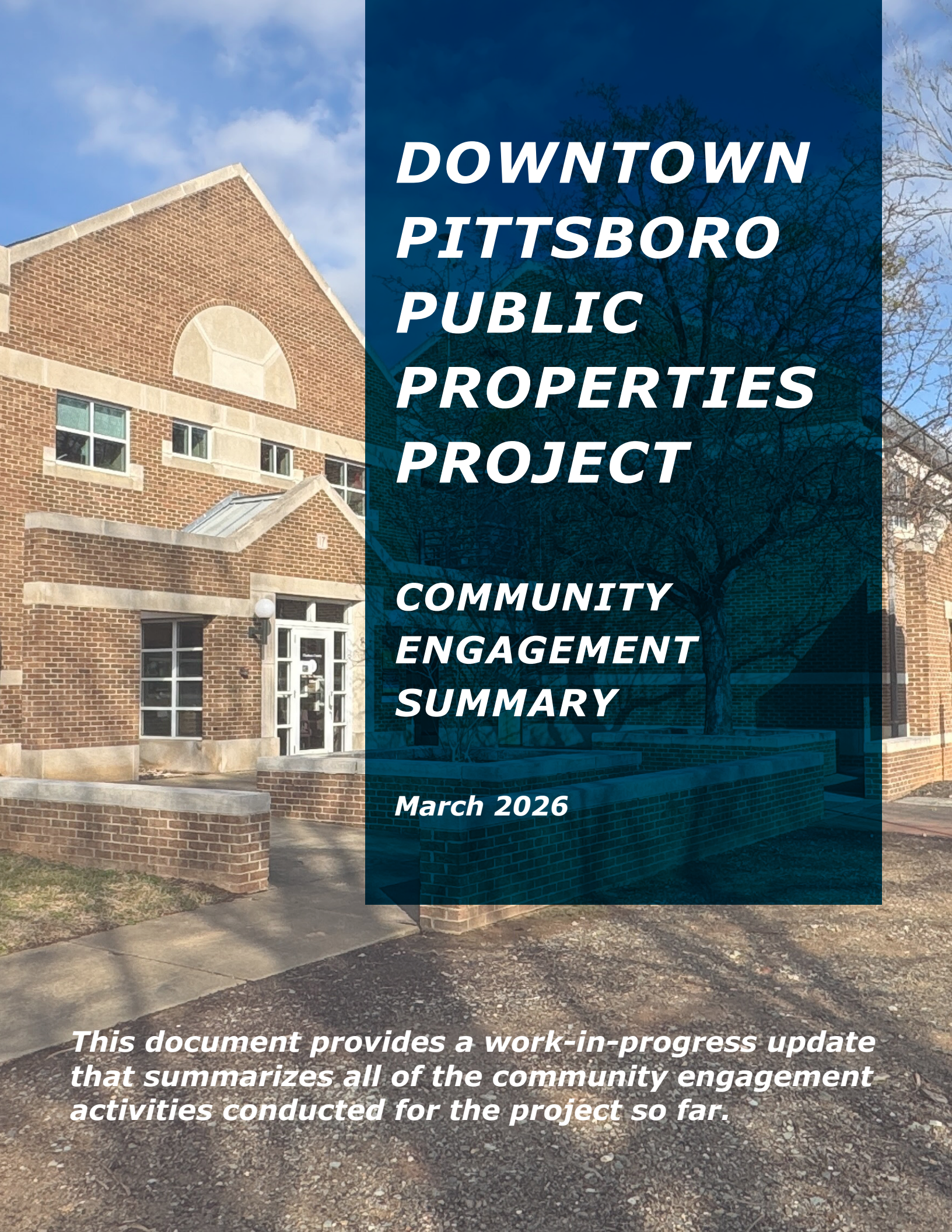




DOWNTOWN PITTSBORO PUBLIC PROPERTIES PROJECT

COMMUNITY ENGAGEMENT SUMMARY

March 2026

This document provides a work-in-progress update that summarizes all of the community engagement activities conducted for the project so far.

Project Overview

Chatham County, in partnership with the Town of Pittsboro, is leading a strategic planning effort to reimagine several publicly- and stakeholder-owned properties in Downtown Pittsboro. As County services prepare to relocate to a new complex, multiple government buildings will become available, creating a rare opportunity to shape the future of these sites for long-term community benefit.

This project will explore redevelopment options that reflect the character of downtown Pittsboro and support goals such as economic vitality, housing diversity, civic engagement, and infrastructure improvement. Potential uses include housing, commercial spaces, civic facilities, and public gathering areas. Together, the County and Town aim to develop a shared vision and actionable strategies that guide the transformation of these sites into vibrant, inclusive, and impactful places for all.

Project Phases

Phase 1 - Community Visioning

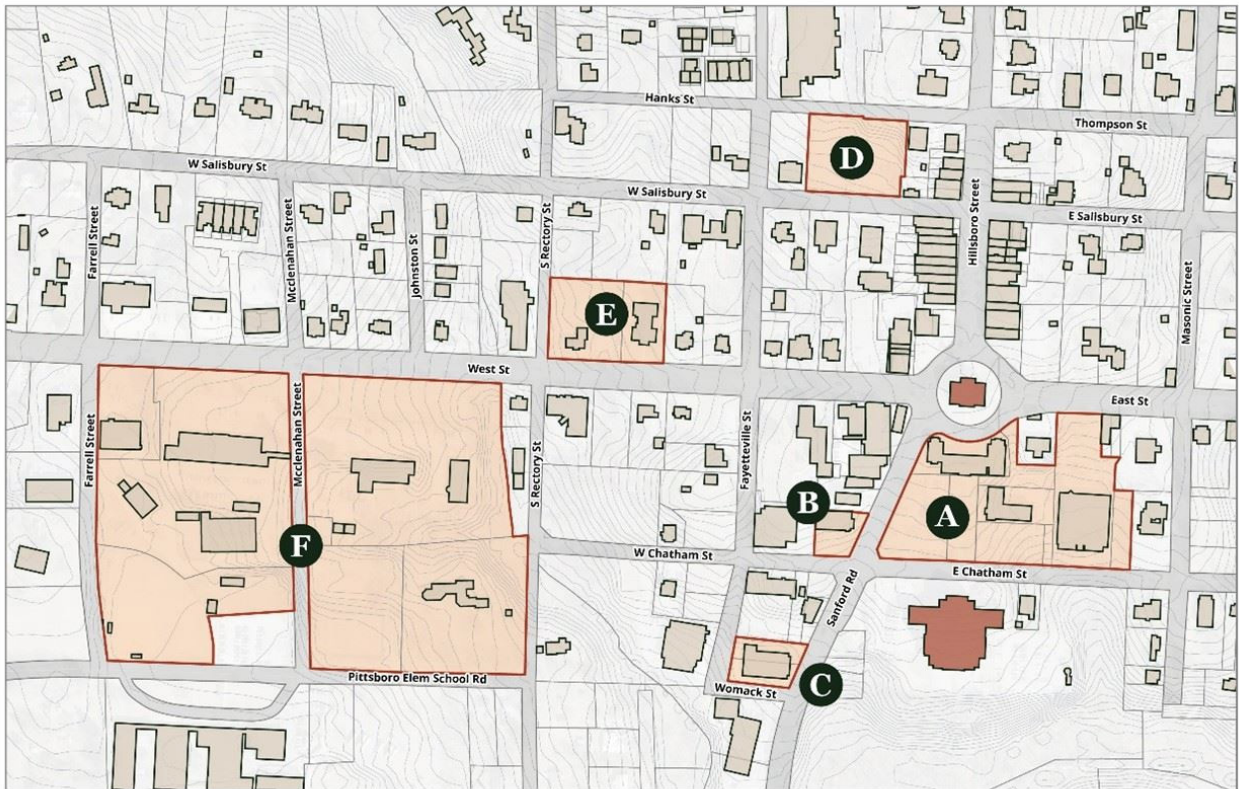
This phase focuses on listening to the community to shape a shared vision for the future of several publicly owned sites in downtown Pittsboro. Through surveys, public meetings, and outreach, residents and stakeholders will help define priorities, values, and ideas that guide the planning process. The goal is to ensure redevelopment reflects what the community wants and needs

Phase 2 - Site Redevelopment Concepts

In this phase, the project team will use community input and market analysis to explore different ways the sites could be redeveloped. This includes creating design concepts for housing, commercial, civic, and public spaces, and evaluating what is feasible based on the site conditions and economic factors. The outcome will be a preferred development plan that balances vision, practicality, and impact.

Phase 3 - Partnership and Redevelopment Strategy

The final phase prepares the County and Town to move from planning to action. It includes developing a strategy to attract and select development partners, creating proposal documents, and supporting negotiations.



- | | | |
|--|-------------------------|----------------------------|
| A County Administrative Complex | C Fire Station 1 | E Former Library |
| B ABC Store | D Pop-up Park | F McClenahan Blocks |

Project Area and Sites

The 22 individual properties associated with this project have been organized into seven groups, which are generally called “project sites.” As shown in the map below, all project sites are within a short walking distance of the historic courthouse. In total, the project encompasses 28 acres of land: 20 acres owned by Chatham County, with the remaining acreage held by the Town of Pittsboro, the Pittsboro Fire Department, and Habitat for Humanity.

