

THE 203

Town Council Project Progress Update

9/15/2020



Perkins&Will

Brief History – Project Timeline

- September 2015 – County expressed interest in 203 S. Greensboro property
- Town undertook Space Needs Study/Condition Assessment (6/2016) and Parking Study/Plan (6/2017)
- Initial partners identified – Town, Orange County Library, ArtsCenter, WCOM (12/2016 – 4/2018)
- Design Team selection and Schematic Design – (3/2018 - 12/2018)
- ArtsCenter decision to locate elsewhere (1/2019)
- Parking options explored; Orange County adds Skills Development Center and related uses; authorization to reboot Schematic Design (4/2019 – 2/2020)

Anticipated Principal Uses

- Town Recreation, Parks, and Cultural Resources Department
- Orange County Southern Branch Library
- Orange County Skills Development Center

Anticipated Supplemental Uses

- Virtual Justice Center
- WCOM
- Seed Library and Teen Center
- Certified Nursing Assistant Lab
- Guardian Ad Litem



SMALL BUSINESS & NON-PROFIT EMERGENCY FUND

À la Carrboro

Local StimulUS Campaign

The 203 Project

Local Matters Business Directory

ECD Reports

It's Carrboro! 2014

Revolving Loan Fund

WISE: Energy Efficiency Loan Fund

Office Space - Vacant Properties

Town Demographics

Neighborhood Associations Registration

Unaccompanied Immigrant Minors

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The 203 Project

The 203 Project is again underway and is now the future home of the Town Recreation, Parks and Cultural Resources Program, the Orange County Southern Branch Library, the Orange County Skills Development Center, Virtual Justice Center, WCOM Radio, Teen Center, and more. The current design process is a continuation of the 2018 efforts, reflecting the great input previously received and framing the new and updated synergies of the building users. Please consider attending one of our upcoming events to learn more.

To attend any of the following meetings please contact Planning Director Trish McGuire by email: PMcGuire@townofcarrboro.org or by phone: (919) 918-7327



Upcoming Events

Date	Description
Tuesday, September 15, 7pm	Town Council update
Thursday, September 24, 7 – 8:30pm	Virtual public meeting on project



AGENDA

Project Re-Introduction

Program & Vision Updates

Planning & Massing Option Studies

Planning & Massing Recommendation

Next Steps

FEEDBACK & DECISIONS

Structured Parking Deck Recommendation

Program Organizational Strategy

Planning & Massing Recommendation

PROJECT RE-INTRODUCTION

PARTNERSHIPS



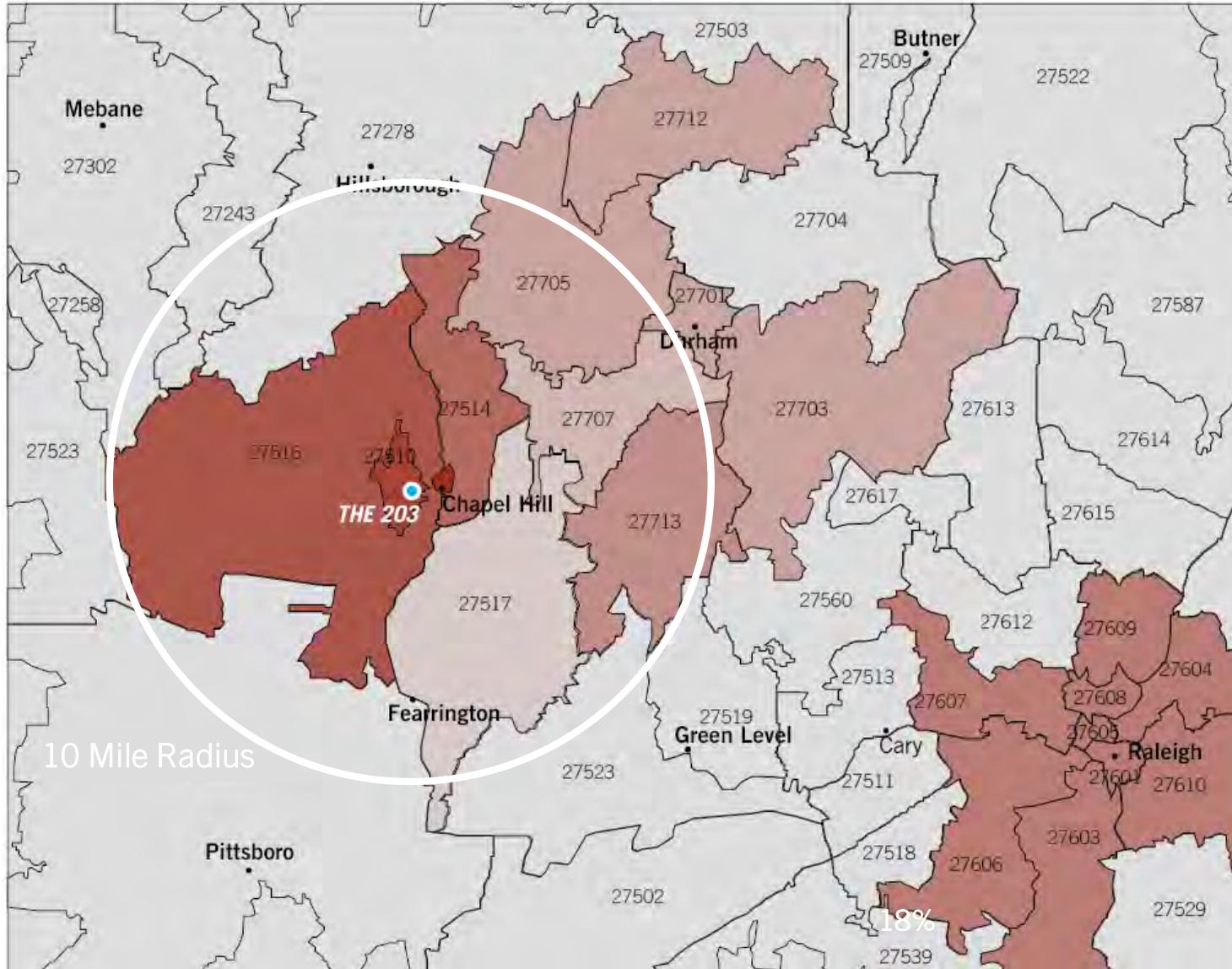
TEEN CENTER

VIRTUAL JUSTICE CENTER



WHAT WE HEARD ...

PUBLIC ENGAGEMENT: PARTICIPANT INFO



PARTICIPANTS BY ZIP CODE:

27510 Carrboro	71
27516 Chapel Hill	65
27514 Chapel Hill	15
27599 Chapel Hill	15
27515 Chapel Hill	8
27701 / 05 / 12 Durham	7
27713 Chapel Hill	6
27707 Durham	6
27517 Chapel Hill	5

OTHERS:

Wake County/ Cary	22
Charlotte	7
Eastern NC Counties	3
Chatham County	1
Alamance County	1
Granville County	1
Guilford County	1
Out-of-state	14

Total **248**

PUBLIC ENGAGEMENT PRIORITIES

ACTIVE, GATHERING SPACE

QUIET, REFLECTIVE SPACE

OUTDOOR PROGRAMMING SPACE *Accessible Roof Terrace*

ACTIVATE STREET

BICYCLE PARKING *Covered Bicycle Parking*

PROMOTE SYNERGY BETWEEN PROGRAMS

SCALED TO CONTEXT

MINIMIZE VISUAL IMPACT OF PARKING

CONNECTIVITY TO CONTEXT

SUSTAINABLE DESIGN

ON-SITE PARKING *Paired With Off-site Parking*

SUSTAINABLE DESIGN GOALS

LEED Gold Equivalency

Duke Energy High Performance Building Compliance

Full Building Energy Modelling

Town of Carrboro Climate Action Plan

SUSTAINABLE DESIGN APPROACH

Reduce Demand / Loads

High Performance Building Envelope

High Efficiency Building Systems

Renewable Energy Generation

BUILDING SYSTEMS UNDER STUDY

Mass Timber Construction – carbon sequestration / first carbon offsets

Daylight Harvesting + Lighting Control System

Variable Flow Refrigerant – very high efficiency / scalable HVAC systems

Solar Hot Water – domestic water

Rooftop Photovoltaic (PV) – on site energy generation

Electro-Chromic Glass – managing west facing glass

Green Wall + Evaporative Cooling – ecological cooling systems

PROJECT VISION

PROJECT VISION STATEMENT

The 203 will be the area's new hub for our shared culture of learning and leisure—a community oasis that nourishes the mind, body and soul. As a user focused community center, it will connect Town and County residents to resources, tools and each other in the spirit of learning, making, and nurturing collective values. By integrating vital public resources—the Carrboro Recreation, Parks and Cultural Resources Department, the Orange County Southern Branch Library, the Orange County Skills Development Center, and WCOM—*The 203* will host traditional services as well as new collaborative programming. New and enhanced programs will weave together learning with leisure, personal growth with vital workforce readiness. 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 community 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 while clearly articulating how those services add value to each patron’s endeavors.

Collaboration – Staff work across organizational boundaries to connect the community with multiple modes of learning, leisure, work opportunity, 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

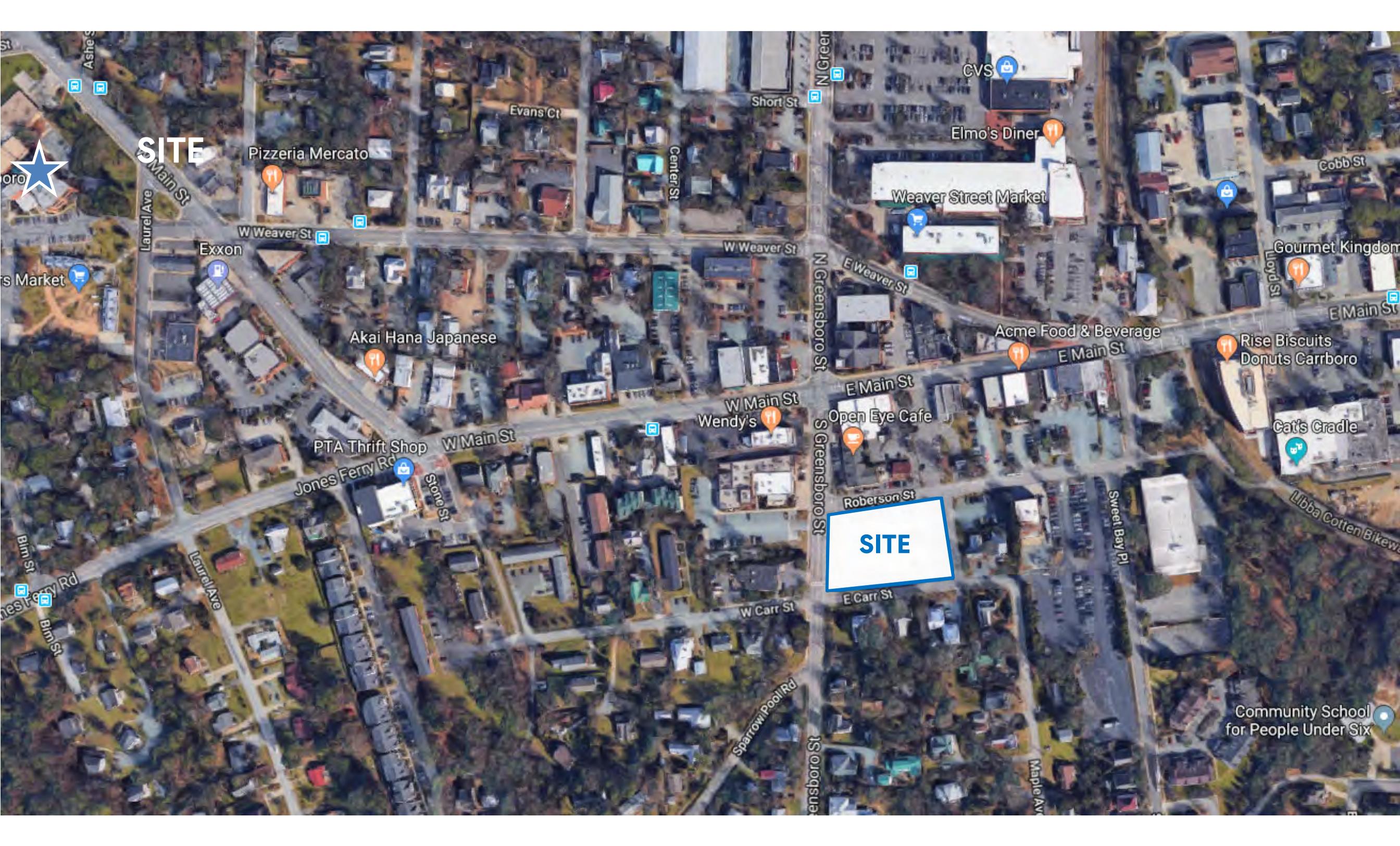
Welcoming To All - Diverse spaces and resources accommodate individual choice, and varied uses ensure that *The 203* is accessible to everyone. Blended service points streamline services by putting the customer’s needs first. Intentional flexibility will support a nimble organization ready to adapt to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

Collaboration - Spaces effortlessly support *The 203* users in finding services and connecting them 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, creativity, 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.

