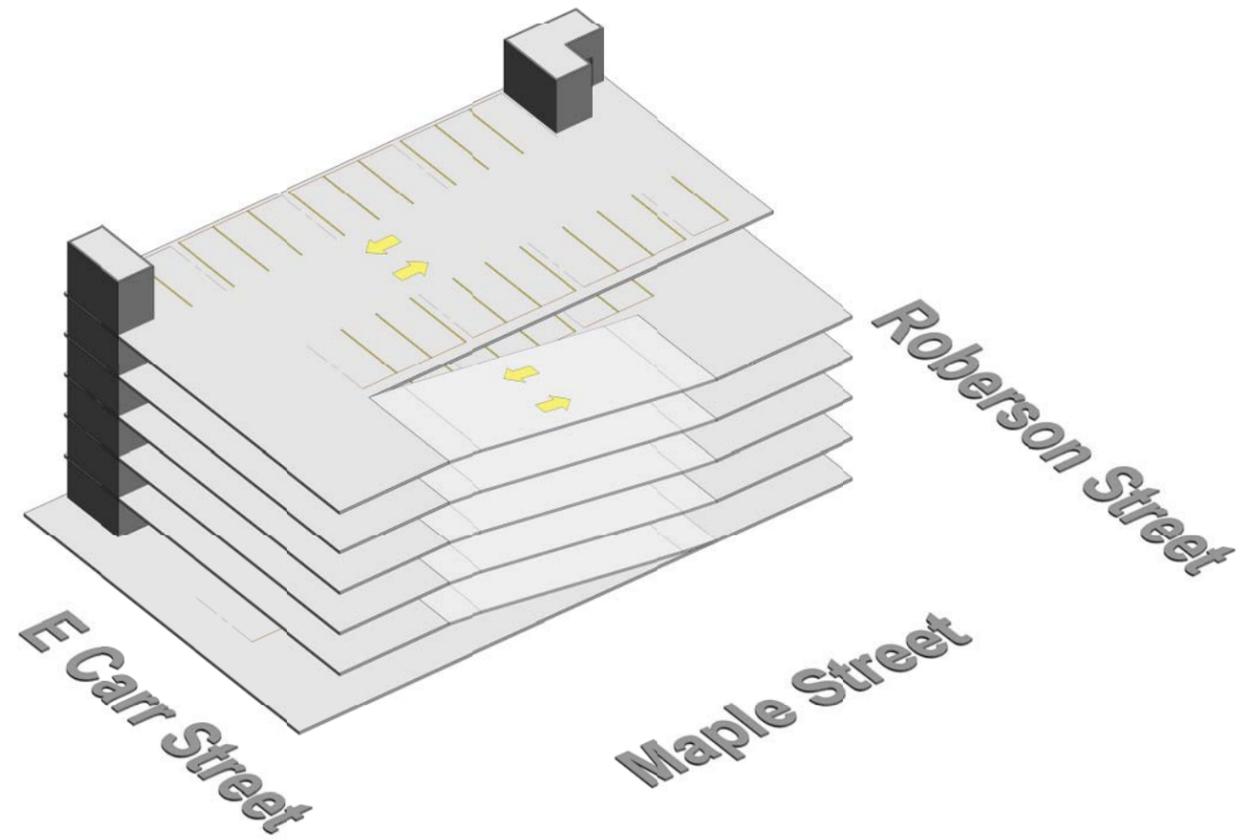
Second Level Plan - 15,700 GSF



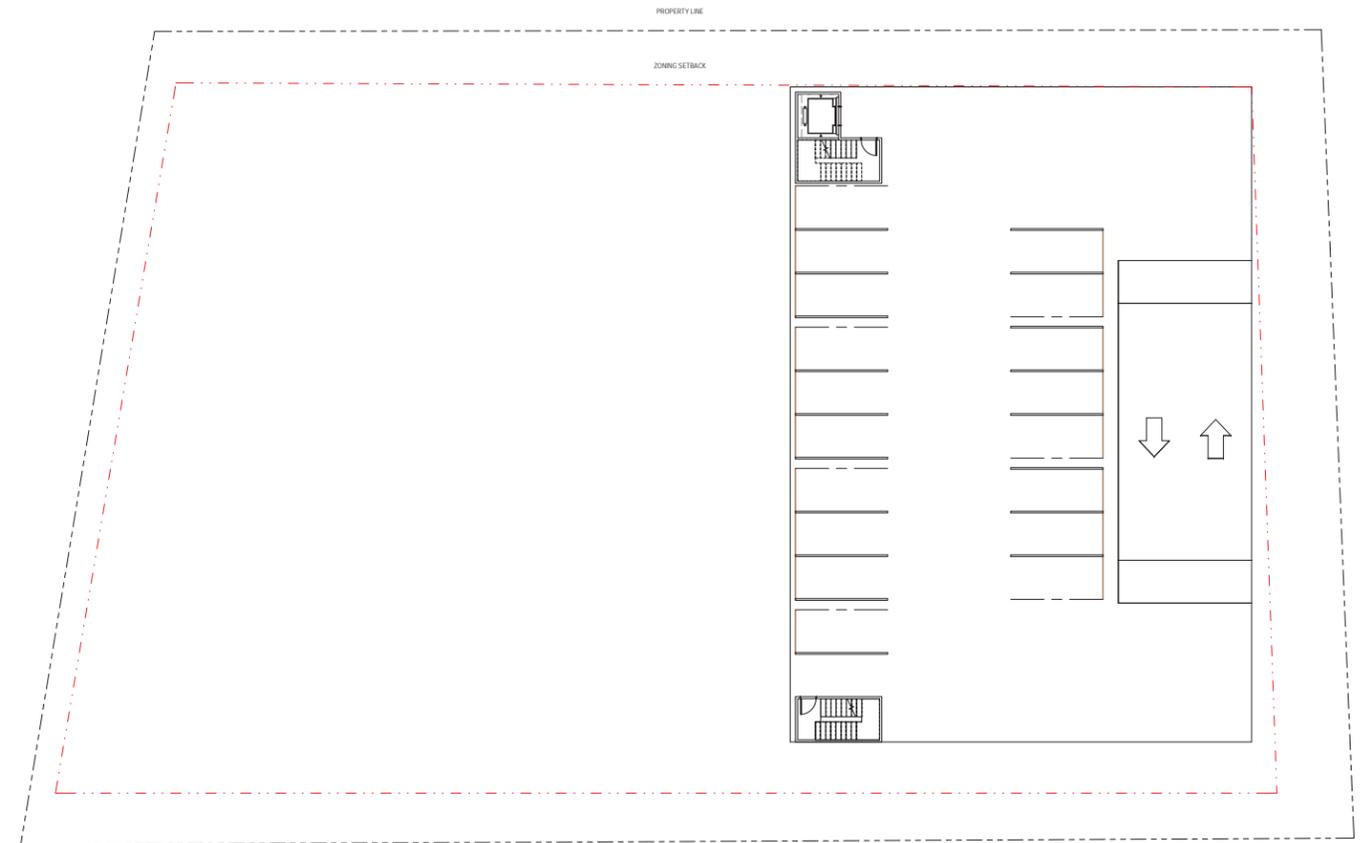
- GENERAL CIRCULATION
- SUPPORT SPACES
- LOBBY
- ARTS CENTER PROGRAM
- LIBRARY PROGRAM
- REC + PARKS PROGRAM