This document provides a work-in-progress update that summarizes all of the community engagement activities conducted so far. This includes the overall engagement process, a description of the individual activities, and summaries of their results.

Engagement Process

Community input is necessary for the success of this project, the future of these sites, and downtown as a whole. Below is a summary of the input methods that were hosted in the Fall of 2025.

Online Surveys

Two online surveys were conducted for the project:

General Survey: The general survey was intended to collect feedback in order to create a community vision for these sites. The survey closed at 5:00 p.m. on Friday, December 12, 2025.

Site-Specific Survey: The site-specific survey was intended to collect feedback on what the community envisions at the specific site locations. The survey closed at 5:00 p.m. on Friday, December 12, 2025.

Board Meetings

The general public was encouraged to attend any public meeting where this project was being presented to an elected board, such as the Pittsboro Downtown Advisory Board, the Chatham County Board of Commissioners, or the Town of Pittsboro Board of Commissioners.

Community Meeting

A community input event was held on Thursday, November 13, 2025, at the Chatham County Agriculture and Conference Center (1192 U.S. Hwy 64 West Business, Pittsboro, NC 27312). Community members joined us to learn more about the project, share feedback, and ask questions. Project information was displayed on boards for public viewing throughout this drop-in style event.

Date: Thursday, November 13, 2025

Morning Session: 9:00 a.m. - 1:00 p.m.

Evening Session: 4:00 p.m. - 7:00 p.m.

Location: Chatham County Agriculture & Conference Center (1192 US Hwy 64 West Business, Pittsboro, NC 27312)

Fall Pop-Ups

The Town of Pittsboro held a booth during the following events to share information with the public and chat about the project with the community:

Finally Friday: Friday, October 17, 2025, in Downtown Pittsboro (5:00-8:00 p.m.)

Trails and Treats: October 18, 2025, at Knight Farm Community Park (2:00-4:00 p.m.)

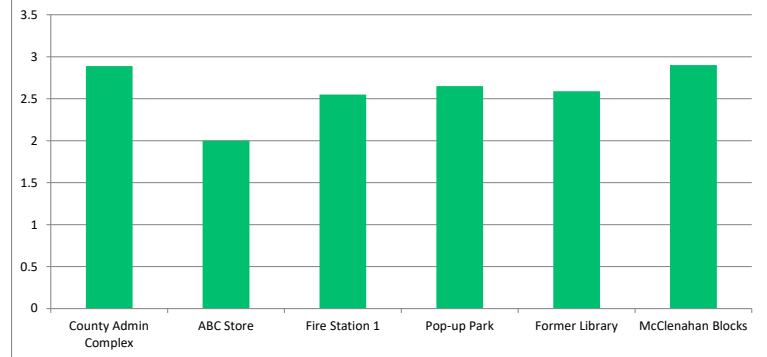
Pittsboro Street Fair: October 25, 2025, in Downtown Pittsboro (12:00-6:00 p.m.)

Survey

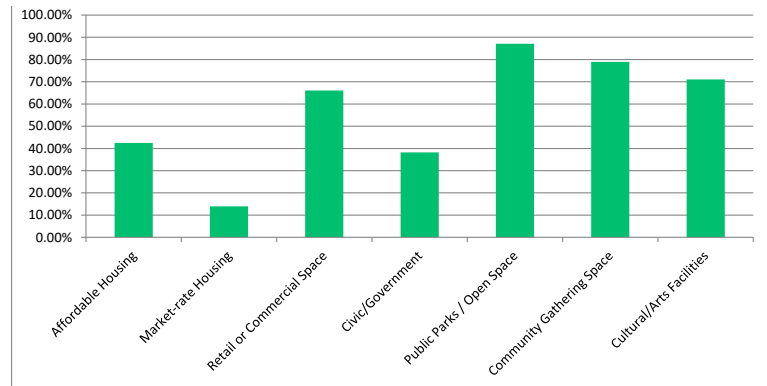
Survey Questions

1. What do you value most about Downtown Pittsboro?
2. What aspects of Downtown Pittsboro's identity should be reflected in future development?
3. What does Downtown Pittsboro need that these properties could provide?
4. What concerns you most about the future of these properties?
5. How important is it to you that development on these sites includes sustainable design features (e.g., green buildings, stormwater management, tree preservation)?
6. What types of development would you like to see on these public sites (e.g., housing, parks, retail, civic spaces)?
7. Which of the following uses would you support for these sites? (Select all that apply)
8. Please indicate your priority for each of the sites for redevelopment/improvement.
9. What would you like to see on these sites? (Open-ended)

Site Prioritization



Supported Site Uses



Note: Online survey results are blended with the results of the Community Open House. All survey results for each site are provided as an appendix.

Pittsboro Downtown Advisory Board (PDAB)

The design team presented to the Pittsboro Downtown Advisory Board at thier regular meeting on November 25, 2025. The presentation was informational and the board’s input was provided in writing as a follow-up to the meeting.

Questions

- 1. What AMI will be used for affordable housing?

Comments

- 1. Walkability - ADA compliant but not looking boring. Use small slopes with no barrier. Increase sidewalk aesthetics.
- 2. Walkability and connectivity for strollers and feet strolling but narrow enough sidewalk to keep bikes on the road and not promote them on the narrow sections of downtown.
- 3. Walkability part two- fill the walk (sidewalks, paths, open space connections, etc.) fill sections with shops, restaurants, usable open space/outside setups and settings/outdoor store fronts, parks.
- 4. Create a waterfall-ish central anchor that catches the public eye and that everyone will want a photo with.
- 5. Install or create opportunity for art spaces and displays that rotate/seasonal.
- 6. Use buildings to in close or line spaces, include planting, and signage.

Other Comments

- 1. Above items specifically could be connected in Area A where placemaking can occur. Make a visual drawl from the court house to the justice center.
- 2. Balance A and B (side of streets and connect them).
- 3. Performing arts center in area A.
- 4. Find a spot close to down town either B or north for parking deck.
- 5. Maybe a conference center.
- 6. Open the circle toward in A area some more.
- 7. Question on Fire station location being best idea for E.
- 8. Fix the Alley way get access and add leasing option maybe for facades in alley.
- 9. Line with buildings along walkability area to draw crowds.

Community Open House



The open house was held on Thursday, November 13, 2025, at the Chatham County Agriculture and Conference Center. Community members joined us to learn more about the project, share feedback, and ask questions. Project information was displayed on boards for public viewing throughout this drop-in style event.



There were two sessions (morning and afternoon/evening). In each session participants were asked to complete a "dot and comment" exercise, as explain below. This helped identify the desired future for specific site features while also helping residents and other participant become more familair with the sites and project.

Dot the Map

Place your input right here on the map.



Preserve

"What is there today is important and it should stay."



Remove

"This element should be removed from the site."



Enhance

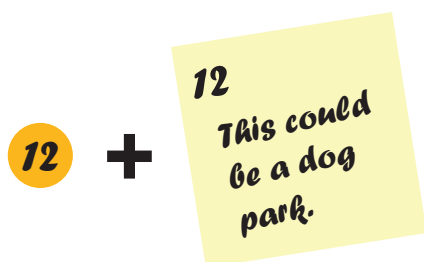
"What is there needs to be improved."



Create

"Something new should be added."

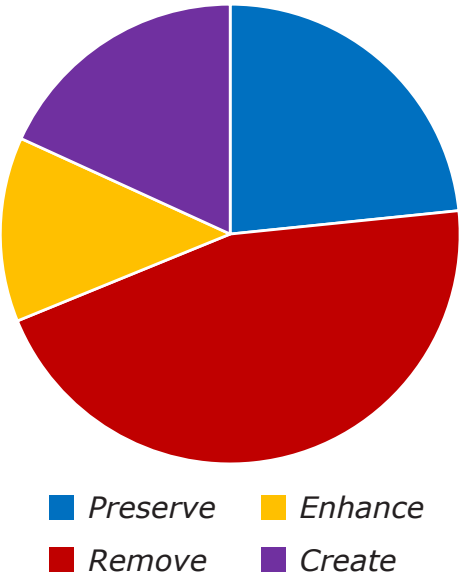
Add a number to the dot to leave a comment on a note.



