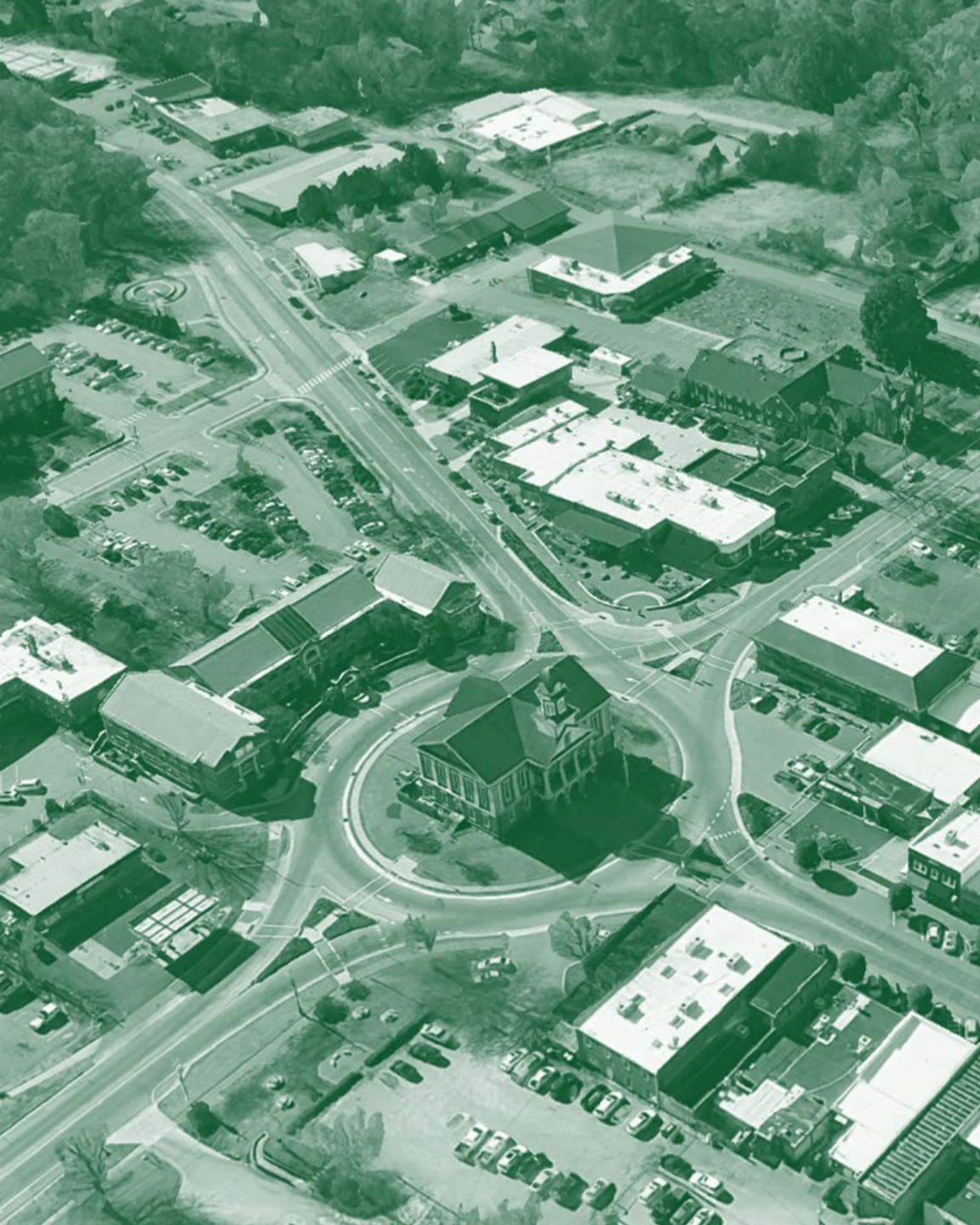




Downtown Pittsboro Property Public Property Pre-Development Study

Delivery of Final Report

**Chatham County
Board of Commissioners**

July 27, 2026



Real People. Real Solutions.



Presented by:

Bolton & Menk, Inc.

Innovate P3

Rose Associates

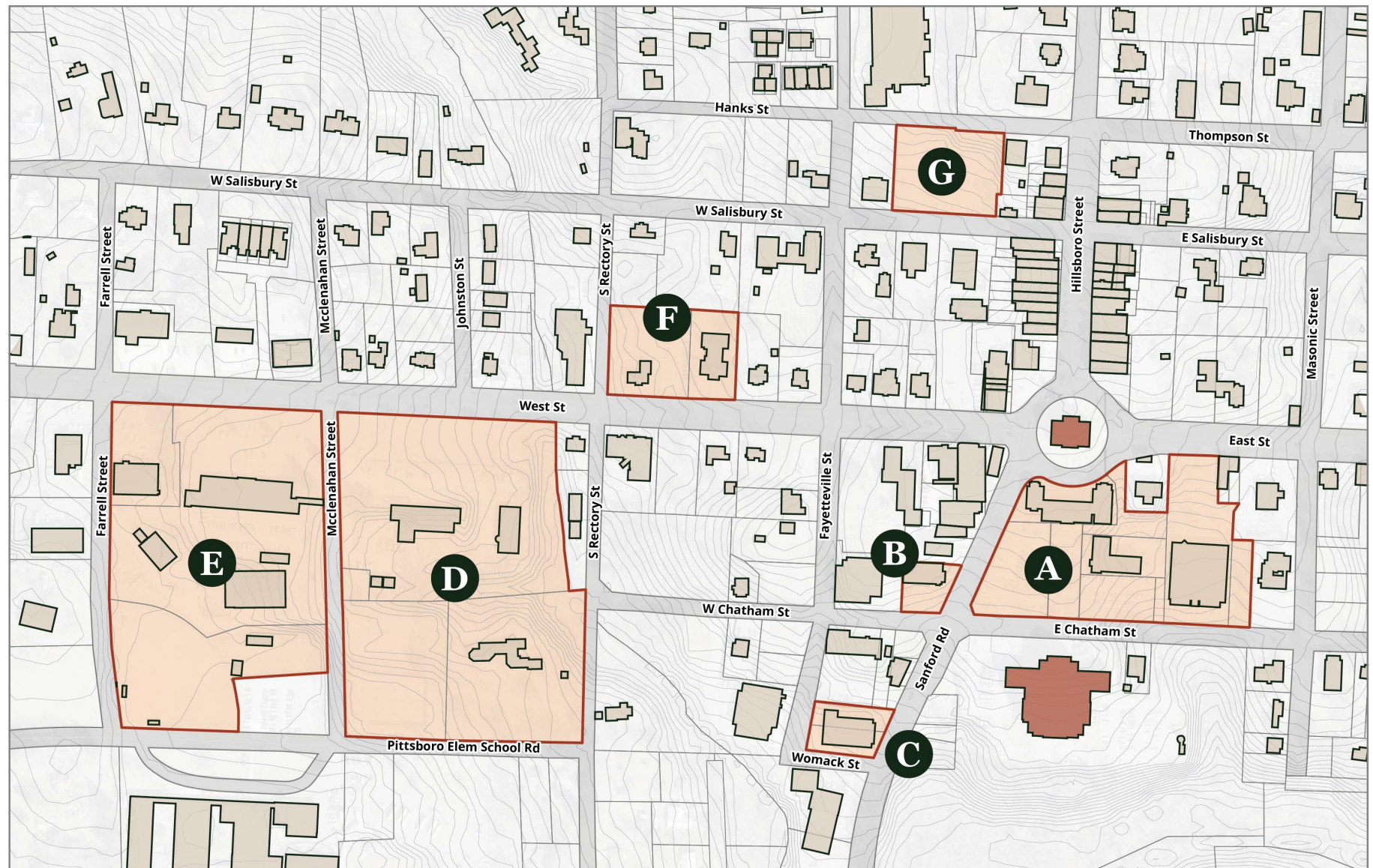
Studio 310 Architects



Studio 310

Project Study Area/Sites

- 23 parcels
- 28 acres
 - 20 acres owned by Chatham County
- 7 clusters (formerly 6)
- Centrally located
- Highly visible
- Unique conditions