SITE



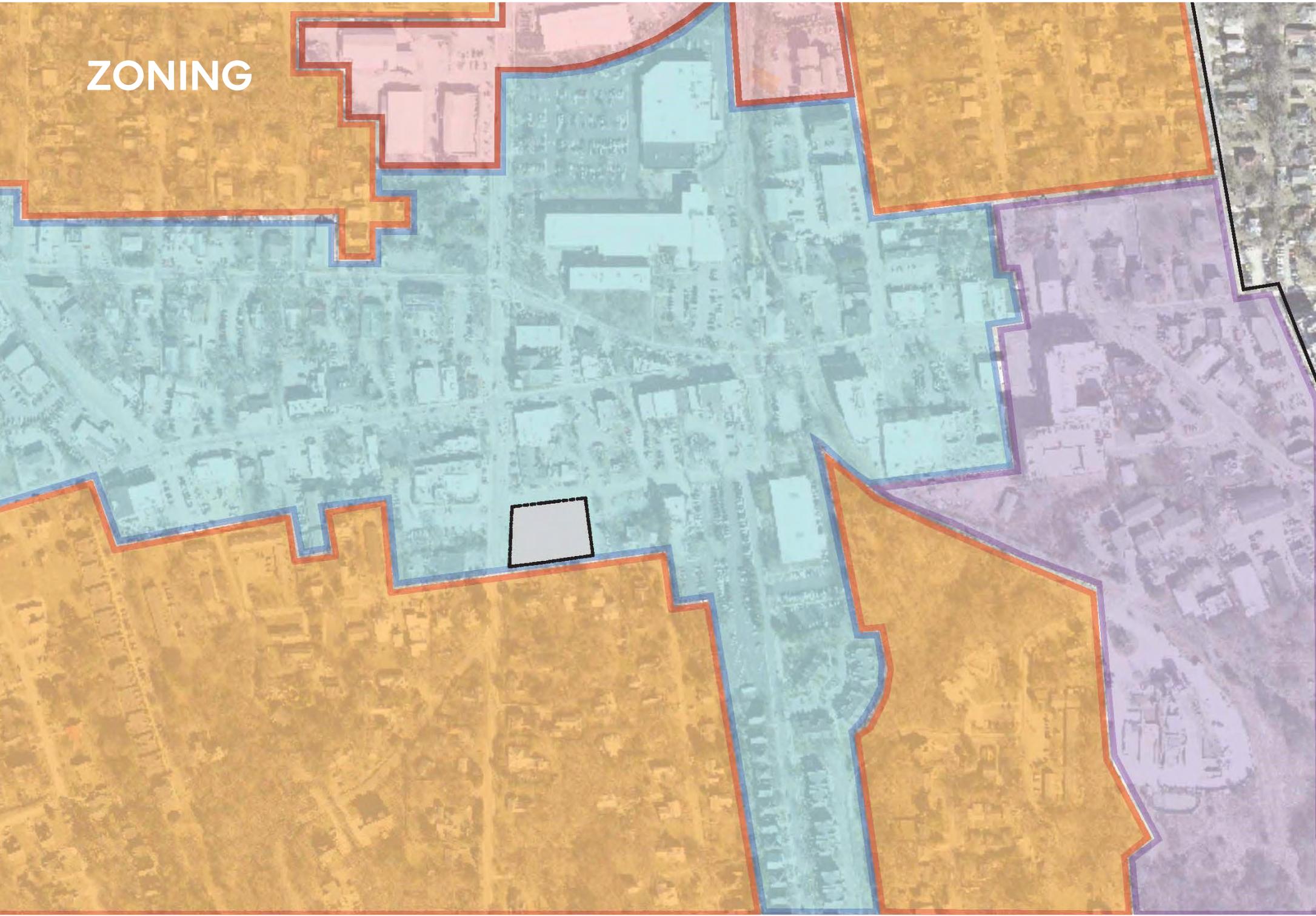
★

SITE

SITE

Community School
for People Under Six

ZONING

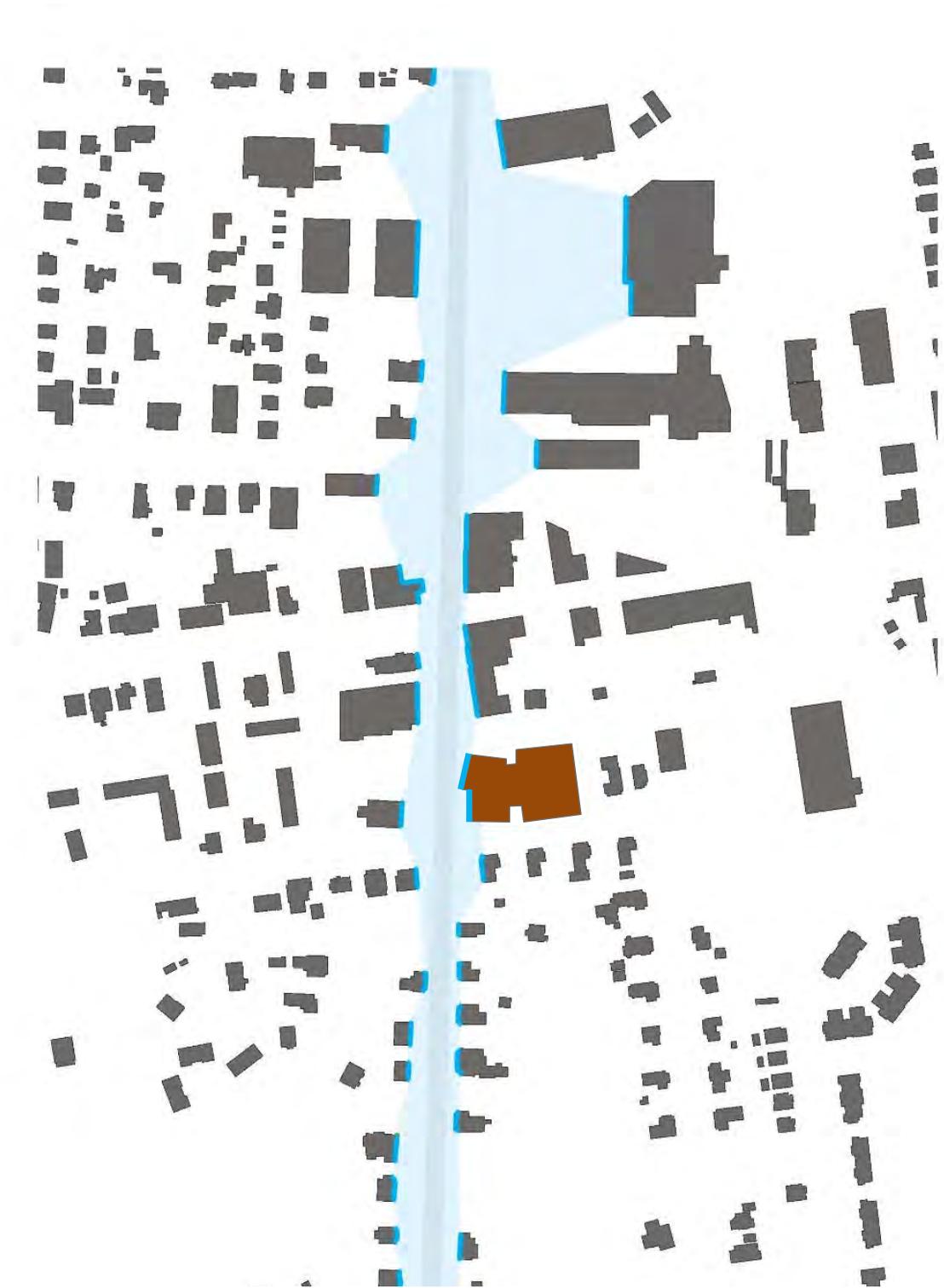


-  Residential Zoning
-  Commercial Zoning
-  Mixed-Use Zoning
-  Industrial Zoning

SCALE | CONTEXT



STREET WALL



SOLAR PATH



CONNECTIVITY



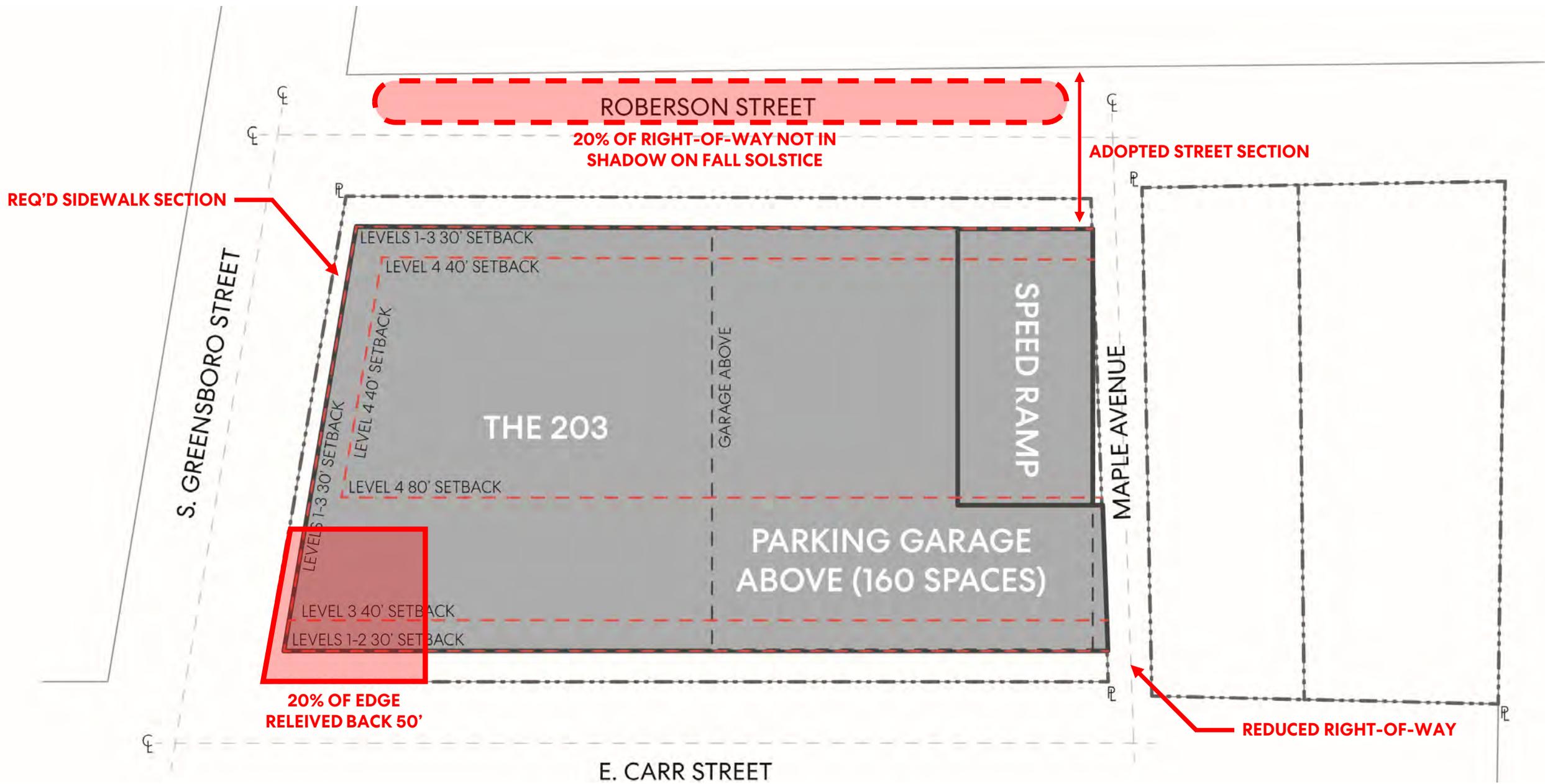
 BIKE PATH/LANE
 SHARROW

 SITE CONNECTION
 BUS STOP

 LIBBA COTTEN BIKEWAY
 SITE ACCESS POINT

VIEW CORRIDORS





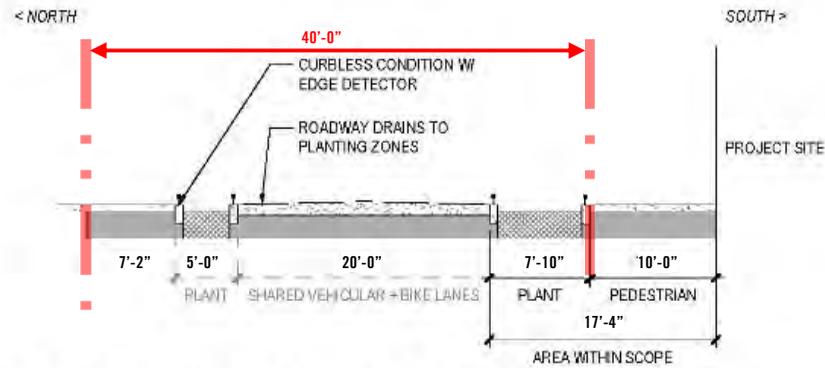
Building Footprint / Envelope Drivers

Perkins&Will



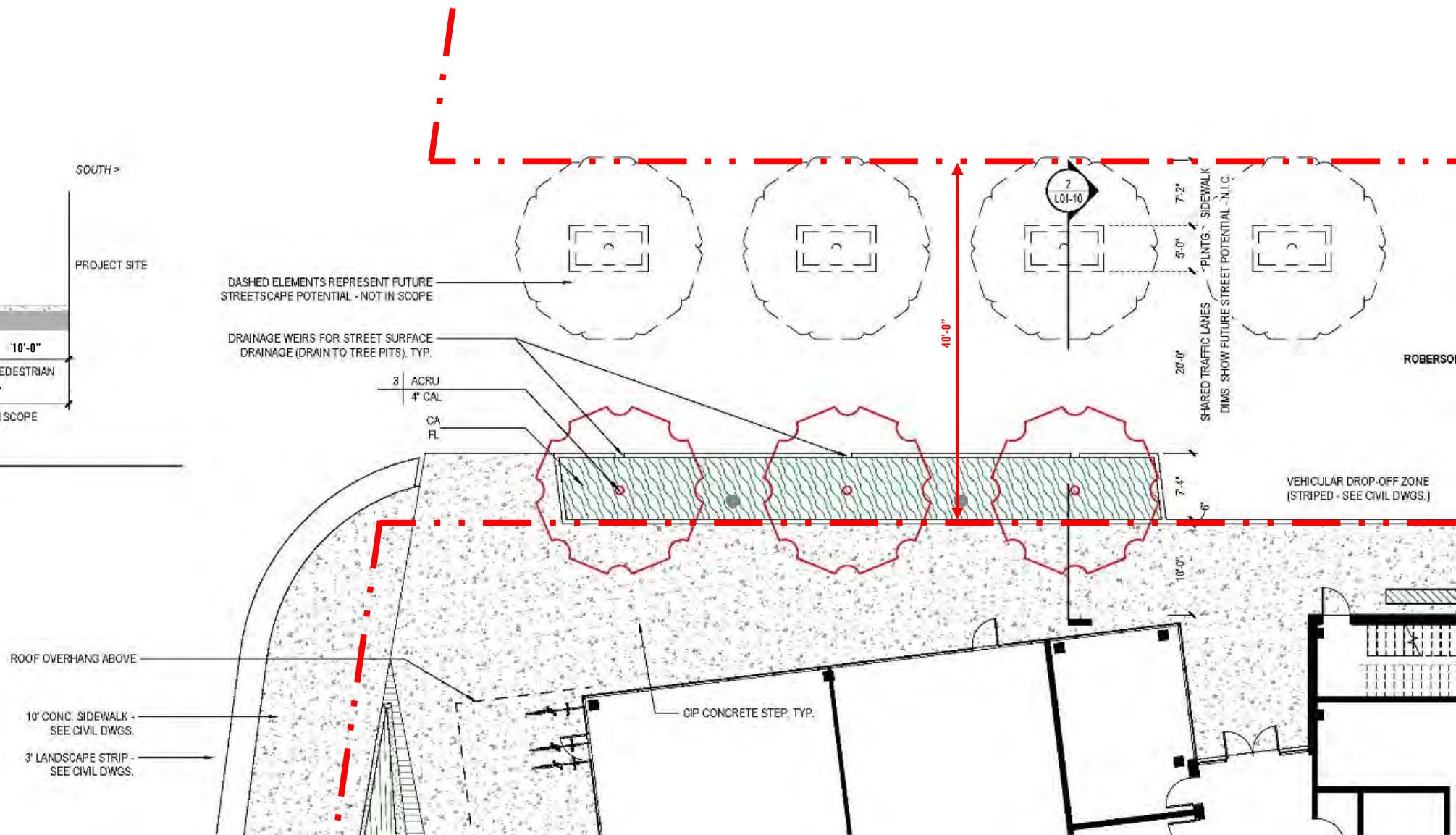
Model Pedestrian Street: Wall St. Asheville