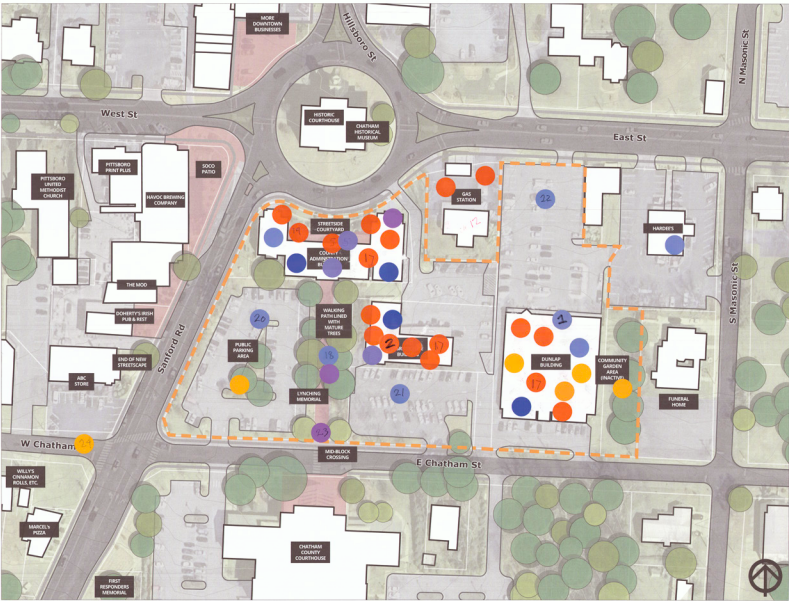
Summary of Dots Provided

Site	Name	Preserve	Remove	Enhance	Create	Total
A	County Admin Complex	18	35	10	14	77
B	ABC Store	5	2	22	6	35
C	Fire Station	2	13	5	11	31
D	Pop-up Park	5	3	2	22	32
E	Former Libarary	14	11	12	17	54
F	McClenahan Blocks	19	35	11	23	88

County Administrative Complex



Dot Placement | Morning Session

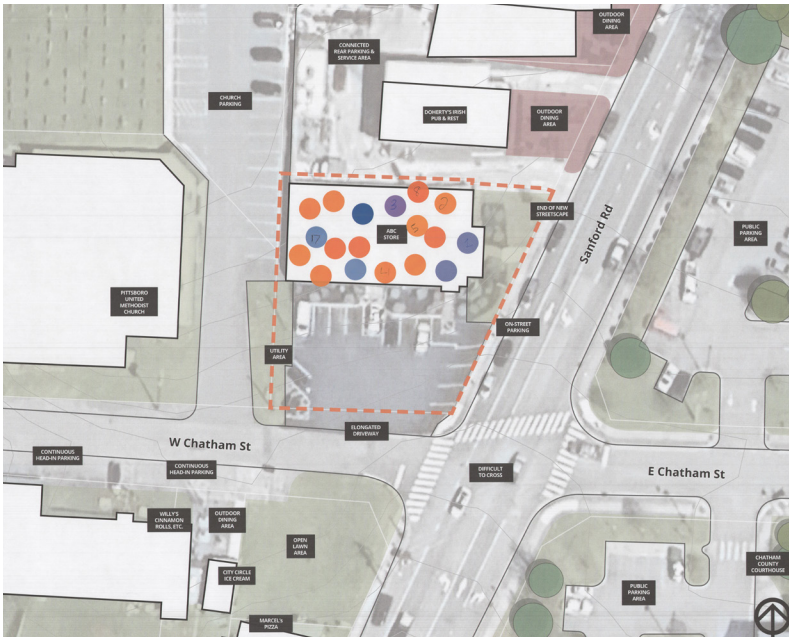


Dot Placement | Afternoon Session

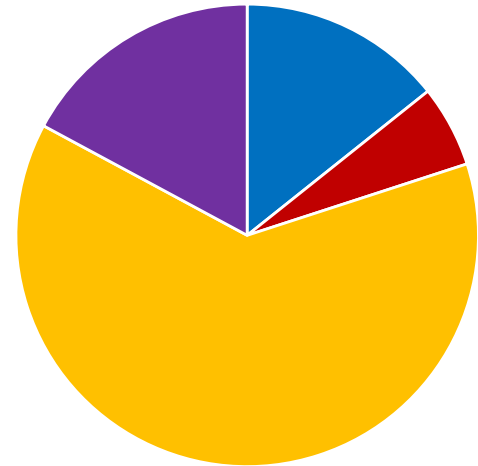
Dot Placement Results

- About 2/3 of participants wanted to remove or create something new in place of all the buildings on the County Administrative Complex
- Consensus on preserving walkway and trees along it
- Some “remove” dots on gas station along East Street (not part of project)
- Some desire to preserve the parking

ABC Store



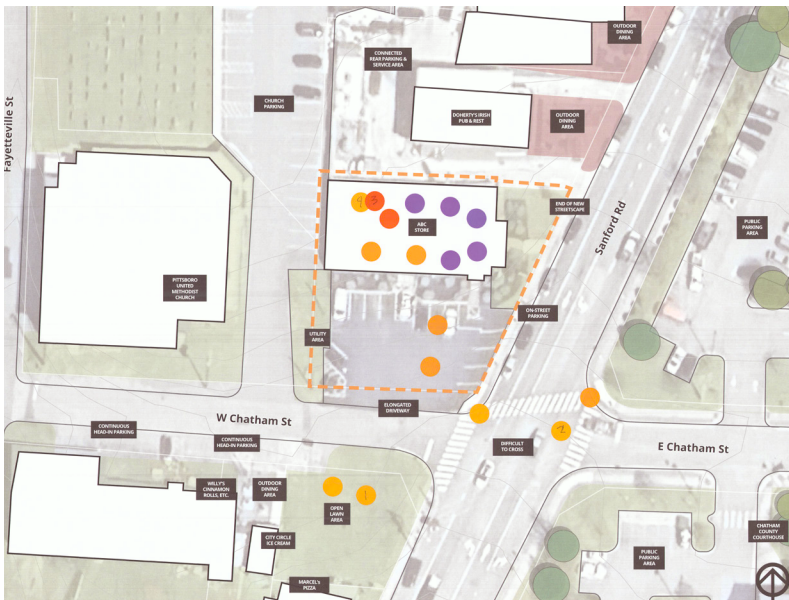
Dot Placement | Morning Session



■ Preserve ■ Enhance
■ Remove ■ Create

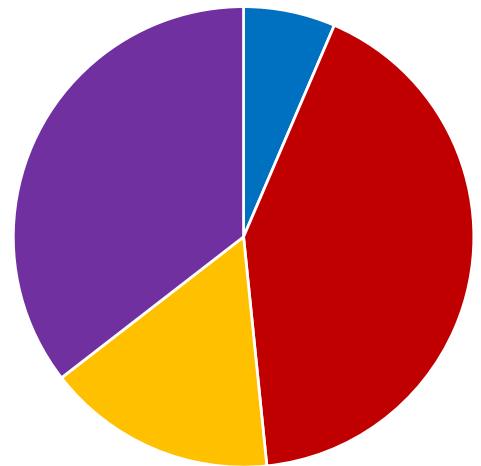
Dot Placement Results

- Overwhelming desire to enhance the existing building/site (minimal dots for removal)
- Almost all AM dots placed on building itself; PM group began placing enhance dots on parking and street



Dot Placement | Afternoon Session

Fire Station



■ Preserve ■ Enhance
■ Remove ■ Create

Dot Placement | Morning Session

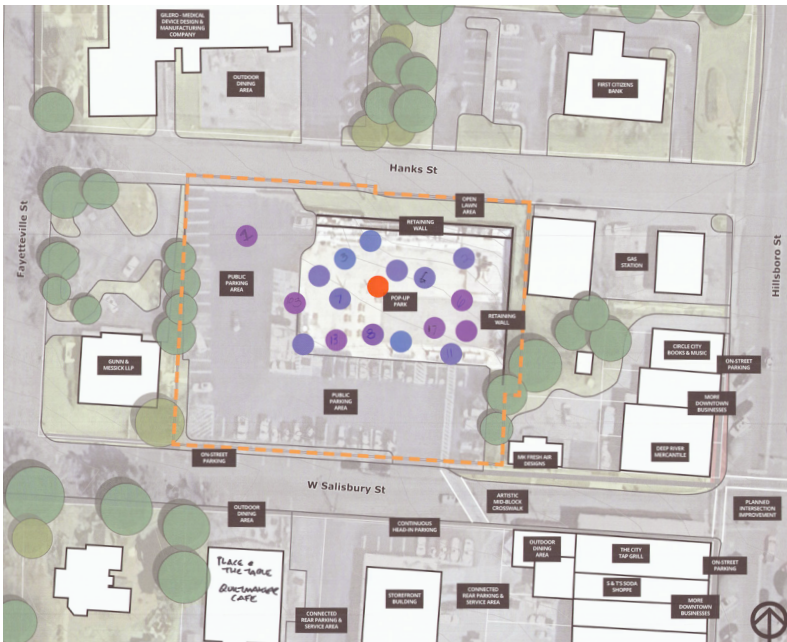


Dot Placement | Afternoon Session

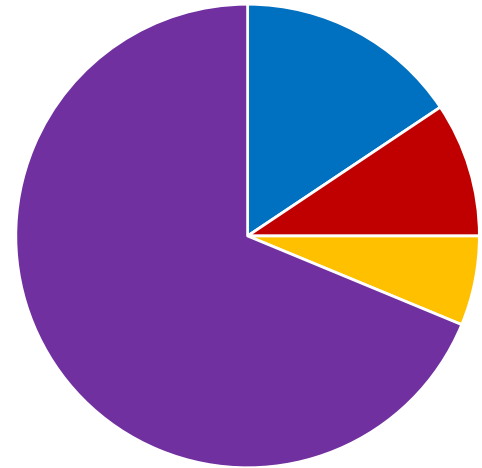
Dot Placement Results

- Almost no desire for preservation
- Remove and/or create something new
- Almost all dots placed on building; some placed on neighboring site (remove/create)