A COURTHOUSE SQUARE

B ABC STORE

C FIRE STATION

D McCLENAHAN BLOCKS - EAST

E McCLENAHAN BLOCKS - WEST

F COUNTY IT/MIS OFFICE

G POP-UP PARK

Process

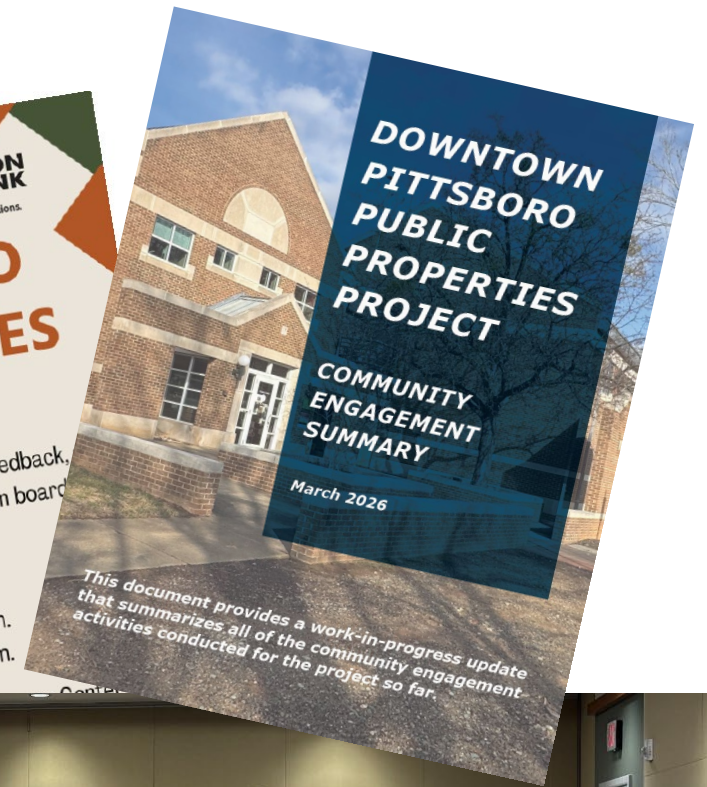
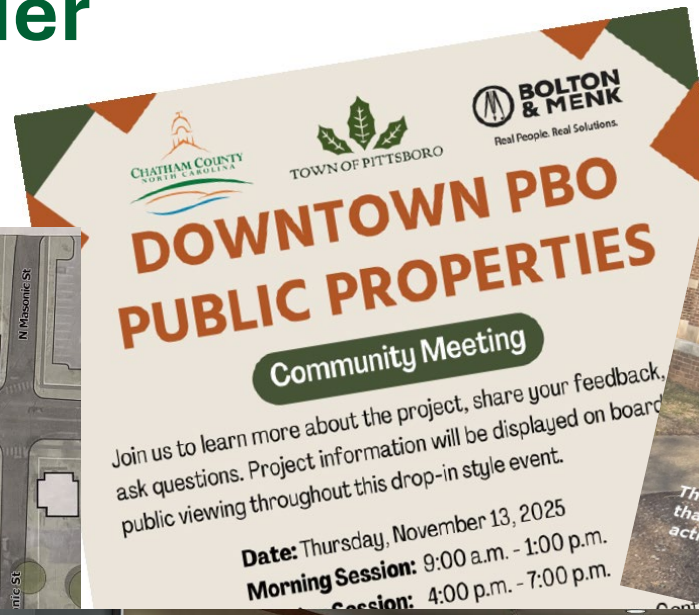
1. Discovery & Diligence
2. Confirmation of Direction
3. Final Deliverables

Products

- Executive Summary
- Development Opportunity Summaries
- Conceptual Development Scenarios
- Public Engagement Summary
- Market Study

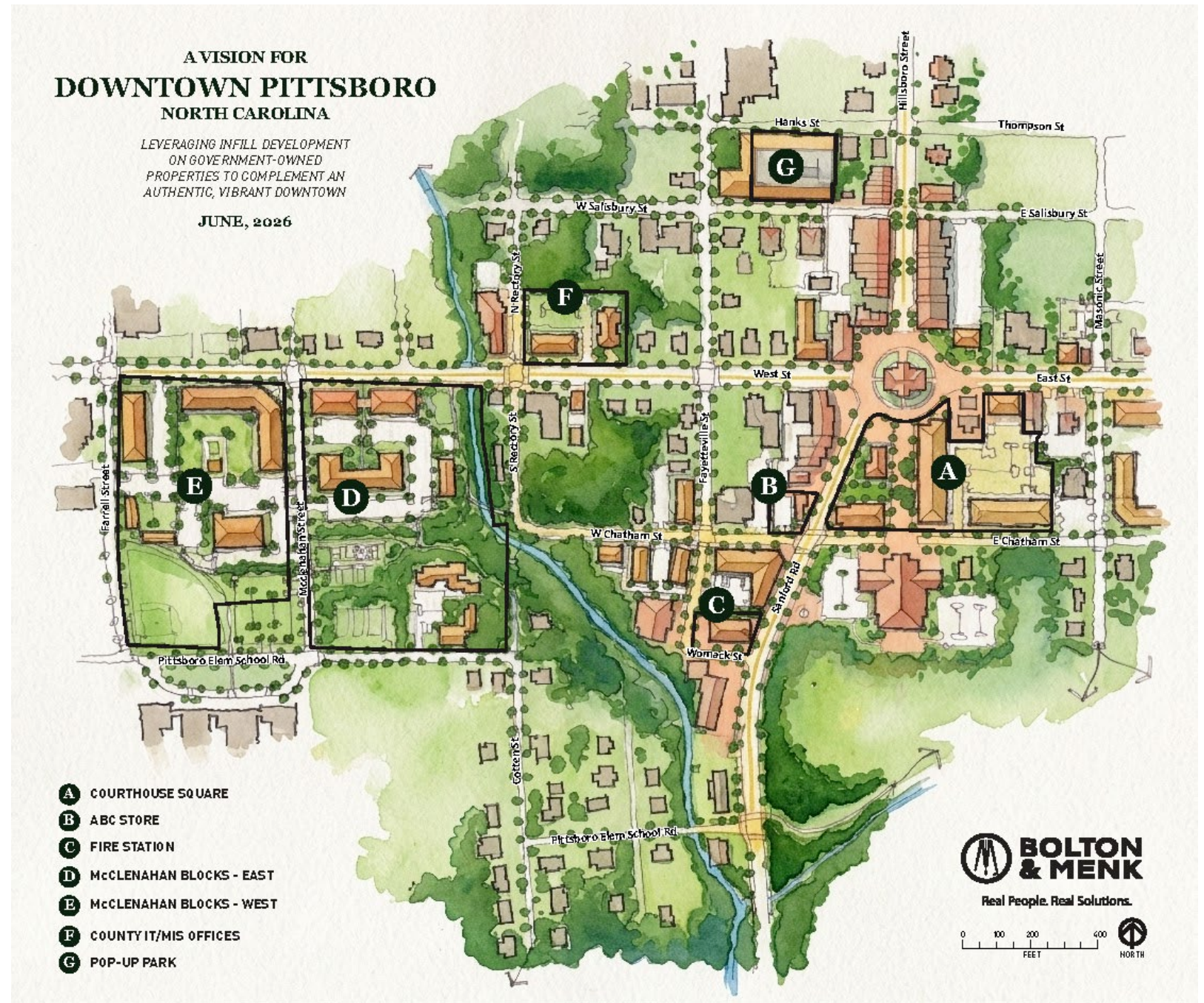


Community & Stakeholder Engagement



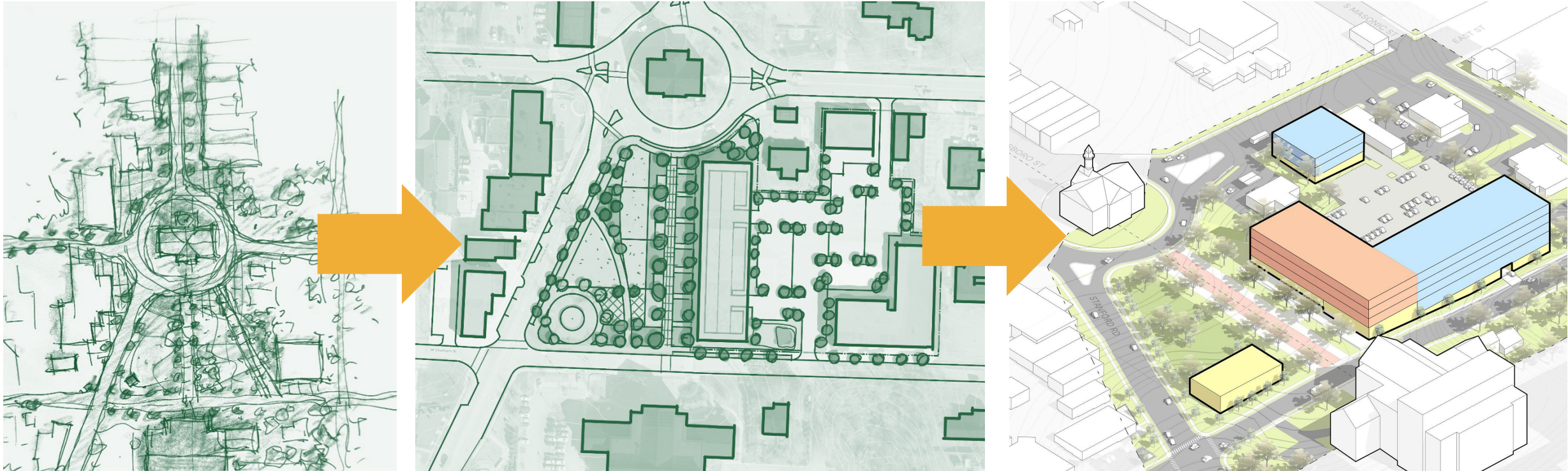
Convey a Vision

- Give the community and future partners an indication of how these sites fit into the broader community fabric
- Illustrate flexibility without compromising values
- Concept gives you something to share until a full Downtown Plan is developed

