MINUTES
TOWN OF PITTSBORO
BOARD OF COMMISSIONERS
SPECIAL MEETING
MONDAY, JUNE 16, 2014
7:00 PM

Mayor Terry called the meeting to order and asked for a moment of silence.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Commissioner Farrell.

ATTENDANCE

Members present: Mayor Bill Terry, Mayor Pro Tem Pamela Baldwin, Commissioners Jay Farrell, Michael Fiocco, Bett Wilson Foley and Beth Turner.

Staff present: Manager Bryan Gruesbeck, Clerk Alice F. Lloyd, Attorney Paul S. Messick, Jr., Planner Stuart Bass, Parks Planner Paul Horne, Utilities Director John Poteat and Chief of Police Percy Crutchfield.

Motion made by Commissioner Fiocco seconded by Commissioner Turner to approve the special agenda as presented.

Vote Aye-5 Nay-0

SPECIAL MEETING AGENDA

Downtown Vision presentation

Gary Lewis, PBA read a prepared statement. (Attached to minutes)

Sal Musarra from Kimley Horn gave a power point presentation. (Attached to minutes)

After discussion a motion was made by Commissioner Fiocco seconded by Commissioner Foley to adopt the Downtown Vision Plan as the Town's Vision Plan and authorize the Town Manager to present it to NCDOT as soon as possible.

Vote Aye-5 Nay-0

Discuss preliminary Annual Budget for FY 2014-2015

Manager Gruesbeck went over the budget update. (Attached to minutes)

After discussion the board agreed to request the Manager explore:

100% of the salary for Manager, Clerk, Finance Officer will be funded completely from the general fund and 50% of the Utilities Director's salary come from general fund. That 50% of the salaries from the other 3 front office positions be funded by the general fund.

Examine possible cuts within water and wastewater.

Look at taking the $200,000 salary increases in enterprise to the general fund.

Consider establishing a bulk trash fee, with the first pick up free.

Look at reuse water fee increase.

Look at selling the land across from Chatham Mills and send that revenue to enterprise fund.

Raise late fees & reconnection fees on water bills

Savings could be generated from cuts to certain proposed items:

Police vehicles finance
Finance bush hog
Reducing waste water treatment $19,000
Public Works – contracted services from $15,000 to $10,000
Departmental supplies from $20,000 to $10,000

Talk with Chief Griffin to see if this increase could wait to next year.

Commissioner Baldwin delay pocket park until next year would be a savings of $50,000.

Consider tax increases: 3 ½ fire, .75 police cars,.25 bush hog, 2 ½ for salary transfer which would make our tax rate 47.3 per cent per $100 valuation.

Motion made by Commissioner Foley seconded by Commissioner Turner to adjourn at 11:00 p.m.

_____
William G. Terry, Mayor

ATTEST:

_____
Alice F. Lloyd, CMC, NCCMC
Town Clerk

The Pittsboro Business Association, a membership driven organization that focuses on the economic success of businesses in Pittsboro, has worked diligently over the past several years with the Main Street Program, to develop a vision for the downtown district that will help promote our shops, recruit new business and offer an attractive and inviting center of commerce for not only the local community but for the surrounding communities as well. The vision is intended to develop Pittsboro's downtown district as a vibrant destination location that maintains Pittsboro's historic charm and highlights our community's commitment to the local cultural arts, the environment, and our ties to the surrounding agricultural community. We hope to grow a town center that centralizes our government offices, bringing more people into the shopping area, houses a cultural arts center and outdoor park and amphitheater that will invite many from inside and outside the county to come and enjoy our local arts and music and offers attractive parks and spaces for people to recreate, relax and stay awhile.

It is important, if we are to be a visitor's destination, that we create an environment that is attractive, safe and easily accessible for vehicular, pedestrian and other forms of multi-modal travel. To that end we are in immediate need of the following: To name a few...

Widening of 15/501....

Parking (studies to be done)

Safe and attractive crosswalks

Sidewalk improvements and beautification

Compliance with ADA

Burry power lines

Replace utility pole mounted street lights with decorative street lighting

It is imperative that we together, establish a business district that is relevant and competitive as we face the fast approaching growth of Chatham Park. To be ahead of the curve, we need to start implementing this vision now. It is our

desire to work together with State and local government to establish funds to make these goals a reality. Through the main street program, we are currently making efforts to develop such a partnership with the NCDOT.

We, the PBA and some town officials meet with NCDOT Secretary Tony Tata to share our vision and to request his assistance with our revitalization. Secretary Tata made a commitment that day to fund us 3-4 million dollars per year for several years to get our downtown revitalized. He stated they would be with us until the project was complete.

The Preston Development Group has agreed to pay for the basic design concept without having any say in the design and look of downtown and the funds from DOT will pay for the engineering as well as construction of the projects.

We held community meetings and ask the public for input and the designer was in town for 3 days, 2 to meet with the public and 1 to survey the town.

We all know that downtown needs this help.

We are not asking the Town of Pittsboro for any funding. (at this point)

We are asking you the Town of Pittsboro to approve this general vision for our town so we can apply for grants from the NCDOT. These plans must be submitted by June 30th for 2014 budget. Or we will wait until next year's budget to get started.

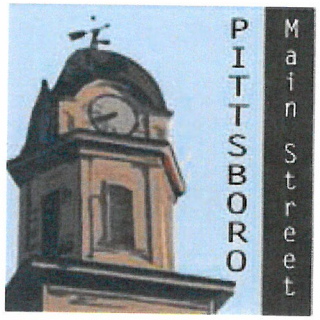
Sal Musarra from Kimley Horn will present a vision for downtown, a concept if you will.

PITTSBORO North Carolina

DOWNTOWN VISION PLAN

TOWN OF PITTSBORO
BOARD OF COMMISSIONERS
JUNE 16, 2014

Kimley»Horn



PITTSBORO North Carolina

ACKNOWLEDGEMENTS

TOWN OF PITTSBORO

Mayor - William G. Terry

Board of Commissioners

Pamela Baldwin
Michael A. Fiocco
J. A. (Jay) Farrell
Bett Wilson Foley
Beth Turner

Town Manager - **Bryan Gruesbeck**
Planning Director – **Stuart Bass**
Town Engineer - **Fred Royal, P.E., CFM**
Parks Planner – **Paul Horne**

Pittsboro Business Association

Pittsboro Roadhouse
Greg and Maria Lewis

Study Funded By
Preston Development

PITTSBORO North Carolina

Presentation Overview

INTRODUCTION and PURPOSE

PROCESS OVERVIEW

EXISTING CONDITIONS

VISIONING

PRIORITY PROJECTS

BUDGET ESTIMATES

IMPLEMENTATION STRATEGIES

PITTSBORO North Carolina

INTRODUCTION

Background

Purpose of the Plan

- CATALYST FOR THE PLAN: MAY 16 MEETING WITH NCDOT SECRETARY TONY TATA
- NEED: A STUDY WITH PRIORITY PROJECTS AND BUDGETS TO SECURE DISCRETIONARY FUNDING
- PRESTON DEVELOPMENT OFFERED TO FUND THE INITIAL STUDY TO MEET JUNE 30 DEADLINE
- TWO PRIMARY GOALS:
  - CREATE A COMMUNITY BASED VISION TO GUIDE FUTURE DOWNTOWN DEVELOPMENT
  - IDENTIFY PRIORITY PROJECTS, BUDGET ESTIMATES, AND AN IMPLEMENTABLE ACTION PLAN

PITTSBORO North Carolina

INTRODUCTION: APPROACH

- **Community-led vision for downtown, irrespective of budgets, politics, property ownership, or other perceived barriers.**

- **Use Vision Plan as the basis to identify *specific improvements* to advance the broader vision.**

- **Prioritize projects and develop budget estimates to secure funding**

PITTSBORO North Carolina

INTRODUCTION: PROCESS

Conditions Assessment
May 28-30

Stakeholder Input
May 28-29

Visioning
May 29-30

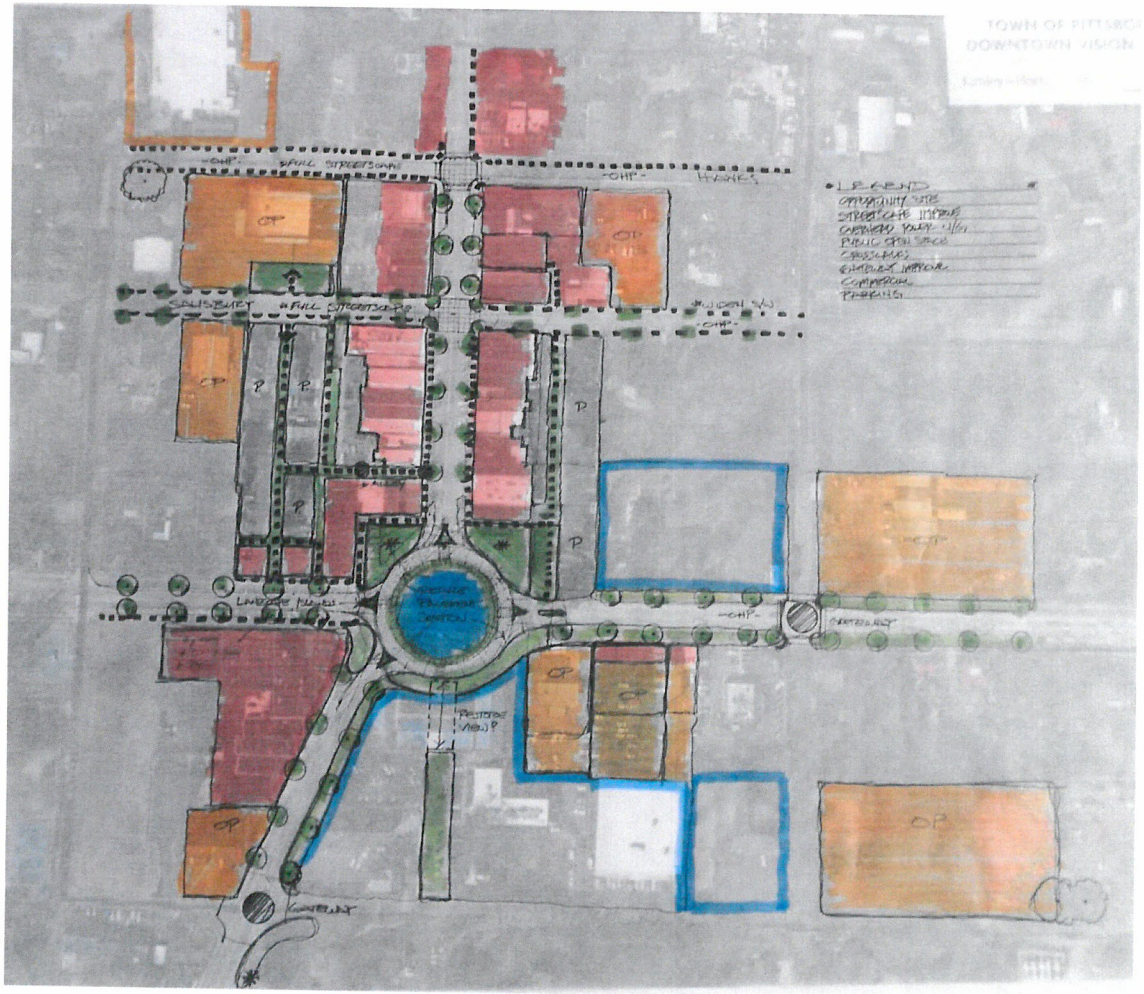
Presentation and Project Prioritization
May 28-29

