

Recreation and Parks Commission – March 8, 2021

**Attending:**

Brian Payst (presiding), Chris Colvin, Debby Filer, Jeff Laufenberg, Makeda Ma'at, Anita Jones-McNair (staff liaison)

**Guests:**

Trish McGuire (Planning Commission)

Derek Jones (Perkins & Will, Architecture Firm)

Eric Heidt (Perkins & Will, Architecture Firm)

7:10pm - Payst called meeting to order

7:11pm - Motion to approve (Laufenberg) prior meeting minutes and seconded (Filer)

203 Project Presentation (T. McGuire and Jones)

History of project provided by McGuire

Partnership between Carrboro and Orange County

Finished schematic design in November 2020

Derek Jones (Perkins & Will)

**Overview:**

Walk through design principles and cultural resource spaces

Site & Plans

Building Massing

Material & Character

Interior Finishes and Material

High level

1) reviewed public engagement dates (lots of engagement thus far)

2) shared project vision statement

Site

At grade gravel parking lot across from Glass Half Full.

Sits on border between zonings (commercial and residential).

Considered how to serve as threshold/bridge between both zones.

Street wall considerations:

- nicely-oriented for solar exposure, invites engagement at the street level
- large plaza off of Roberson Street
- roof terrace

Orange Co Public Library and Rec & Parks offices on ground floor

Multipurpose rooms and performance spaces to accommodate open floor,  
rental equipment storage,

36 bicycle parking spaces

2nd floor largely dedicated to Orange Co Skills Development

rooms for messy crafts (running water, moppable floors, etc.)

Teen Center, series of classrooms, lounge space, gathering spaces

WCOM (WCDM?) radio offices/studio

3rd Floor:

Rec and Parks back offices

Skills Devt offices

Wellness Room, staff breakroom, restrooms, etc.

Resource Center shared space (12-14 guests)

Roof Terrace for indoor/outdoor programming

Q&A:

- 1) Elevators go to 3rd floor.
- 2) Handicapped parking meets requirements in the parking deck.
- 3) No drive-through book drop (really tricky to integrate into the existing density),  
but there will be a walk/bike-up book drop off of Greensboro St.
- 4) Stairwell from ground to 2nd (open) and from 2nd to 3rd floor (open)

Materiality of Place: historic railroad, masonry, wood/timber industry

Looked at historic civic buildings (like Carr Mill Mall) and play of brick texture throughout town, perhaps move away from white or dark brick, landed on warm gray brick; woven together, textile like facade in gray brick

[Commission saw various views of the finished construction, on all sides of the building.]

Interiors:

gray brick, steel, concrete floor, neutral palate punched up with accent fabrics and furniture  
firm was designing for a 100-year building; earthy organic warm accent colors

[Commission saw detailed mockup/walk-through of the space!]

Additional Questions:

Q1: What kinds of sustainable construction materials?

A1: all adhesives are low VOC, locally sourced, non-offgassing, recycled content; still trying to find exact brick, one of the bricks is 100% remanufactured from Salisbury, NC; a lot of passive moves with architecture, deep overhangs on S and W side; using electrochromic glass (can be programmed to darken at certain times of day, as low as 1% transmissivity, allows you to cut out glare and avoid shades); VRF mechanical system for HVAC system

Q2: Exterior appears to have textures that would support (or potentially encourage) rock climbing.

Might be a bonus (or concern)?

A2: [No direct answer provided.]

Q3: How many square feet?

A3: About 50k sq. ft of program area + parking

By comparison, Orange Co public library is 15k sqft gross (i.e., includes stairwell and wall thickness) and net (slightly less) areas

Q4: What sorts of feedback have been received from neighbors on design?

A4: In close to 20 public meetings, have not heard criticism or negative feedback, but some levels of concern about maintaining lower sound and light levels, want a nice vegetative buffer along that side; working to make that side a little quieter, fewer windows, etc.

Q5: What's intended on the Roberson side of building in comparison/contrast to Open Eye?

A5: To be modeled after Wall St in Asheville; could be extended to accommodate street festivals, for example.

Q6: When library is closed, will parking be available to local businesses (total of 173 spots)?

A6: That will be a Town Management question, but the design was "future-proofed" to accommodate something like that.

Q7: Nearest bus stop?

A7: Along Main St (buses not along Roberson most likely, but currently along Greensboro)

**Comprehensive Plan Updates:**

Planning Commission Member McGuire reported on public meeting on Mar 18 from 7-9pm and encouraged commission members to

register on CarrboroConnects.org. Reiterated desire to bring in as many people as possible for public representation

and feedback. Also provided an impromptu walk-through of the Carrboro Connects website and invited us to register.

If interested in sharing info (retweeting, delivering postcards to neighbors, etc.), reach out to Anita for info.

**Chair Updates (Payst):**

None to report.

**Department Updates (Jones-McNair):**

1) R&P is working on next brochure to be pushed out in May for the summer;

2) Also in preliminary discussions about reopening process, but no details to share at present as still evolving.

**Other Business:**

Colvin asked if there are sports leagues already underway or in person?

Jones-McNair reported no, aside from dance classes and spring courses online. They continue to coordinate w/ Orange

County to ensure consistency with our local partners.

On the agenda for next month: Greenways.

8:16pm - Motion to Adjourn (Filer); seconded by Colvin; with no objections.