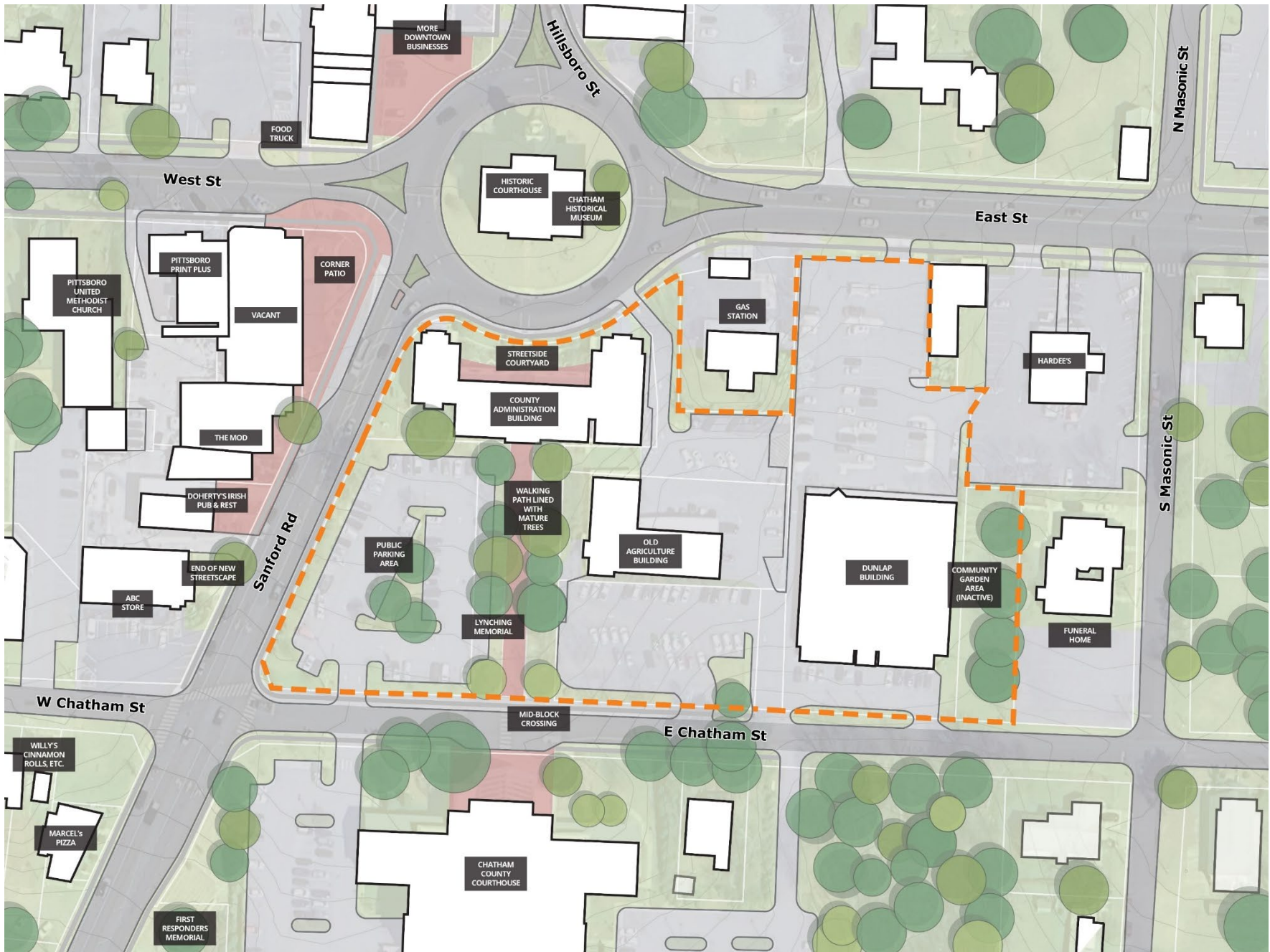


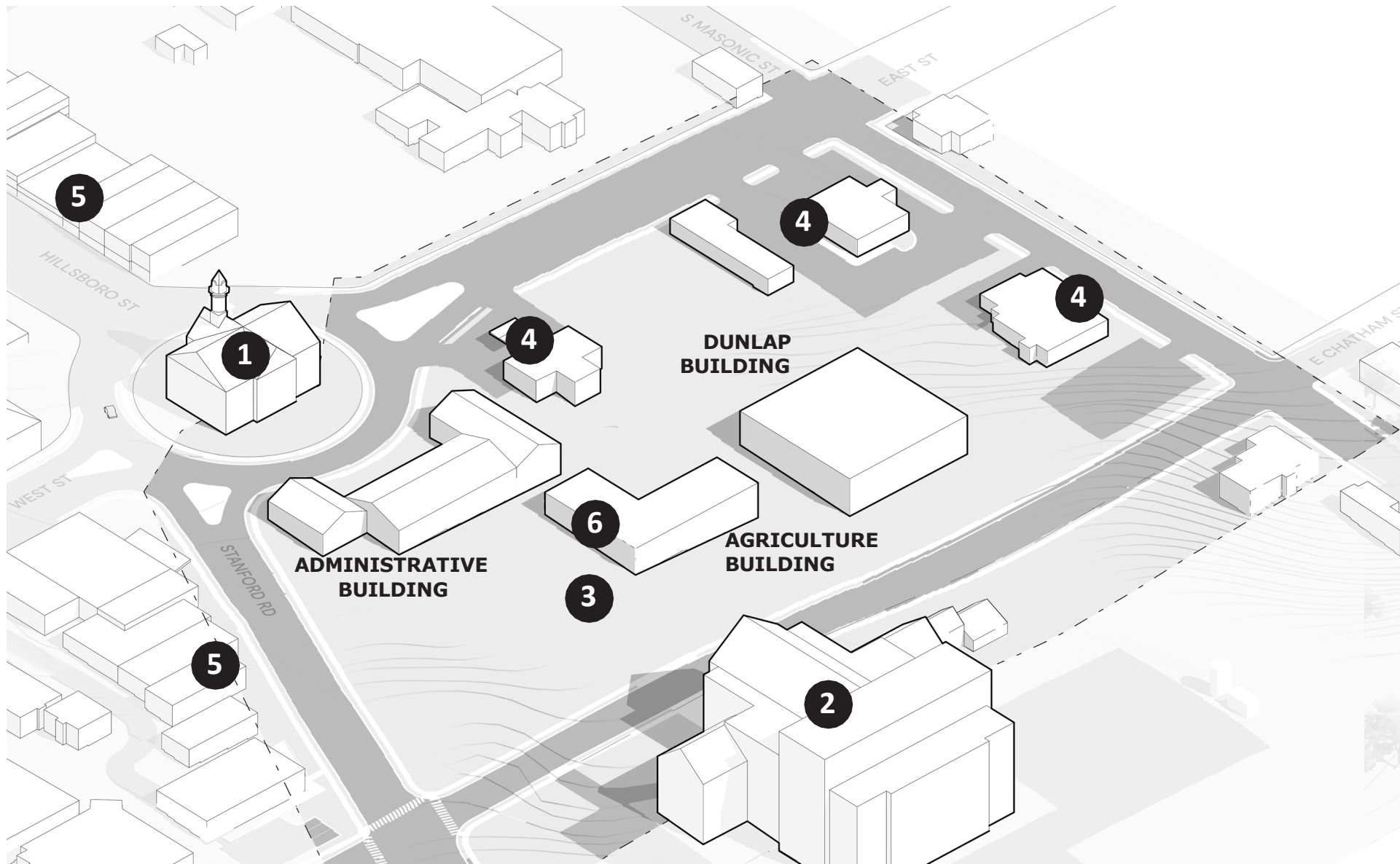
Process, Level of Detail, and Next Steps

- Planning level due to number of properties involved
- Scenarios are not proscriptive
- Each identifies several issues to be addressed (guide for future work)
- Continued intergovernmental cooperation will be essential