Budget Cost Estimating
May 30 – June 4

Draft Study - Production
June 4 – June 13

Presentation of Draft Study
June 13

Public Presentation of the Study
June 16



PITTSBORO North Carolina

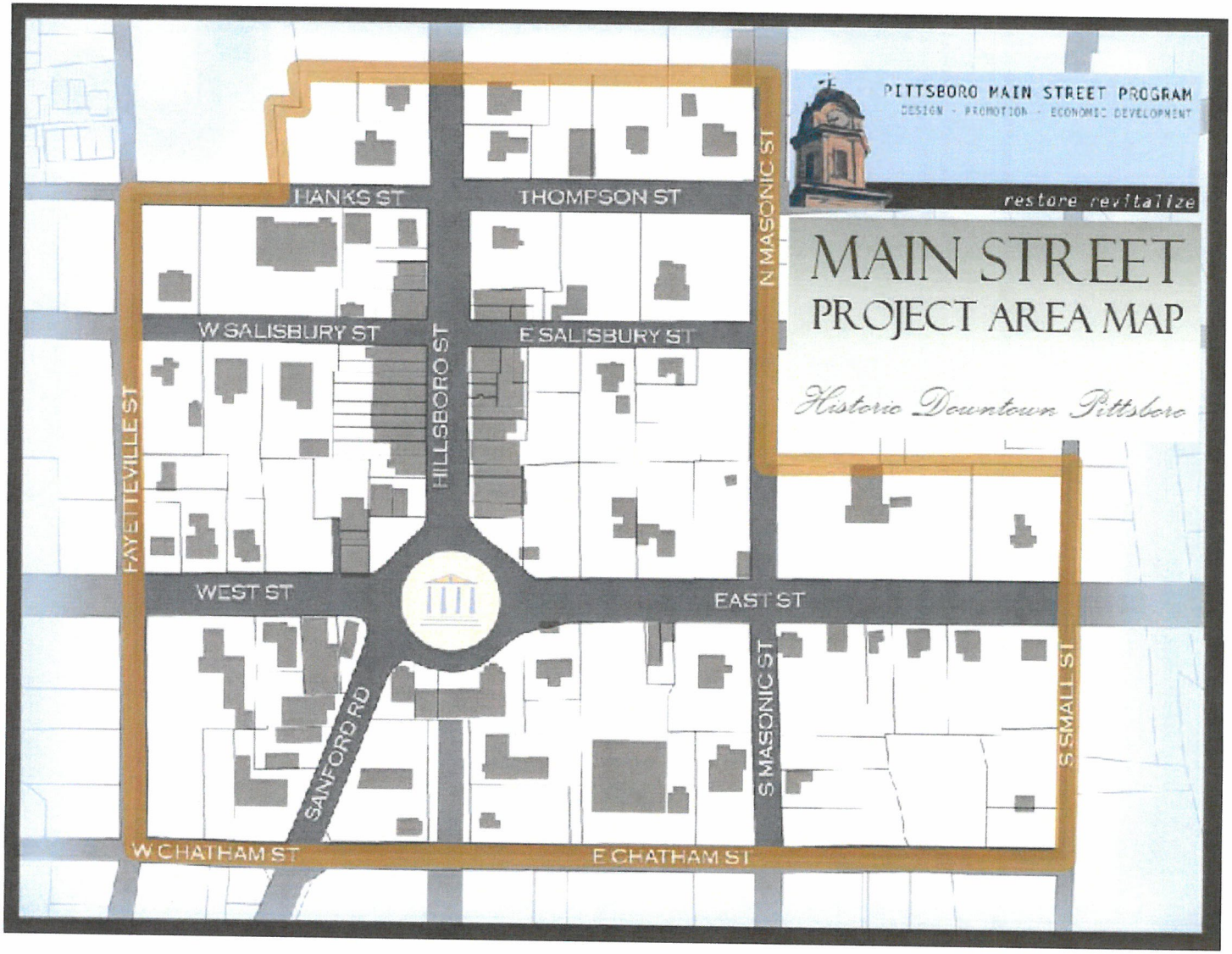
STUDY AREA CONTEXT AND ISSUES SUMMARY

Study Area: as defined by the *Main Street Project Area Map* for the Pittsboro Main Street Program

Relevant Studies / Active Plans

- **Town of Pittsboro Land Use Plan**
- **Town of Pittsboro Pedestrian Transportation Plan**
- **Town of Pittsboro Main Street Program (façade improvements)**
- **Town Engineering Projects (West Street Rain Garden; West side wetland BMP)**

PITTSBORO North Carolina



PITTSBORO North Carolina

STUDY AREA CONTEXT AND ISSUES SUMMARY

BIG PICTURE TRENDS

Trends in demographics and lifestyle preferences are favorable to downtown revitalization:

- **Increased demand for downtown living on the part of both millennial and older adult populations**
- **Desire for live-work environments and minimal commute times**
- **Boom in single and childless / empty nester homes seeking smaller homes, urban infill, and mixed-use environments**
- **Desirability to live in or near walkable communities**
- **Desire for more "authentic" shopping and entertainment experiences**
- **Demand for urban lifestyle, but with easy access to recreation and natural amenities**
- **Growth in intergenerational communities which integrates housing, employment, entertainment and services for all age groups**

PITTSBORO North Carolina

SITE CONDITIONS: Challenges and Opportunities

OVERALL STREETSCAPE

Challenge:

- **Lack of Unified Wayfinding**
- **Lack of Unified Street Tree Program**
- **Lack of design standards for Lighting products**
- **Overhead Utilities are visually obtrusive**

Opportunities:

- **Develop and Implement a Wayfinding Program**
- **Develop and Implement Street Tree standards for species, spacing, and urban planting details**
- **Develop and Implement Lighting Standards – consider LED products**
- **Bury Overhead Utilities concurrent with Streetscape projects**

PITTSBORO North Carolina

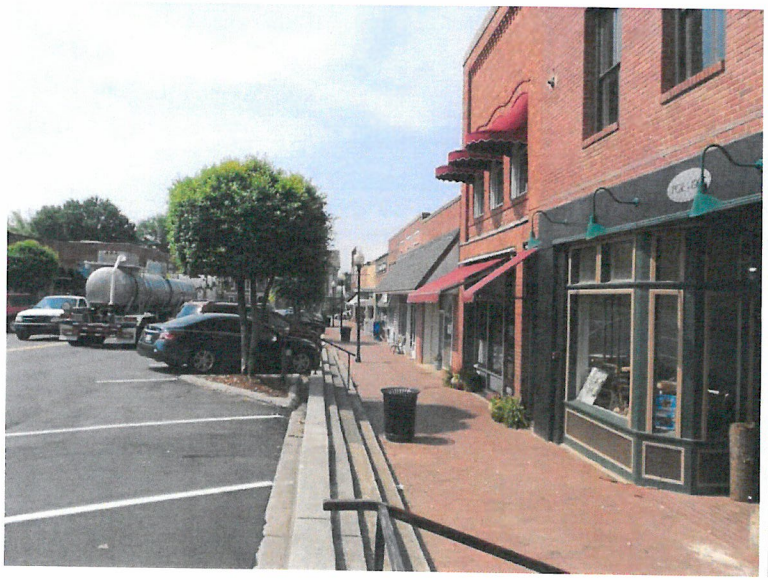
SITE CONDITIONS: Challenges and Opportunities

SIDEWALK SLOPES AND DRAINAGE

Challenge: existing sidewalks are uneven, have severe cross slopes, and severe grade differential between walks and parking surfaces. These conditions do not meet current ADA accessibility guidelines.

Opportunities:

- **Brick sidewalks should be replaced, re-graded, and incorporated with retaining rails, railings and landscaping where necessary to address grade differentials.**
- **New or modified drainage systems can be installed as part of sidewalk renovations to address ponding water in front of businesses**



PITTSBORO North Carolina

SITE CONDITIONS: Challenges and Opportunities

PARKING

Challenge:

- **The lack of quality public parking and underutilized private parking lots occupy valuable real estate in close proximity to businesses but are not available to the public.**
- **Unsafe parking conditions adjacent to traffic circle.**

Opportunities:

- **improve efficiency of layout on existing surface lots to gain spaces;**
- **foster shared use agreements and reservation systems on private surface lots for public use**
- **develop structured parking east or west of Hillsboro St or within the County government complex; incorporate retail façade into decks where possible**
- **meter on-street parking to encourage high turnover at storefronts**
- **develop shared parking lots in County Government complex**

PITTSBORO North Carolina

SITE CONDITIONS: Challenges and Opportunities

COMMUNITY OPEN SPACE

Challenge: Minimal amount of public open space within the study area; The lack of a significant downtown gathering space for programmed events.

Opportunities:

- **Develop a centrally located park, ¾ to 1 acre or more in size, suitable for programmed public events and daily, informal use**

- **Evaluate underutilized parking areas as options for short or long term redevelopment solutions**

- **Consider a long term view toward a park on the site of the existing County offices south of the Courthouse.**

- **Continue to seek opportunities for small pocket parks.**

PITTSBORO North Carolina

SITE CONDITIONS: Challenges and Opportunities

EAST-WEST CONNECTIVITY

- **Challenge: limited opportunities between blocks for connectivity to parking or open space.**

- **Opportunity: utilize existing alleys between buildings or create voids where possible to achieve connectivity.**

PITTSBORO North Carolina

SITE CONDITIONS: Challenges and Opportunities

STREET FRONTAGE GAPS

- **Challenge: Gaps between uses along key streets disrupt the downtown visual rhythm and make the town less walkable.**

- **Opportunity: encourage urban infill projects and ensure that development codes support development forms that can help accomplish this.**

PITTSBORO North Carolina

SITE CONDITIONS: Challenges and Opportunities

INTERSECTION ENHANCEMENTS

Challenge:

- **key intersections without any crosswalk features**
- **Existing crosswalk features that do not meet current standards for safe pedestrian movement across public streets.**

Opportunities:

- **Improve all intersections to include new striping, ramps, bulb-outs and pedestrian signal heads where appropriate**
- **Incorporate special pavement into key gateway intersections; include public art and landscaping opportunities**
- **Handicap Ramps**

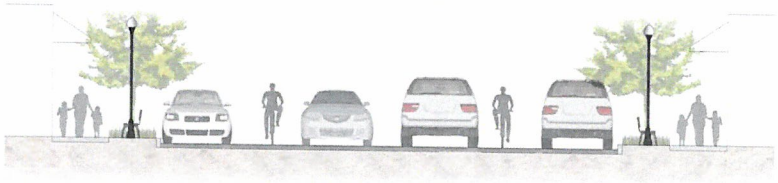
SITE CONDITIONS: Challenges and Opportunities

STREET SECTIONS

Challenge: Local streets appear oversized resulting in higher rates for speed and additional impervious area within the downtowns area.

Opportunities: Using the *Complete Streets* model as a guide, all downtown street sections should be evaluated to minimize paved surfaces

Typical Street Section



PITTSBORO North Carolina

SITE CONDITIONS: Challenges and Opportunities

STREET SECTIONS – ON-STREET PARKING

- **Benefits Of On-street Parking**
  - convenient, high-turnover parking for customers.
  - physical protection from the travel lanes to the pedestrian zone
  - definer of space for a comfortable sidewalk realm.
  - traffic calming

- **Parking Configuration Options**
  - parallel
  - Drive in angle parking
  - Back-in angle parking

PITTSBORO North Carolina

SITE CONDITIONS: Challenges and Opportunities

GATEWAYS

Challenge: lack of visual definition for the core downtown area and gateways

Opportunities:

- **Pavement patterns at gateway intersections**
- **Unified design standards for street furnishings and lighting**
- **A unified palette for street tree and ornamental landscaping**
- **Public art (i.e. 911 Sculpture)**
- **Buried overhead utilities**
- **Unified design standards for sidewalks**
- **Unified wayfinding program**
- **Building facade programs**

PITTSBORO North Carolina

SITE CONDITIONS: Challenges and Opportunities

MULTI-MODAL TRANSPORTATION SYSTEMS

Challenge: connectivity between downtown destinations and to the broader community.

Opportunities: modify street sections to incorporate bike lanes and transit stops. Create multi-modal paths between blocks and establish connection nodes to the broader Town greenway system and, in the future, to Chatham Park.