Pop-up Park



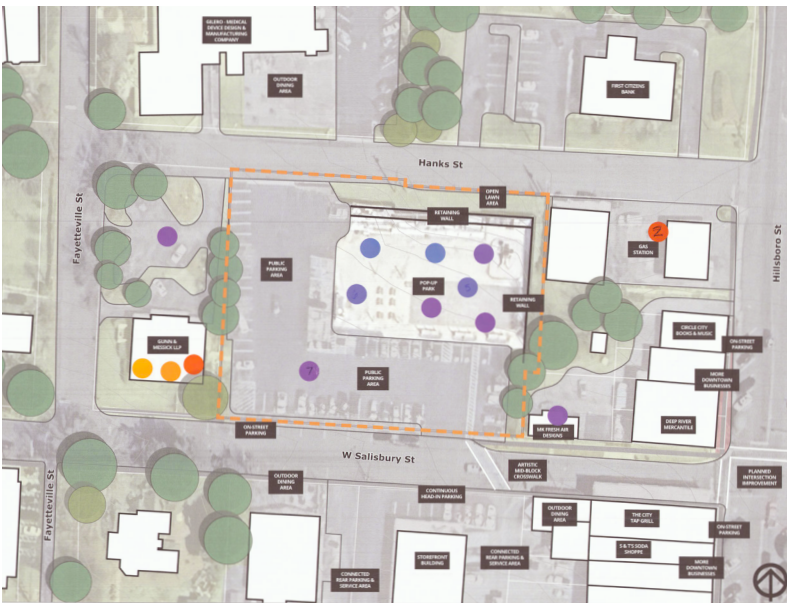
Dot Placement | Morning Session



■ Preserve ■ Enhance
■ Remove ■ Create

Dot Placement Results

- Strong desire to create something on this site
- Some dots on neighboring properties (legal office and gas station)

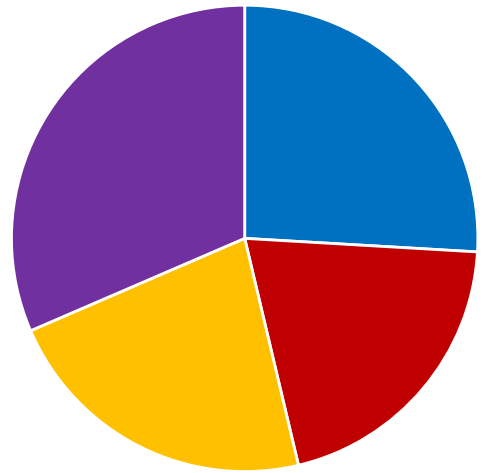


Dot Placement | Afternoon Session

Former Library



Dot Placement | Morning Session



■ Preserve
 ■ Enhance
 ■ Remove
 ■ Create

Dot Placement Results

- AM and PM dot placement very different
- Strong desire to see small drive through building removed
- Desire to see IT building (old courthouse) preserved
- Various ideas for creation and enhancement (park, parking, fire station, community center, small retail, etc.)
- Dots focused on three areas: IT building, drive through building, and open space in middle of site



Dot Placement | Afternoon Session

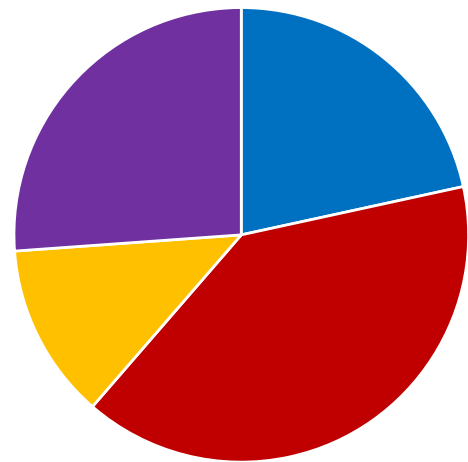
McClenahan Blocks



Dot Placement | Morning Session



Dot Placement | Afternoon Session



■ *Preserve*
■ *Enhance*
■ *Remove*
■ *Create*

Dot Placement Results

- Largest number of dots of any site
- Dots mostly focused on individual buildings, with most of dot results being the following:
- Old elementary school : remove
- Diagonal storage building: mixed
- Old gym: preserve/enhance
- Sheriff's office (east): mixed but mostly remove
- Former RAFI: preserve and enhance
- HFH ReStore: mixed but mostly remove
- Outbuildings along ballfield: remove

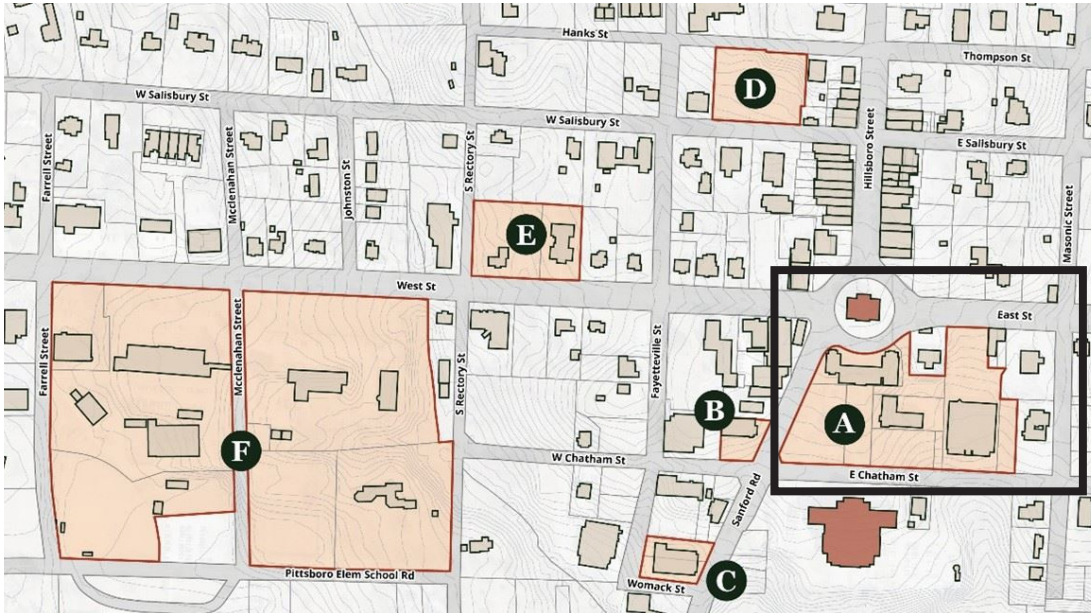
Summary of Results by Site

This section provides a synthesis of all community input provided for each site. This includes results of the community survey, the community input meeting, and other input received throughout the process.

All Sites

- Central civic and community gathering spaces as a defining role across sites
- Parks, plazas, green space, amphitheaters, and outdoor event areas
- Mixed use development with ground floor retail and housing above
- Affordable, workforce, senior, and mixed income housing options
- Restaurants, food halls, farmers markets, cafes, and food truck areas
- Arts and culture uses including theaters, performance venues, galleries, studios, and museums
- Recreation and activity spaces such as gyms, sports courts, skating, climbing, youth and family facilities
- Parking solutions including surface parking, structured decks, and parking integrated with development
- Youth, teen, and family focused spaces including community centers and clubs
- Government or civic uses retained, relocated, or repurposed
- Adaptive reuse and renovation of existing buildings versus removal and redevelopment
- Dog parks and pet friendly open space Landscaping, tree preservation, native plants, and public art
- Desire to preserve small town character, historic scale, and walkability
- Split opinions between redevelopment, enhancement, and leaving sites as is

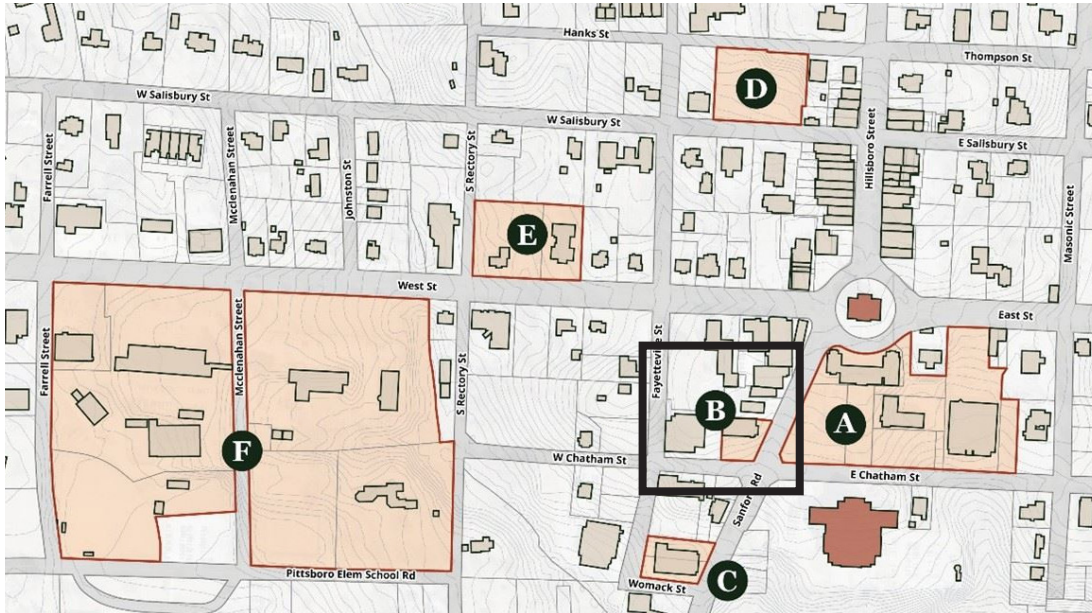
County Administrative Complex



Community Input Summary

- Central civic heart and gateway to downtown
- Public park, plaza, town square, green space for events and daily use
- Restaurants, food hall, farmers market, eatery clusters
- Arts, culture, theater, performance, museums, creative spaces
- Mixed use development with walkable retail, offices, housing above
- Parking preservation or addition, including possible parking deck
- Affordable, senior, or workforce housing, often paired with retail or community uses
- Keep and renovate existing buildings versus demolish and fully redesign
- Government or municipal offices remaining downtown
- Tree preservation, landscaping, native plants, public art, small town character
- Youth, teen, and indoor activity spaces
- Some preference for no change or minimal change