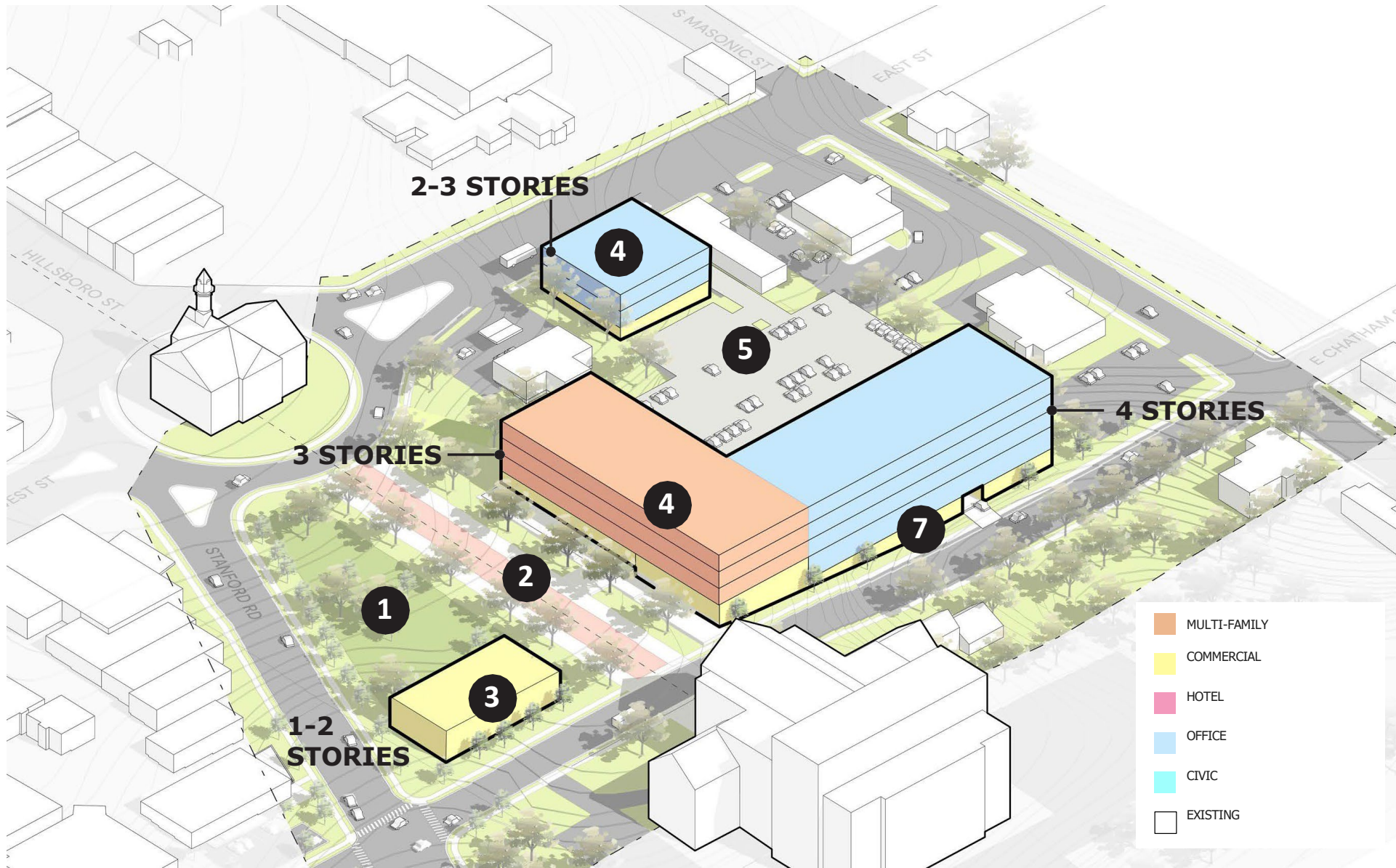
Conceptual Development Scenarios





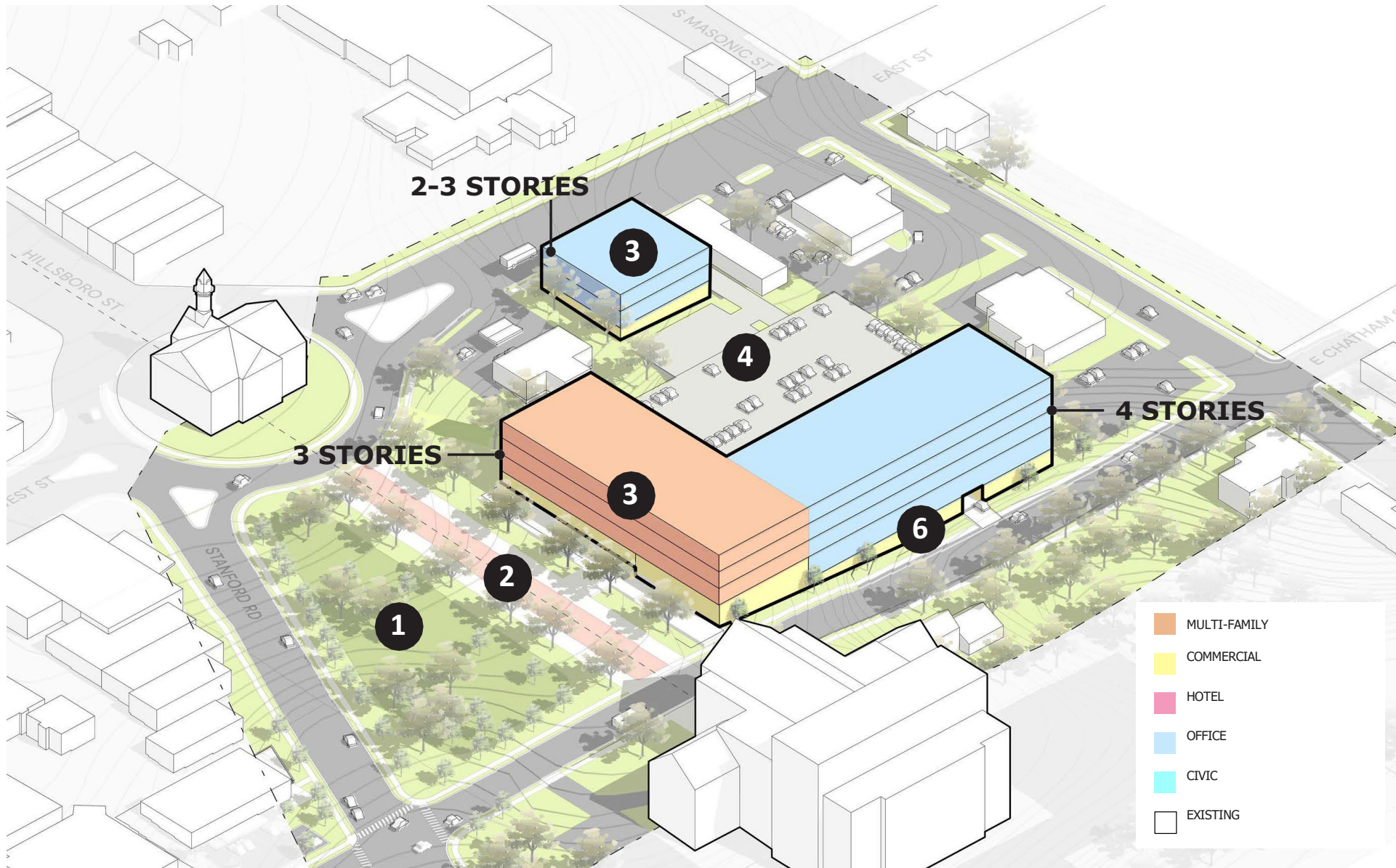
EXISTING CONDITIONS

- 1 HISTORIC COURTHOUSE IN LARGE CENTRAL TRAFFIC CIRCLE
- 2 NEW COUNTY COURTHOUSE
- 3 NORTH-SOUTH TREE-LINED WALKWAY OBSTRUCTED BY EXISTING BUILDING
- 4 ADJACENT & ADJOINING PARCELS/BUILDINGS NOT PART OF PROJECT
- 5 HILLSBORO STREET AND SANFORD ROAD DOWNTOWN BUSINESSES
- 6 LYNCHING MEMORIAL



CONCEPTUAL DEVELOPMENT SCENARIO A

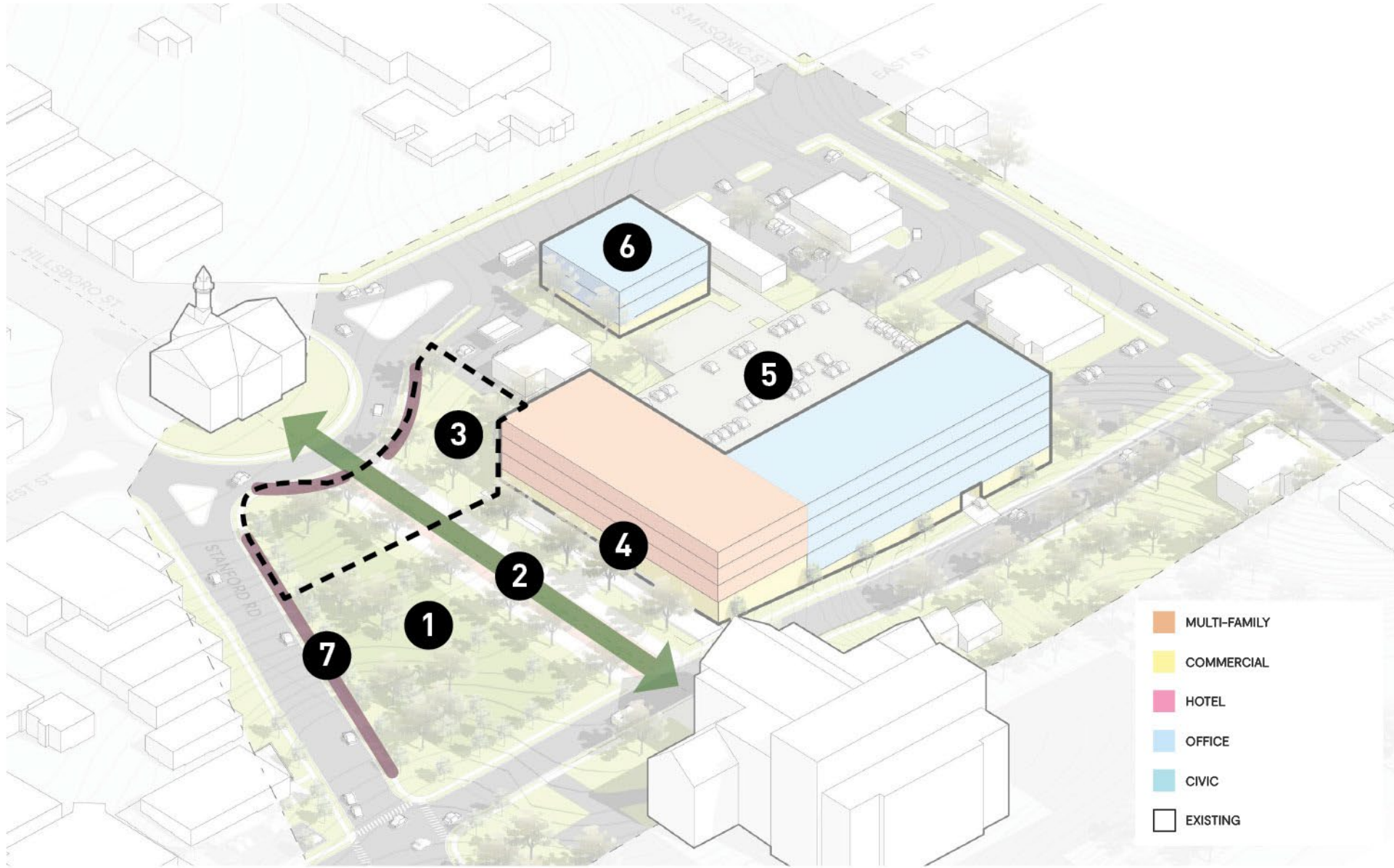
- 1 CIVIC SQUARE -
DOWNTOWN PITTSBORO
SIGNATURE/CENTRAL
PARK**
- 2 LINEAR OPEN SPACE
CONNECTING TWO
COURTHOUSES**
- 3 "JEWEL BOX"
COMMERCIAL SPACES
(RETAIL, CAFES, ETC.)**
- 4 VERTICAL MIXED-USE
BUILDING (COMMERCIAL
GROUND FLOOR)**
- 5 PARKING (STRUCTURED
OR SURFACE)**
- 6 NEW INFILL BUILDING
LINING EAST STREET**
- 7 GROUND FLOOR
PROFESSIONAL OFFICE
SPACE (LEGAL, ETC.)**