Perkins&Will



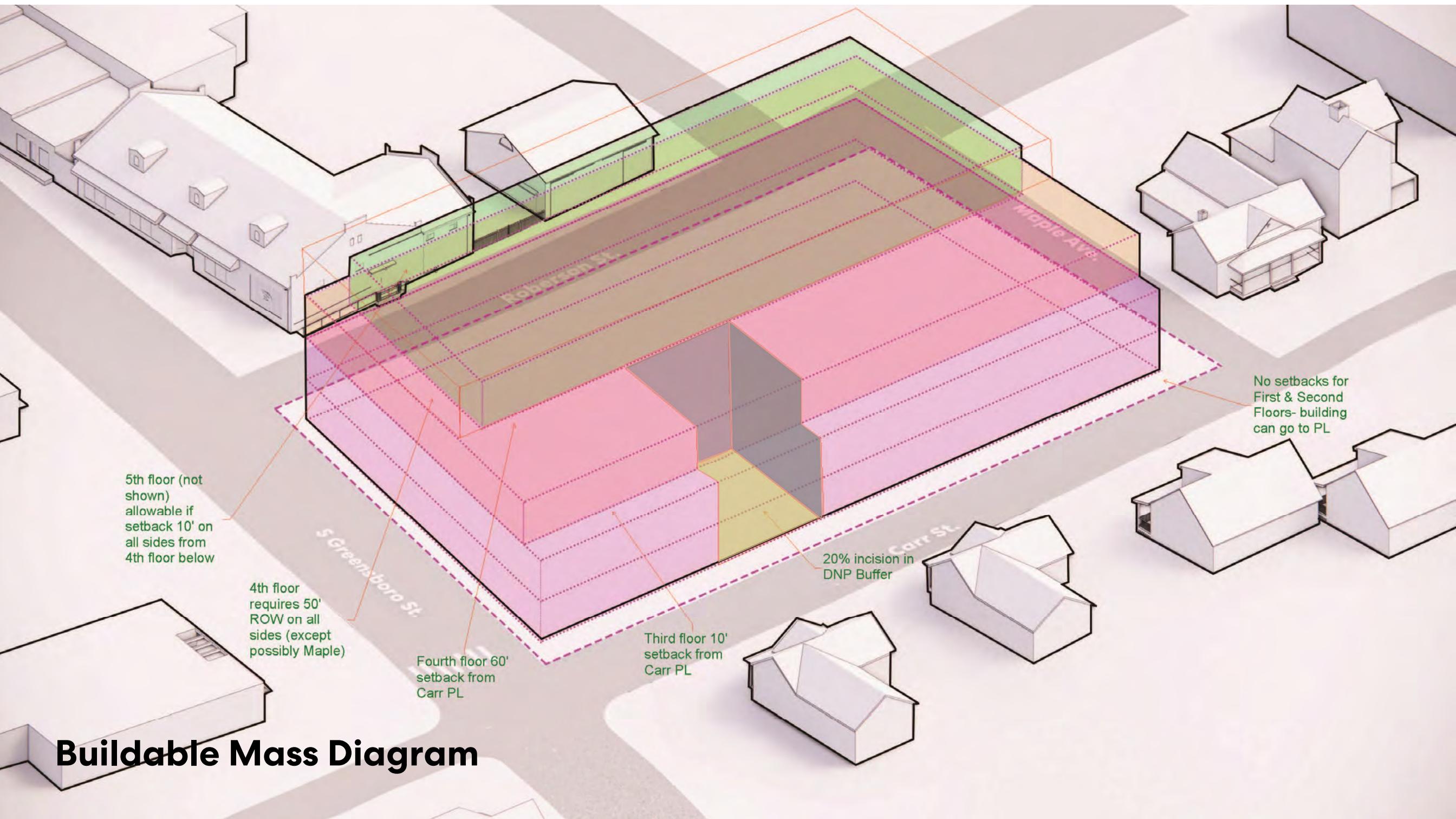
2 ROBERSON STREET SECTION

1" = 10'-0"



Proposed Roberson Street Section

Perkins&Will



Buildable Mass Diagram

RE-PROGRAMMING

PROGRAM UPDATE

2018

- Rec + Parks: 17,050
- OC Library: 15,450
- Arts Center: 10,500
- Total: 44,000 + 60 parking spaces

2020

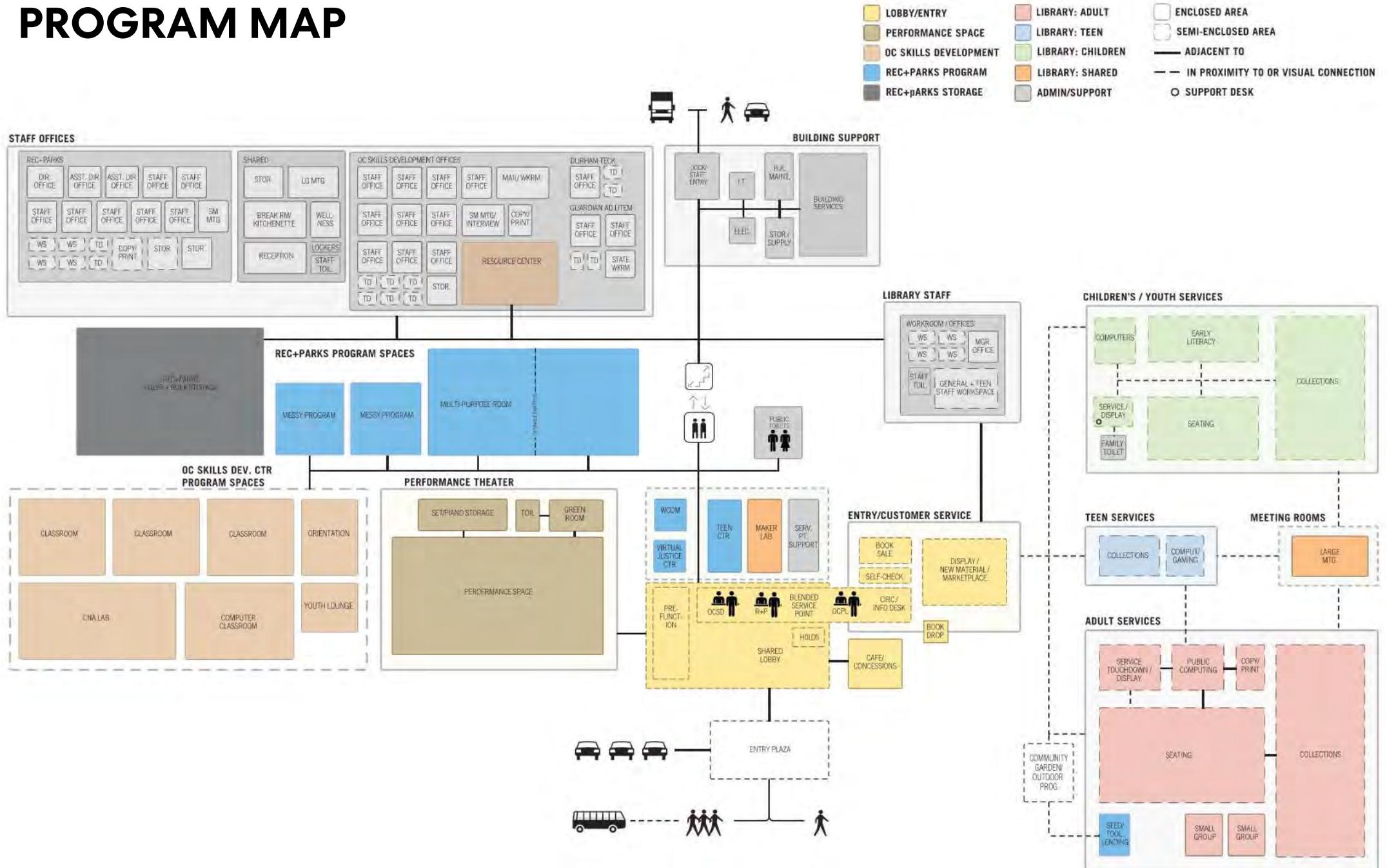
- Rec + Parks: 19,600
- OC Library: 15,100
- OC Skills: 12,600
- Total: 47,300 + 162 parking spaces
+3,300 & +102 parking spaces
(+/-40,000sf)

The 2020 Project: Town of Carlsbad Rec + Parks Program
Space List Summary
Date: 10/1/2019

Project Name: Staff Support Services

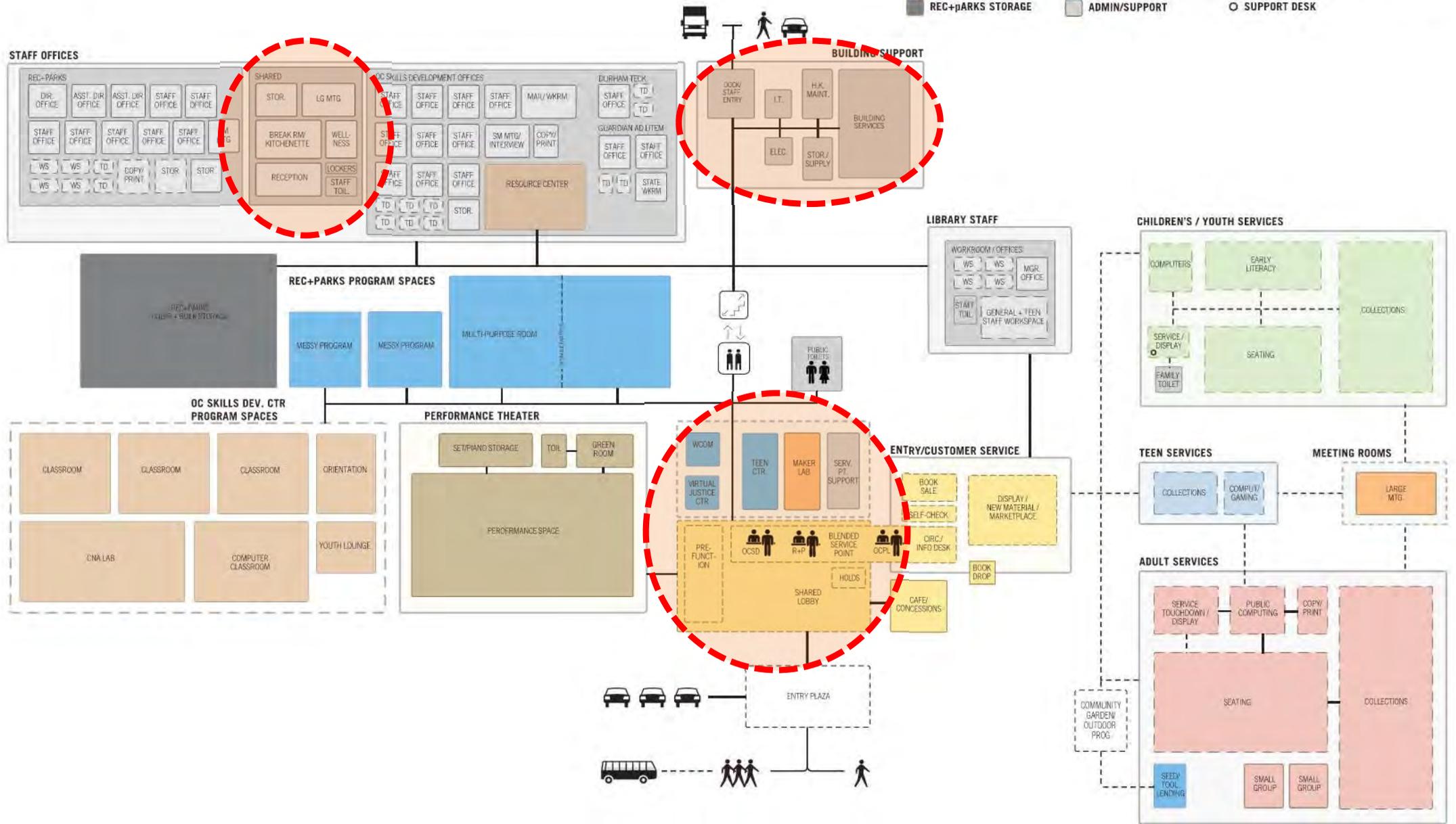
Space Type	2018 PROGRAM					2020 PROGRAM					Functional Description / Special P.F. & E
	Unit/Area	Qty.	N.S.F.	Staff seats	Seats	Unit/Area	Qty.	N.S.F.	Staff seats	Seats	
1.0 RECREATION AREAS											
1.1 Multi-Purpose Program/Meeting Room(s)											
1.1.1 Meeting Area	10	1	1,000		10	10	1	1,000		10	10
1.1.2 Recreation/Meeting Area	10	1	1,000		10	10	1	1,000		10	10
1.1.3 Meeting Storage	10	1	1,000		10	10	1	1,000		10	10
1.1.4 Staff Restrooms	10	1	1,000		10	10	1	1,000		10	10
1.1.5 Staff Restrooms (2nd level storage)	10	1	1,000		10	10	1	1,000		10	10
1.1.6 Staff Restrooms	10	1	1,000		10	10	1	1,000		10	10
Subtotal			5,000		50			5,000		50	
1.2 Meeting Program Room											
1.2.1 Meeting Area	100	2	1,000		100	100	2	1,000		100	100
1.2.2 Staff Restrooms	100	2	1,000		100	100	2	1,000		100	100
1.2.3 Staff Restrooms (2nd level storage)	100	2	1,000		100	100	2	1,000		100	100
Subtotal			3,000		30			3,000		30	
1.3 WCOM											
1.3.1 Staff Restrooms	10	1	1,000		10	10	1	1,000		10	10
1.3.2 Staff Restrooms	10	1	1,000		10	10	1	1,000		10	10
1.3.3 Staff Restrooms	10	1	1,000		10	10	1	1,000		10	10
1.3.4 Staff Restrooms	10	1	1,000		10	10	1	1,000		10	10
1.3.5 Staff Restrooms	10	1	1,000		10	10	1	1,000		10	10
Subtotal			5,000		50			5,000		50	
1.4 Rec Center											
1.4.1 Rec Center	100	1	1,000		100	100	1	1,000		100	100
1.4.2 Rec Center	100	1	1,000		100	100	1	1,000		100	100
1.4.3 Rec Center	100	1	1,000		100	100	1	1,000		100	100
1.4.4 Rec Center	100	1	1,000		100	100	1	1,000		100	100
1.4.5 Rec Center	100	1	1,000		100	100	1	1,000		100	100
Subtotal			5,000		50			5,000		50	
1.5 Staff Offices											
1.5.1 Staff Office	100	1	1,000		100	100	1	1,000		100	100
1.5.2 Staff Office	100	1	1,000		100	100	1	1,000		100	100
1.5.3 Staff Office	100	1	1,000		100	100	1	1,000		100	100
1.5.4 Staff Office	100	1	1,000		100	100	1	1,000		100	100
1.5.5 Staff Office	100	1	1,000		100	100	1	1,000		100	100
Subtotal			5,000		50			5,000		50	
1.6 Staff Restrooms											
1.6.1 Staff Restroom	100	1	1,000		100	100	1	1,000		100	100
1.6.2 Staff Restroom	100	1	1,000		100	100	1	1,000		100	100
1.6.3 Staff Restroom	100	1	1,000		100	100	1	1,000		100	100
1.6.4 Staff Restroom	100	1	1,000		100	100	1	1,000		100	100
1.6.5 Staff Restroom	100	1	1,000		100	100	1	1,000		100	100
Subtotal			5,000		50			5,000		50	
GENERAL SERVICES SUBTOTAL			5,000		50			5,000		50	
2.0 STAFF SUPPORT AREAS											
2.1 Staff Offices											
2.1.1 Staff Office	100	1	1,000		100	100	1	1,000		100	100
2.1.2 Staff Office	100	1	1,000		100	100	1	1,000		100	100
2.1.3 Staff Office	100	1	1,000		100	100	1	1,000		100	100
2.1.4 Staff Office	100	1	1,000		100	100	1	1,000		100	100
2.1.5 Staff Office	100	1	1,000		100	100	1	1,000		100	100
Subtotal			5,000		50			5,000		50	
2.2 Rec/Customer Service Area / Staff Restrooms											
2.2.1 Rec/Meeting	100	1	1,000		100	100	1	1,000		100	100
2.2.2 Rec/Meeting	100	1	1,000		100	100	1	1,000		100	100
2.2.3 Rec/Meeting	100	1	1,000		100	100	1	1,000		100	100
2.2.4 Rec/Meeting	100	1	1,000		100	100	1	1,000		100	100
2.2.5 Rec/Meeting	100	1	1,000		100	100	1	1,000		100	100
2.2.6 Rec/Meeting	100	1	1,000		100	100	1	1,000		100	100
2.2.7 Rec/Meeting	100	1	1,000		100	100	1	1,000		100	100
2.2.8 Rec/Meeting	100	1	1,000		100	100	1	1,000		100	100
2.2.9 Rec/Meeting	100	1	1,000		100	100	1	1,000		100	100
2.2.10 Rec/Meeting	100	1	1,000		100	100	1	1,000		100	100
Subtotal			10,000		100			10,000		100	
2.3 Staff Break Room											
2.3.1 Staff Break Room	100	1	1,000		100	100	1	1,000		100	100
2.3.2 Staff Break Room	100	1	1,000		100	100	1	1,000		100	100
2.3.3 Staff Break Room	100	1	1,000		100	100	1	1,000		100	100
2.3.4 Staff Break Room	100	1	1,000		100	100	1	1,000		100	100
Subtotal			4,000		40			4,000		40	
2.4 Other											
2.4.1 Other	100	1	1,000		100	100	1	1,000		100	100
2.4.2 Other	100	1	1,000		100	100	1	1,000		100	100
Subtotal			2,000		20			2,000		20	
2.5 Equipment Storage											
2.5.1 Equipment Storage	100	1	1,000		100	100	1	1,000		100	100
2.5.2 Equipment Storage	100	1	1,000		100	100	1	1,000		100	100
Subtotal			2,000		20			2,000		20	
2.6 Shared Program Space											
2.6.1 Shared Program Space	100	1	1,000		100	100	1	1,000		100	100
2.6.2 Shared Program Space	100	1	1,000		100	100	1	1,000		100	100
2.6.3 Shared Program Space	100	1	1,000		100	100	1	1,000		100	100
2.6.4 Shared Program Space	100	1	1,000		100	100	1	1,000		100	100
2.6.5 Shared Program Space	100	1	1,000		100	100	1	1,000		100	100
Subtotal			5,000		50			5,000		50	
OFFICE - SUPPORT AREAS SUBTOTAL			20,000		200			20,000		200	
GRAND TOTAL			25,000		250			25,000		250	