PITTSBORO North Carolina

SITE CONDITIONS: Challenges and Opportunities

TECHNOLOGY

Challenge: combine authenticity of place with technology features sought by all age groups today.

Opportunities: incorporate conduit and duct banks into improvement projects

- **Smart parking technologies**
- **Vehicle charging stations**
- **LED lighting**
- **WIFI hubs in parking meters**
- **solar shade structures**
- **Self compacting waste receptacles**
- **electronic information kiosks**

PITTSBORO North Carolina

SITE CONDITIONS: Challenges and Opportunities

HOUSING OPPORTUNITIES

Challenge:

- **increase downtown residential population to support local business, encourage new businesses, and bring evening and weekend vitality to the downtown.**

- **encourage intergenerational housing.**

Opportunities:

- **large opportunity sites**
  - **Mt Sinai site on Chatham east of Masonic and the**
  - **former manufacturing site at Credle and Hanks.**

- **small infill opportunities within the study area**

PITTSBORO North Carolina

SITE CONDITIONS: Challenges and Opportunities

PARCEL ASSEMBLY

Challenge:

- **large number of property owners, forms of ownership ,and property configurations make assembly of land for significant public spaces or redevelopment challenging.**
- **The distribution of owners, renters, and vacant parcels**

Opportunities:

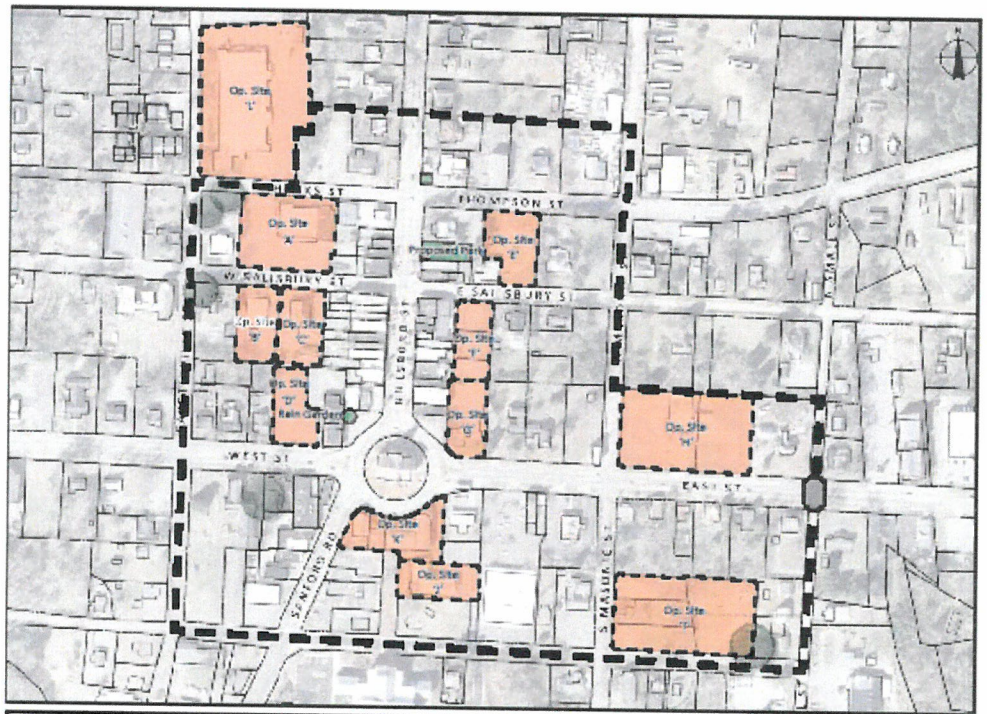
- **the presence of large tract opportunity sites**
- **Opportunities to relocate existing businesses to nearby parcels better suited for their success**
- **Access and shared parking agreements between owners to help parking needs**

PITTSBORO North Carolina

OPPORTUNITY SITES

- properties, developed or undeveloped, that may offer some long term value to the downtown as new development, redevelopment, or re-purposed sites.
- value of opportunity may be tied to its size, location, existing structure, connectivity - deemed underutilized
- Sites do not necessarily represent properties that are available or have willing owners

OPPORTUNITY SITES



OPPORTUNITY SITES LEGEND

ID	LOCATION	AC	OWNER	DESCRIPTION	POTENTIAL LAND USE
A	50 W SALISBURY	1.27	JUSTICE LAND LMTD	VACANT - FORMER RETAIL SITE	PARKING; MUNICIPAL CENTER; MED. DENSITY RESIDENTIAL
B	75 W SALISBURY	0.53	RUNNING DOG HLDGS	FORMER POST OFFICE	PROFESSIONAL OFFICE, CULTURAL CENTER; ART GALLERY; RESTAURANT
C	49 W SALISBURY	0.64	RUNNING DOG HLDGS	UNDERUTILIZED - GRAVEL PARKING	OPEN SPACE; SURFACE OR STRUCTURED PARKING; REFUSE CENTER
D	WEST ST	0.53	JUSTICE MOTOR CO LLC	UNDERUTILIZED - GRAVEL PARKING	OPEN SPACE; SURFACE OR STRUCTURED PARKING
E	37 E SALISBURY	0.70	SPRINT CAROLINA TEL	UNDERUTILIZED - PARKING	
F1	50 E SALISBURY	0.19	HARRIS FAM. & WD HARRIS	UNDERUTILIZED - PRIVATE PARKING	SHARED PARKING; LINEAR GREEN SPACE
F2	HILLSBORO ST	0.17	SPILLER JESSE T ...	UNDERUTILIZED - PRIVATE PARKING	SHARED PARKING; LINEAR GREEN SPACE
F3	50 E SALISBURY	0.24	HARRIS FAM. & WD HARRIS	UNDERUTILIZED - PRIVATE PARKING	SHARED PARKING; LINEAR GREEN SPACE
G	55 EAST ST	0.51	PITTSB. PRESBYTERIAN CH	UNPAVED PARKING	PEN SPACE; PARKING; PEDESTRIAN CORRIDOR
H1	105 EAST ST	1.02	GENERATION II CAROLINA LLC	VACANT - FORMER AUTO SALES	OPEN SPACE; PARKING; COMMERCIAL; MIXED USE
H2	105 EAST ST	0.74	GENERATION II CAROLINA LLC	VACANT - FORMER AUTO SALES	OPEN SPACE; PARKING; COMMERCIAL; MIXED USE
I	CHATHAM ST	0.37	MT SINAI AME CH TRUSTEES	VACANT	PARKING; MUNICIPAL CENTER; MED. DENSITY RESIDENTIAL
I	59 MASONIC ST	0.34	SPILLER JESSE T ...	VACANT	PARKING; MUNICIPAL CENTER; MED. DENSITY RESIDENTIAL
I	MASONIC ST	0.29	SPILLER JESSE T ...	VACANT	PARKING; MUNICIPAL CENTER; MED. DENSITY RESIDENTIAL
I	CHATHAM ST	0.81	MAPLE LEAF CONSTRUCTION	VACANT	PARKING; MUNICIPAL CENTER; MED. DENSITY RESIDENTIAL
J	65 E CHATHAM ST	0.56	CHATHAM COUNTY	COUNTY - POTENTIAL RELOCATION	PARKING; MUNICIPAL CENTER; MED. DENSITY RESIDENTIAL
K	12 EAST ST	0.56	CHATHAM COUNTY	COUNTY OFFICES	OPEN SPACE - OPEN VIEWS TO COURTHOUSE
L	158 ORIOLE ST	2.76	MILLHOUSE PROPERTIES	VACANT	MIXUSE RESIDENTIAL/ CIVIC / CULTURAL
		12.23	TOTAL ACRES		

Challenges And Opportunities

Opportunity Sites

Opportunity sites are those properties, developed or undeveloped, that may offer some long term value to the downtown as new development, redevelopment, or re-purposed sites. This value may be tied to its size, location, existing structure, connectivity, or some combination of those factors but in general these sites are deemed underutilized given these qualities. It is key to note that opportunity sites do not necessarily represent sites that are on the market, or have owners, sellers or developers communicating a desire or willingness to consider change at this time. The value in identification of these sites is to acknowledge the key positions they occupy in the overall master plan in the hopes that should they become available or should the Town or private sector be motivated accordingly, this master plan might help steer development in a direction consistent with the vision.

Opportunity sites within the study area include:

- large, private surface lots (shared parking; structured parking; open space)
- the old post office on Hanks St. (re-purpose opportunity)
- the abandoned auto dealership on East St. (redevelopment site)
- the County offices on Chatham St and East St (open space; shared parking; redevelopment)
- undeveloped site on Chatham St (redevelopment site)

PITTSBORO North Carolina

DOWNTOWN VISION PLAN

Pittsboro Business Association Vision

- ***promote our shops,***
- ***recruit new business***
- ***a vibrant destination***
- ***maintains Pittsboro's historic charm***
- ***highlights our community's commitments to the local cultural arts, the environment,***
- ***centralizes our government offices,***
- ***houses a cultural arts center and***
- ***outdoor park and amphitheater***

***You know it works when*: people routinely decide to go downtown with no agenda, confident that there will be enough activity to make the trip worthwhile**

Pittsboro has some fundamental advantages to build from

Stakeholder adjectives to describe Pittsboro's "brand" Local...Historic...Eclectic...Vibrant...Density...Green Artistic ...Night Life...Organic ...a Community

Branding a community can be an intentional exercise.

PITTSBORO North Carolina

DOWNTOWN VISION PLAN

Be authentic: strive to <u>intentionally incorporate your brand</u> into all elements of your downtown.

- **community gardens**
- **promote more local farm-to-table restaurants,**
- **recruit more local music shops and art galleries**
- **expand farmer's markets**
- **organize downtown festivals around those themes**

PITTSBORO North Carolina

DOWNTOWN VISION PLAN

DEVELOPMENT CODES

- **Downtown Overlay District**
- **Design Guidelines**
- **Form based, or hybrid codes - focus more on the physical form of development than specific uses – help to encourage infill development.**