CONCEPTUAL DEVELOPMENT SCENARIO B

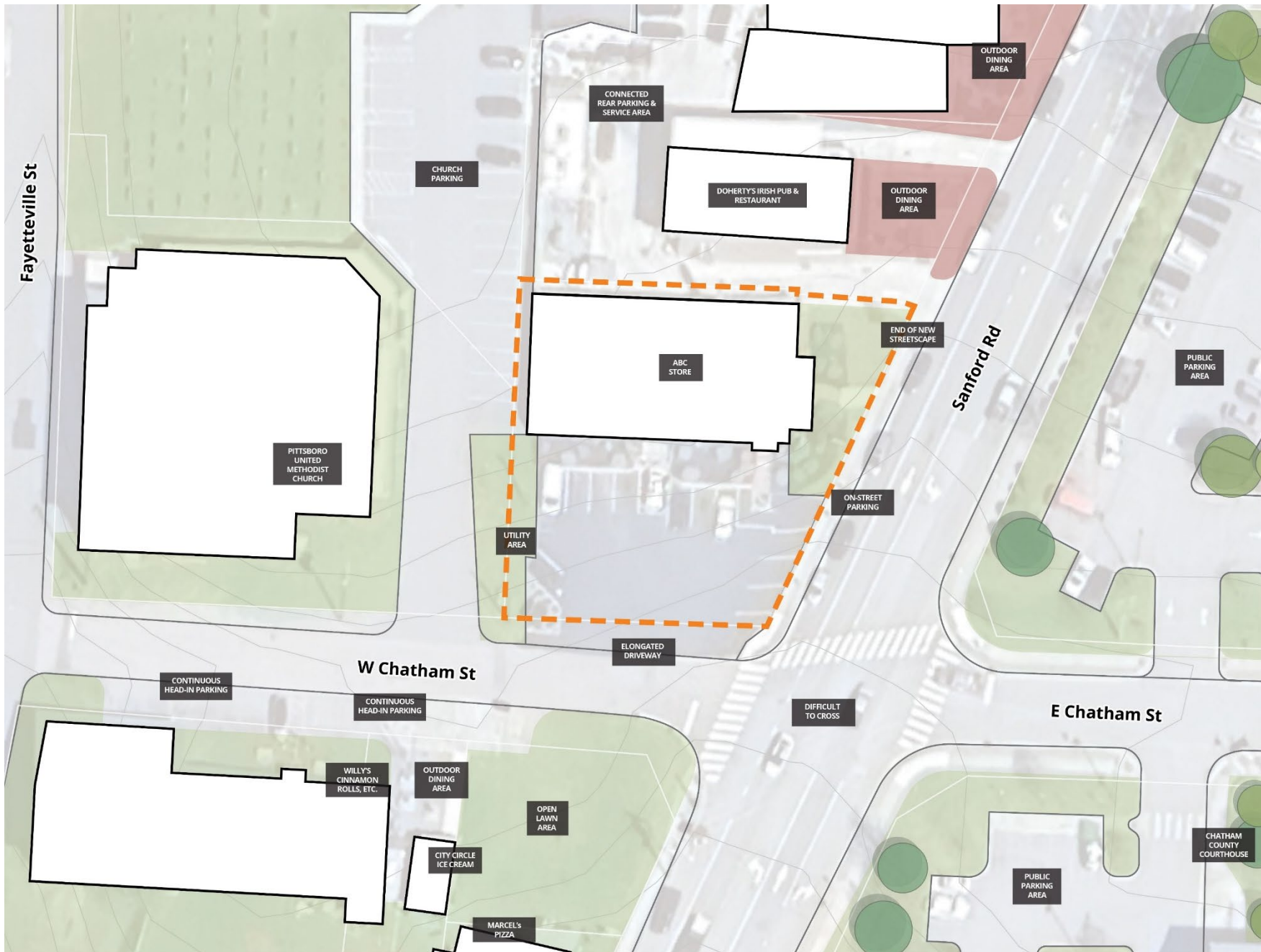
- 1 CIVIC SQUARE -
DOWNTOWN PITTSBORO
SIGNATURE/CENTRAL
PARK
- 2 LINEAR OPEN SPACE
CONNECTING TWO
COURTHOUSES
- 3 VERTICAL MIXED-USE
BUILDING (COMMERCIAL
GROUND FLOOR)
- 4 PARKING (STRUCTURED
OR SURFACE)
- 5 NEW INFILL BUILDING
LINING EAST STREET
- 6 GROUND FLOOR
PROFESSIONAL OFFICE
SPACE (LEGAL, ETC.)