PROGRAM MAP

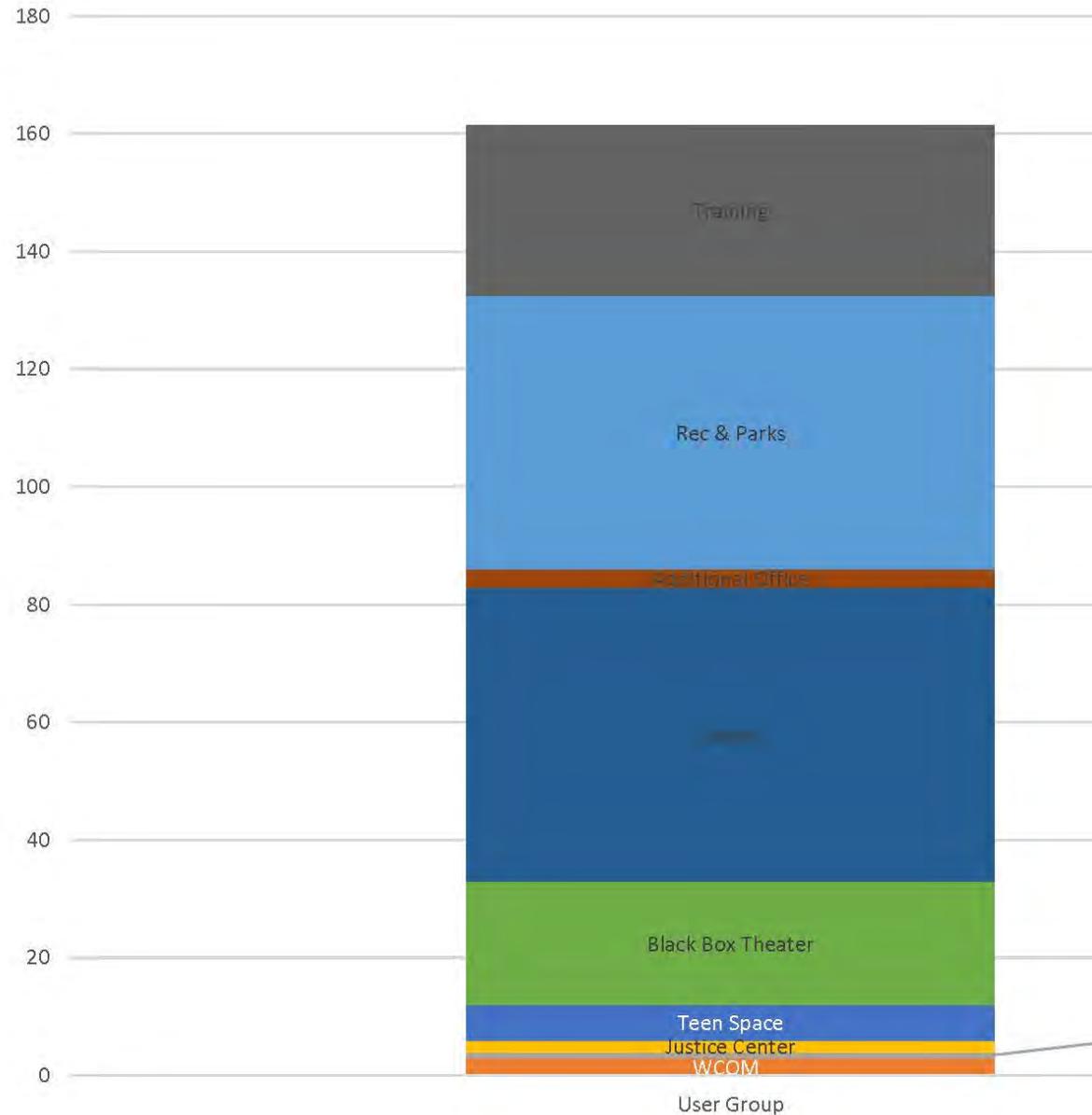


PROGRAM MAP: Shared Resources

- LOBBY/ENTRY
- PERFORMANCE SPACE
- OC SKILLS DEVELOPMENT
- REC+PARKS PROGRAM
- REC+PARKS STORAGE
- LIBRARY: ADULT
- LIBRARY: TEEN
- LIBRARY: CHILDREN
- LIBRARY: SHARED
- ADMIN/SUPPORT
- ENCLOSED AREA
- SEMI-ENCLOSED AREA
- ADJACENT TO
- IN PROXIMITY TO OR VISUAL CONNECTION
- SUPPORT DESK



PARKING ANALYSIS



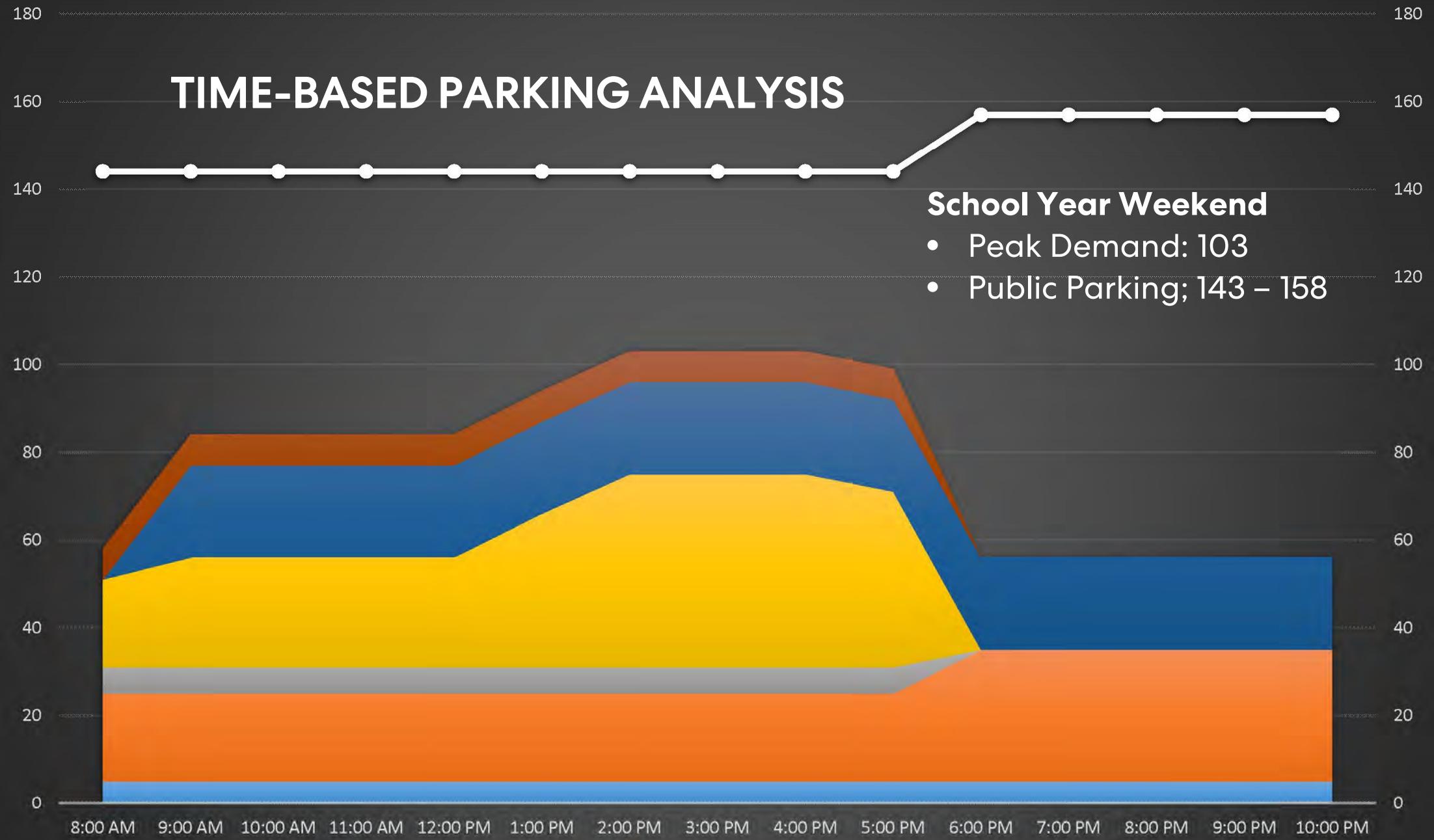
LUO Required Parking

- Based on initial assumptions, we estimated 162 required parking spaces
- Based on final program, we estimate LUO required parking in the mid-150's.

TIME-BASED PARKING ANALYSIS

School Year Weekend

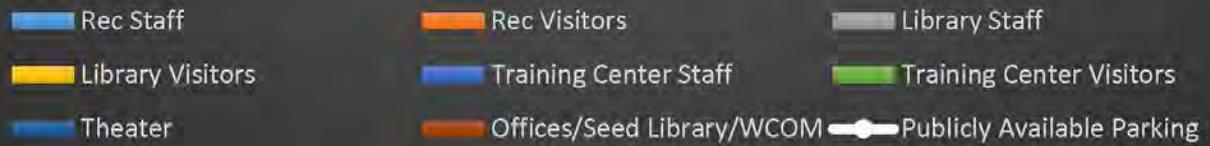
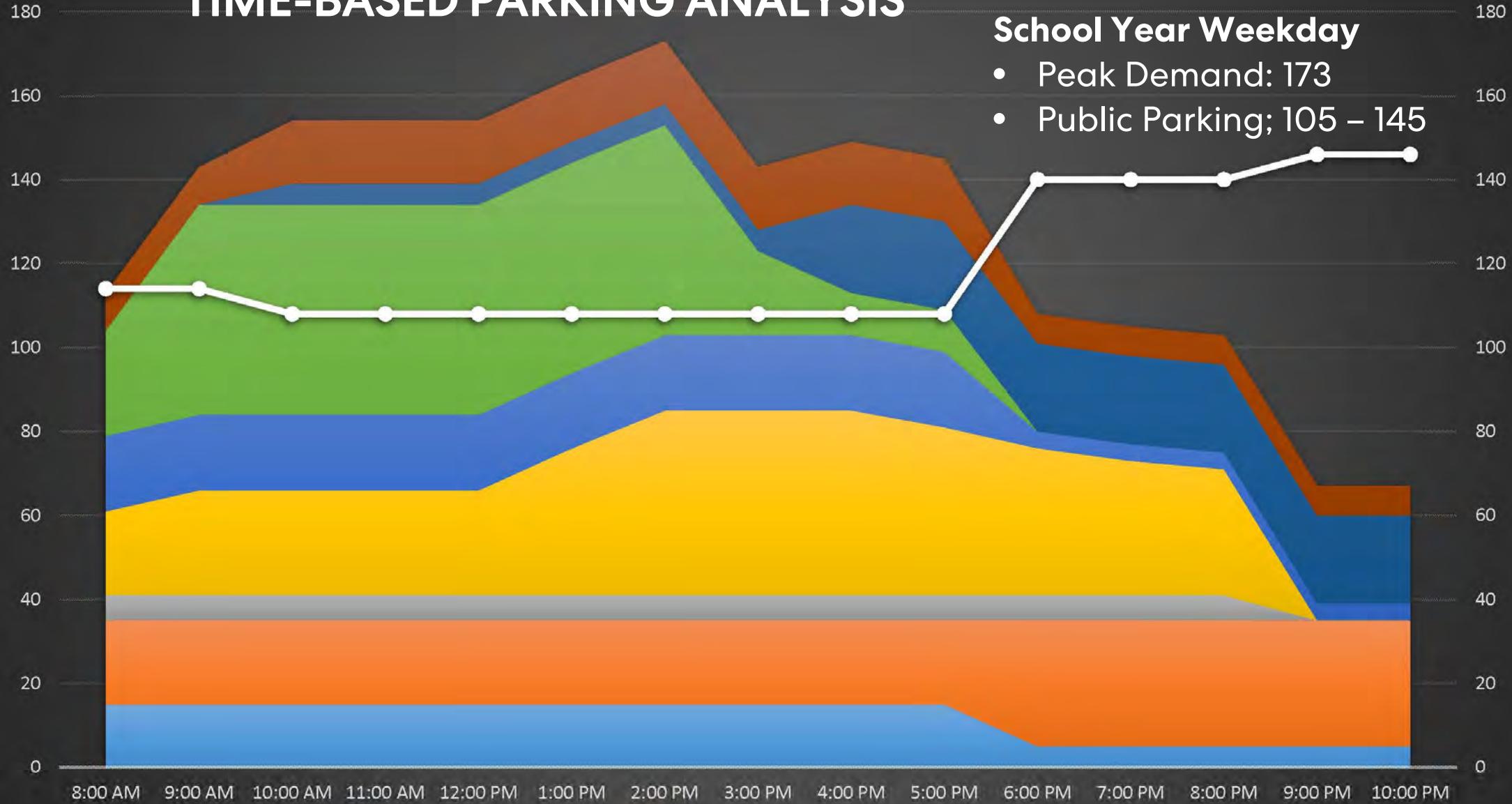
- Peak Demand: 103
- Publicly Available Parking: 143 – 158