PITTSBORO North Carolina

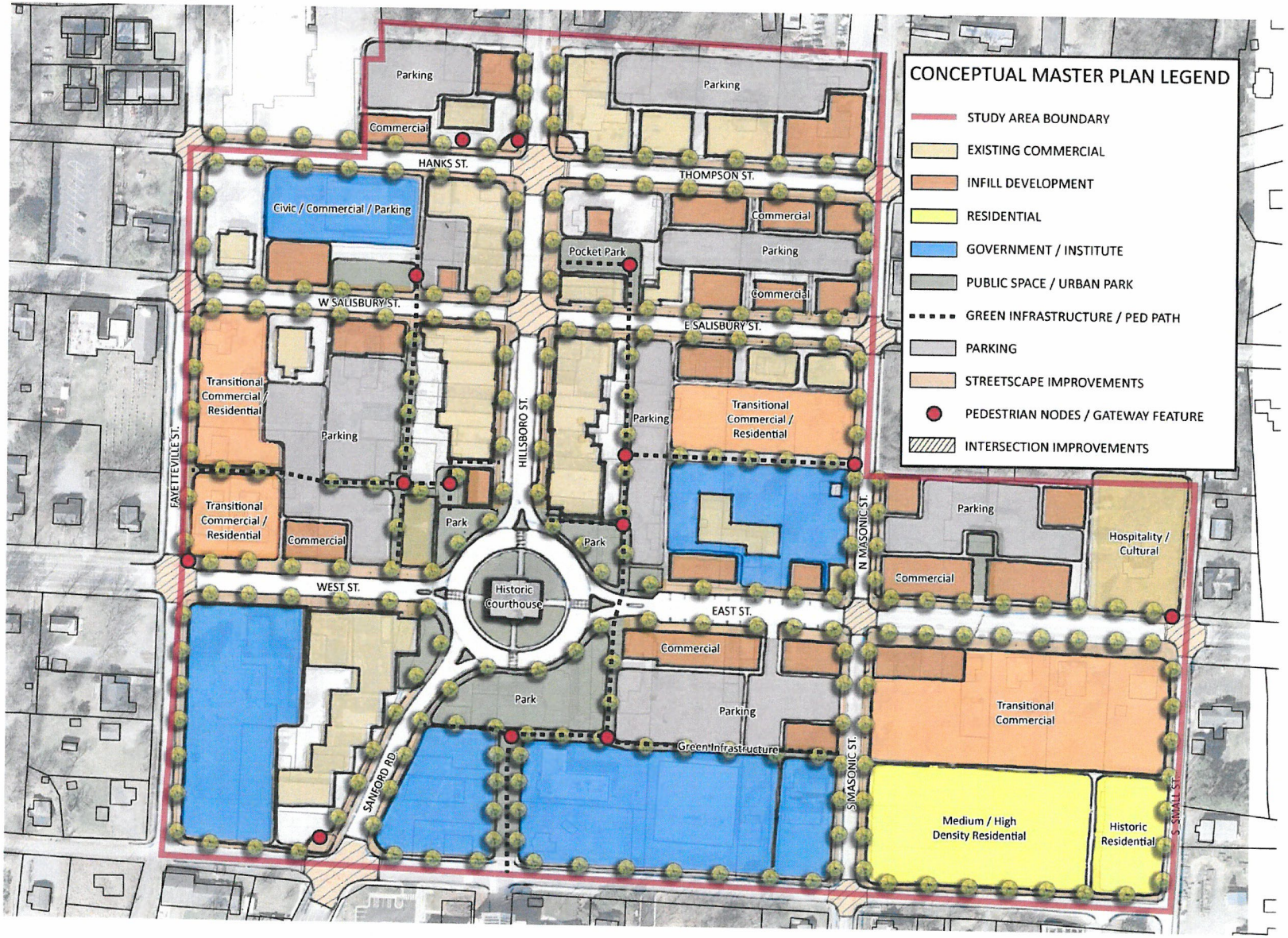
DOWNTOWN VISION PLAN

MARKETING AND PROGRAMMING

- Focus on quality and frequency. Of downtown programs
- Goal: get people accustomed to coming downtown on a regular basis to be with other people
- You must have the spaces, venues and parking to accommodate those crowds and provide an overall positive experience.
- Facilities and services are just as important as the venue - restrooms, parking, information assistance, online information, and, traffic control