“Float” Scheme

Third Level Plan - 11,866 GSF



6 Level Deck with 1 Level Underground
Total Spaces - 119



Parking Levels 1-6

“Float” Scheme

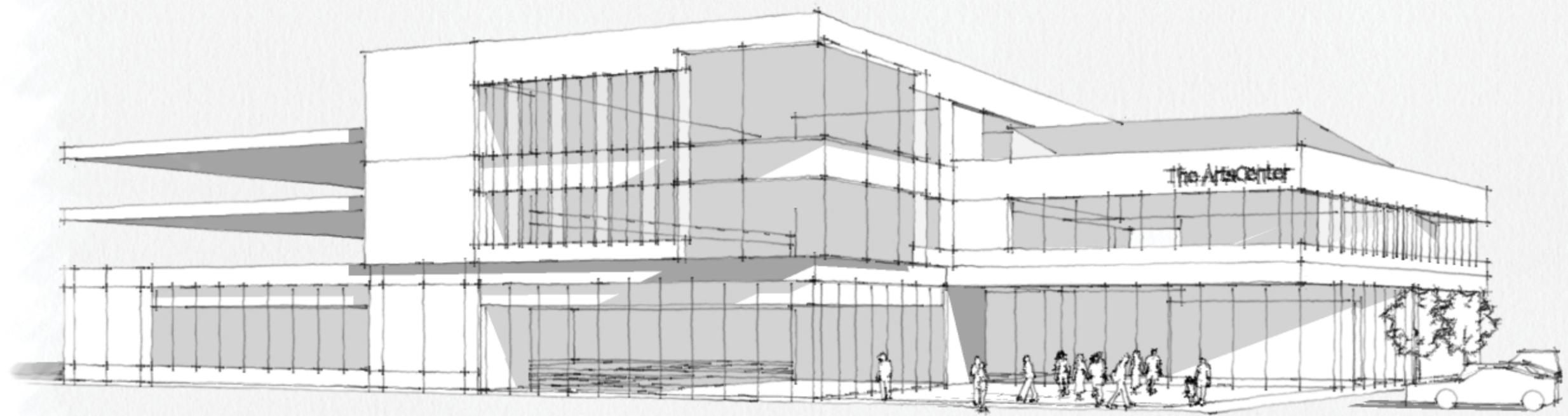
Parking Strategy



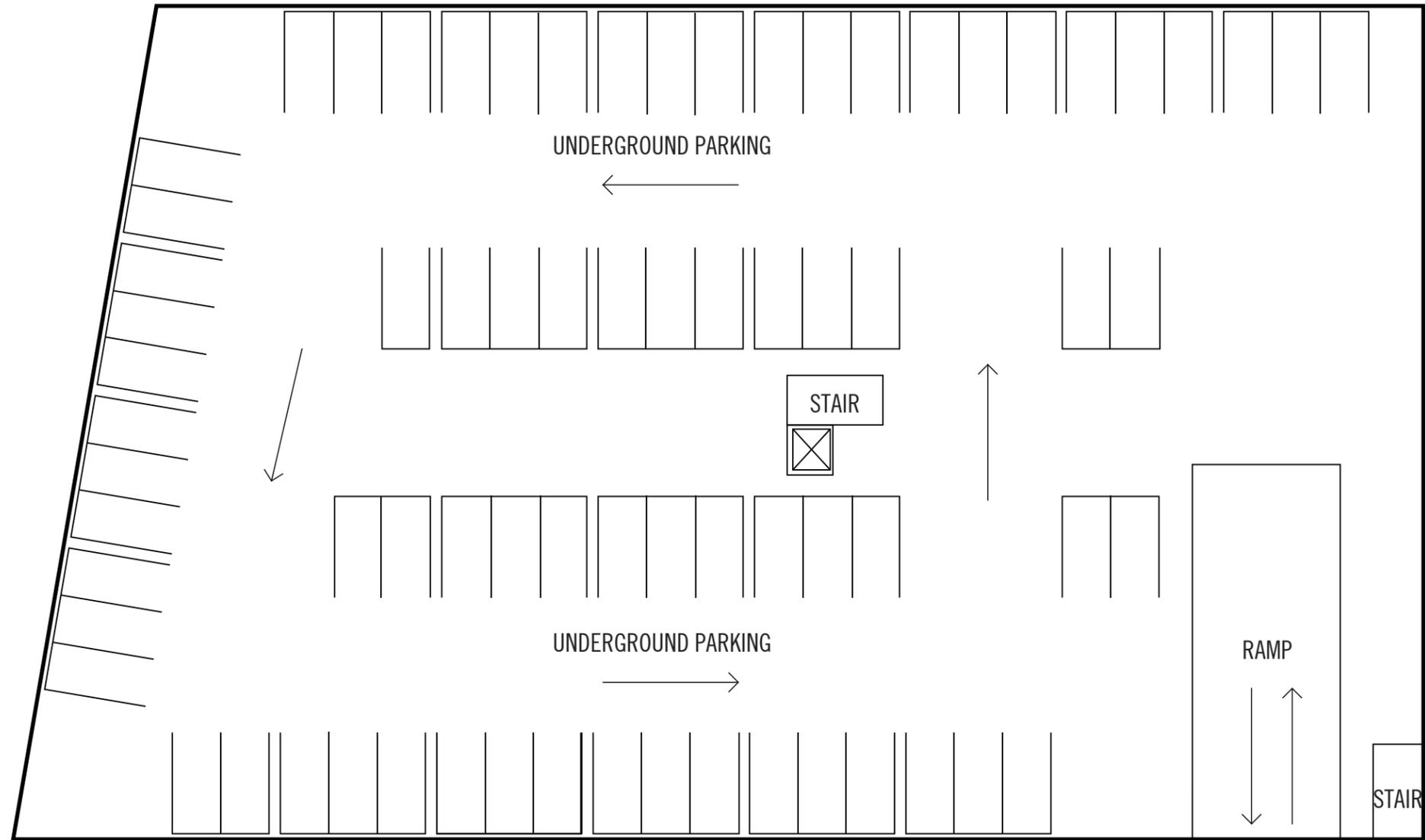
Aerial Looking South



Aerial Looking North



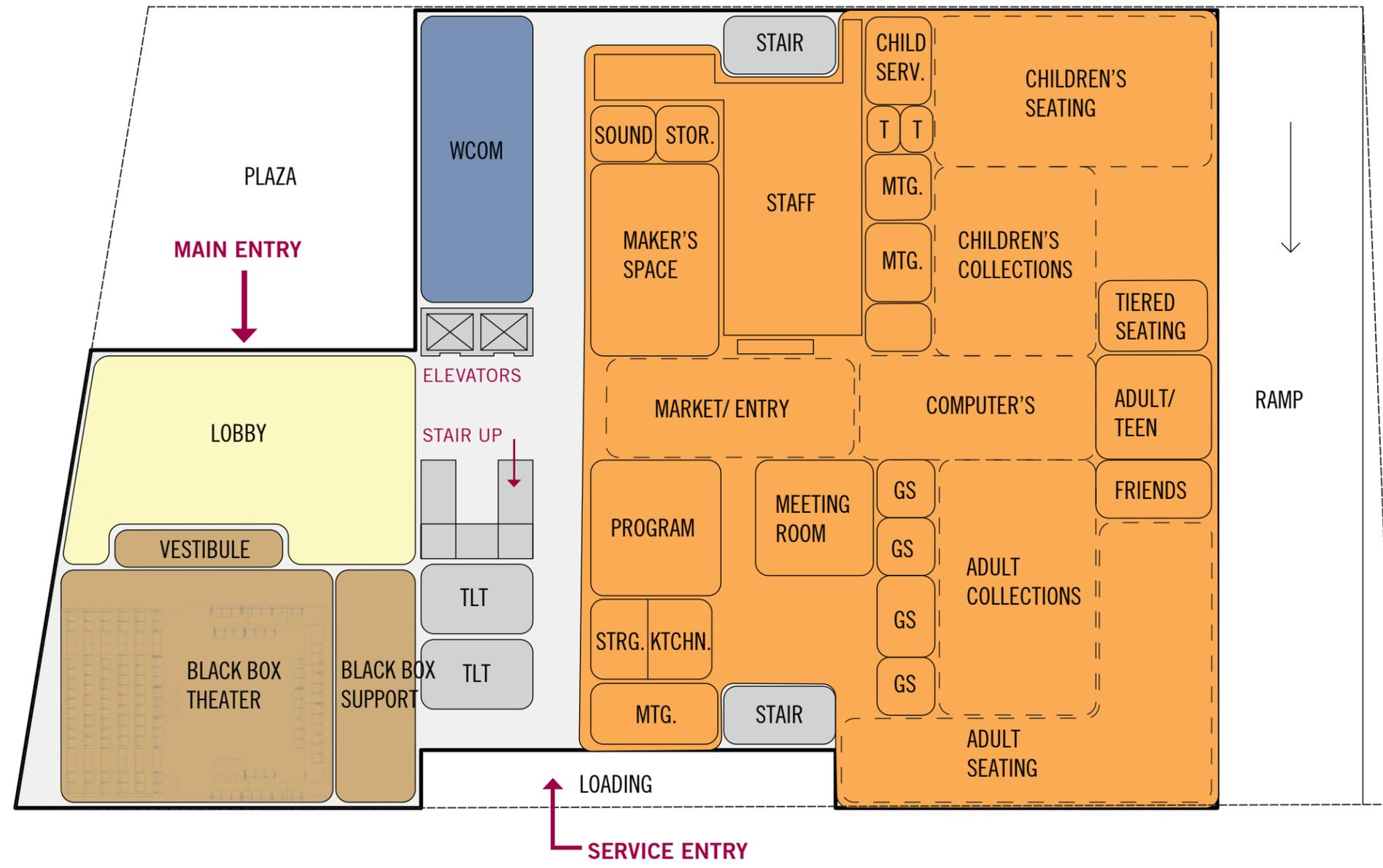
