

**Economic Sustainability Commission Minutes  
January 14, 2008, 7:30 AM**

**Chairman:** Peter Lee

**Vice chairman:** Jefferson Parker

**Present:** Peter Lee, James Harris, Stan Babiss, Dan Coleman, Bill Soeters, Alena Callimanis, Jefferson Parker, Ellie Kinnaird, Gary Kramling, Nathan Milian

**Excused:** Ruffin Slater

Call to Order by Peter Lee

**Guest:** David Ripperton

**Agenda items:**

(1) Roberson Square Update, (2) Recommendations to Board on Annual Retreat, (3) Costco Update

**Roberson Square Project:**

David Ripperton, an architect for the Roberson Square Project gave a presentation of the project. The project is a mixed use project which includes residential, retail, and restaurant uses. The project will be approximately 91,575 square feet within five (5) stories. The building would be 69.5 feet in height at its peak. This project complies with the design related aspects of the land use ordinance in so much as the Appearance Committee certified the alternative design, per LUO Section 15-178.

The developer held numerous meetings with the neighbors and other interested persons to get input on the project design. There were many questions that were received by the developer and considered in a redesign of the project.

The project provides for access from Roberson, South Greensboro and Carr Streets. There is no on street parking proposed for Carr Street, so as not to infringe on the neighborhood to the South of the project. There are 8 on street spaces proposed for the Roberson Street side of the building. While the spaces can not be counted officially in the parking count for the project the developer is providing it and customers of the building can use the spaces. The developer has dedicated 14% of the property to right-of-way for this project.

**Recommendations:**

**The ESC recommends approval of the Roberson Square project and acknowledges the deficiency in the parking that will be available on site.**

**Vote: ayes 5**

**Abstain 2**

**No 1**

**Parking:**

The ESC is encouraged by and supports the current parking study that is underway with the Planning School at UNC. The ESC discussed the fact that the Town should promote and encourage alternative transportation whenever possible as well as looking for permanent solutions to the parking needs in the downtown.

**Parking Recommendations to the Board:**

**The ESC supports the Municipal Parking Study and promotes increasing the commercial tax base, square footage and property/sales taxes. The Board should look at the concept of developing a municipal parking as an economic development tool and promote the use of alternative transportation methods. Payment in lieu is also a tool that is on the books now and has not been used.**

**Motion by** Ellie Kinnaird, seconded by Stan Babiss and unanimously approved to forward these comments to the Board of Aldermen.

**Additional recommendations to the Board:**

The following topics were discussed and prior email dialogue was noted, and recommendations considered for the Board:

- 1) What measure(s) could be used to follow the Carrboro economic development goal of “doubling the commercial square footage”?
- 2) How to use the Carrboro Sales Leakage report?

**It was agreed to hold these recommendations until after the Board retreat, with the anticipation of Board development of new/revised town economic goals for this year.**

**Costco:** Update on meeting with Costco representatives given. Next steps have been agreed upon. ESC will follow-up on status on a regular basis.

Old Business:

Meeting adjourned at 9:20 AM