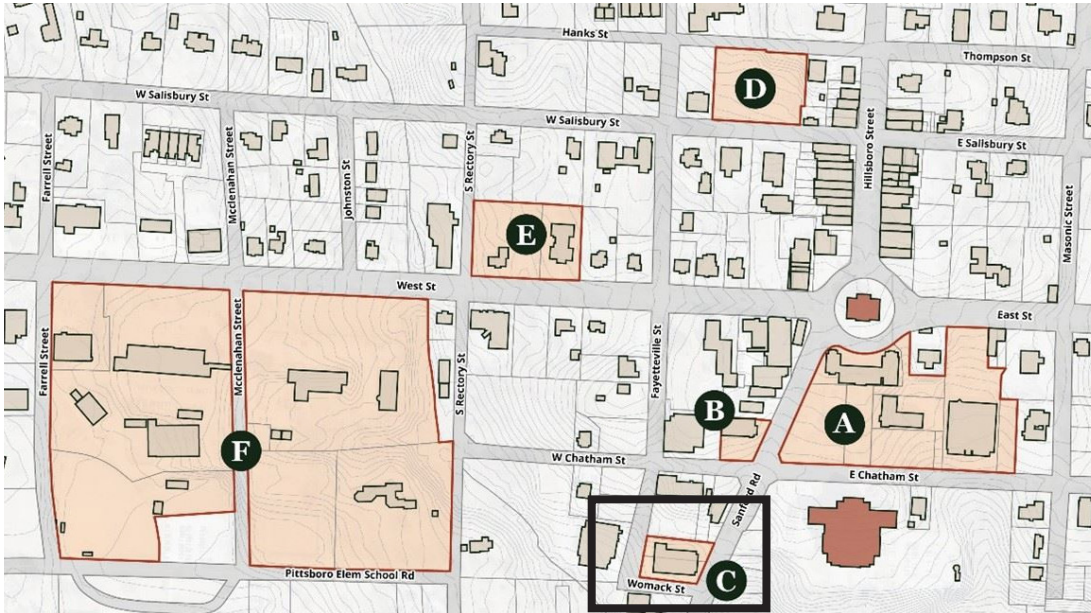
ABC Store



Community Input Summary

- Restaurants, cafes, bars, and food-related uses extending the existing restaurant area
- Retail space for small shops, local businesses, artists, galleries, and makers
- ABC store kept as is, renovated, or relocated with redevelopment of the site
- Pedestrian safety improvements at Sanford Road and West Chatham Street, including crosswalks, lighting, and curb extensions
- Public or shared parking, including surface parking or a small parking deck
- Commercial infill or redevelopment at a similar scale to surrounding uses
- Entertainment or activity uses such as movie theater, gym, playground, or community space
- Small-scale or affordable housing, sometimes paired with retail
- Renovate and repurpose existing building versus remove and rebuild
- Local, non-chain businesses supporting downtown activity
- Small plaza, green space, park, or outdoor gathering area
- Leave as is, no change, no opinion

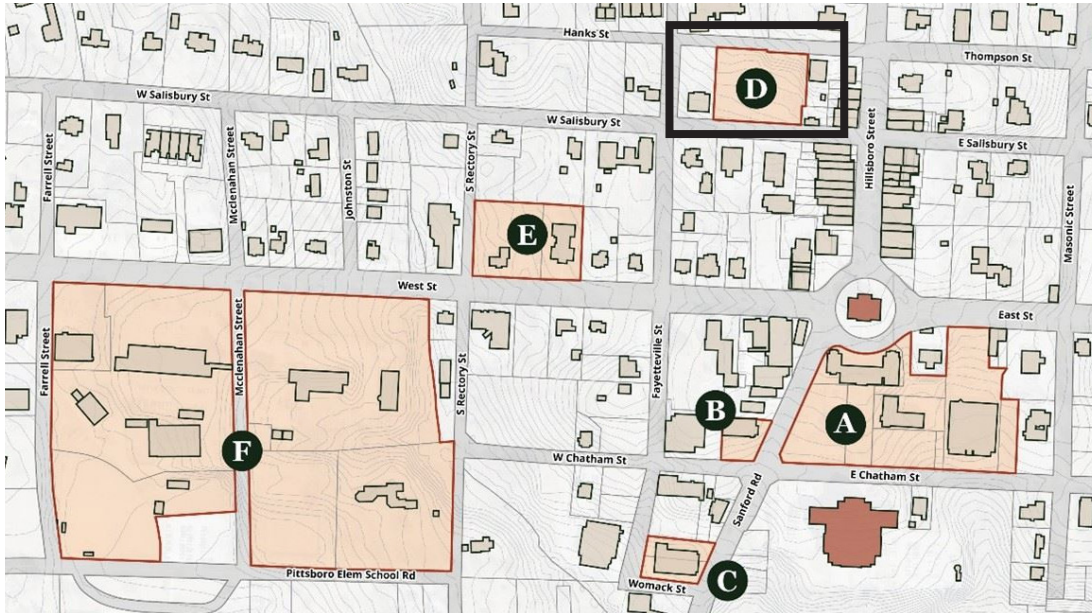
Fire Station



Community Input Summary

- Fire station kept in place, expanded, modernized, or relocated
- Affordable or low income housing, including apartments or housing above retail
- Retail, restaurants, cafes, bars, and small local shops
- Community center, civic building, or multipurpose gathering space
- Youth and family uses such as teen center, kids park, museum, or recreation facility
- Arts, culture, or education uses such as theater, music venue, makerspace, or studio
- Parking or structured parking to support nearby businesses and services
- Park, green space, garden, or greenway connection
- Mixed use development with housing and commercial space
- Renovate and reuse existing buildings versus remove and rebuild
- Business support or civic services such as incubator, office annex, or nonprofit use
- Leave as is, minimal change, no opinion, or uncertainty

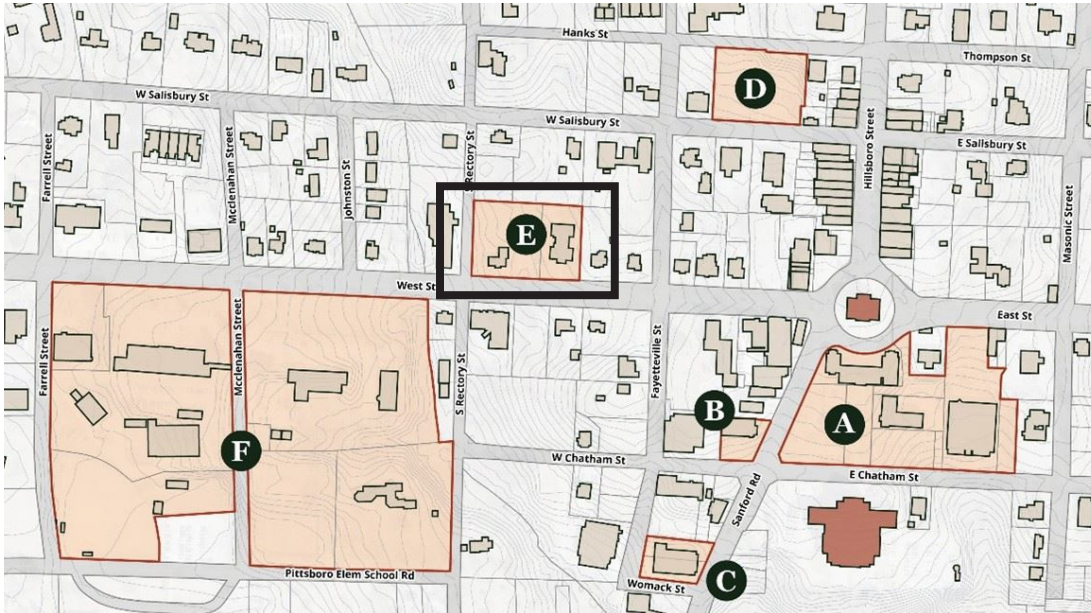
Pop-up Park



Community Input Summary

- Parking deck or structured parking, sometimes combined with retail, housing, or grocery
- Mixed use development with ground floor retail and housing above
- Keep the pop-up park, improve it, or convert it into a permanent park
- Park upgrades including trees, shade, landscaping, water features, playgrounds, and seating
- Community gathering space for events, markets, outdoor movies, and festivals
- Dog park or pet friendly open space
- Arts and culture uses such as performing arts center, outdoor stage, music venue, or interactive art
- Recreation and activity uses such as skating rink, bowling alley, pickleball, basketball courts, pump track, or mini golf
- Food related uses including food trucks, food hall, farmers market, cafes, and restaurants
- Housing options including apartments, condos, luxury housing, or affordable housing, sometimes above retail
- Retain parking or balance parking with park space
- Concerns about safety, heat, lack of shade, and underuse
- Renovate and enhance existing park rather than redevelop
- Leave as is, no change, or minimal improvement