“Plaza” Scheme



- GENERAL CIRCULATION
- SUPPORT SPACES
- LOBBY
- ARTS CENTER PROGRAM
- LIBRARY PROGRAM
- REC + PARKS PROGRAM

“Plaza” Scheme

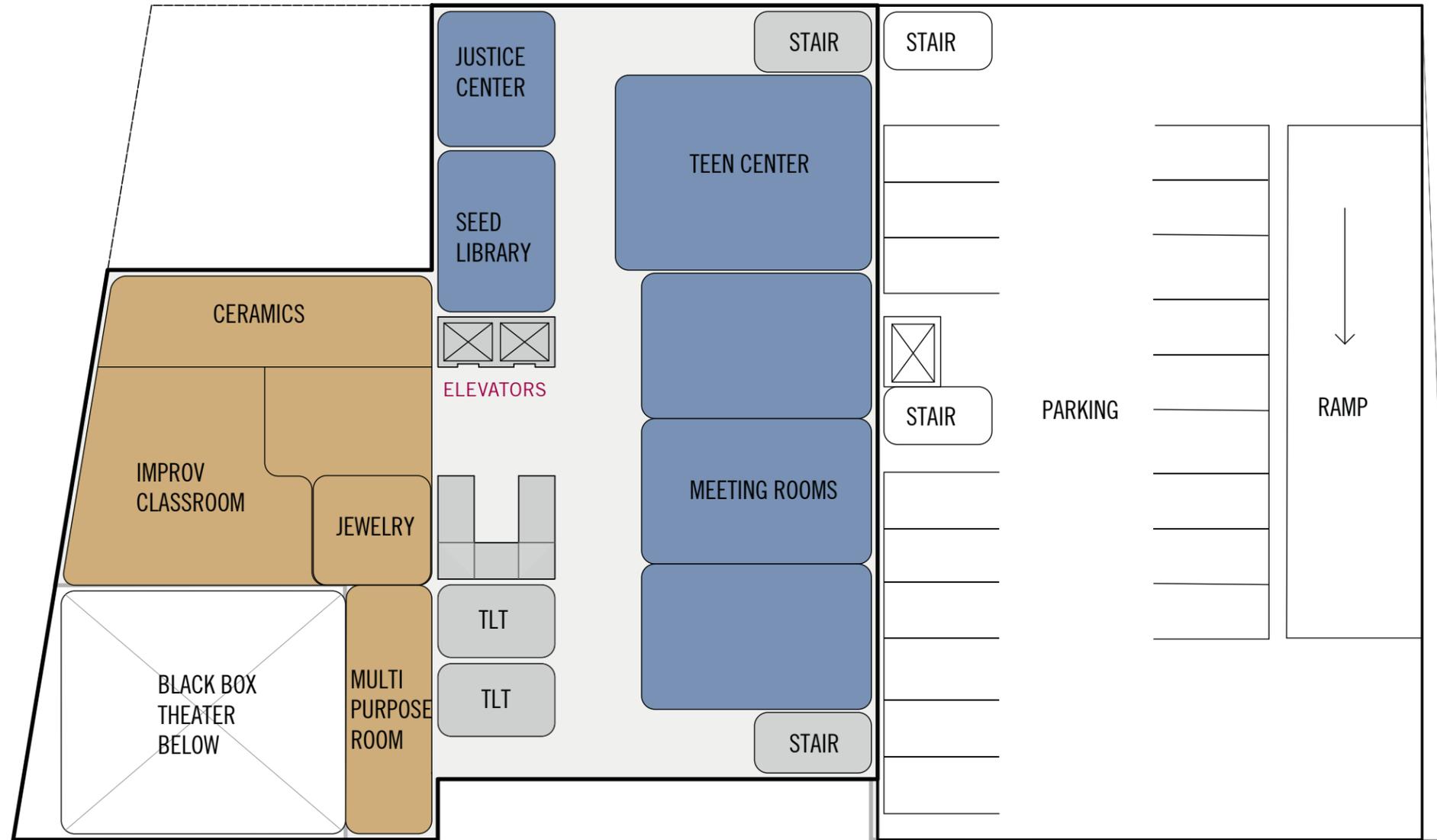
Lower Level Plan



- GENERAL CIRCULATION
- SUPPORT SPACES
- LOBBY
- ARTS CENTER PROGRAM
- LIBRARY PROGRAM
- REC + PARKS PROGRAM