PITTSBORO North Carolina

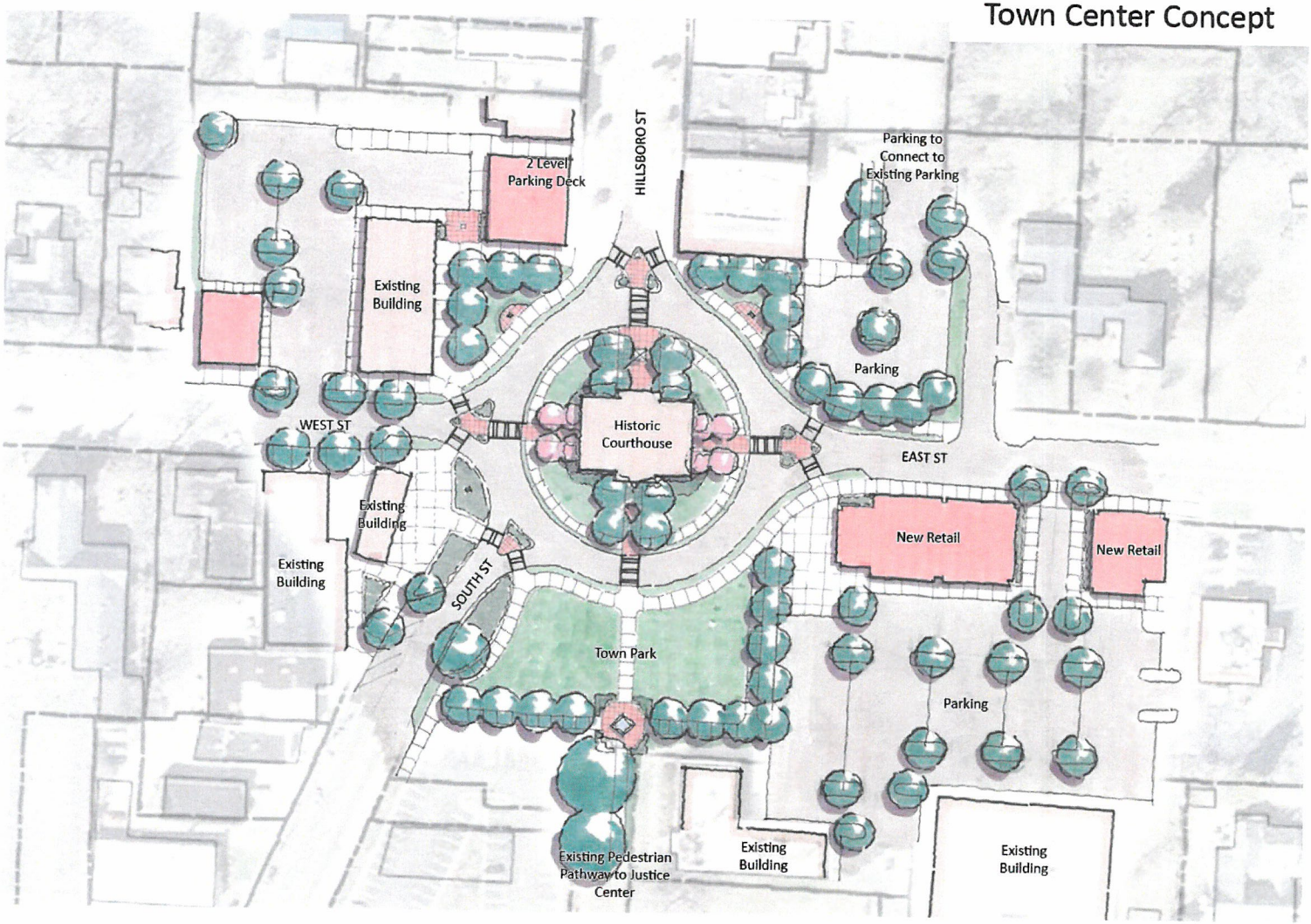
DOWNTOWN VISION PLAN



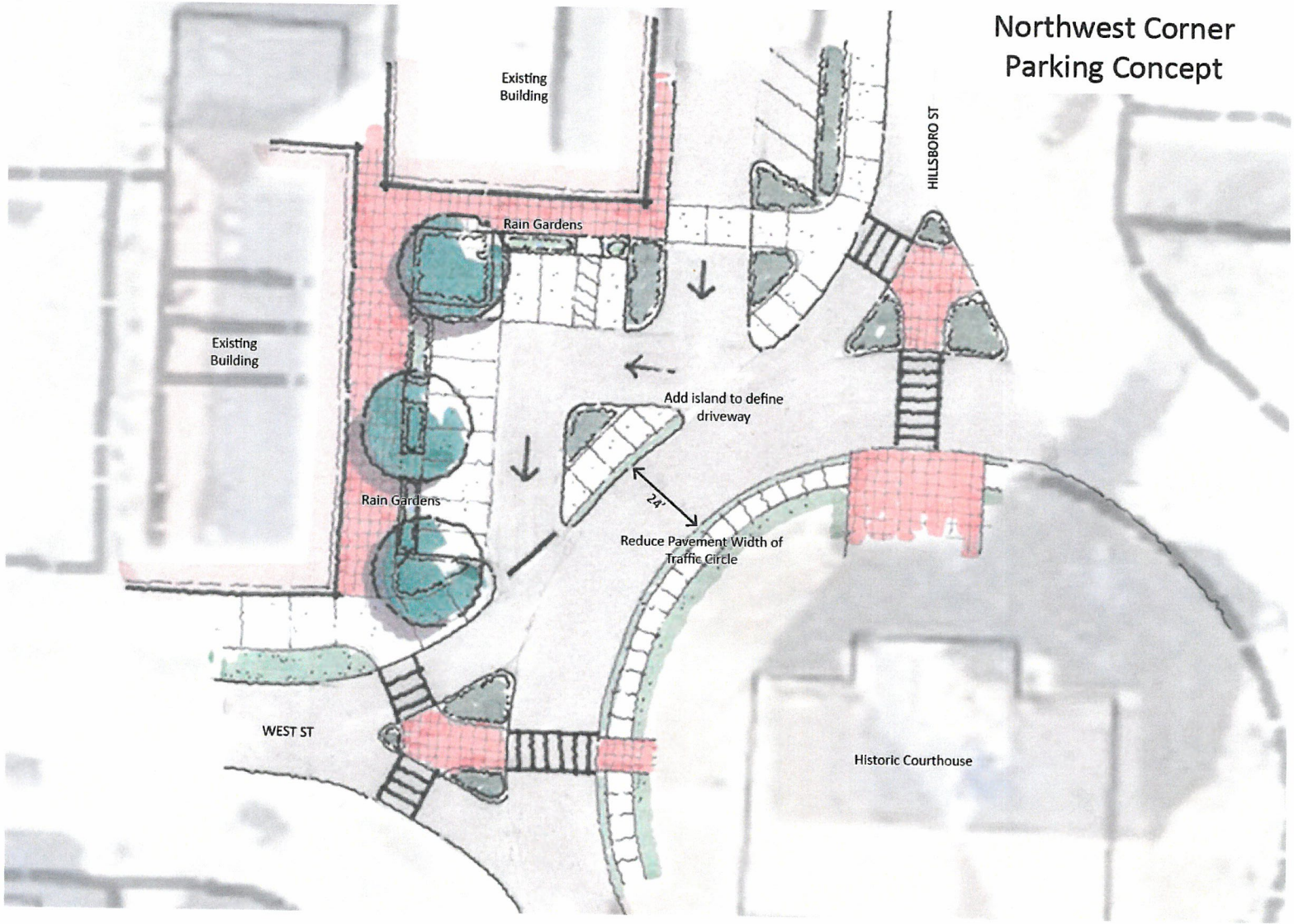
PITTSBORO North Carolina

VISION PLAN EXHIBITS

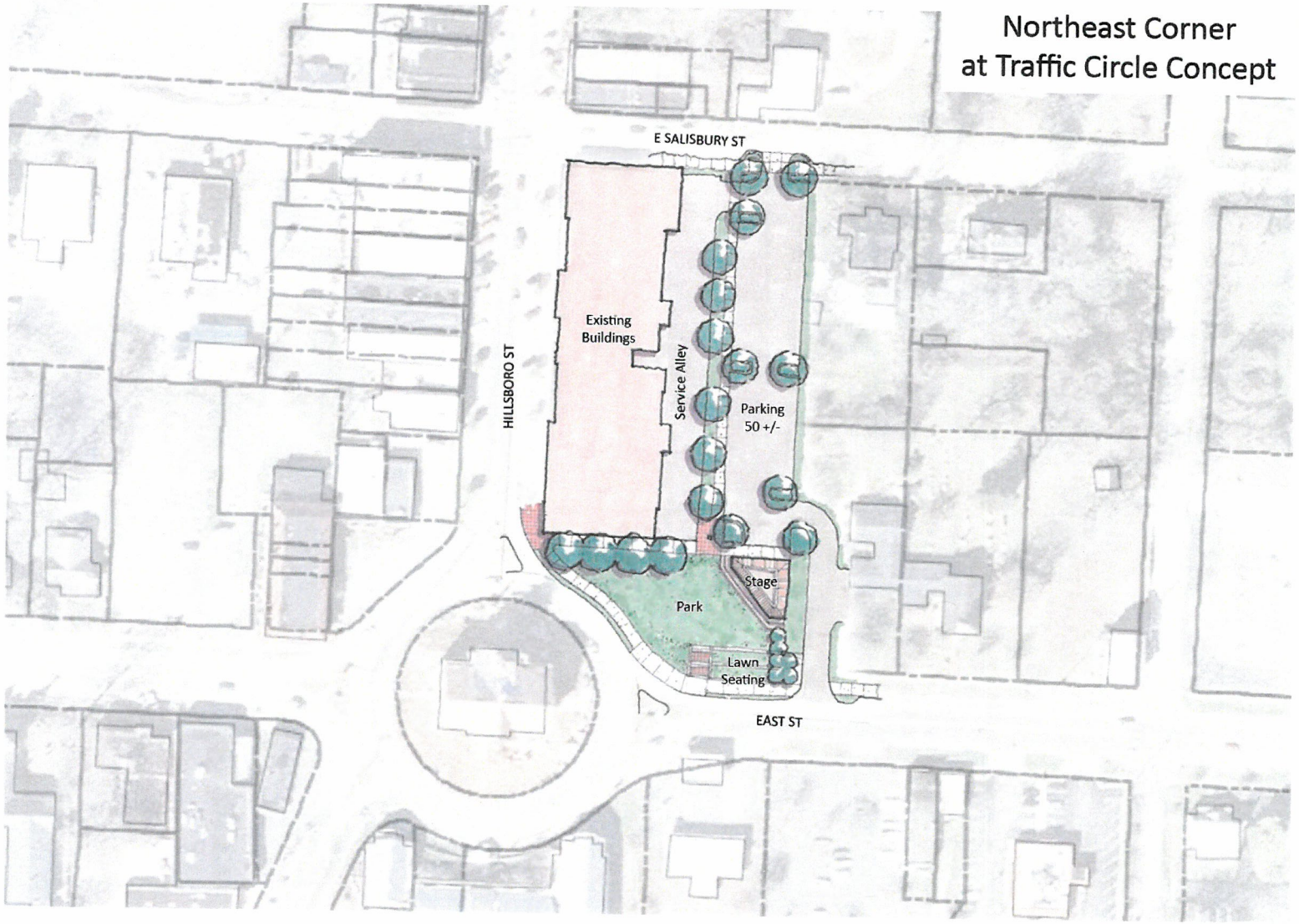
Town Center Concept



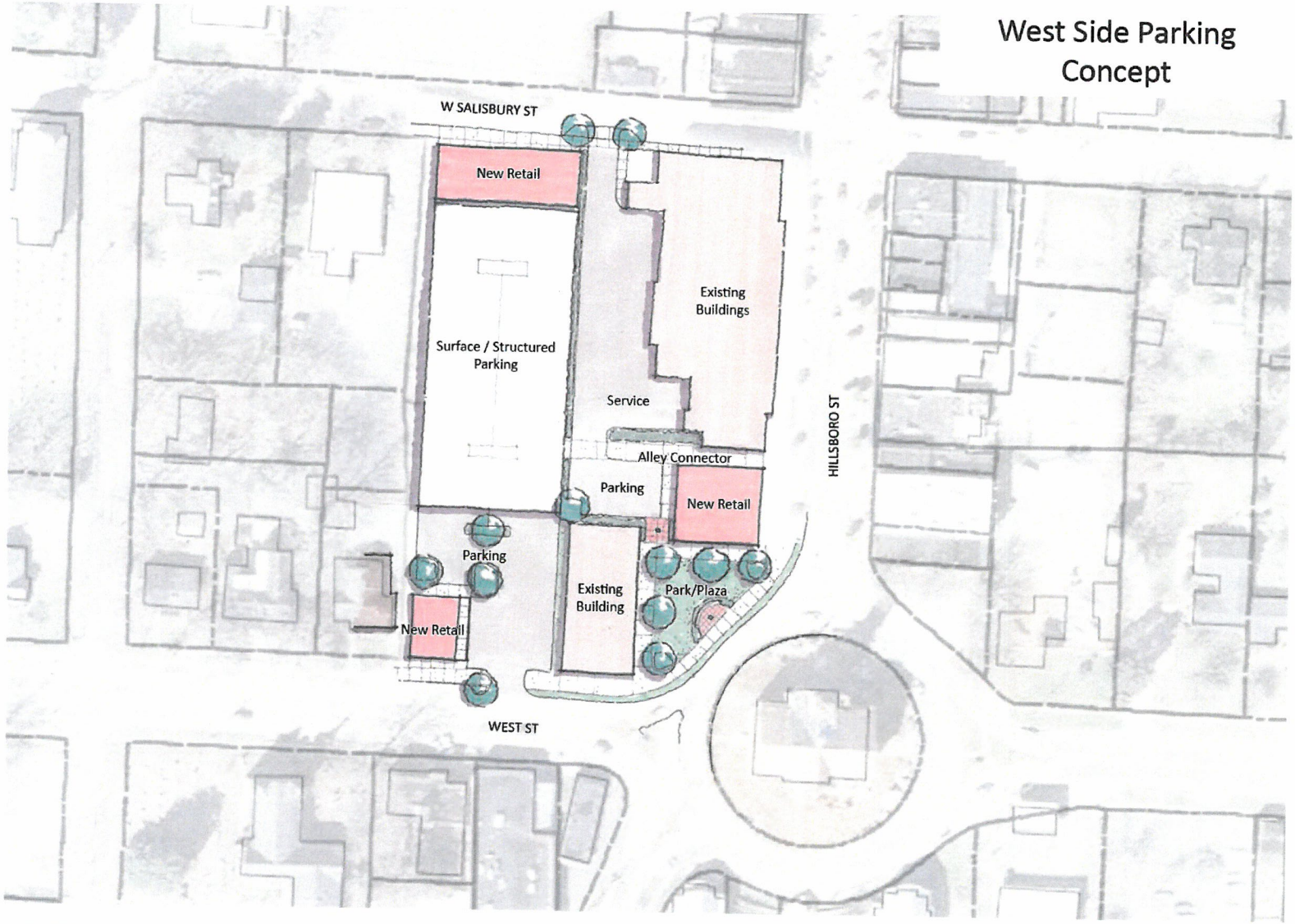
Northwest Corner Parking Concept



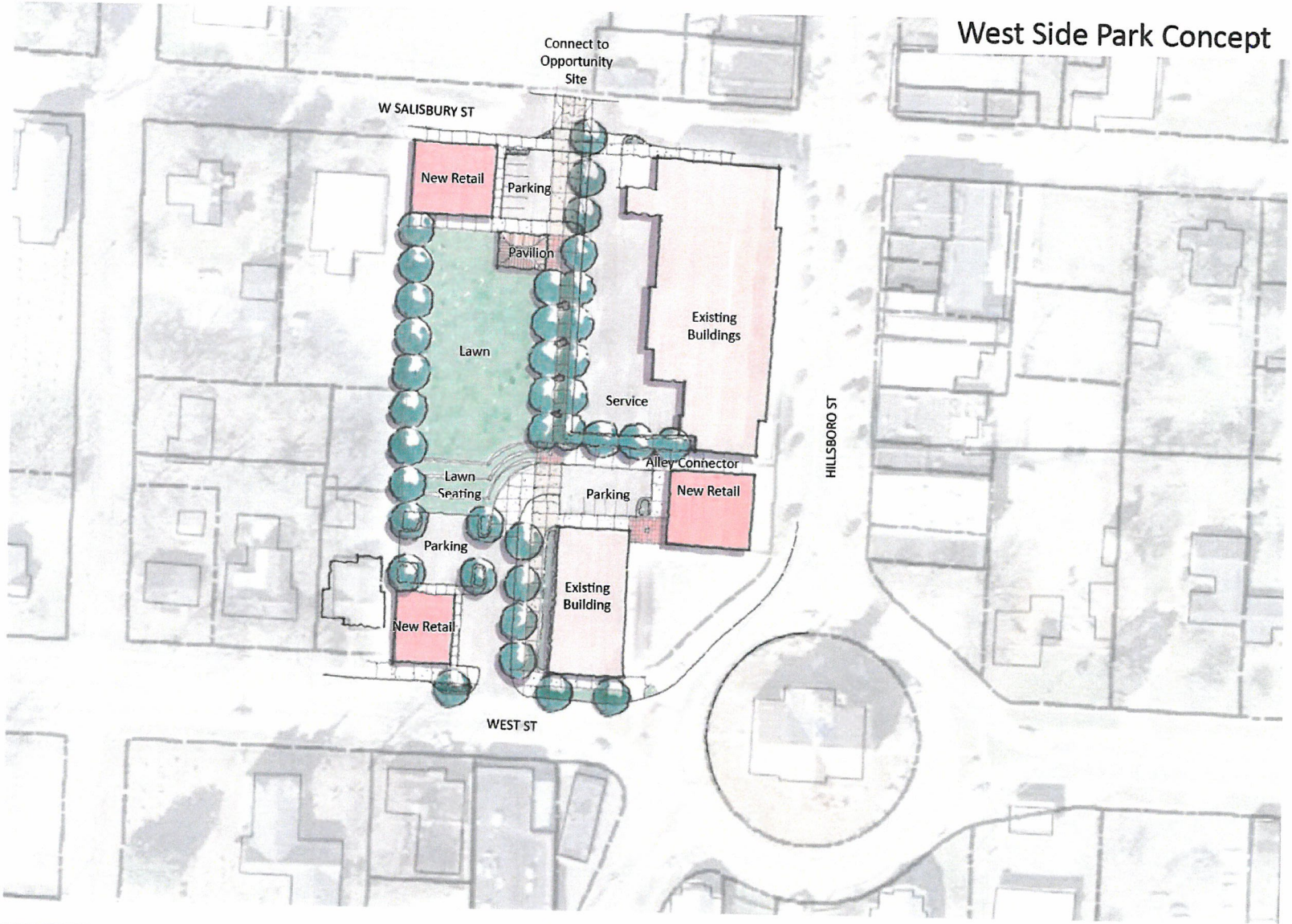
Northeast Corner at Traffic Circle Concept