Former Library

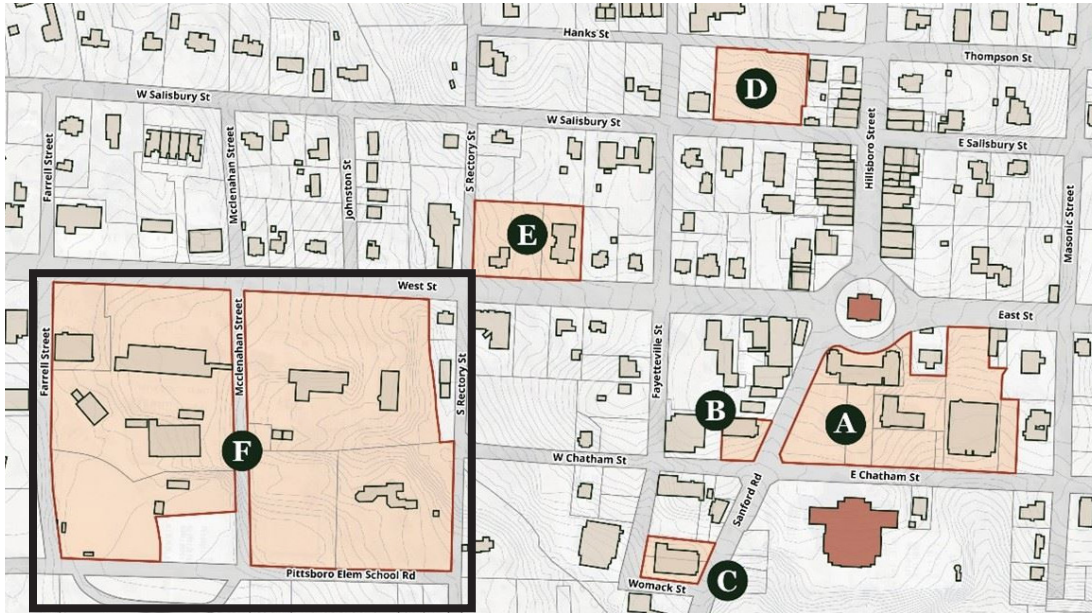


Community Input Summary

- Preserve and reuse the former library
- Community center, civic space, or multipurpose gathering place
- Arts and culture uses such as arts center, theater, performance venue, museum, or studios
- Affordable, mixed income, or moderate housing, including apartments, townhomes, or condos
- Retail, restaurants, cafes, and small local businesses
- Community services such as day resource center, nonprofit space, shelter, or support hub
- Movie theater or entertainment venue
- Fire station relocation or reuse of the site for fire services, with some opposition
- Park, green space, mini park, or amphitheater connected to surrounding areas
- Parking or parking garage integrated with other uses
- Youth, teen, or family focused spaces such as childcare, children's museum, or teen center
- Mixed use development connecting downtown to nearby neighborhoods or parks
- Renovate and repurpose existing building versus remove and redevelop
- Preserve small town character, historic scale, and architectural fit
- Leave as is, no change, no opinion, or uncertainty

Note: The Town of Pittsboro received written opposition to the site being used for a fire station from a neighboring commercial property owner.

McClenahan Blocks



Community Input Summary

- Mixed use development with housing above ground floor retail
- Affordable, mixed income, senior, workforce, and family housing, including apartments, townhomes, condos, and tiny homes
- Large public park, green space, gardens, trails, and open lawn areas
- Amphitheater, outdoor concert space, performance venues, and event spaces
- Arts and culture uses such as arts center, theater, galleries, studios, and artist communities
- Recreation and sports facilities including fields, courts, gyms, climbing gym, pools, skate park expansion, and youth sports complexes
- Community centers, Boys and Girls Club, youth plex, and family focused gathering spaces
- Food hall, farmers market, food trucks, cafes, restaurants, and small shops
- Dog park and pet friendly open space
- Mixed use village or district scale redevelopment with master planning
- Remove or relocate sheriff or police uses and repurpose land for housing, parks, or mixed use
- Renovate or reuse existing buildings versus demolish and rebuild
- Wellness and recreation concepts such as spa, fitness, and outdoor gym
- Parking integrated with development or park uses
- Green infrastructure, native landscaping, water features, and stormwater elements
- Leave as is, no change, uncertainty, or opposition to redevelopment

Note about “Leave As Is” Perspective

Across all six sites, responses that favored “leave as is” were present but did not dominate. In every case, they were outweighed by suggestions for redevelopment, enhancement, relocation of existing uses, or adaptive reuse. Where historic buildings or valued public spaces were involved, many respondents supported preservation, but typically paired that with reinvestment or new programming rather than no change. Overall, “leave as is” functioned as a minority or cautionary position rather than a leading preference for any site.

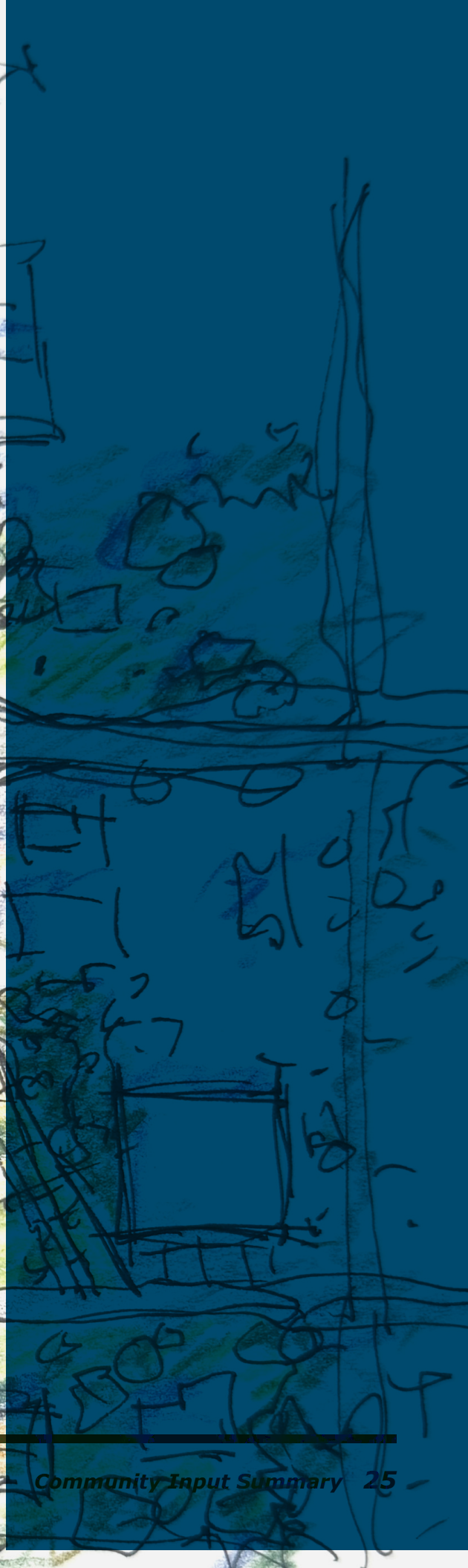
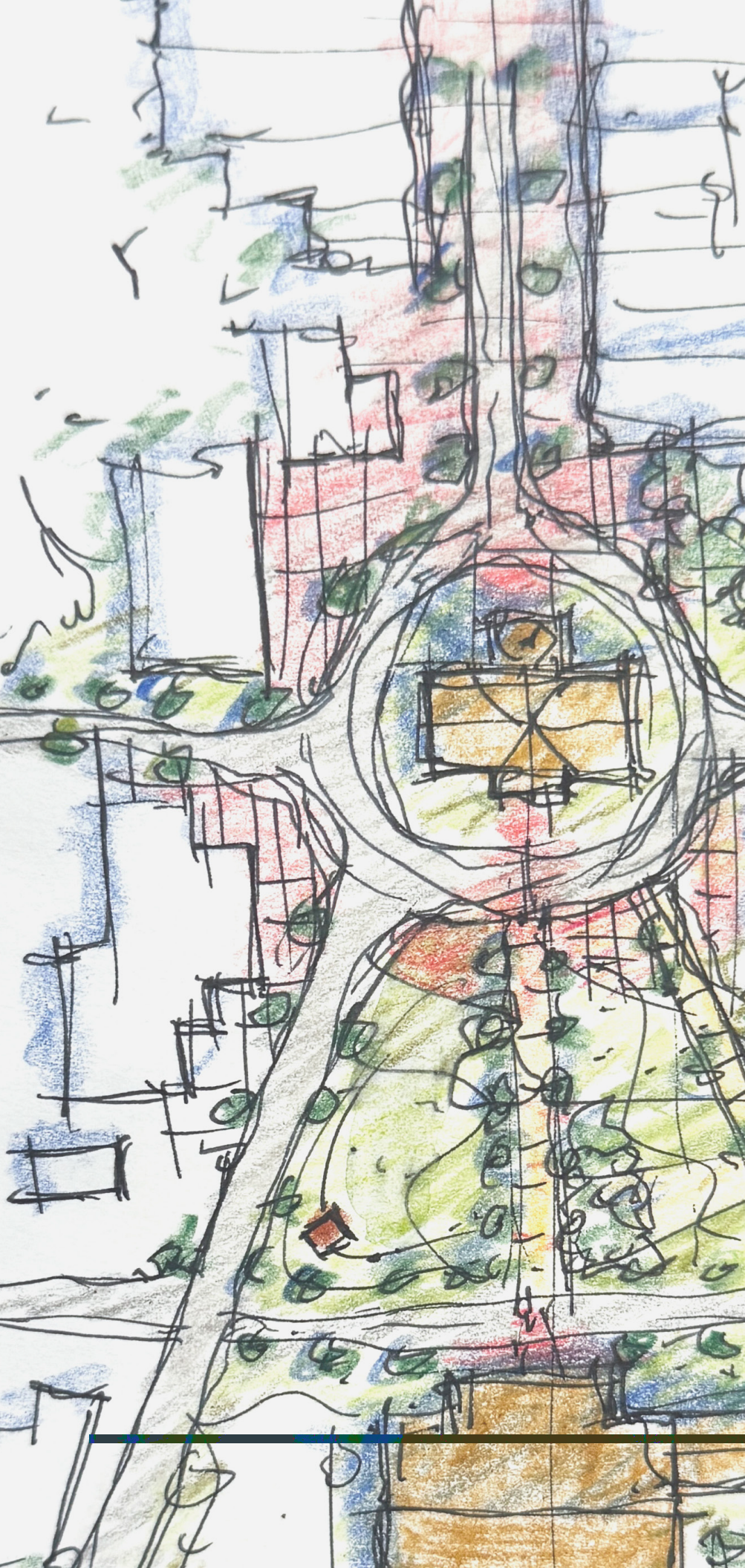
- Site 1: “Leave as is” appeared, but most input focused on parks, civic space, arts, food, mixed use, renovation, or redevelopment.
- Site 2: A noticeable minority supported keeping the ABC store unchanged, but the majority favored restaurants, retail, pedestrian safety improvements, parking solutions, or modest redevelopment.
- Site 3: Some support for keeping the fire station as is, but this was matched or exceeded by calls for expansion, modernization, relocation, housing, mixed use, or community facilities.
- Site 4: Keeping the site as a park or parking area was relatively strong compared to other sites, but it competed closely with ideas for improved park features, parking decks, mixed use, and entertainment uses.
- Site 5: Preservation and reuse of the former library was strongly represented, but pure “leave as is” responses were secondary to adaptive reuse, community, arts, housing, or civic ideas.
- Site 6: Some respondents favored leaving existing buildings and uses in place, but most input emphasized housing, parks, recreation, arts, mixed use, or comprehensive redevelopment.