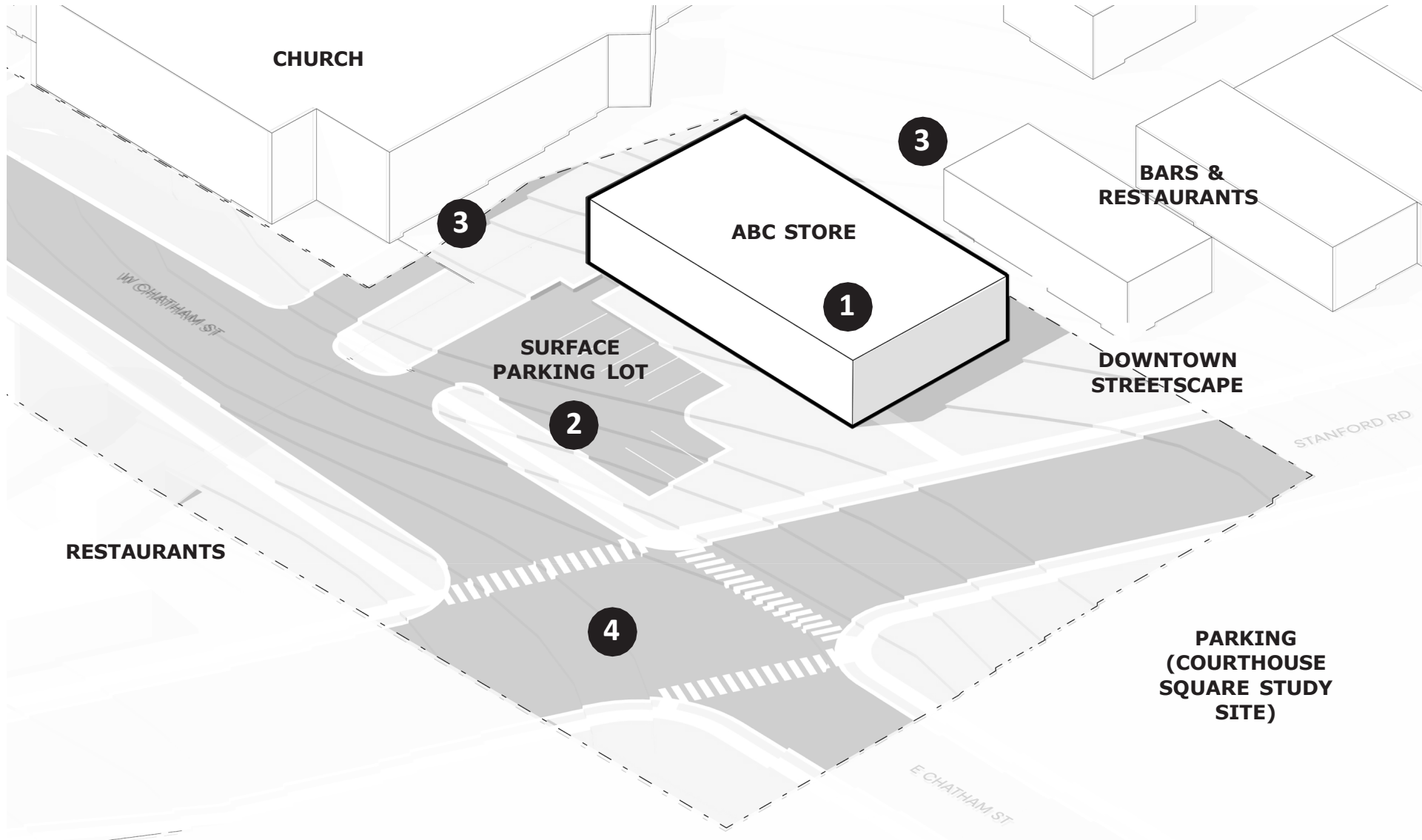
	MULTI-FAMILY
	COMMERCIAL
	HOTEL
	OFFICE
	CIVIC
	EXISTING



CRITICAL SITE DESIGN ELEMENTS

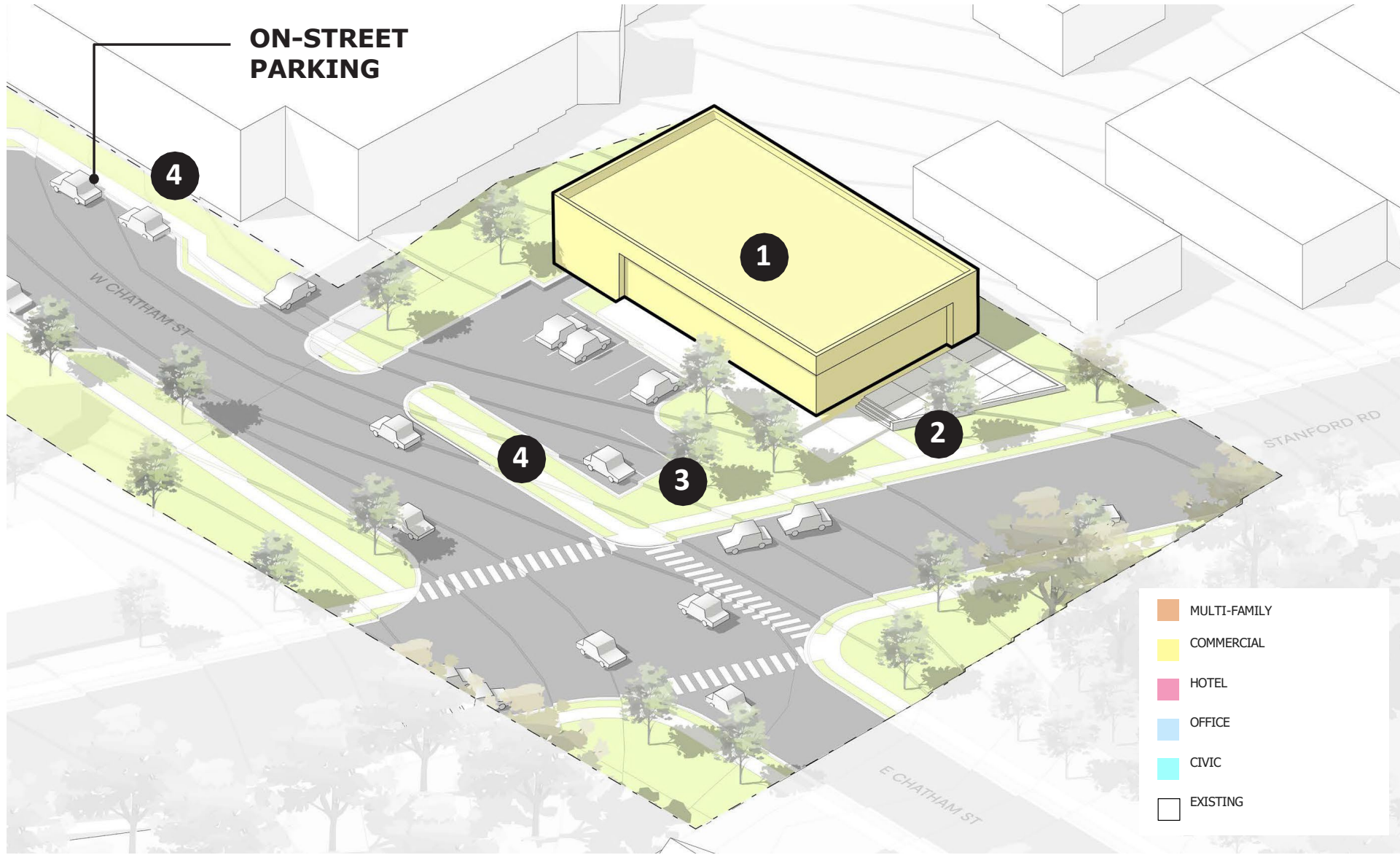
- 1 CIVIC SQUARE - DOWNTOWN PITTSBORO SIGNATURE/CENTRAL PARK**
- 2 LINEAR OPEN SPACE CONNECTING TWO COURTHOUSES**
- 3 DEVELOPMENT IS SET BACK FROM THE HISTORIC COURTHOUSE**
- 4 ACTIVE GROUND FLOOR USE ALONG PEDESTRIAN PROMENADE**
- 5 PARKING LOCATED IN THE CENTER OF THE BLOCK**
- 6 NEW INFILL BUILDING LINING EAST STREET**
- 7 PARK SPACE EDGES THAT PREVENTS MID-BLOCK PEDESTRIAN CROSSING**





EXISTING CONDITIONS

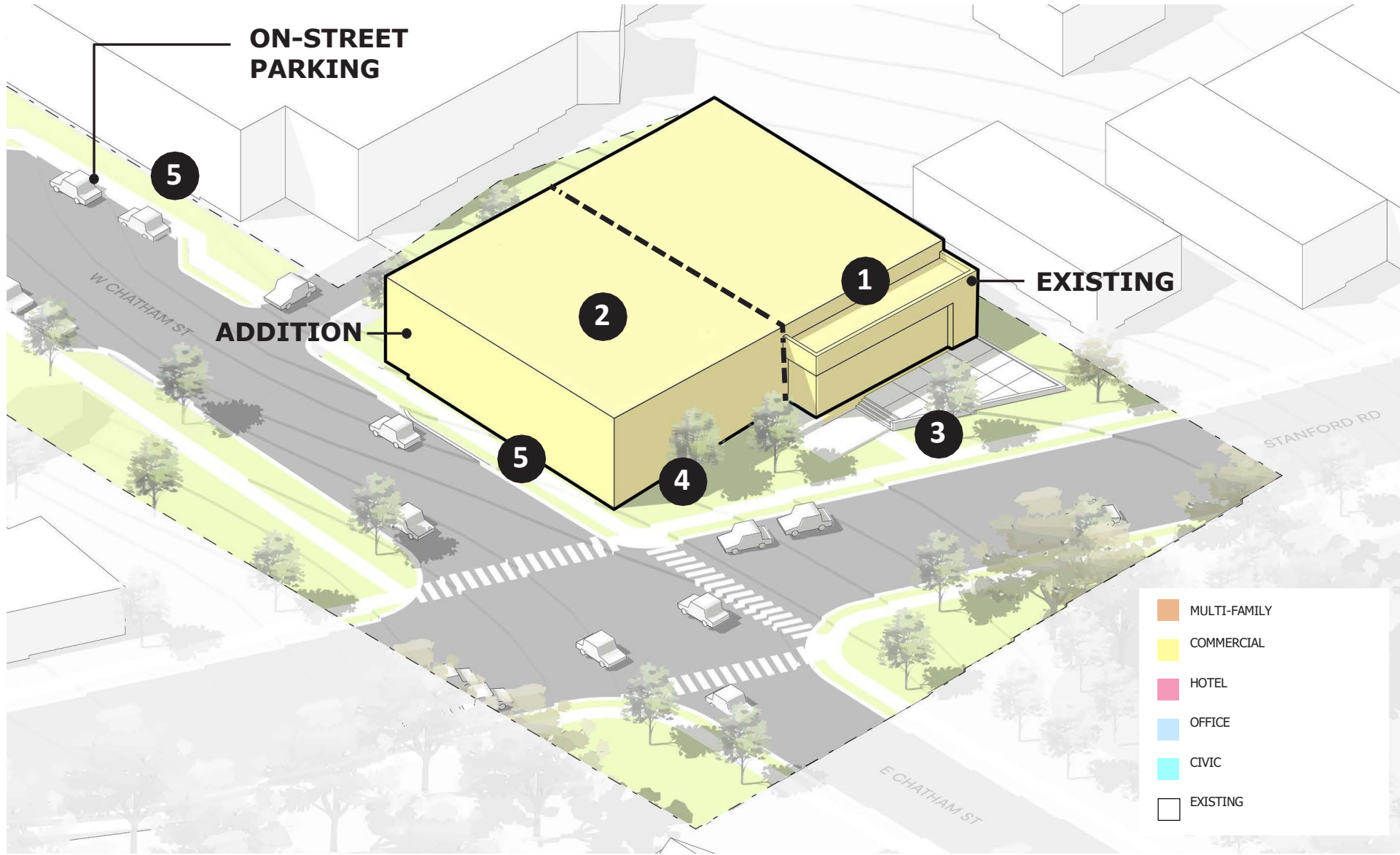
- 1 EXISTING SINGLE-STORY BUILDING
- 2 SURFACE PARKING LOT
- 3 REAR SERVICE AREAS OF ADJACENT SITES/BUSINESSES
- 4 INTERSECTION WITH PEDESTRIAN SAFETY CONCERNS



CONCEPTUAL DEVELOPMENT SCENARIO A

- 1 ADAPTIVE REUSE OF EXISTING BUILDING (COMMERCIAL USE)
- 2 FRONTAGE AND STREETSCAPE IMPROVEMENTS
- 3 REDUCE SIZE OF SURFACE PARKING LOT TO PROVIDE RELIEVE NEGATIVE IMPACT ON STREETSCAPE (ESPECIALLY AT THE CORNER); ADD LANDSCAPING
- 4 SIDEWALK, STREETSCAPE, AND ON-STREET PARKING ALONG CHATHAM STREET