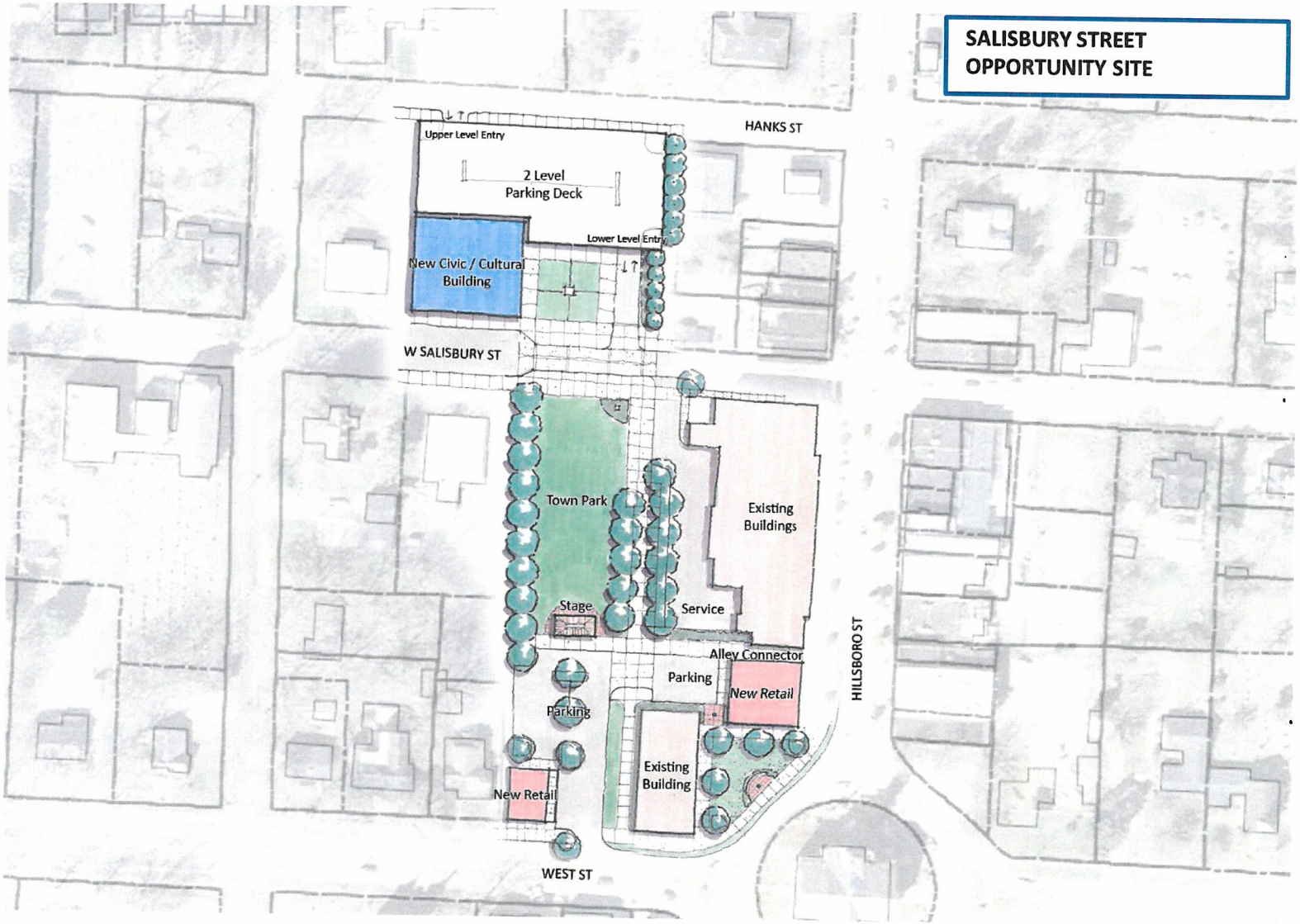


West Side Parking Concept



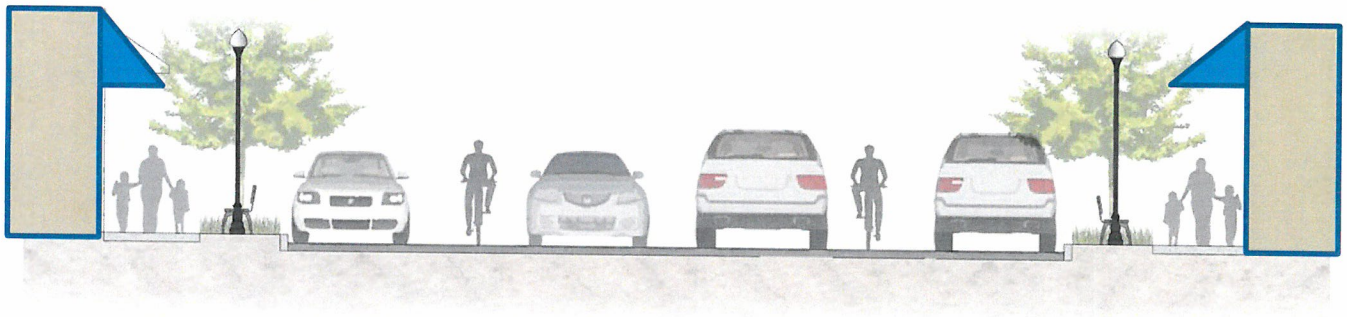
West Side Park Concept



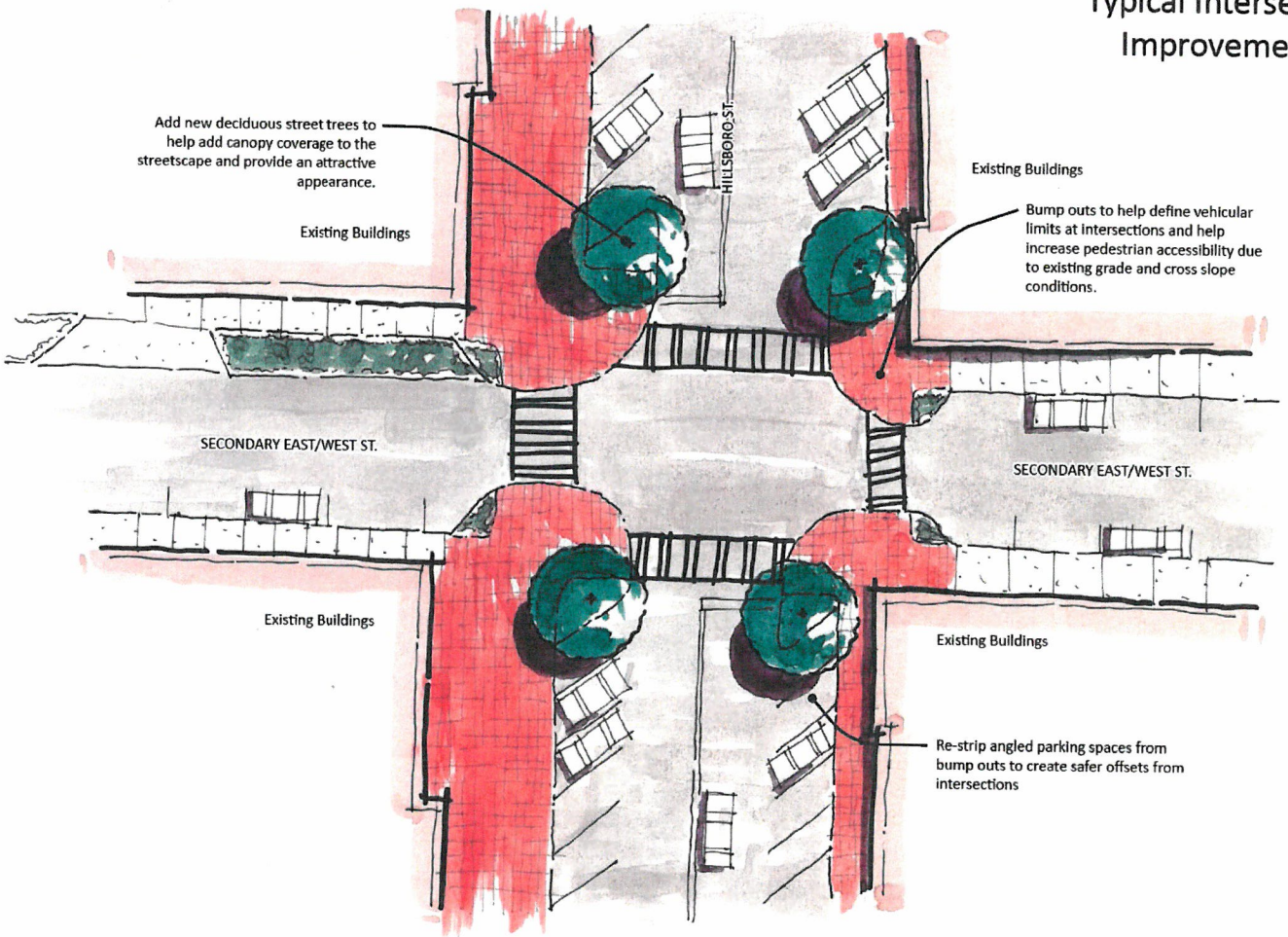

SALISBURY STREET
OPPORTUNITY SITE
HANKS ST
Upper Level Entry
2 Level
Parking Deck
Lower Level Entry
New Civic / Cultural
Building
W SALISBURY ST
Town Park
Existing
Buildings
Stage
Service
HILLSBORO ST
Alley Connector
Parking
New Retail
Parking
Existing
Building
New Retail
WEST ST