“Plaza” Scheme

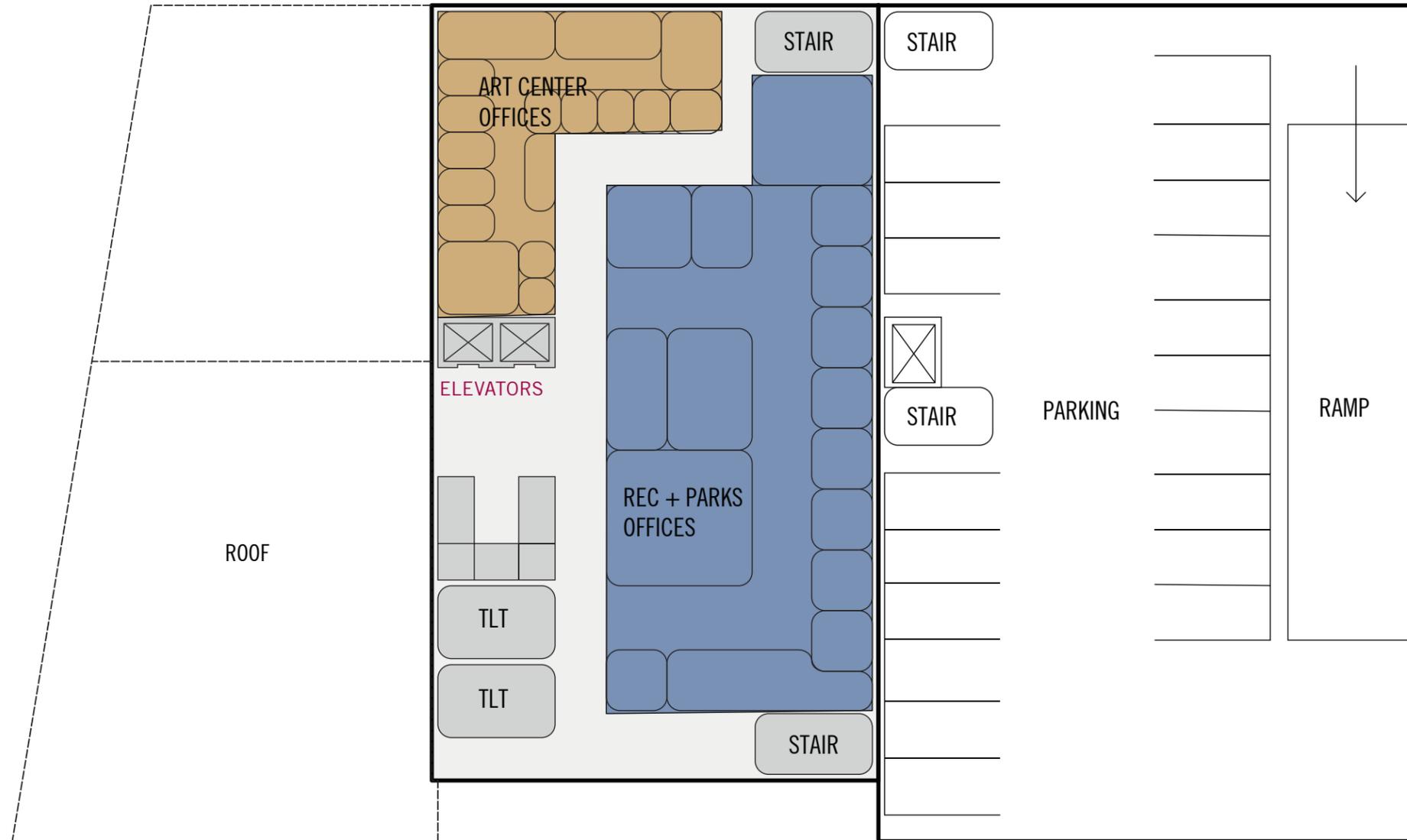
Ground Level Plan - 23,309 GSF



- GENERAL CIRCULATION
- SUPPORT SPACES
- LOBBY
- ARTS CENTER PROGRAM
- LIBRARY PROGRAM
- REC + PARKS PROGRAM

“Plaza” Scheme

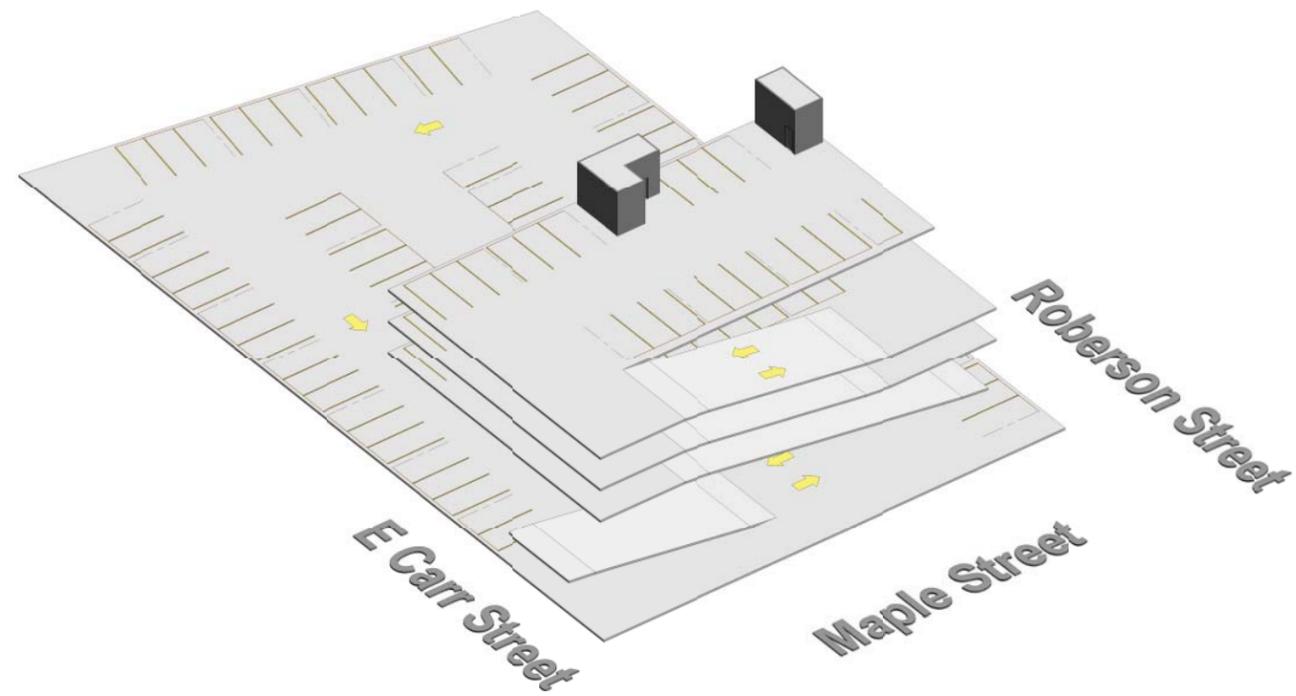
Second Level Plan - 13,079 GSF



- GENERAL CIRCULATION