TIME-BASED PARKING ANALYSIS

School Year Weekday

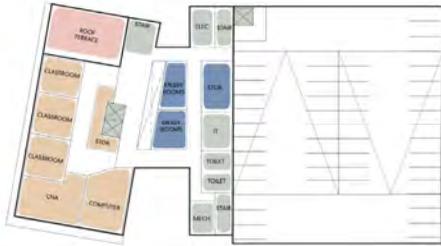
- Peak Demand: 173
- Public Parking; 105 – 145



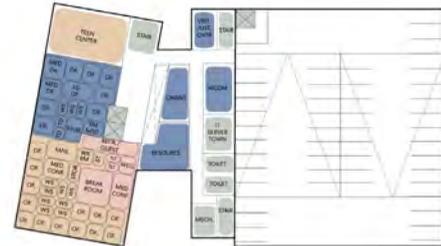
PLANNING | MASSING OPTIONS

OPTION COMPARISON: "BARS"

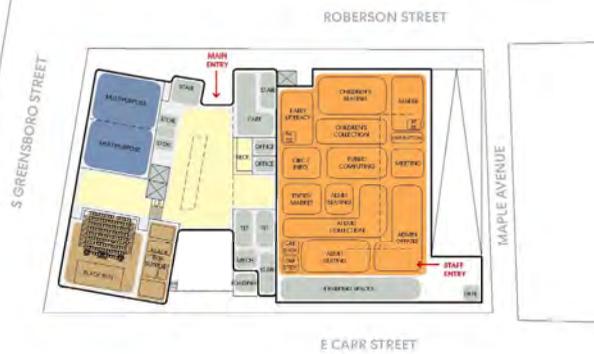
L03



L02



L01



OPTION COMPARISON: "TERRACES"

L03



L02



L01



STRUCTURED PARKING SCENARIOS

BARS



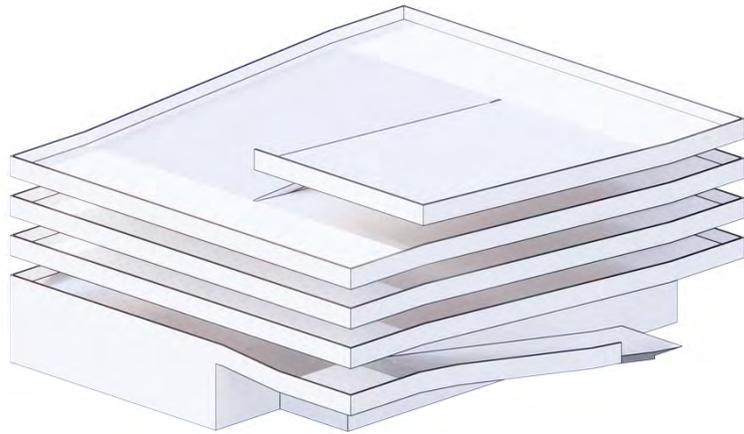
TERRACES



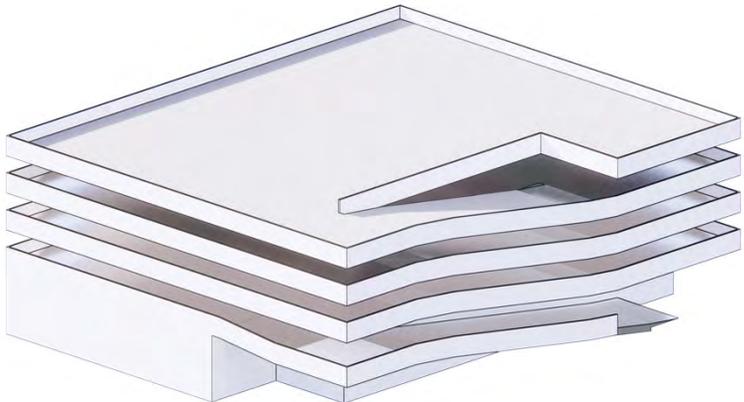
FLOAT



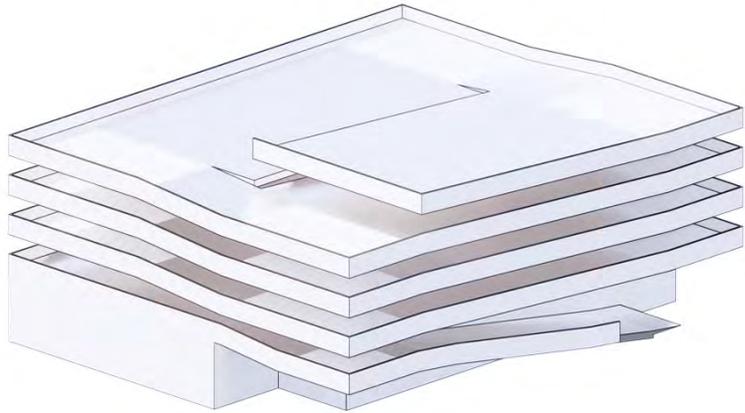
SLOPED PARKING (175 SPACES)



FLAT-PLATE PARKING (140 SPACES)



FLAT-SLOPED HYBRID PARKING (175 SPACES)



EVALUATION MATRIX

	PUBLIC PRIORITIES											ADDITIONAL OWNER PRIORITIES							COST		
	Active Gathering Space	Quiet Reflective Space	Outdoor Programming Space	Publicly Accessible Roof Terrace	Activates Streetscape	Covered Bicycle Parking	Promotes Synergy Between Programs	Massing Scaled To Context	Minimize Visual Impact of Parking	Connectivity To Context	Sustainable Building Orientation	Active / Dynamic Core	Library on Ground Floor	Visibility of Programs	Supports Collaborative Programming	Supports Flexibility of Use	Maximized Vehicle Parking	On-Site Rec+Parks Storage	General Building Efficiency	Anticipated Construction Cost	
"BARS" SCHEME	+	-	+	+	+	-	+	-	-	+	+	+	+	+	+	+	+	+	+	+	\$\$
"TERRACES" SCHEME	+	+	+	++	-	+	+	+	++	+	+	+	-	+	+	++	-	++	-	+	\$\$\$
"FLOAT" SCHEME	++	++	++	++	++	++	++	+	+	++	++	++	++	++	+	+	++	++	++	+	\$