East Side Park Concept

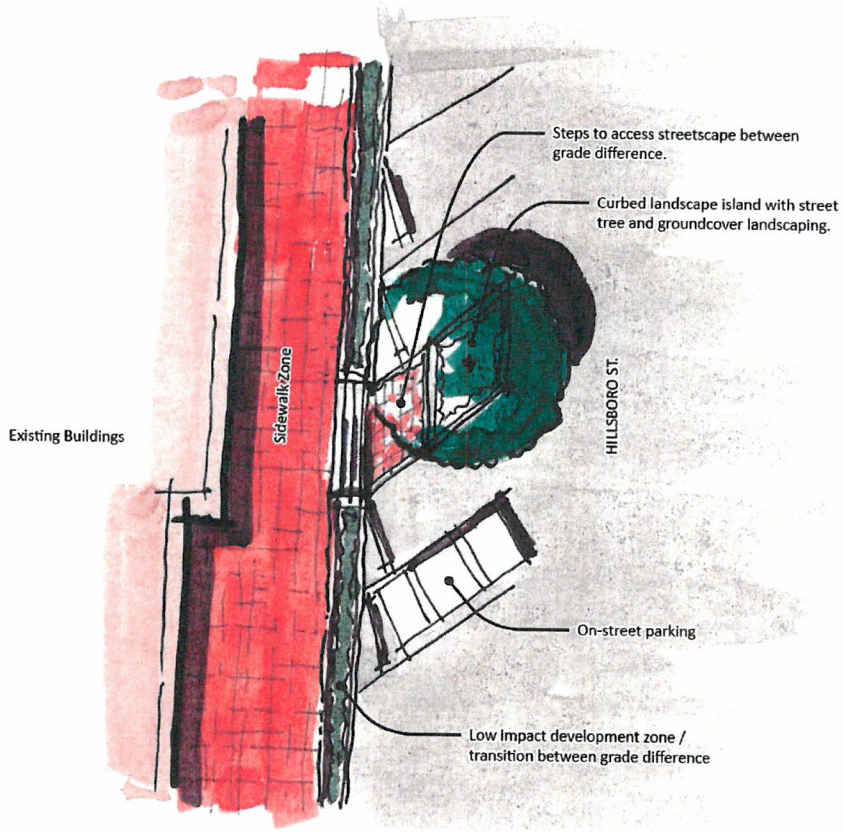
Typical Street Section



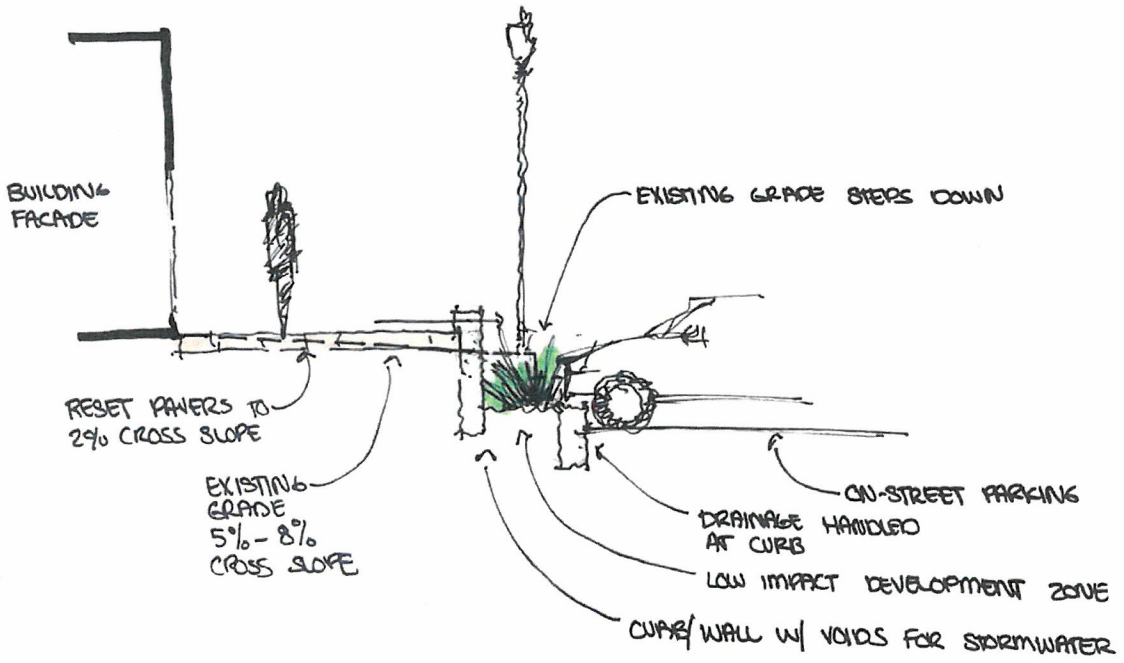
Typical Intersection Improvements



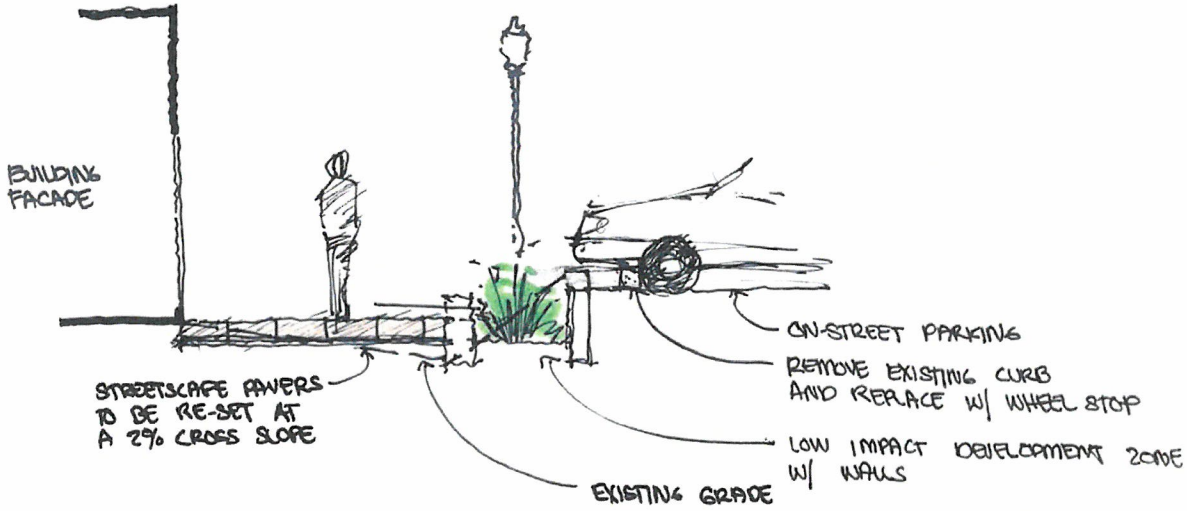
HILLSBORO STREET TREE RETROFIT CONCEPT



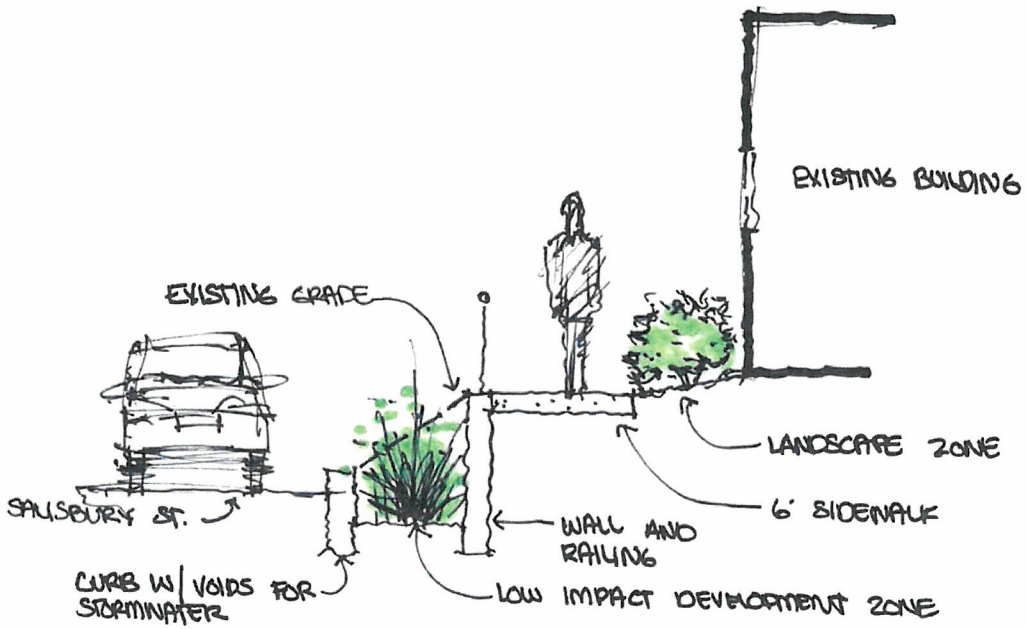
Hillsboro Streetscape
Grade Transitions



Hillsboro Streetscape
Grade Transitions



SALISBURY ST GRADE TRANSITION



PITTSBORO North Carolina

ACTION PLAN

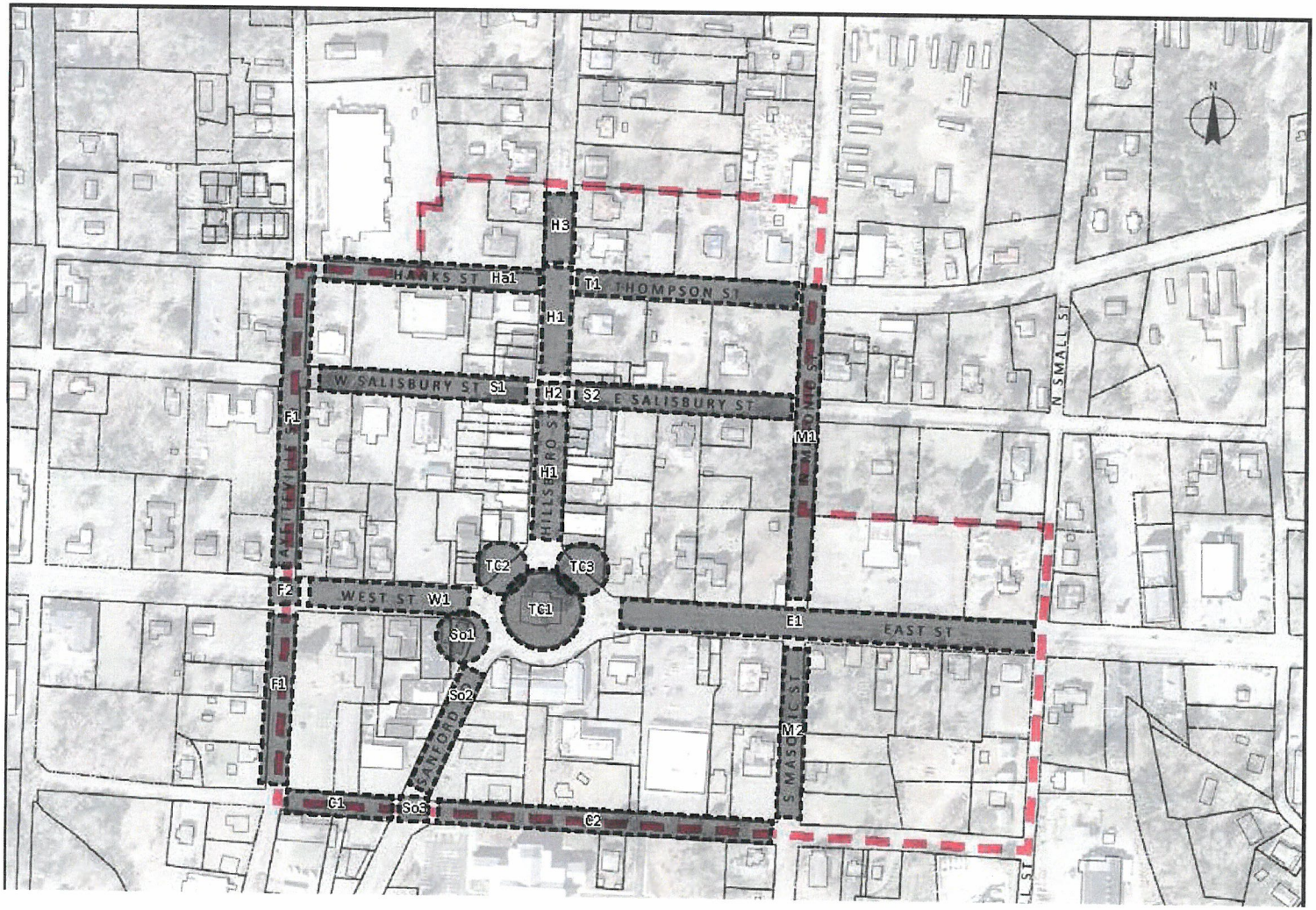
PRIORITY PROJECTS: Pittsboro Business Association - Rankings of relative Importance (1 to 3)

- 1_____Gateways and Complete street improvements of 15/501 from Chatham Mills through Powell Place and from 64 bypass to downtown
- 1_____Easy/safe bicycle / greenway access from population centers to downtown (i.e. Powell Place; Chatham Forest; Chatham Park)
- 1_____Safe/attractive crosswalks
- 1_____Sidewalk improvements and beautification (landscape / public art)
- 1_____ADA accessibility / compliance
- 1_____Power lines buried in C-4
- 1_____Replace utility mounted street lighting with decorative lighting poles
- 2_____Wayfinding
- 2_____Parking
- 2_____Garbage recycling center C-4
- 2_____Facade improvement worth preservation of historic character
- 2_____Addition / improvement of parks
- 2_____Infill development (business/commercial)
- 2_____Other road improvements
- 3_____Green roofs
- 3_____Residential above retail
- 3_____Building renovation

PITTSBORO North Carolina

ACTION PLAN

PRIORITY PROJECTS



PITTSBORO North Carolina

ACTION PLAN

PITTSBORO DOWNTOWN VISION PLAN - PRIORITY PROJECT SUMMARY

June 16, 2014

ID	Priority	ESTIM. COST	LOCATION	DESCRIPTION OF WORK	NOTES
So1	1	$ 201,000.00	SW Corner of Traffic Circle	New Curb, Landscape, Sidewalk	Reduce Impervious
TC1	1	$ 1,042,000.00	Traffic Circle	Reduce Pavement Section to 24'; Landscape; New Sidewalks; New Crosswalks; New Splitter Islands	Improve Pedestrian Safety; Traffic Calming
TC2	1	$ 213,000.00	NW Corner of Traffic Circle	Landscape; Narrow Access; Resurface	Improve Pedestrian Safety; Traffic Calming
TC3	1	$ 228,000.00	NE Corner of Traffic Circle	Landscape; Narrow Access; Resurface	Improve Pedestrian Safety; Traffic Calming
H1	1	$ 2,328,000.00	Hillsboro St: Traffic Circle to Hanks St	Replace Sidewalk; Re-grade Cross Slope; Site Walls; Drainage Modifications; New Trees; Lighting	Reduce Travel Lane Dimensions;
H2	1	$ 552,000.00	Hillsboro St at Salisbury St Intersection	Modify HC Ramp; New HC Ramp at Curb	full intersection improvements
Ha2	1	$ 474,000.00	Hanks St at Hillsboro St Intersection	Crosswalks, Overhead Underground	full intersection improvements; gateway
So3	2	$ 466,000.00	Chatham St at South St Intersection	Gateway Paving; Crosswalks	Special Pavers - Gateway Landscape
E1	2	$ 1,337,000.00	East St: Traffic Circle to Small St	Parallel Parking - South Side; Bulb-outs; New Sidewalk; Street Trees; Lighting	
So2	2	$ 633,000.00	South St: Chatham St to Traffic Circle	New Curb, Landscape, Sidewalk, Overhead Underground	Realign at Traffic Circle
W1	2	$ 748,000.00	West: Fayetteville St to Traffic Circle	South Side: New Curb, Sidewalk, Landscape, North Side: Trees; Parking Striping; OHP Underground	Street Lighting and Bulb-outs
H3	2	$ 306,541.00	Hillsboro St north of Thompson / Hanks	New Curb, Landscape, Sidewalk	
S1	2	$ 706,000.00	Salisbury St: Fayetteville St to Hillsboro St	New Curb, Sidewalk, Landscape, Lighting, Overhead Underground; Wall at North Side Slope	Curb, Walk and Slope to Grade North Side
C1	3	$ 332,000.00	Chatham St: Fayetteville St to South St	New Curb, Sidewalk, Landscape, Lighting, Overhead Underground	North Side Only
C2	3	$ 440,000.00	Chatham St: South St to Masonic St	New Curb, Sidewalk, Landscape, Lighting, Overhead Underground	Match Justice Center Sidewalk
M1	3	$ 584,000.00	Masonic St: Thompson St to East St	11' Lane Width; New Curb; Sidewalk; Landscape; Overhead Underground	Sidewalk both Sides
M2	3	$ 369,000.00	Masonic St: Chatham St to East St	New Sidewalk; New Crosswalks; Landscape; Overhead Underground	West Side
F1	3	$ 493,000.00	Fayetteville St: Chatham St to Hanks St	New Curb, Sidewalk, Landscape, Lighting	
F2	3	$ 352,000.00	Fayetteville St at West St Intersection	Crosswalks and Bulb-outs; Landscape	
Ha1	3	$ 535,000.00	Hanks St: Fayetteville St to Hillsboro St	Sidewalk South Side; Parallel Parking, Overhead Underground	
T1	3	$ 723,000.00	Thompson St: Hillsboro St to Masonic St	North Side: New curb, Sidewalk, Landscape, Lighting, Overhead Underground; Crosswalks	
S2	3	$ 507,000.00	Salisbury St: Hillsboro St to Masonic St	Crosswalks; Sidewalk South Side	
		$ 13,569,541.00	**Subtotal Construction**		
		$ 1,356,954.10	**10% Soft Costs (Design / Site Testing)**		
		$ 75,000.00	**Wayfinding Design Manual (construction NIC)**		
		$ 15,001,495.10	**GRAND TOTAL**		
		$ 2,937,000.00	Bury Overhead Utilities		
		$ 10,159,000.00	Streetscape Improvements		