Specific Real-world Examples Mentioned

Many respondents use specific real-world locations to describe thier ideas for the sites. These are provided in the table below:

Reference (city or project)	What it was referenced for	Site(s) where it was referenced
Fenton (Cary, NC)	Outdoor mall, shops, restaurants, public gathering	1
Downtown Cary Park (Cary, NC)	Destination park model, greenery, amphitheater, dog park, programming	4, 6
Moore Square (Raleigh, NC)	Downtown park/plaza model for gathering	1
Morgan Street Food Hall (Raleigh, NC)	Food hall model	1
Pack Square Park (Asheville, NC)	Central park/plaza with amphitheater and civic focus	1
River Arts District (Asheville, NC)	Artist community/district model	6
Artspace (Raleigh, NC)	Artist studios and arts-centered adaptive reuse model	1, 6
Weaver Street Market lawn (Carrboro, NC)	Community green / gathering space model	1
Southern Village (Chapel Hill, NC)	Mixed-use village model / "village green" feel	4, 6
Depot Park (Gainesville, FL)	Park with retail/event space integration	1
Downtown Greenville (Greenville, SC)	Walkable main street, public realm quality, local restaurants	1, 2
Brookgreen Gardens (Litchfield, SC)	Programming model for arts/culture/education	1

Reference (city or project)	What it was referenced for	Site(s) where it was referenced
Gold Park (Hillsborough, NC)	Park + nearby amenities model (paths, coffee/shops context)	6
Koka Booth Amphitheatre (Cary, NC)	Outdoor performance venue model	6
Therme Oberlaa (Vienna, Austria)	Thermal spa/wellness destination concept	6
Dorothea Dix Park (Raleigh, NC)	Large destination park model	6
Owensboro (KY) sports complex example	Indoor/outdoor sports complex and tournament draw concept	6
Torpedo Factory (Alexandria, VA)	Adaptive reuse into an artist community model	6
Drakeford Complex (Carrboro, NC)	Cautionary example for scale/visual impact of large buildings	1
City of Sanford Station 5 (Sanford, NC)	Modern fire station siting/design example	3
Kidzu (Chapel Hill, NC)	Children's museum model	3
Greensboro children's museum (Greensboro, NC)	Children's museum model	3



Appendix 1

Comments from Community Open House Map Exercise

Comment	Type
Morning Session Comments	
County Administrative Complex	
Public Space	Remove
Parking Structure	Create
Hotel/PPAC (Pittsboro Performing Art Center)	Remove
Parking Deck	Create
Parking Deck	Create
Preserve make into a food market (e.g. Durham Food Hall)	Preserve
I like Architecture of [it]. Older building	Create
You don't want to take one too many old cool buildings and then if it looks like a shopping center	Enhance
Open public gathering space with possibly a small performance stage. Parking. Performing art center	Create
Create a green space from circle to judicial building	Create
There is no functional courtyard. This looks like the [?] And the building tear it down & put retail between... residential above	Create
This could be additional parking	Remove
Could be community Arts Building	Create
Tie Art building to art walk	Create
Investigation of re-use potential, Business or ... business location	
Commercial + Retail more people to walk downtown	
Retail! Parks don't bring people to a thriving downtown	
ABC Store	
Restaurant/Retail	Create
Restaurants/Entertainment venue	Create
Restaurant, Entertainment	Create
Restaurant, Entertainment	Create
This could be restaurant > entertainment	Create
Restaurant, retail, or public spaces	Create
Restaurant & Entertainment	Create
Fire Station	
Retail/Restaurant	Create
Housing /retail (Mix)	Create
Housing /retail (Mix)	Create
Youth, young, and adult recreation facility	Create
This could be housing	Remove
Piece of a large project for commercial/Mixed use	Create
Commercial	Create
Nice commercial development	Create
Add housing/retail	Create
Relocate Fire Station	Remove
Remove one story building	Remove
Create 2,3 story housing retail	Create
We need a fire station close to downtown. This location is good	Preserve

Number	Team Interpretation
6	Remove the admin building and replace it with public space
8	Replace the ag building with a parking structure
9	Remove the dunlap building and replace it with a performing arts center and a hotel
10	Create a parking deck in place of the Dunlap Building
11	Create a parking deck in place of the Dunlap Building
12	Adaptively reuse the admin building and create a food hall like the one in Durham
7	Likes the architecture of the Admin Building
7	Concern about removing too many old buildings and making downtown look like a conventional shopping center
8	Replace Ag Building with an open space, possibly with performance stage, parking, and performing arts center
103	Whole area between old courthouse and new judicial building should be a green space
103	Remove old building and put residential above retail on the site
3	Parking in place of Dunlap Building
5	Ag building (or building location) as a community arts facility
5	Arts facility to be programmed and connected to art walk
	Location unknown - generally look for adaptive reuse potential
	Commercial and retail uses can result in more people walking downtown
	Favors retail instead of parks
	Create restaurant and/or retail here
8	Create restaurant and/or entertainment venue here
4	Create restaurant and/or entertainment venue here
5	Create restaurant and/or entertainment venue here
1	Create restaurant and/or entertainment venue here
2	Create restaurant, retail, or public space here
3	Create restaurant and/or entertainment venue here
17	Develop retail and/or restaurant uses
5	Create a new building with a mix of housing and retail
6	Create a new building with a mix of housing and retail
2	Create a recreation facility for youth and adults
1	Remove the building and replace it with housing
3	Remove the building and replace it with commercial mixed-use
4	Create space for commercial uses
18	Create space for commercial uses
10	Create a new building with a mix of housing and retail
9	Remove the fire station use (move use to a new location)
11	Remove the one-story building on the neighboring site to the north
12	Create a new 2-3 story building in place of the one story building on the neighboring site to the north
	Keep the building as a fire station