KEY

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

OPTION COMPARISON

BARS



SLOPED PARKING 175 SPACES



TERRACES



FLAT-PLATE PARKING 155 SPACES



FLOAT



FLAT-SLOPE HYBRID PARKING 175 SPACES

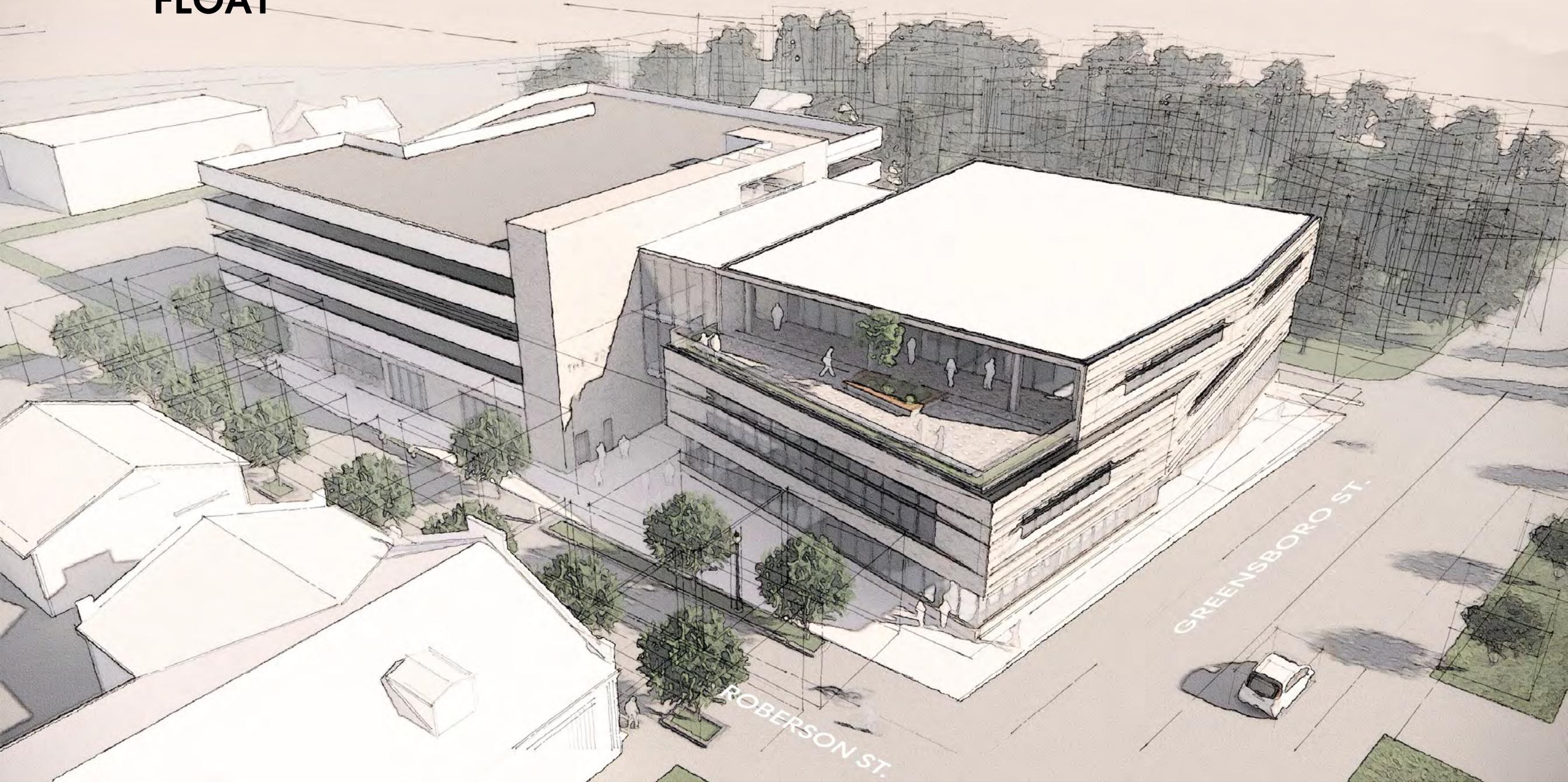


FLOOR PLAN DEVELOPMENT

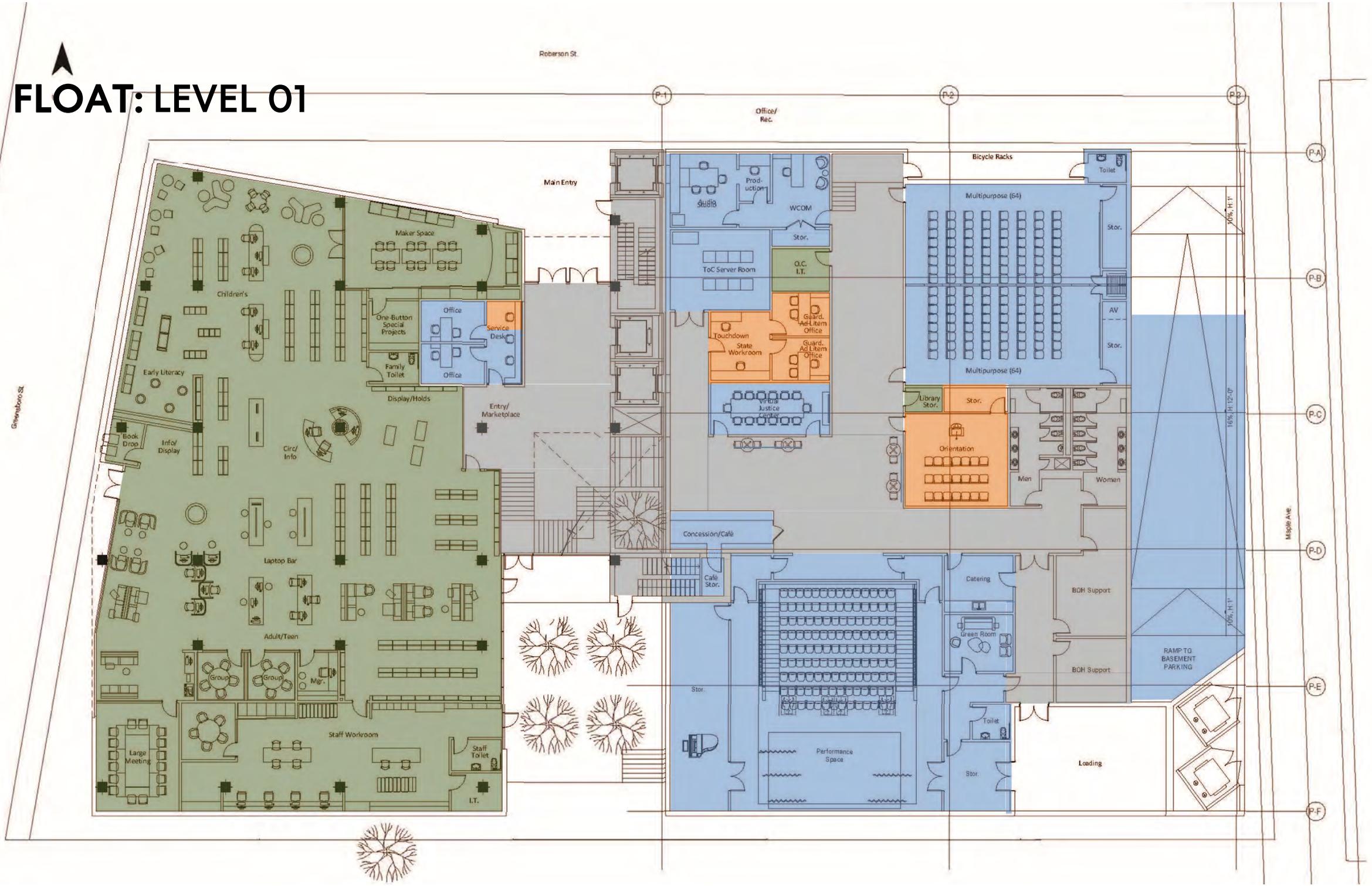
SITE PLAN



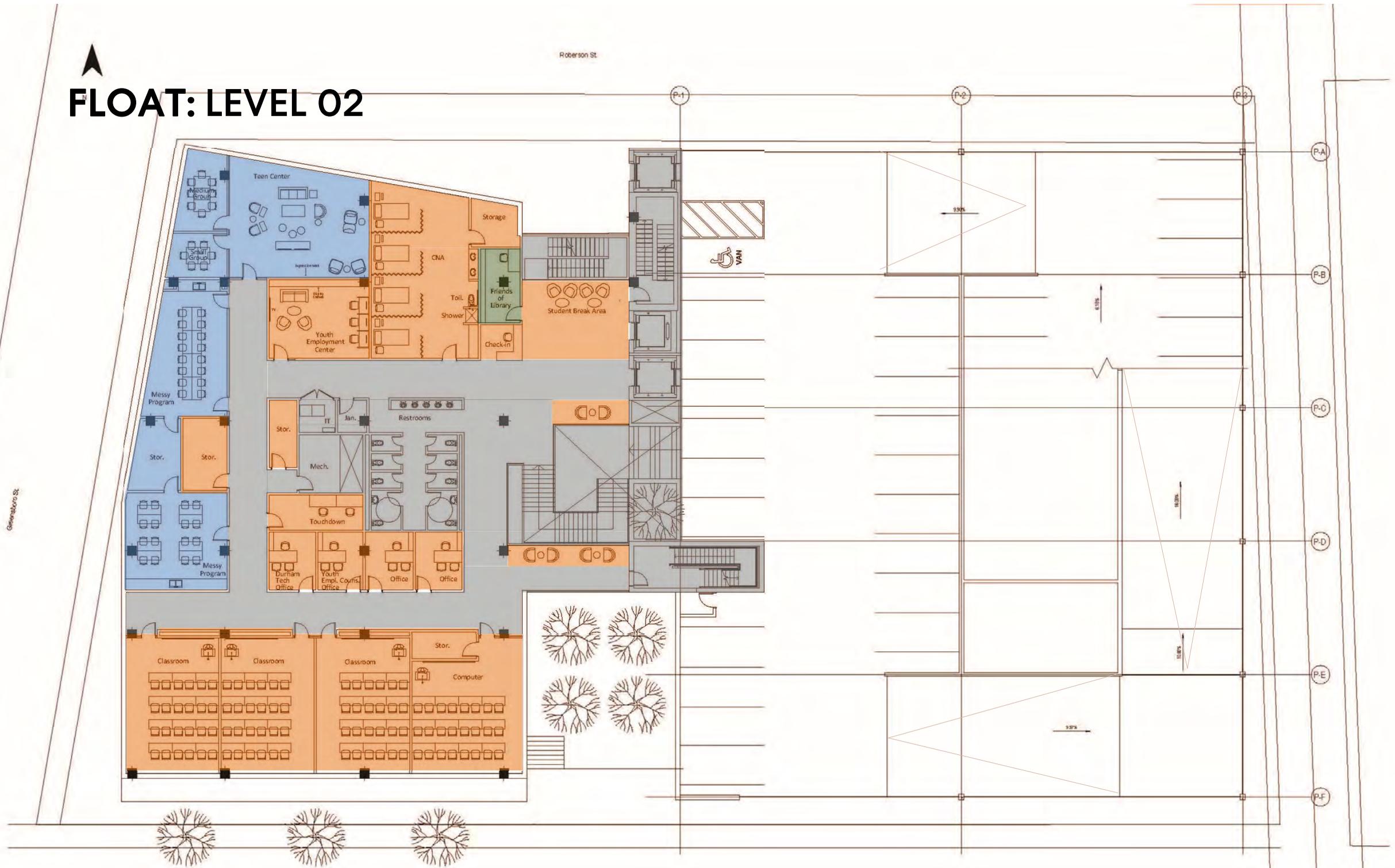
FLOAT



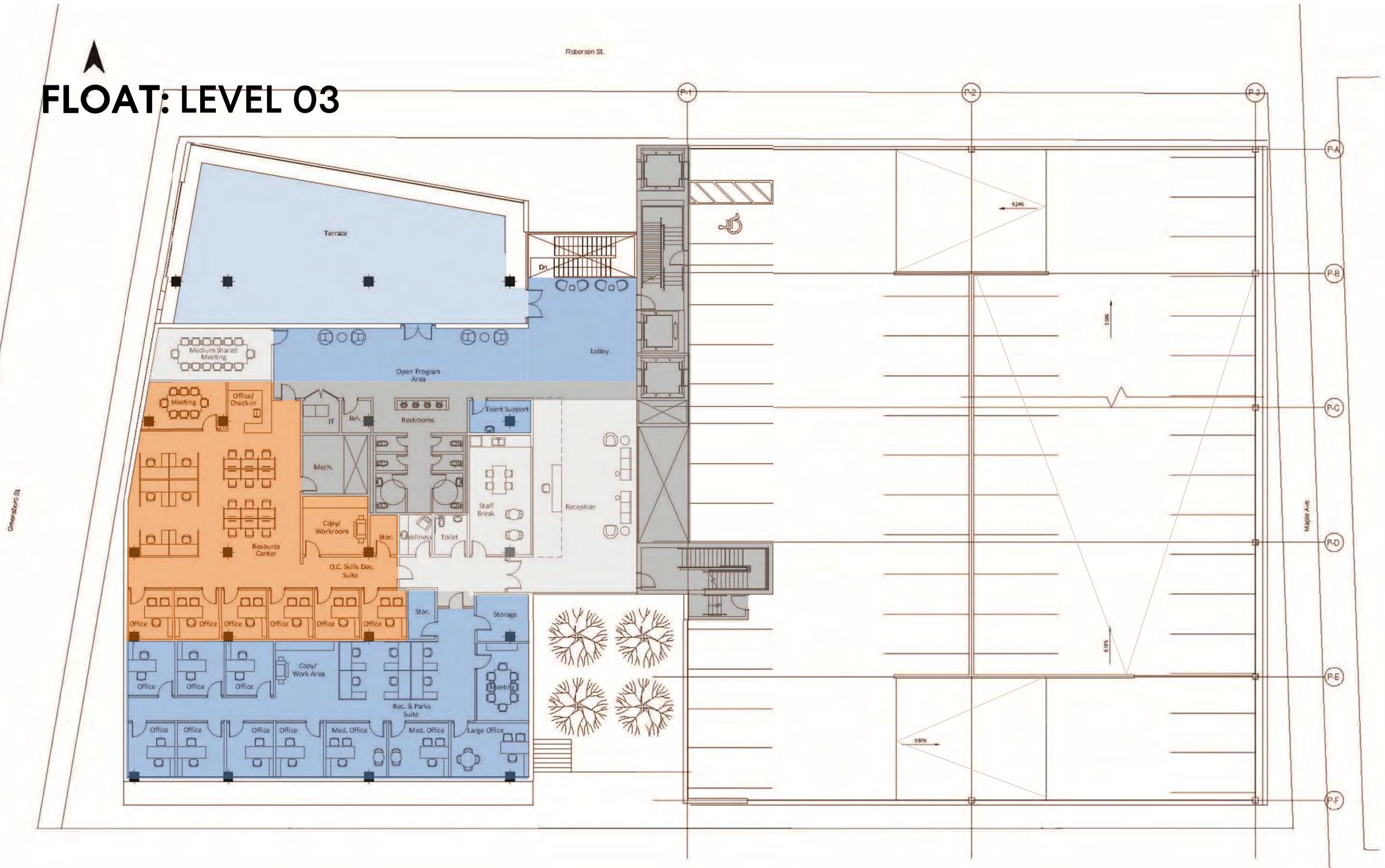
FLOAT: LEVEL 01



FLOAT: LEVEL 02

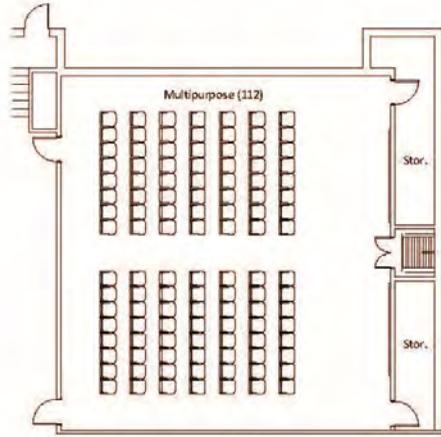


FLOAT: LEVEL 03

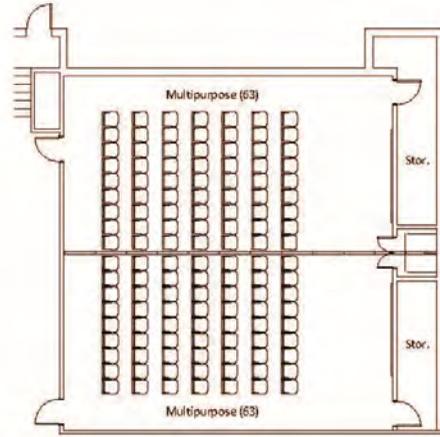


FLEXIBLE EVENT SPACES

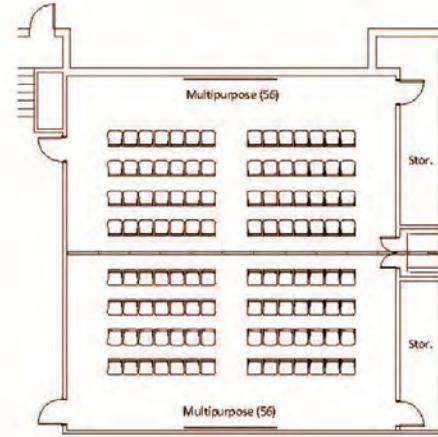
MULTI-PURPOSE ROOM



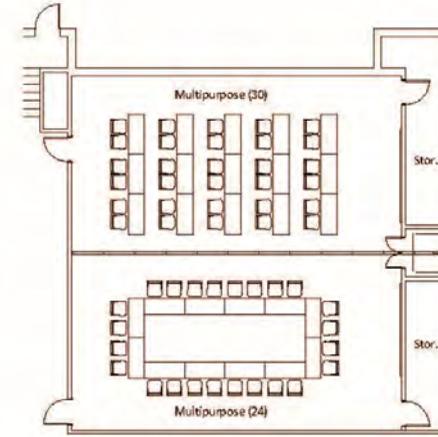
112 seats



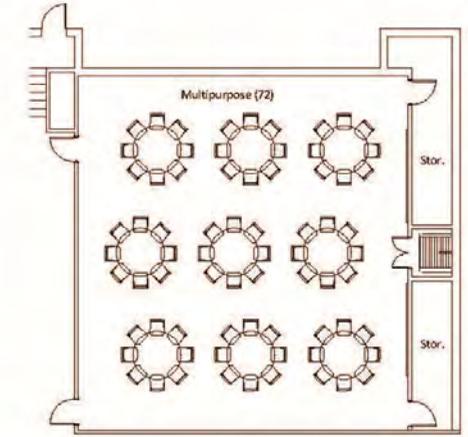