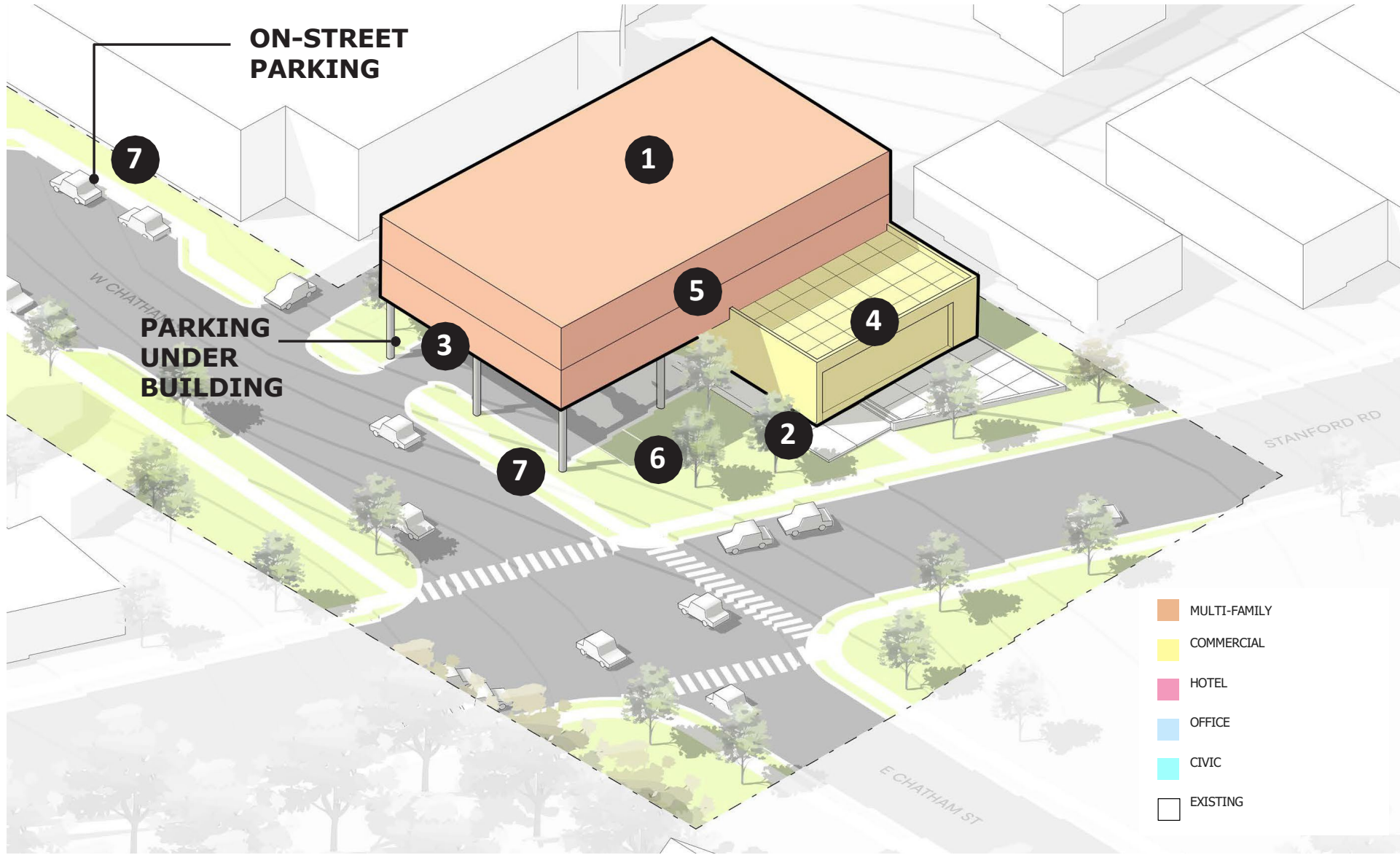
■	MULTI-FAMILY
■	COMMERCIAL
■	HOTEL
■	OFFICE
■	CIVIC
	EXISTING

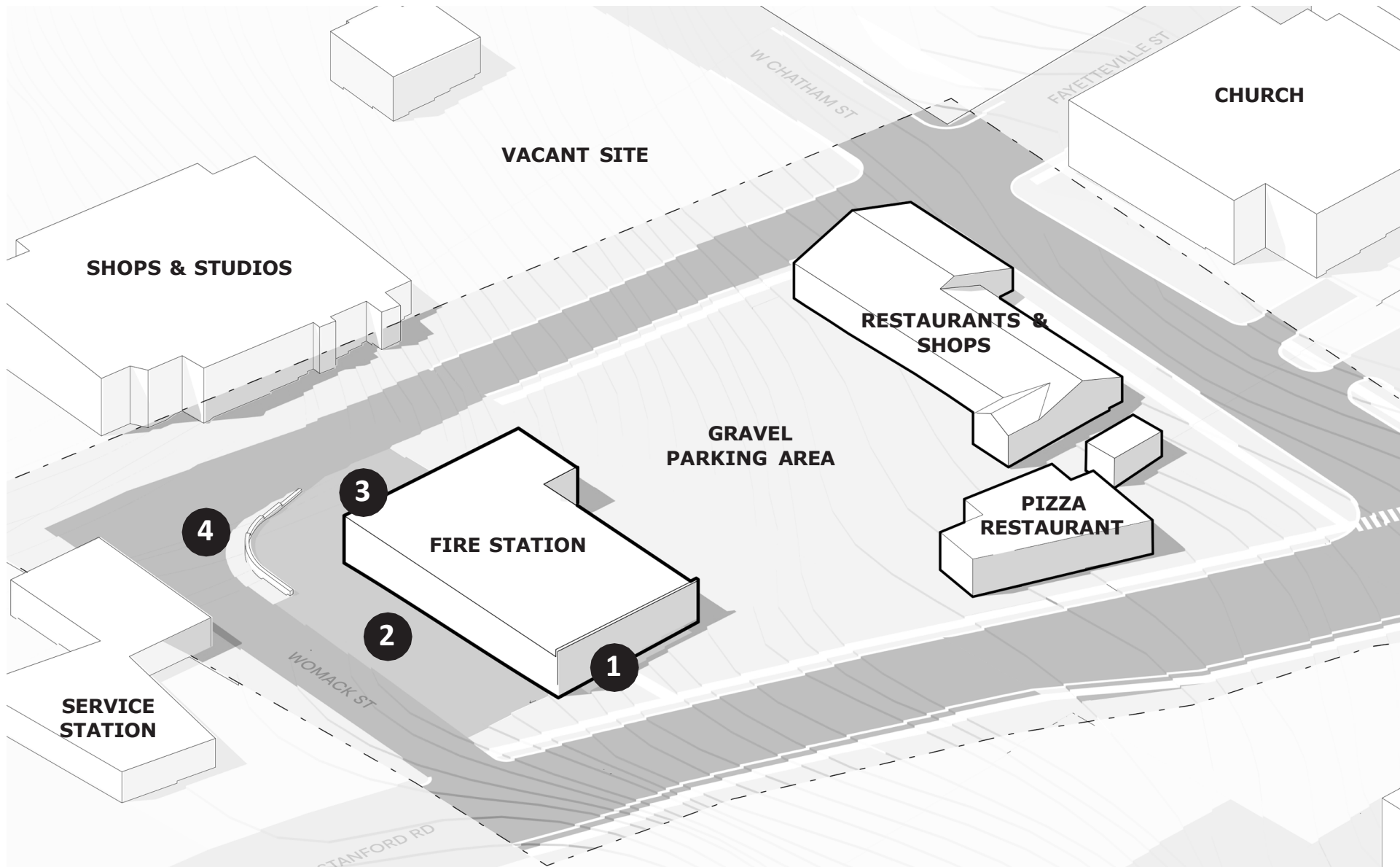


CONCEPTUAL DEVELOPMENT SCENARIO B

- 1 ADAPTIVE REUSE OF EXISTING BUILDING (COMMERCIAL USE)
- 2 BUILDING ADDITION IN PLACE OF SURFACE PARKING
- 3 FRONTAGE AND STREETSCAPE IMPROVEMENTS
- 4 REDUCE SIZE OF SURFACE PARKING LOT TO PROVIDE RELIEVE NEGATIVE IMPACT ON STREETSCAPE (ESPECIALLY AT THE CORNER); ADD LANDSCAPING
- 5 SIDEWALK, STREETSCAPE, AND ON-STREET PARKING ALONG CHATHAM STREET