Pop-up Park	
Retail and Restaurants	Create
Parking Deck	Create
Mixed-use	Create
Mixed-use/ some shops and condos	Create
Mixed-use/ Commercial on bottom, Residential on second/thirds floors	Create
Parking Deck shops on street life	Create
Parking-Garage with some green space around for sipping wine etc.	Create
Condos on top shop on bottom (keep the parking)	Create
Mixed-use	Create
Parking + Retail	Create
Parking deck + retail (e.g., Grocery) like Weave St. Hllsbury , which is next to the parking deck	Create
Parking deck near bread shop	Create
Former Library	
Expand Freeman Park, a place to eat w/ tables, food, truck access	Enhance
Small outdoor amphitheater, Park, place to eat outside, food trucks a.. Blocks away	Remove
Fire Station	Remove
Parking	Remove
Extend Park Theme	Enhance
Parking for park areas	Remove
Fire station is fine here	Preserve
Build a park	Create
Community meeting/art space-small theater	Enhance
Agree with #4! Community building, Arts/small theater	Create
Lots of community memories	Preserve
Affordable housing	Create
Firestation	Remove
Firestation	Remove
Create a public/private space for entertainment + community events pop up parks	Create
No fire station, please!	
McClenahan Blocks	
Outdoor gym. Lawn for sunbathing, walking tool fountain	Remove
Athletic area for multiple sports	Create
Affordable housing, mixed-use retail	Create
Affordable housing, mixed-use retail	Remove
Better use of this space than a police station due to proximity to downtown	Create
Mixed-use, all market retail	Remove
Indoor Gym	Create
Level the whole space + Create a mixed-use space	Remove
Mixed-use for the entire area	Remove/Cre
Create additional park area w/ parking	Create
Fire Station	Create
Affordable Housing	Create
Affordable Housing	Create
Add 6 pickleball parts	Create
Remove + Replace with mixed use + Housing	Remove
This is a hurricane-reinforced building, repurposed for town offices	Preserve
Gymnasium, indoor sports	Preserve
Housing for families with elementary-aged kids	Create
Tiny House	Create
Housing	Create
Small commercial but mostly residential apartments with retail below or corners	Create

		Create retail and restaurants
	17	Create a parking deck
	7	Create a mixed-use development
	1	Create a mixed-use development with retail (shops) and housing
	8	Create a 3-story mixed-use development with ground floor retail and residential above
	3	Create a parking deck with shops along the street
	103	Create a parking deck with some green space for outdoor dining/drinking
	2	Keep the parking, but add vertical mixed use development with commercial below and condominiums above
	6	Create a mixed-use development
	13	Use for parking and retail
	11	Parking deck with a grocery store
		Create a parking deck
	11	Expand Freeman Park from the north into the site (space to eat with tables, food truck access, etc.)
	6	Remove the small drive-through building and replace with park and amphitheater, open space, food trucks, etc.
	5	Remove the small drive-through building and replace with a fire station
	5	Remove the small drive-through building and replace with parking
	2	Expand Freeman Park from the north into the site
	3	Remove the old library/courthouse building and replace with parking for park
	103	Create a fire station
	1	Build a park (specifically in the open lawn behind the drive-through building)
	4	Enhance the old library/courthouse building as a community meeting space and/or art space with small theater
	10	Enhance the old library/courthouse building as a community meeting space and/or art space with small theater
	8	Noted community memories of the old library/courthouse building (need to preserve or reuse)
	9	Create affordable housing on the old library/courthouse building location
	17	Remove the old library/courthouse building and replace with a fire station
	17	Remove the small drive-through building and replace with a fire station
	12	Create an entertainment space (public and/or private) with community events
		Opposition to the idea of a fire station on the site
	17	Remove the sheriff's office (east block) and replace with outdoor gym, lawn, and fountain
	12	Remove the sheriff's office (west block) and replace with athletic area for multiple sports
	11	Create affordable housing and retail (mixed-use)
	13	Remove the sheriff's office (east block) and replace affordable housing and retail (mixed-use)
	4	Remove sheriff's office use and replace with something more related to downtown
	5	Remove the sheriff's office (west block) and replace with retail and mixed-use
	8	Create an indoor gym from the former gym building
	1	Completely redevelop the entire site for mixed-use development
ate	3	The entire area should be mixed-use development
	2	Create a park with more parking
	7	Create a fire station in place of the diagonal storage building
	8	Create affordable housing
	9	Create affordable housing
	10	Add pickleball courts to the area in front of the former RAFI building
	13	Remove the sheriff's office (east block) and replace with housing
	19	Repurpose emergency operations center for government offices
	6	Create an indoor gym from the former gym building
		Create housing for families with school-aged children
		Create tiny houses
		Create housing
		Create new development with some commercial space, mostly residential (apartments) with retail ground floor

Afternoon Session Comments	
County Administrative Complex	
Preserve trees (near green space)	Preserve
Demolish Building. Extend linear green to the circle	Remove
Create a multistory mixed-use retail/residential	Create
Create a multistory mixed-use retail/residential	Create
Create mixed-use retail res.	Create
Create Plaza/gathering space in front of the courthouse	Create
General comment, provide more on-street parking + sidewalks	Enhance
More retail, more outdoor, seating	Remove
Parking Deck	Create
More retail	Create
More mixed-use, Affordable housing	Create
Hotel	Create
Remove the Building & turn it to a little commercial entertainment district	Remove
Hotel, Parking Structure, Green Spaces	Create
Outdoor, Concert space	Create
Bad design, blocks the view, bad use of space, remove the building	Remove
Indoor sports complex: Ice Skating, Rink, Bowling Alley, Pool Hall	Create
ABC Store	
Enhance into a small public space, food trucks, small vendors. Or place retail/housing here	Enhance
Enhance into a small public space, food trucks, small vendors. Or place retail/housing here	Create
Enhance ped crossings, bump-outs, paving & reduced curbs	Enhanced
Demolish & replace with retail housing	Remove
or add on to with another retail, todo a front landscape to be more urban/ped. friendly-no surface parking	Enhance
Enhance pedestrian crossing for safety	Enhance
Maybe turn it into a parking lot for downtown	Create
Mid-block Crossing	
No attachment to the store! Create a new thing	Create
3 Story/retail restaurant	Create
Parallel parking along some street, another retail, another social gathering place, outdoor spaces	Create
Fire Station	
Puh Puh Park/Dog Park	
Pop-up Park	
Remove for Indian Restaurant	Remove
Downtown parking deck	Create
Mixed-use dw w\ parking, business/commercial, apartments	Create
Redevelop site with mixed use retail along ground floor along Salisbury could have parking (tuck-in) along hanks	Create
Family doesn't come too much here so maybe there is a need for outdoor music venue	Create
This location is far from the parking	
Not safe because of homeless	Enhance
Chatham Performing Arts Center	Create
Chatham Performing Arts Center	Create

18	Preserve trees along north-south walkway
19	Replace County Admin building with greenspace
20	Vertical mixed-use building in place of parking lot on each side of north-south walkway
21	Vertical mixed-use building in place of parking lot on each side of north-south walkway
22	Vertical mixed-use building in place of parking lot along East Street (in front of Dunlap Building)
23	Plaza and public gathering space across the street from new courthouse (judicial building)
24	West Chatham street west of Sanford Road could be improved with on-street parking and sidewalks
5	Replace County Admin building with retail/commercial space with outdoor seating
	Build a parking deck on this site
	Add more retail to this site
	Add mixed-use development with affordable housing to the site
	Add a hotel to the site
	Remove buildings and replace with entertainment uses
	Hotel, parking deck, and green space on the site
	Create an outdoor concert space
17	Remove the building for a variety of reasons
	Create an indoor sports complex that contains ice skating, bowling, and pool tables
1	Small public space for food trucks and small vendors
	Place retail or housing here
2	Enhance the intersection of Sanford Road and West Chatham Street with crosswalks, curb extensions, paving, etc.
3	Replace with housing and retail
4	Remove surface parking and add onto the existing building with more retail; create a pedestrian friendly frontage
5	Enhance the intersection of Sanford Road and West Chatham Street for safe pedestrian crossing
	Convert the site to (public) parking for downtown
	People currently cross mid-block OR add a mid-block crossing
	Create something entirely new instead of building onto the existing building
	Create a 3-story building with retail and restaurant
	Add on-street parking and create more retail and outdoor gathering space on the site
	Remove and replace with a put-put park or dog park
2	Remove the gas station on the neighboring site and replace it with an Indian restaurant
5	Create a parking deck for downtown
6	Create a mixed-use development with parking, commercial, and housing (apartments)
7	Create a mixed-use development with ground floor retail
	Create an outdoor concert space
	Noted that the site is far from parking
	Noted that the site is perceived to be unsafe
	Create a performing arts center
	Create a performing arts center

McClenahan Blocks	
Reuse, commercial center	Preserve
This entire planning area seems ideal for higher-density residential, is within walking distance to downtown	Create
Park+Amphiteater	Create
Green Space	
Residential over retail+	
Affordable housing, mixed-use	
Outdoor climbing facility	
Affordable housing, mixed-use, community space	
Create nice outdoor gathering places	
Boys Girls Club + community center	
Nice downtown park	
More housing downtown	
Community & idea of third space, like an affordable place to rent for pillatis	
Renovated food court	
Need more outdoor open spaces	

	1	Reuse the old gym as commercial space
	2	Create high density residential development (housing)
	2	Create a park with an amphitheater
		Create or prioritize green space
		Create new development with residential over ground floor retail (vertical mixed-use)
		Develop with affordable housing and mixed-use development
		Create an outdoor climbing facility
		Create affordable housing, mixed-use development, and community space
		Create multiple outdoor gathering spaces
		Create a Boys and Girls club and/or community center
		Opportunity for a nice downtown park
		Need more housing in downtown
		Create more third spaces
		Renovate one or more of the buildings for a food court (food hall)
		Need more outdoor open spaces

Appendix 2

Comments from Online Survey