63 seats per side



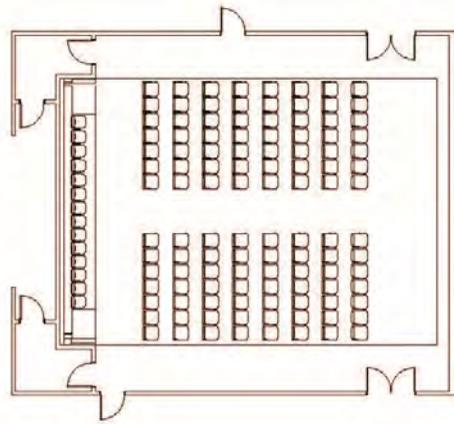
56 seats per side



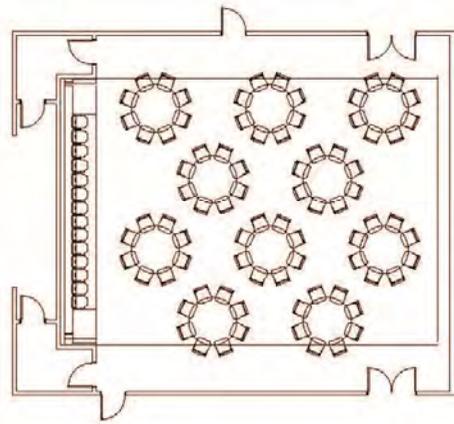
30 / 24 seats per side 72 seats



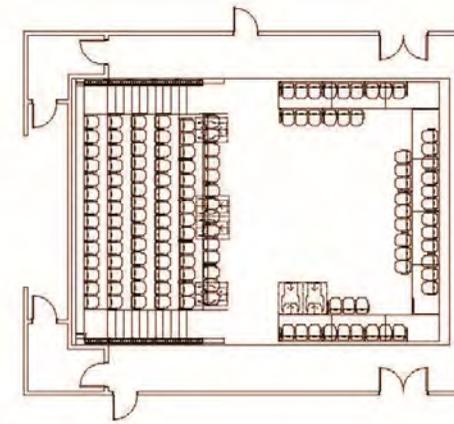
PERFORMANCE SPACE



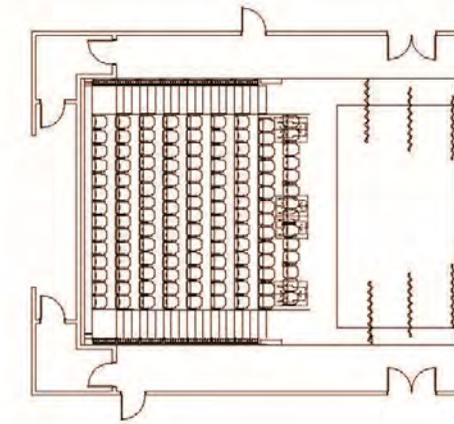
112 seats



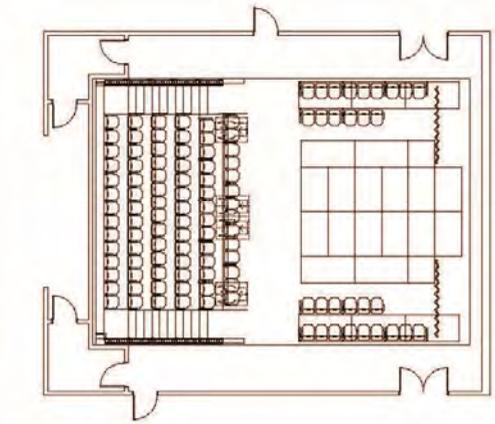
80 seats



134 seats

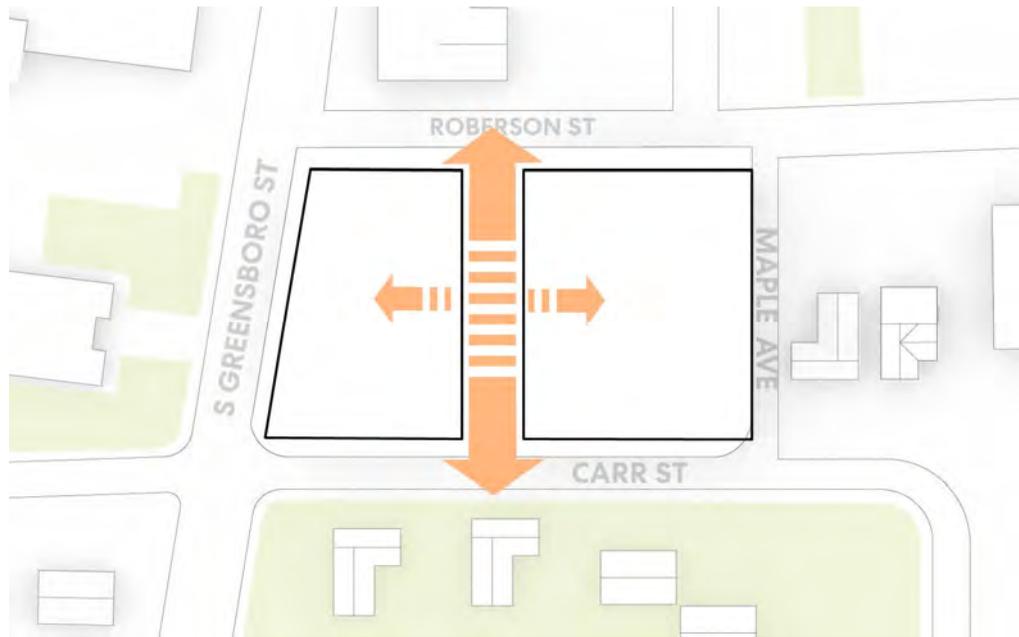


124 seats



112 seats

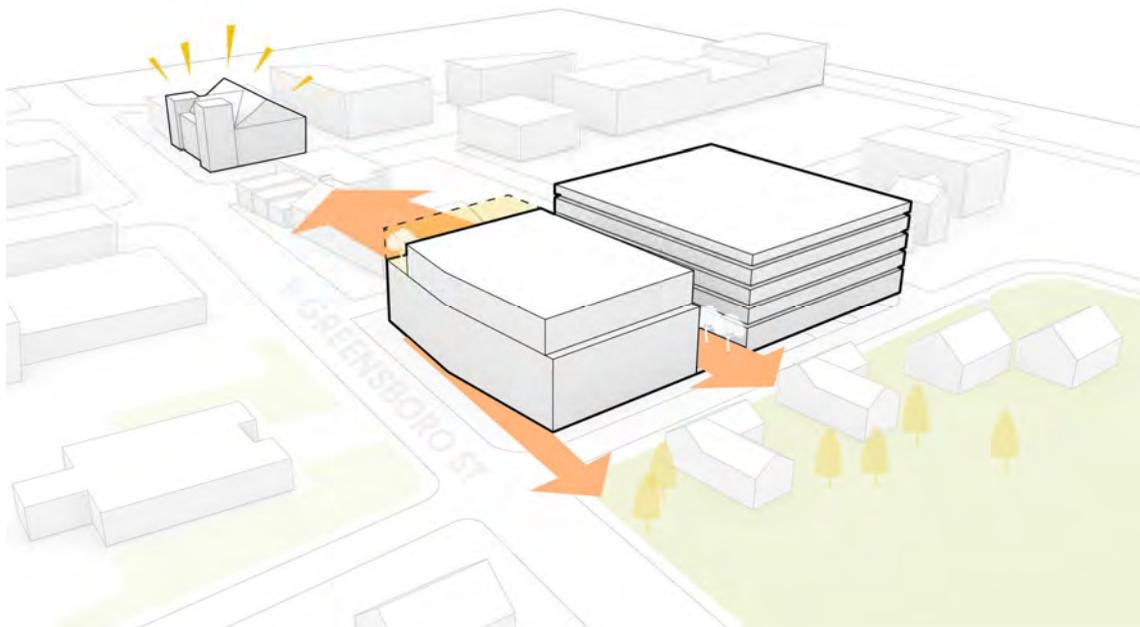
MASSING DEVELOPMENT



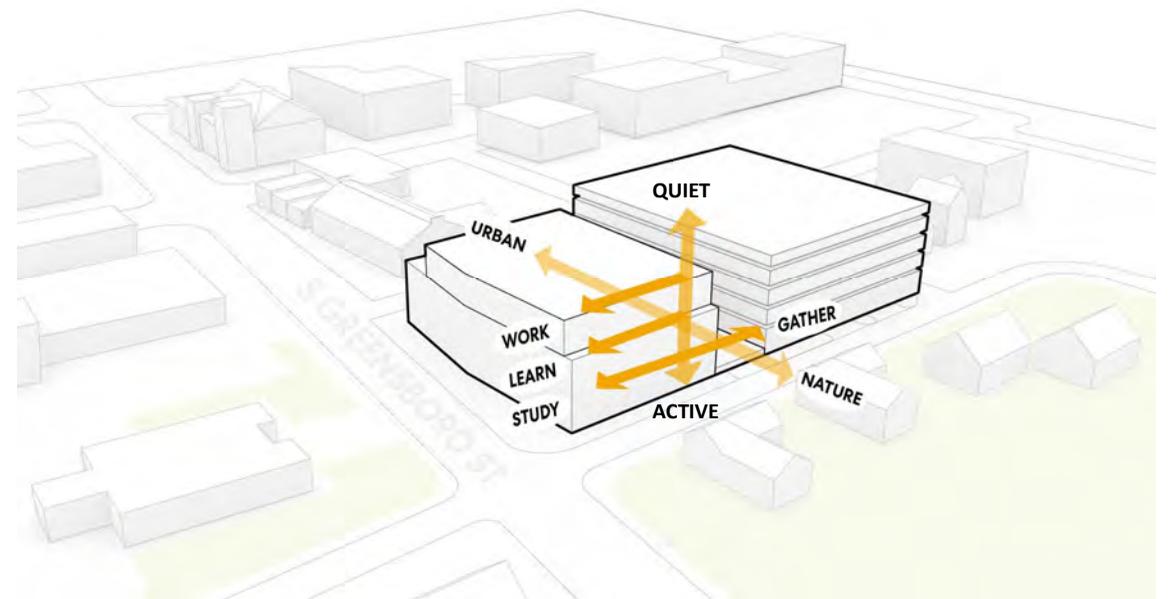
CONNECT



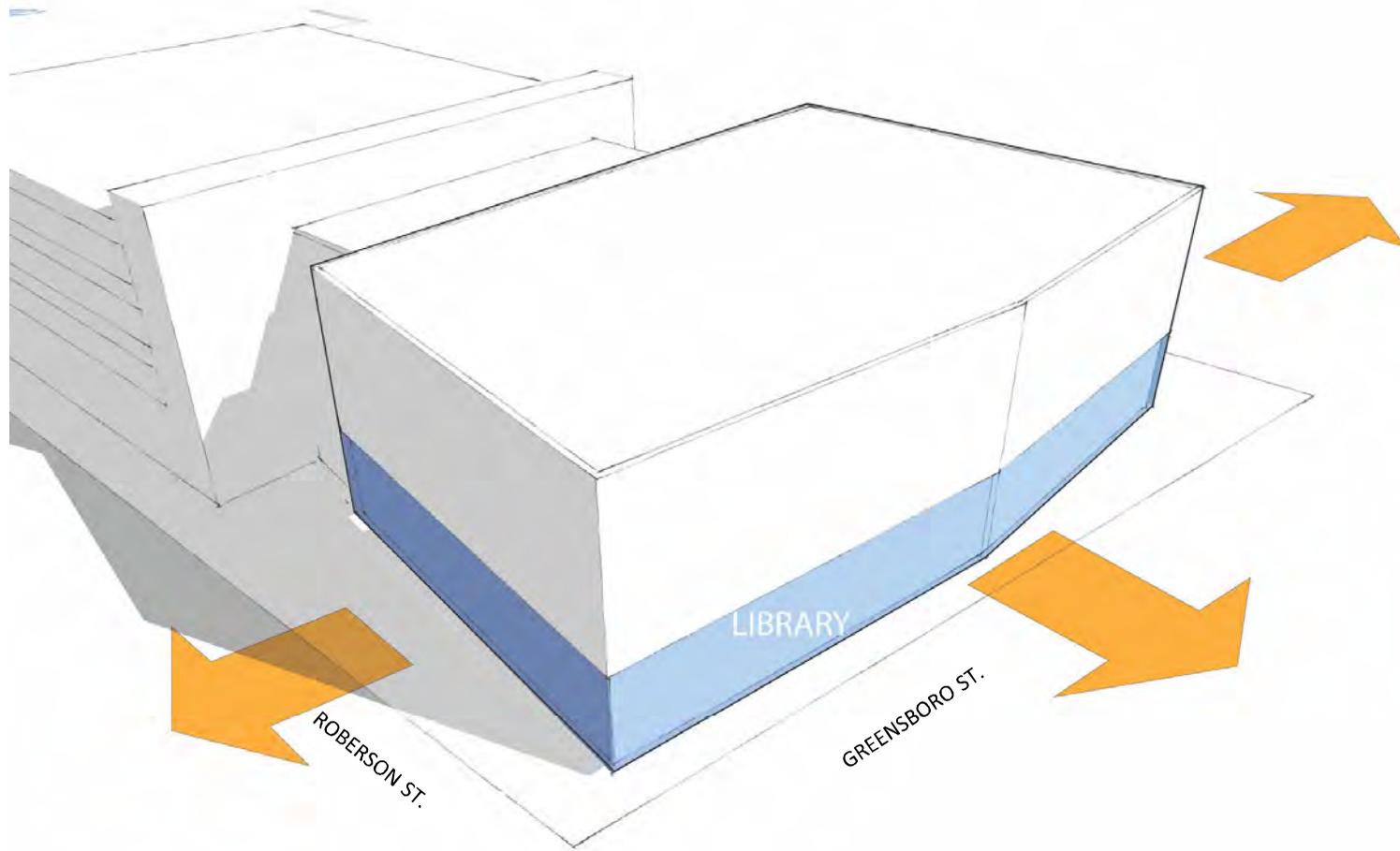
URBAN

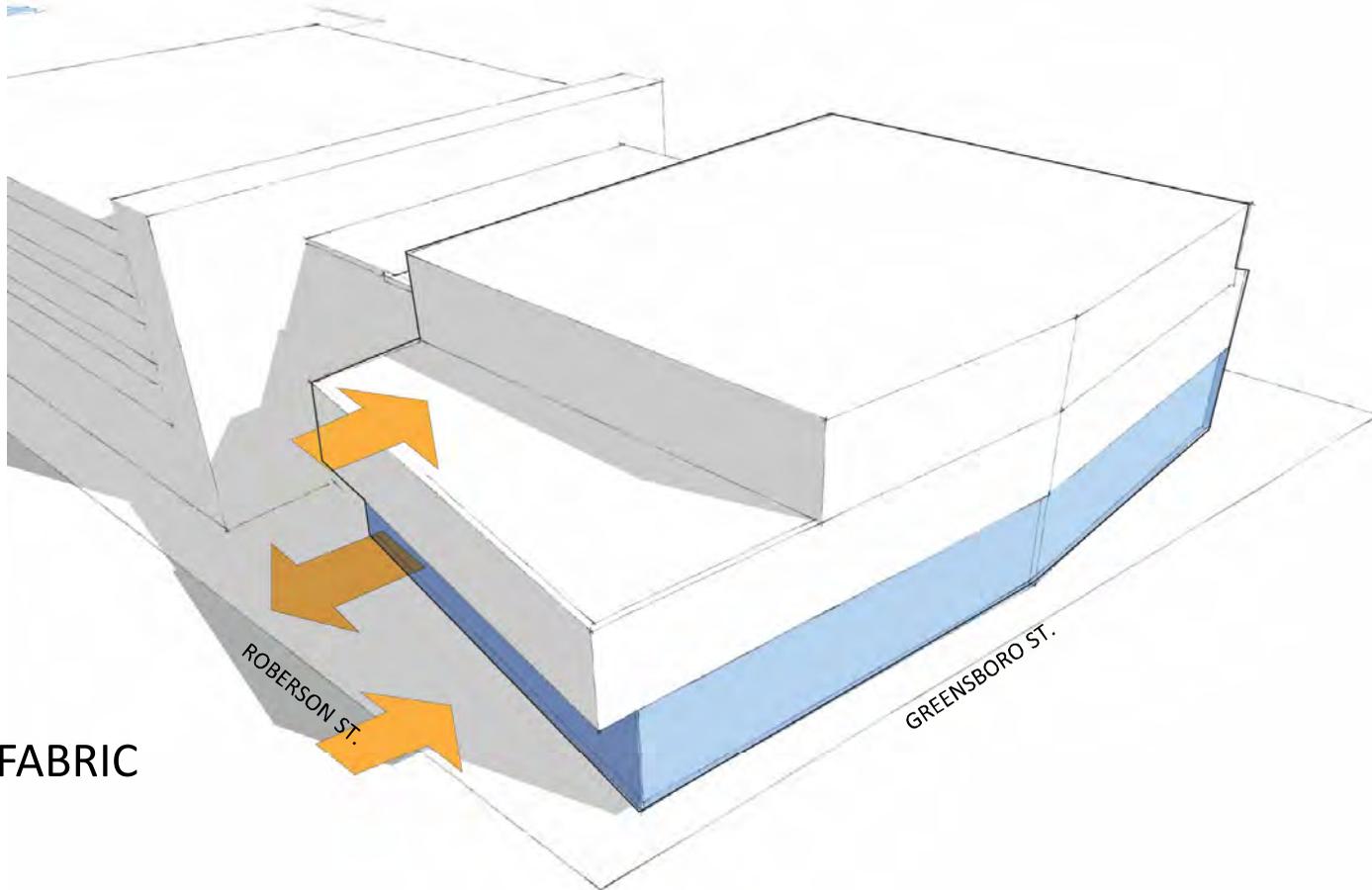


CONNECTIVITY TO CONTEXT



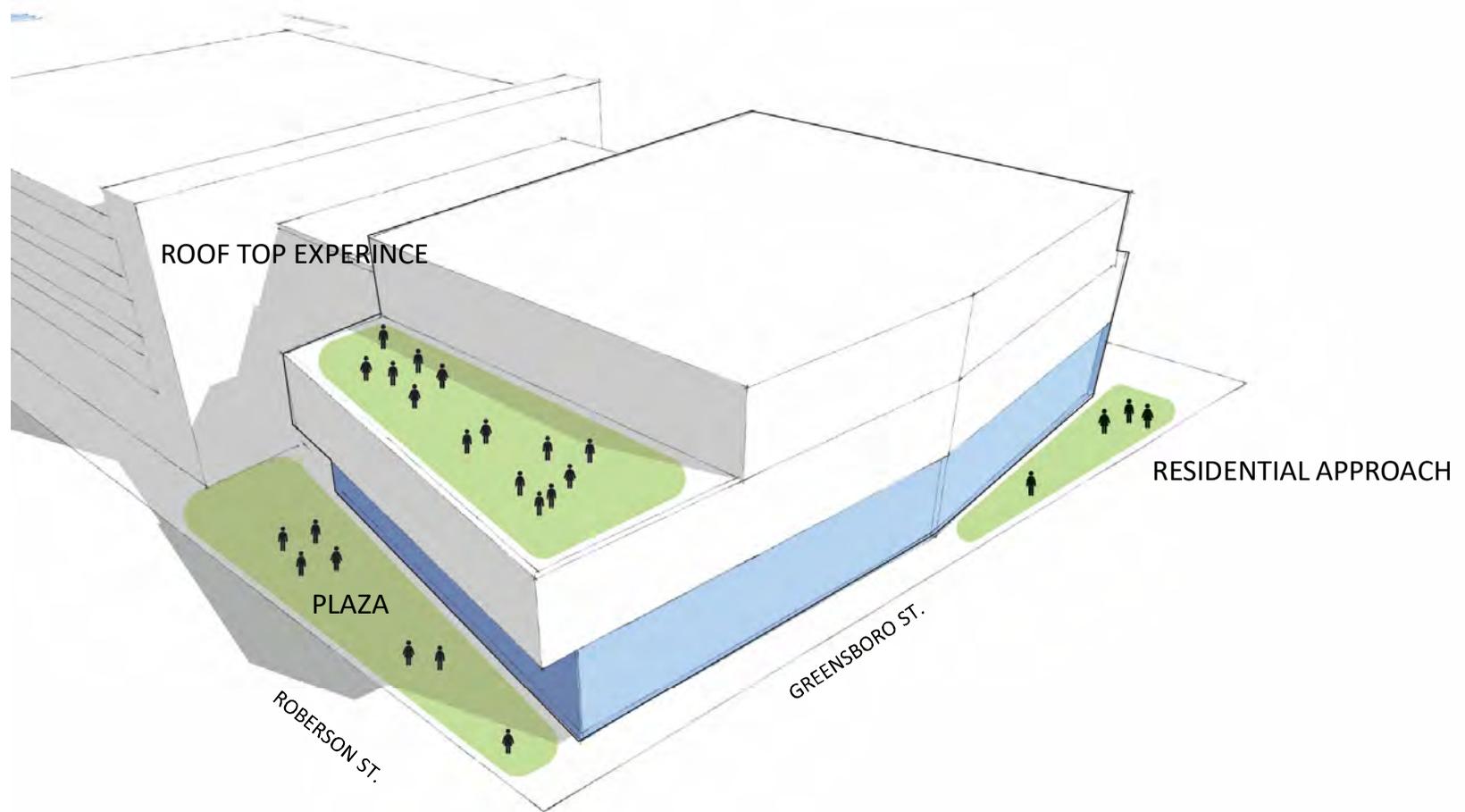
INTERNAL CONNECTIVE TISSUE