PITTSBORO North Carolina

ACTION PLAN

Implementation Strategies

A. SOLICIT DESIGN for CONSTRUCTION PLANS

1. **Securing funding sources from NCDOT**
2. **Assessing supplemental funding sources**
3. **Public RFQ process and selection of design firms for design and engineering of priority projects**
4. **Validation of costs and scope of projects; expand or reduce scope of work accordingly**
5. **Site surveys and investigations for use in design**
6. **Bidding and construction**

***** WARNING: It is critical to effectively communicate to the community the impacts, schedule, and general nature of construction activities.**

PITTSBORO North Carolina

ACTION PLAN

Implementation Strategies

B. COMPLETE THE VISION PLAN

Supplement this study with additional detail and public input to further develop specific action items, goals and objectives for the Vision Plan.

- **Additional public input and a refined vision statement**
- **Guidelines and approaches for code development and design standards**
- **Detailed street typologies**
- **Demographic and market analysis summaries**
- **A Phased action plan**
- **Additional support graphics and conceptual plans**

PITTSBORO North Carolina

ACTION PLAN

Implementation Strategies

C. DEVELOP CODE AND DESIGN GUIDELINES

- **develop and adopt a downtown overlay district and design guidelines to guide future growth and development in downtown.**

- **Continue participation in the *Main Street Program***

PITTSBORO North Carolina

ACTION PLAN

Implementation Strategies

D. DEVELOP YOUR "OCEAN" - A NEW TOWN PARK

- **Do something. This includes a potential short term solution over a permanent one. In order to advance your goals for downtown it may be best to establish a short term event venue in lieu of waiting for the perfect long term site to become available. Perhaps a site that can double as parking when not in use or an abandoned or long time vacant property could serve this purpose.**

- **Program. Program. Program.**

- **Focus on the quality of events and quality of the total user experience - not the size of the event.**

PITTSBORO North Carolina

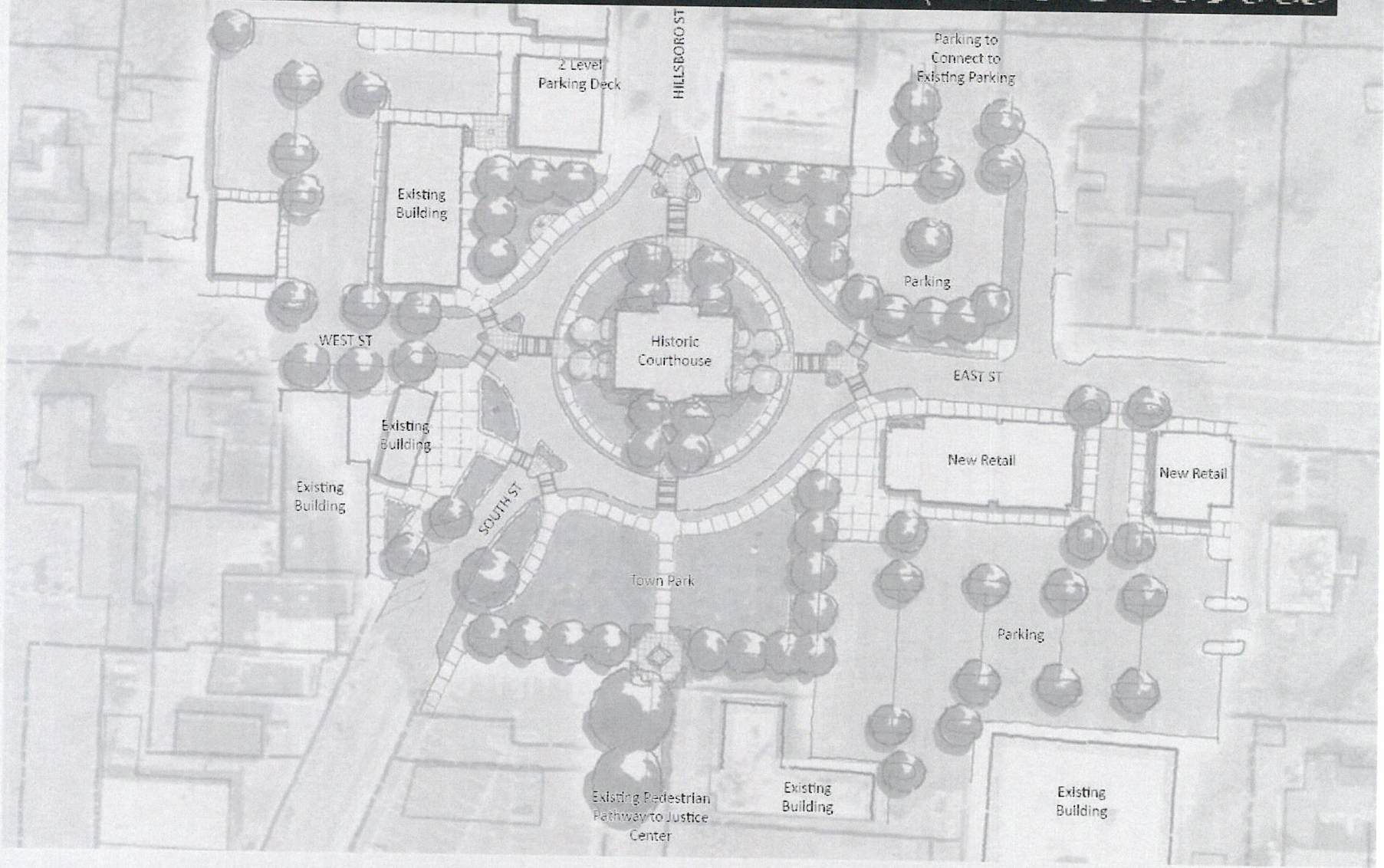
ACTION PLAN

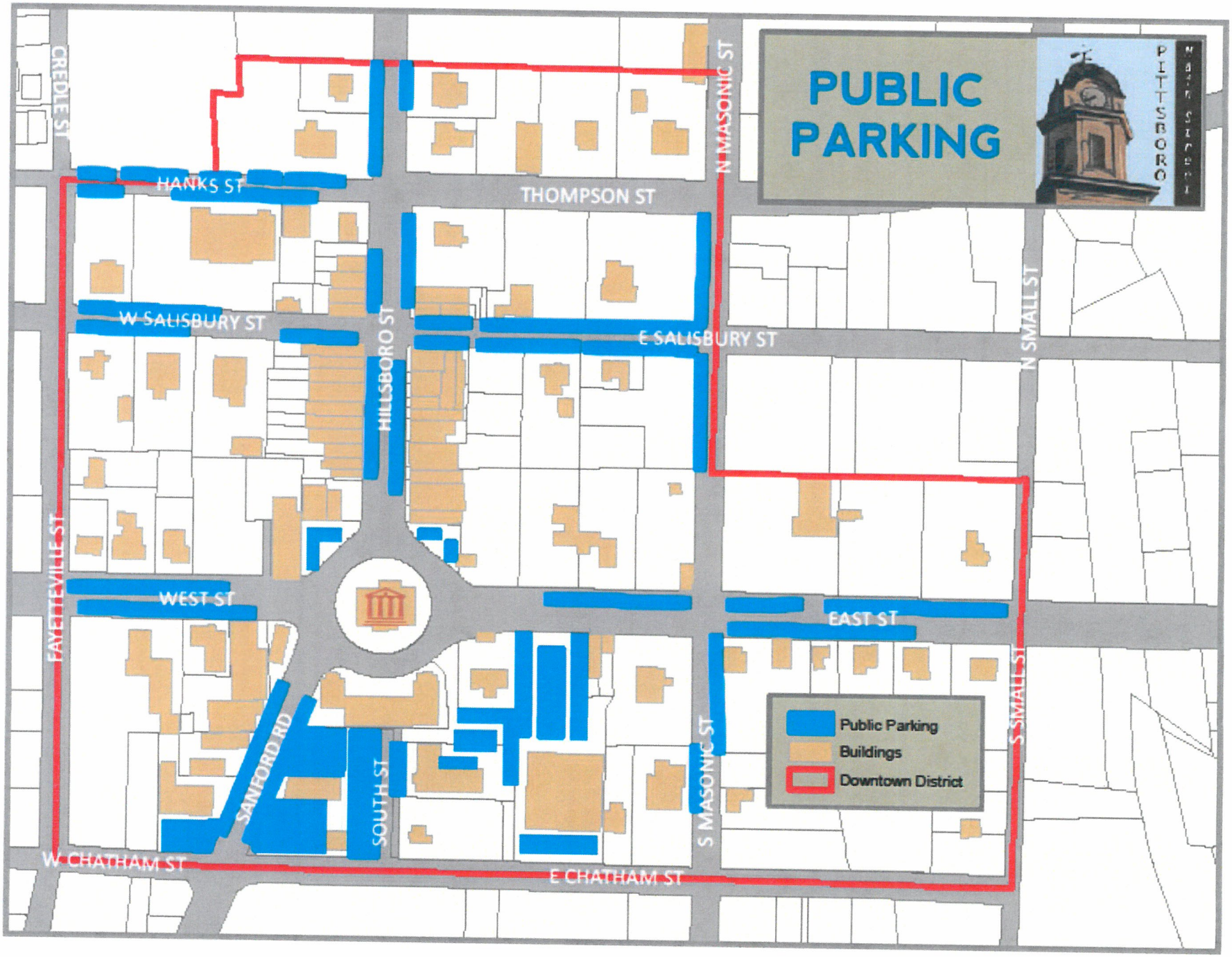
Implementation Strategies

E. DEVELOP A WAYFINDING PROGRAM

Design and implement a Downtown Signage and Wayfinding program in conjunction with streetscape improvements to enhance visibility and improve the visitor experience.

PITTSBORO North Carolina




PUBLIC PARKING
PITTSBORO
NORTH CAROLINA
CREDLE ST
HANKS ST
THOMPSON ST
N MASONIC ST
W SALISBURY ST
HILLSBORO ST
E SALISBURY ST
N SMALL ST
FAYETTEVILLE ST
WEST ST
EAST ST
SANFORD RD
SOUTH ST
S MASONIC ST
S SMALL ST
W CHATHAM ST
E CHATHAM ST
Public Parking
Buildings
Downtown District