- SUPPORT SPACES
- LOBBY
- ARTS CENTER PROGRAM
- LIBRARY PROGRAM
- REC + PARKS PROGRAM

“Plaza” Scheme

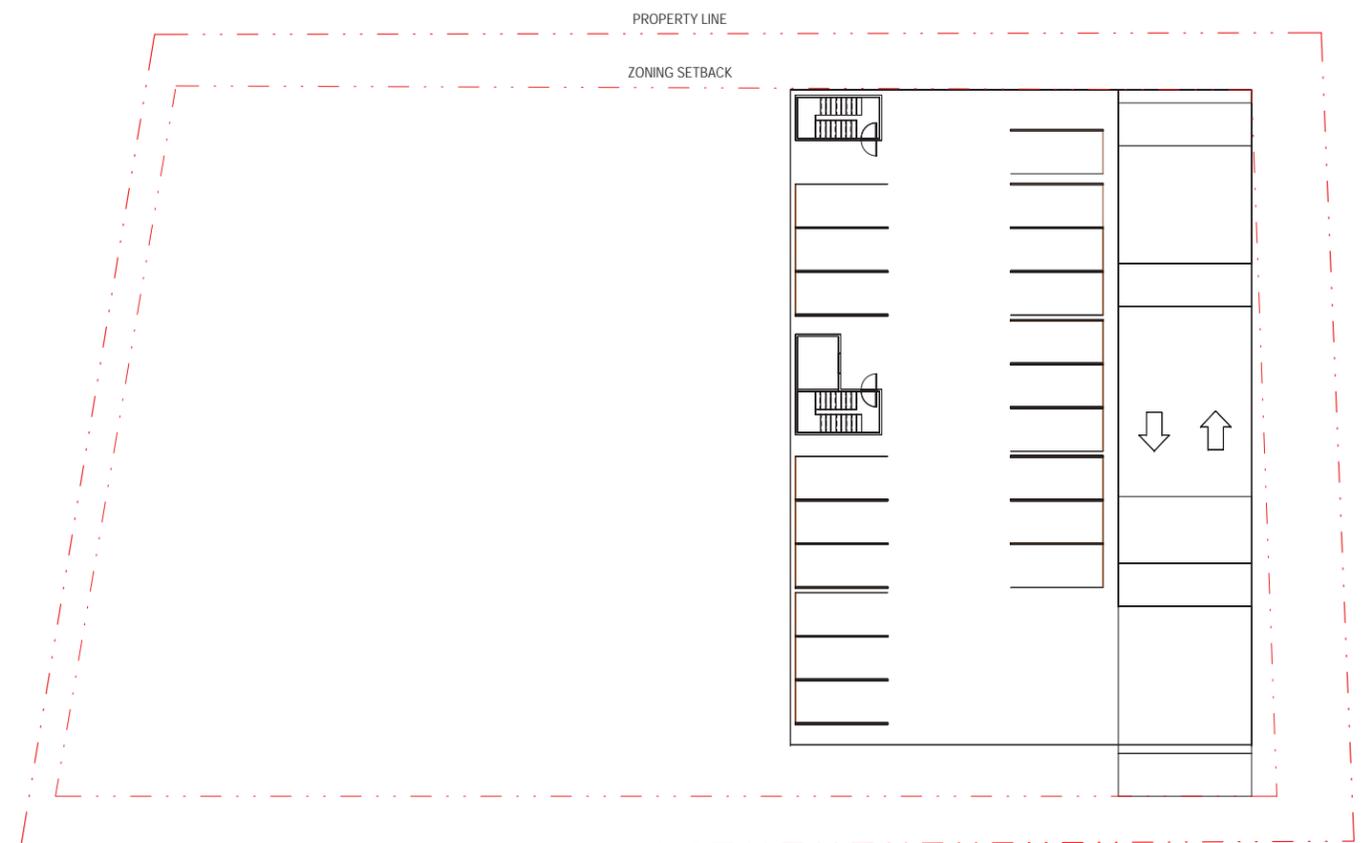
Third Level Plan - 9,400 GSF



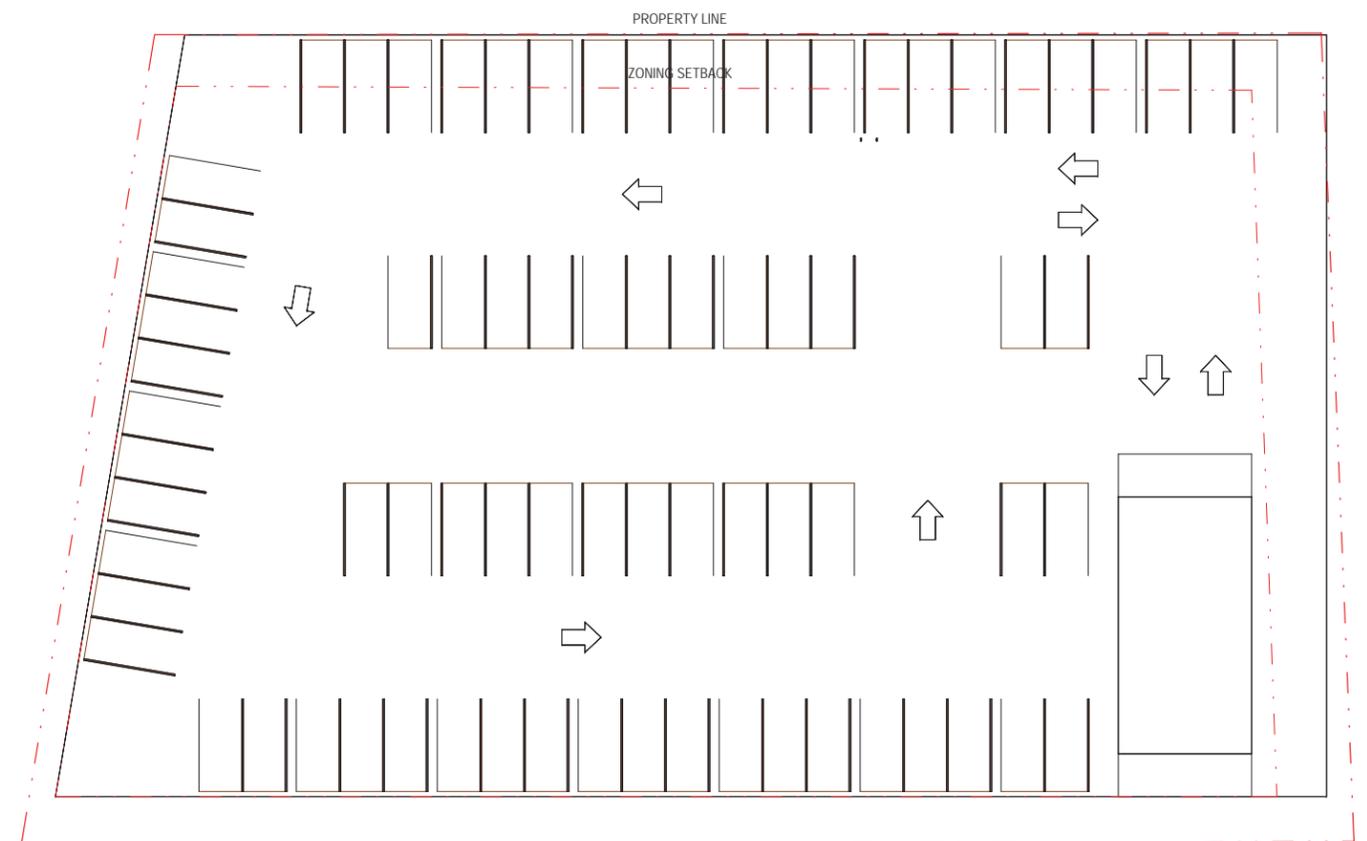
4 Level Deck (1) Level Underground with Speed Ramp to 3 Levels above Level 1
Total Spaces - 129