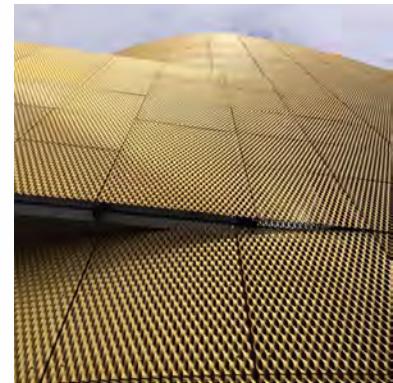
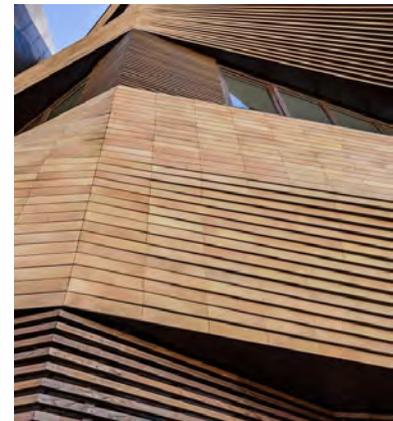
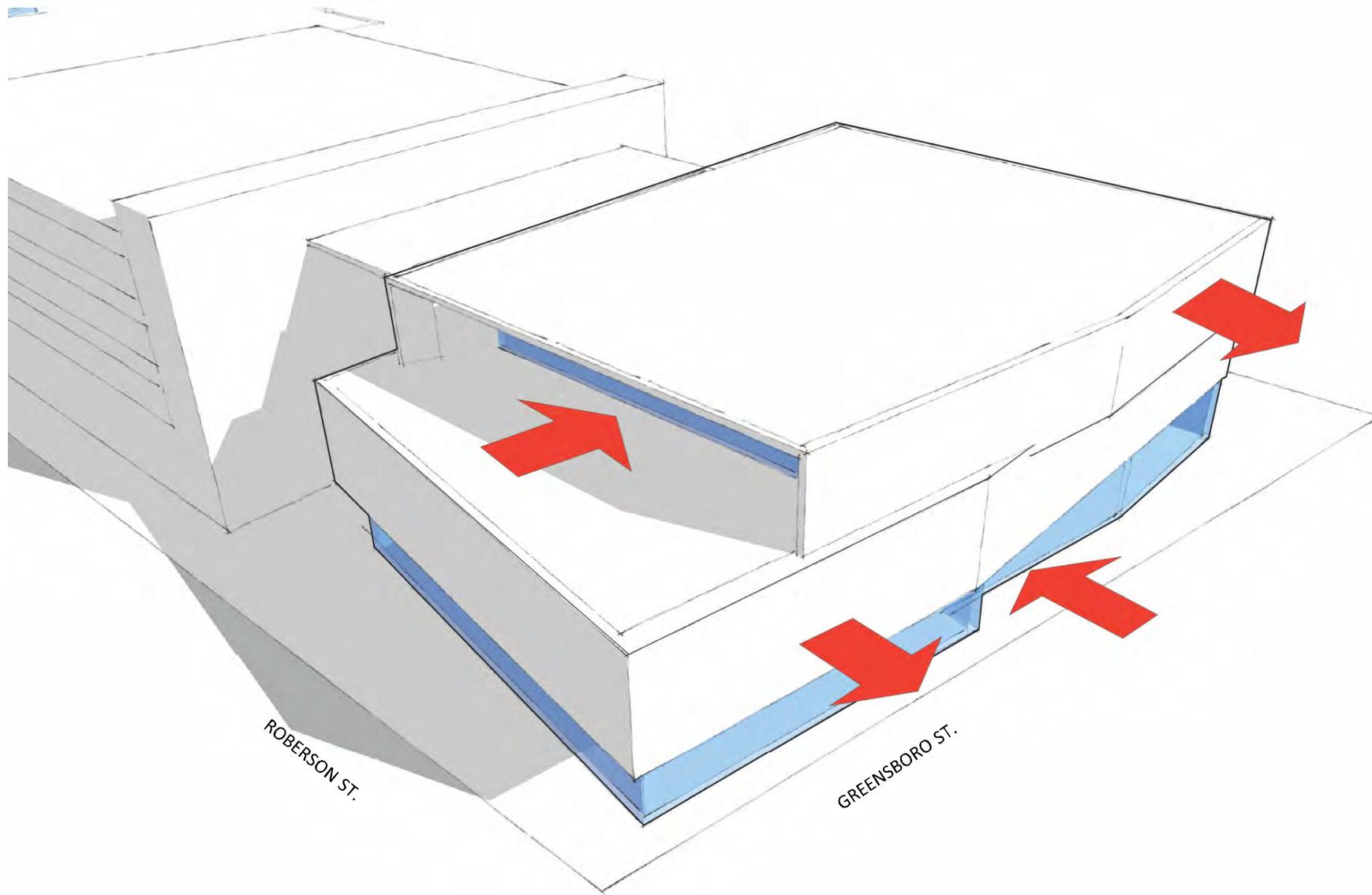




URBAN FABRIC



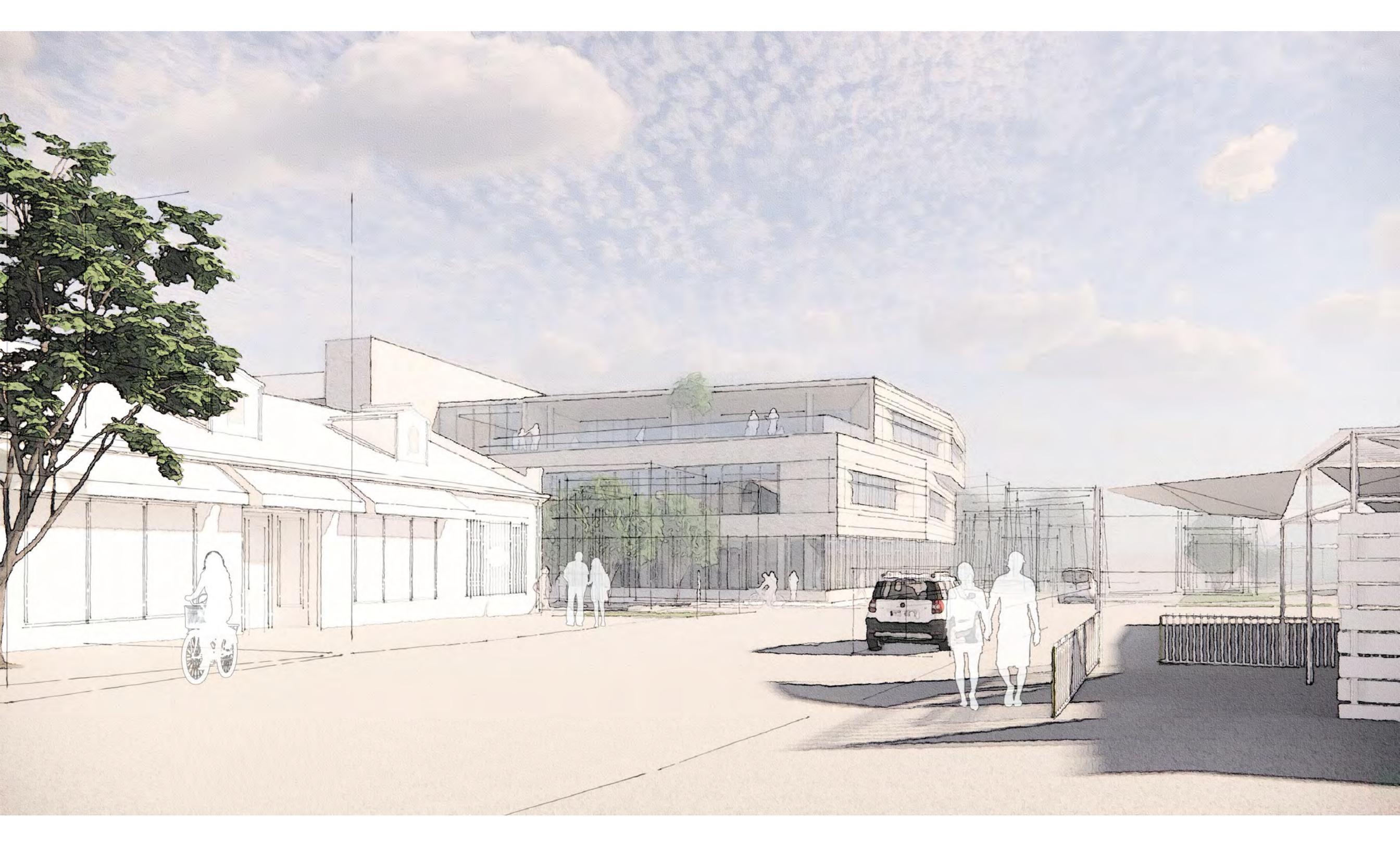


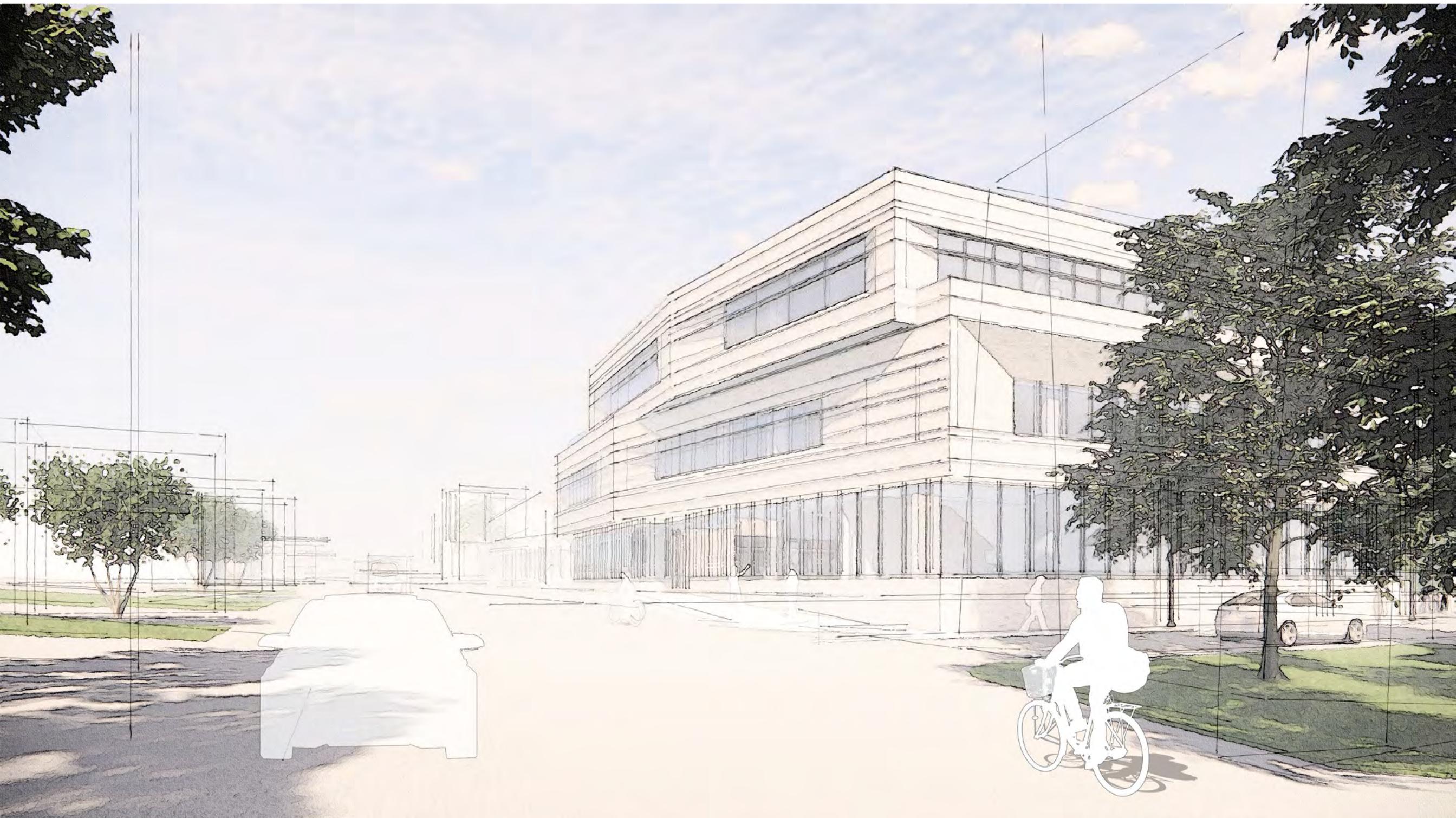




GREENSBORO ST.

ROBERSON ST.

















CENTURY CENTER

OPEN-EYE CAFE

THE 203

SOUTH GREENSBORO STREET SECTION

NEXT STEPS

SCHEDULE LOOK AHEAD

- September 15th:** Town Council Update
- September 24⁺26:** Public Engagement (virtual)
- November 10th:** Town Council Update - Schematic Design
- November 19⁺21:** Drop-In With Designers (virtual & physical)
- February 2021:** Complete Design Development
- July 2021:** Complete Construction Documents
- September 2021:** Begin Construction

THANK YOU!