“Plaza” Scheme

Parking Strategy



Parking Levels 2-4 (Speed Ramp to 2)



Underground Parking Level



Aerial Looking South



Aerial Looking North

MASSING COMPARISON

COMMONS

VIEW SOUTH ON S. GREENSBORO



VIEW NORTH ON S. GREENSBORO



FLOAT



PLAZA



ROUGH ORDER OF MAGNITUDE COST COMPARISON

	RATE	TOTAL	RATE	TOTAL	RATE	TOTAL
COMMONS	\$300	\$20,361,400	\$350	\$23,101,300	\$400	\$25,841,200
Balance of Parking		\$2,680,000		\$2,680,000		\$2,680,000
FLOAT	\$300	\$19,293,000	\$350	\$21,934,000	\$400	\$24,575,000
Balance of Parking		\$2,460,000		\$2,460,000		\$2,460,000
PLAZA	\$300	\$21,609,700	\$350	\$24,475,150	\$400	\$27,340,600
Balance of Parking		\$2,260,000		\$2,260,000		\$2,260,000

* Parking demand/need analysis to accommodate projected new and existing utilization is underway. Reports on parking strategies for the short term (i.e. during construction) will be presented to the Board of Aldermen on September 17th. Strategies for the project during occupancy will be presented at a meeting in October (date TBD).

EVALUATION MATRIX

	PUBLIC PRIORITIES											ADD'L OWNER PRIORITIES							COST	
	Active Gathering Space	Quiet Reflective Space	Outdoor Programming Space	Accessible Roof Terrace	Bicycle Parking	Covered Bicycle Parking	Promotes Synergy Between Programs	Massing Scaled To Context	Minimize Visual Impact of Parking	Connectivity To Context	Sustainable Building Orientation	Active / Dynamic Central Core	Library On A Single Floor	Visibility of Programs	Supports Collaborative Programming	Supports Flexibility of Use	Maximizes Vehicle Parking	On-Site Rec+Parks Storage	General Building Efficiency	Anticipated Construction Cost
"COMMONS" SCHEME	++	+	+	++	++	++	++	++	++	++	++	++	+	++	++	++	+	++	+	\$\$
"FLOAT" SCHEME	+	+	-	-	+	+	+	-	-	+	-	+	+	+	+	-	+	-	++	\$
"PLAZA" SCHEME	+	+	++	-	+	+	-	+	+	+	+	+	++	-	-	+	++	-	-	\$\$\$

KEY

- + MEETS PRIORITY
- DOES NOT MEET PRIORITY
- ++ MEETS PRIORITY BEST

“Commons” Scheme



“Float” Scheme



“Plaza” Scheme



PARKING PROGRAM DEVELOPMENT

PARKING ANALYSIS TO DATE:

- **Review of previous town-wide parking study**
- **Discussions with The 203 Project user groups**
- **Public discussions at four (4) public workshops – parking demand and transportation amenities**
- **Additional parking surveys of 203 S. Greensboro surface lot**
- **Initial parking demand analysis**

PARKING NEXT STEPS:

- **Review with user groups – parking demand and transportation amenities**
- **Final parking demand analysis**
- **Site planning: parking design**
- **Alternative parking planning/management – park and ride, shared parking, additional capacity**
- **Transportation amenity design:**
 - **On-site bicycle parking facilities, TNC (Uber/Lyft) drop-off/pick-up, bus amenities**
- **Consultation with Town of Carrboro on off-site parking opportunities**

SITE PLAN

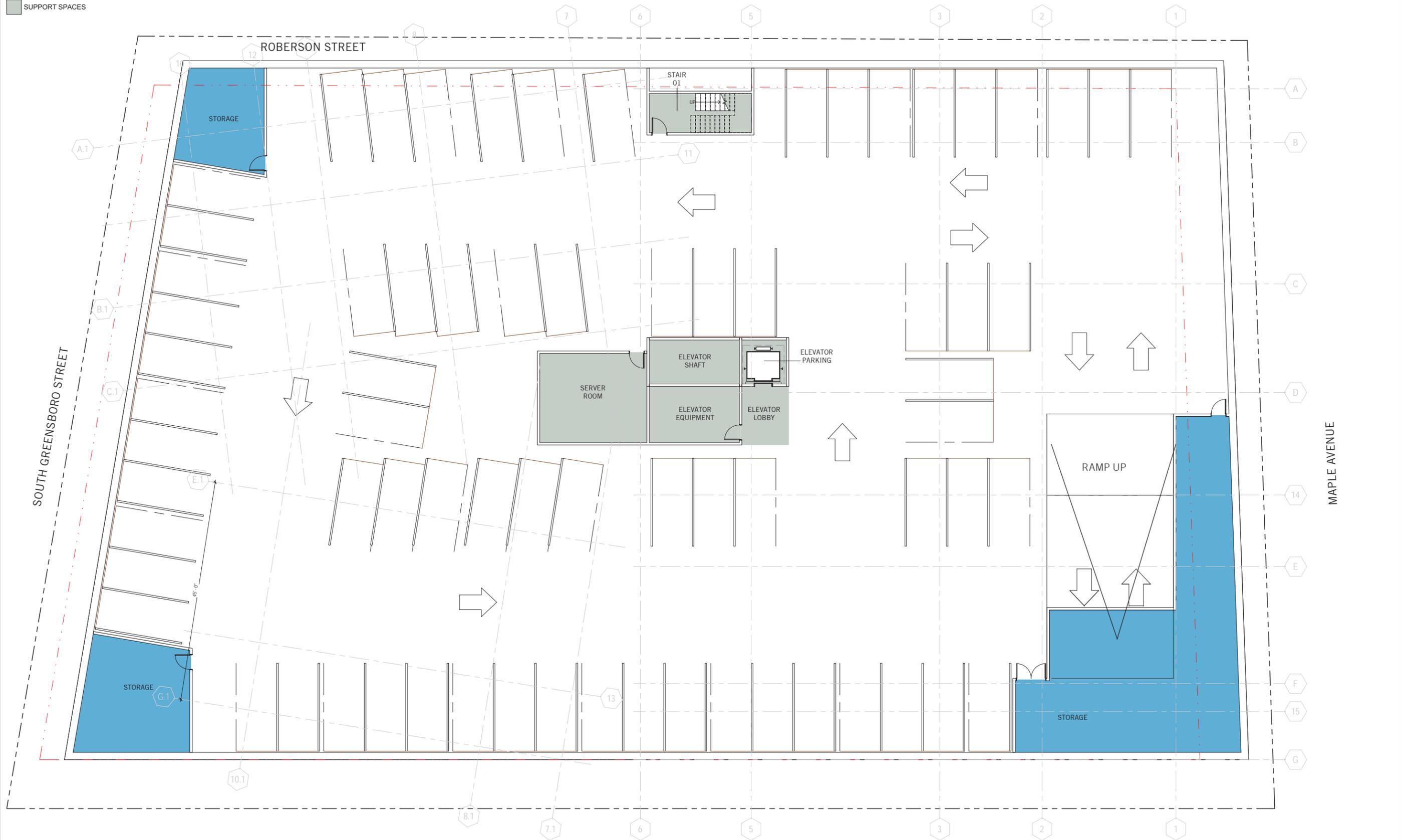


SITE PLAN



REC + PARKS PROGRAM

SUPPORT SPACES

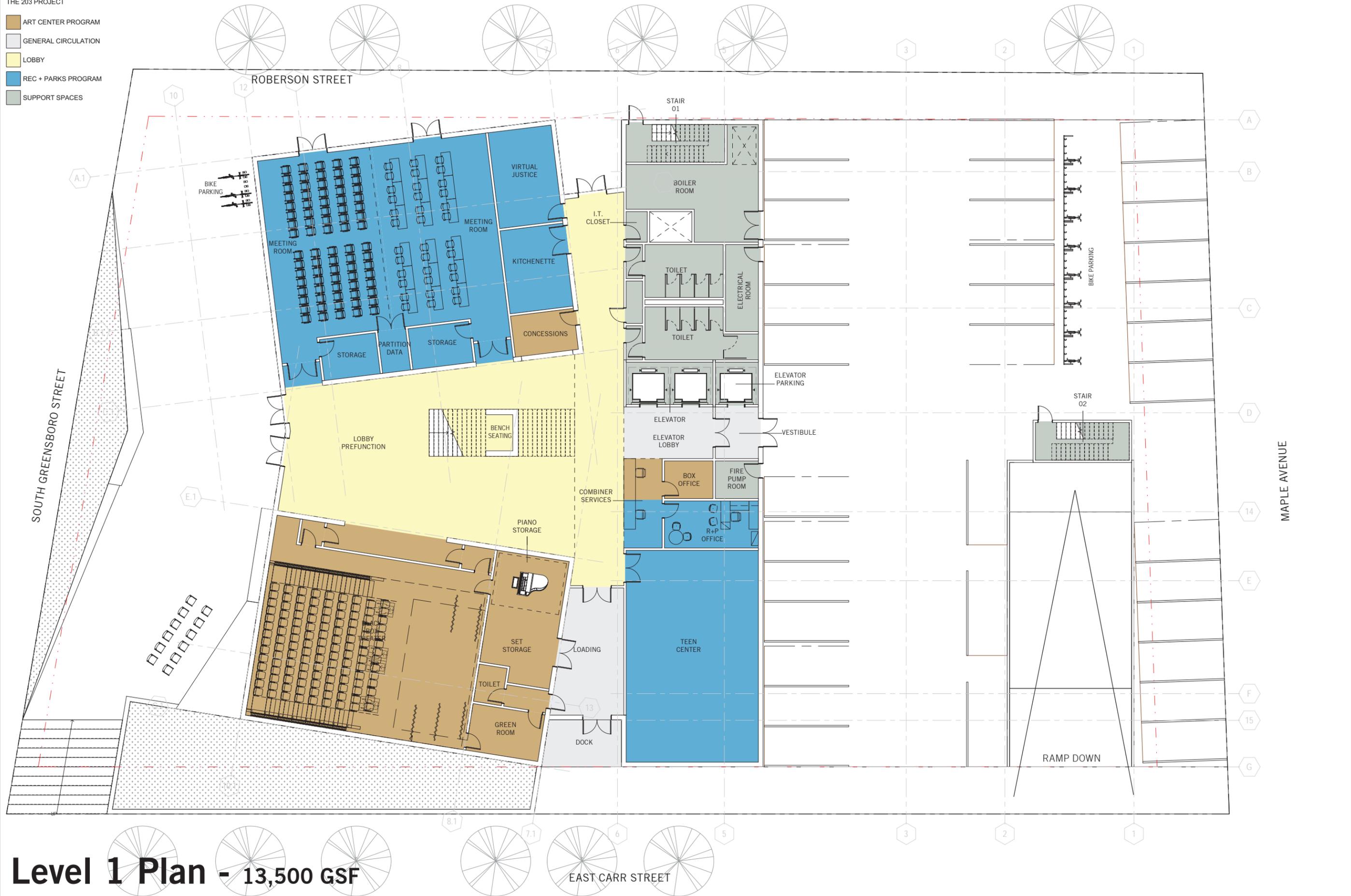


Level 0 Plan - 4,000 GSF

EAST CARR STREET

THE 203 PROJECT

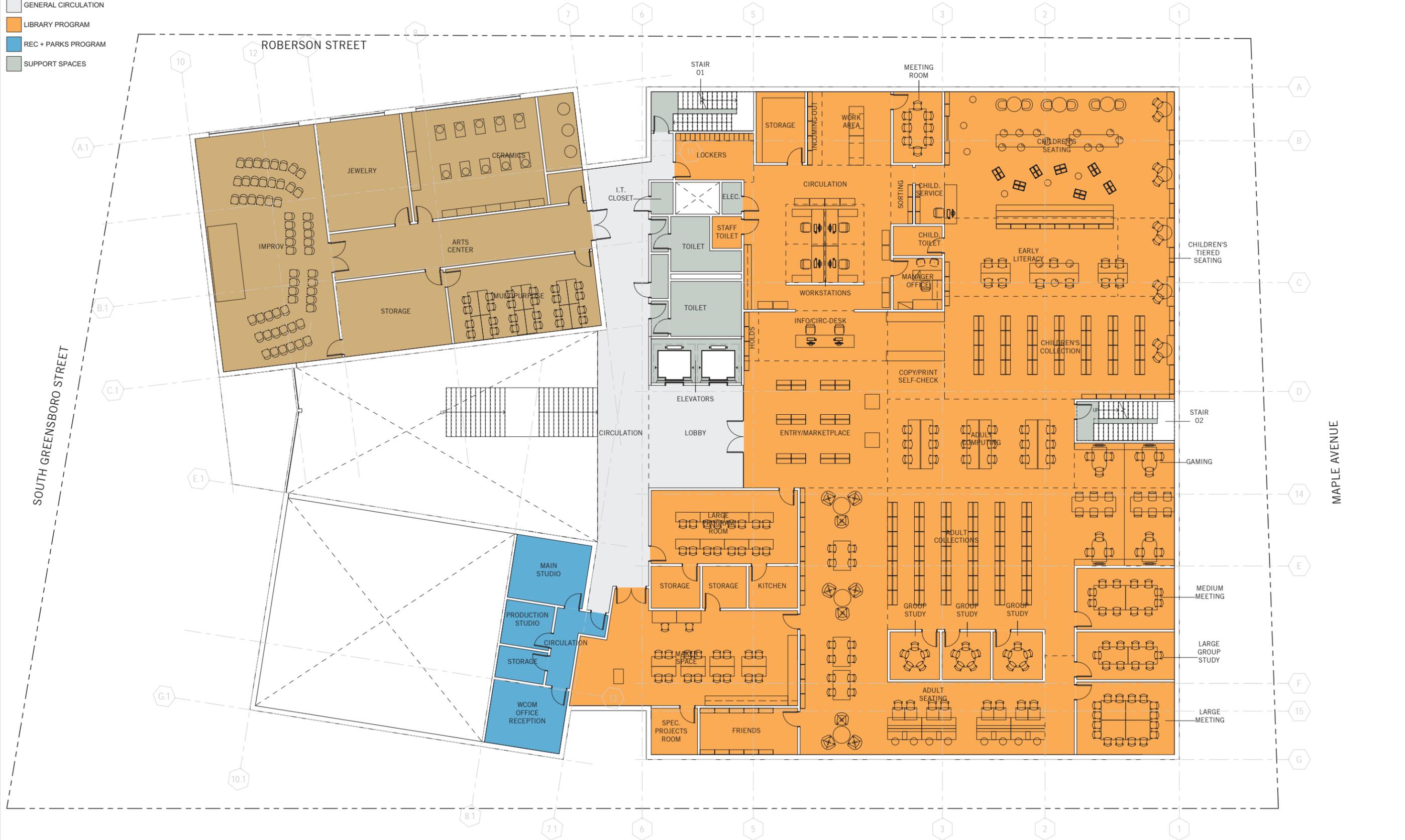
- ART CENTER PROGRAM
- GENERAL CIRCULATION
- LOBBY
- REC + PARKS PROGRAM
- SUPPORT SPACES



Level 1 Plan - 13,500 GSF

THE 203 PROJECT

- ART CENTER PROGRAM
- GENERAL CIRCULATION
- LIBRARY PROGRAM
- REC + PARKS PROGRAM
- SUPPORT SPACES

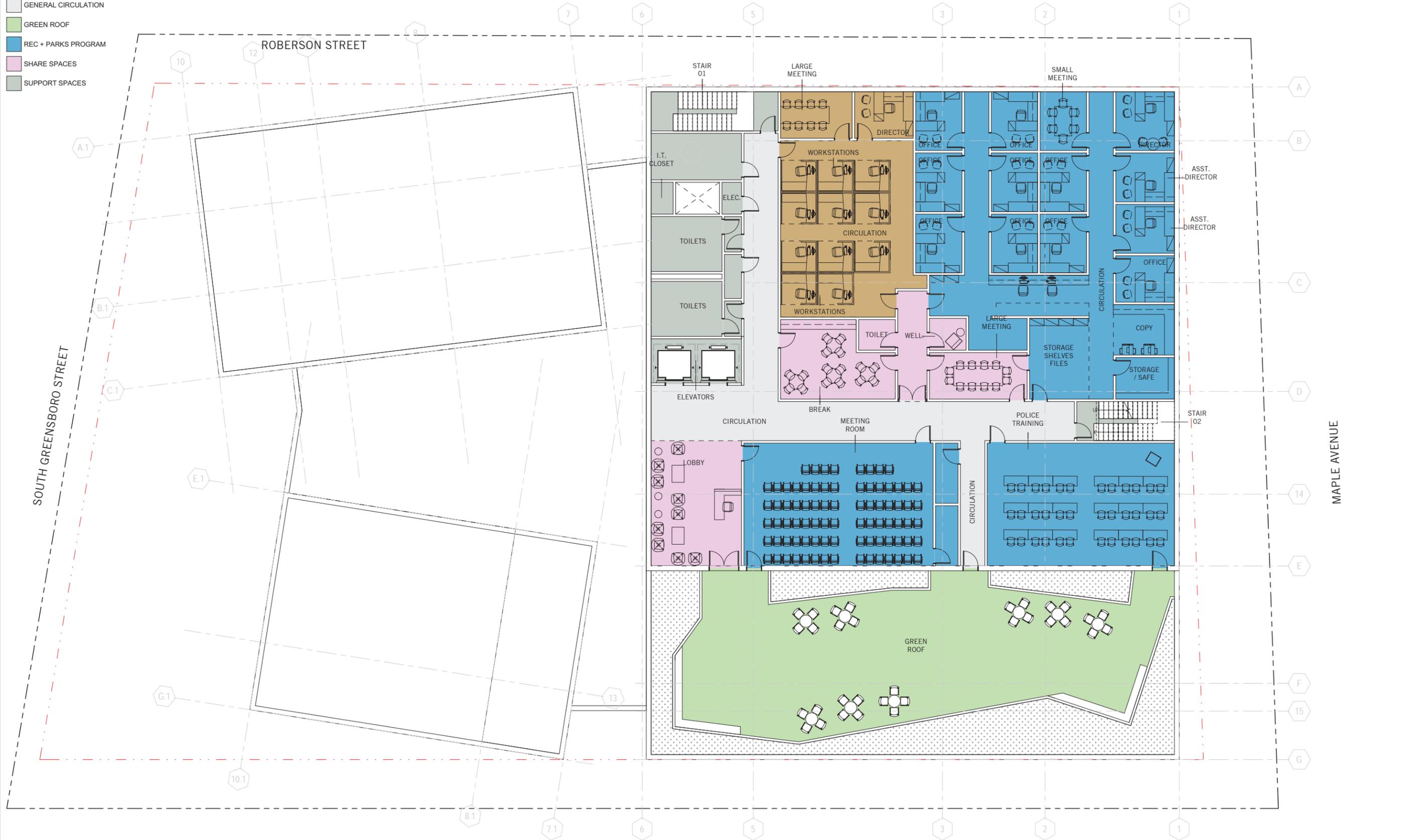


Level 2 Plan - 19,700 GSF

EAST CARR STREET

THE 203 PROJECT

- ART CENTER PROGRAM
- GENERAL CIRCULATION
- GREEN ROOF
- REC + PARKS PROGRAM
- SHARE SPACES
- SUPPORT SPACES



Level 3 Plan - 13,900 GSF

EAST CARR STREET

MASSING STRATEGY



Aerial View looking Southwest



Aerial View looking Northeast

SITE SECTION



Century Center

East Main Street

**East Main Street
Commercial Corridor**

Open Eye Cafe'

Roberson Street

The 203 Project

Maple Avenue

Residential



Street View looking Southeast (from Glasshalfull)



Street View looking Northeast (from sidewalk on S. Greensboro St)