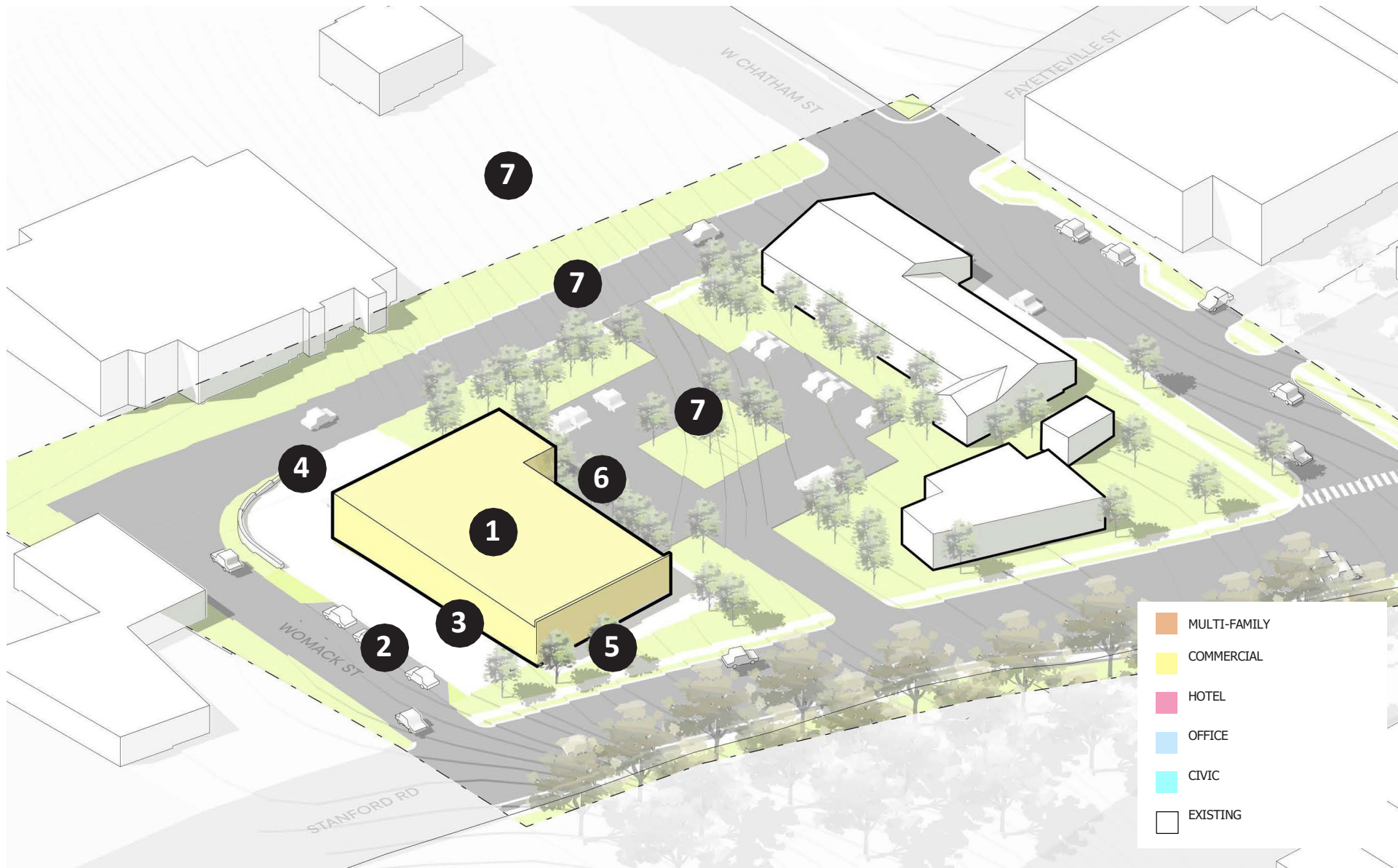
	MULTI-FAMILY
	COMMERCIAL
	HOTEL
	OFFICE
	CIVIC
	EXISTING





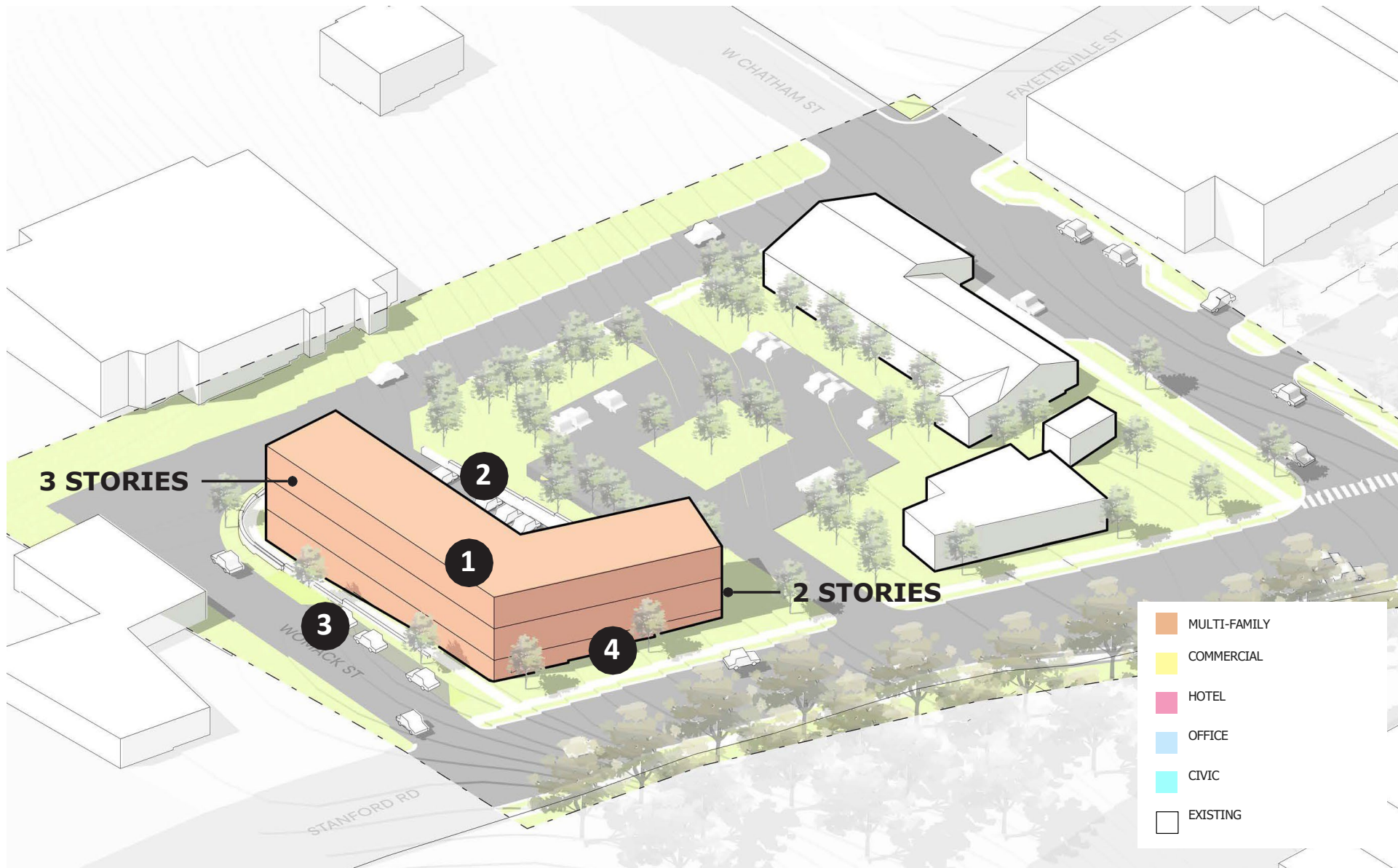
EXISTING CONDITIONS

- 1 EXISTING FIRE STATION WITH FRONTAGE ONTO SANFORD ROAD
- 2 HEAD-IN PARKING AREA
- 3 DRIVEWAY AND FIRE APPARATUS BAY
- 4 RETAINING WALL & STORMWATER INLET



CONCEPTUAL DEVELOPMENT SCENARIO A

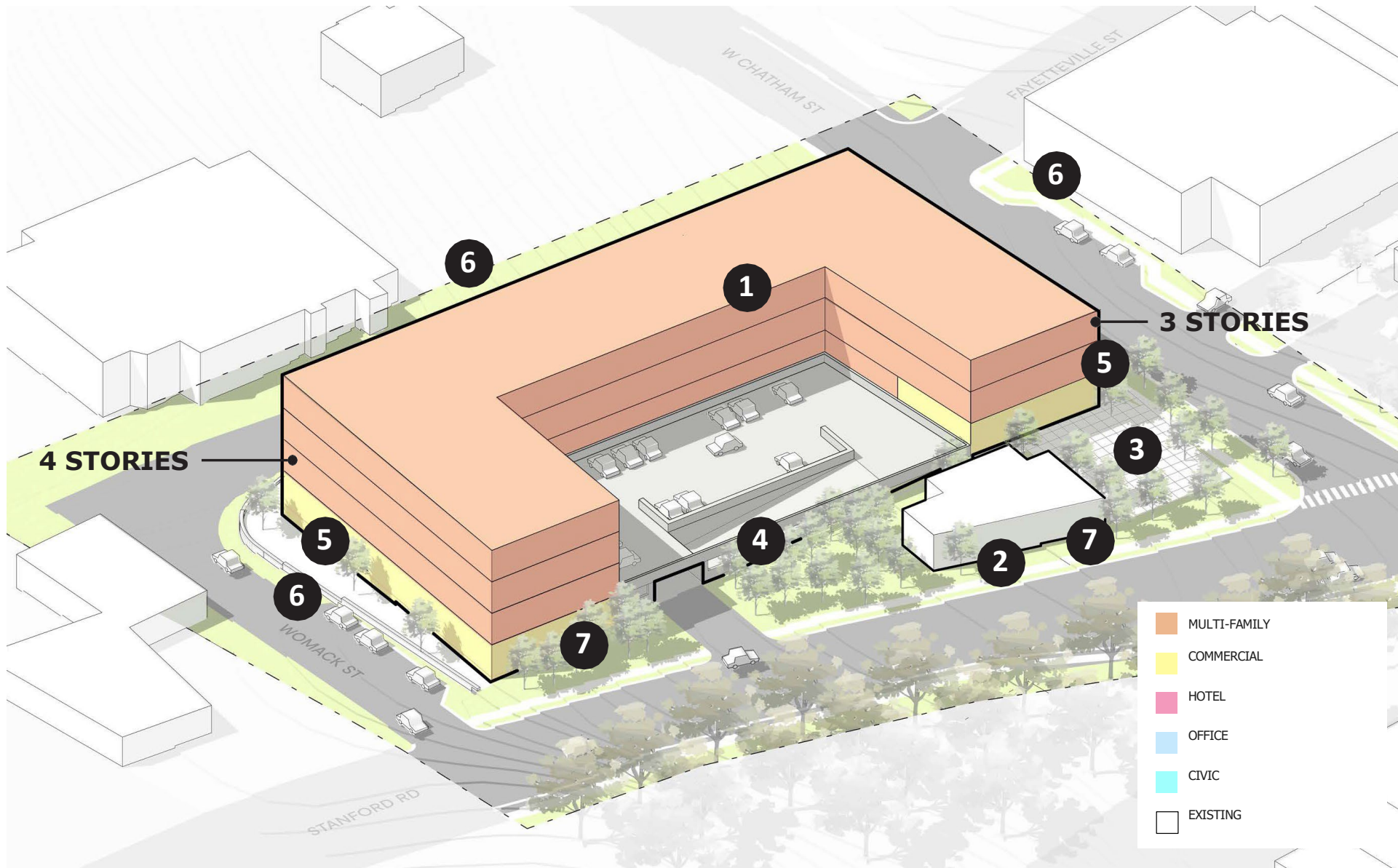
- 1 ADAPTIVE REUSE OF EXISTING BUILDING
- 2 CONVERT HEAD-IN PARKING TO ON-STREET PARALLEL PARKING
- 3 ACTIVATE SPACE RECLAIMED FROM PARKING (USE FOR OUTDOOR SEATING, ETC.)
- 4 LIMITED ON-SITE PARKING & SERVICE AREA
- 5 IMPROVE SITE FRONTAGE (DOWNTOWN STREETSCAPE STANDARD)
- 6 MAINTAIN SITE PERIMETER BUFFER VEGETATION
- 7 EXPLORE SHARED PARKING AND OTHER OFF-SITE PARKING OPPORTUNITIES



CONCEPTUAL DEVELOPMENT SCENARIO B

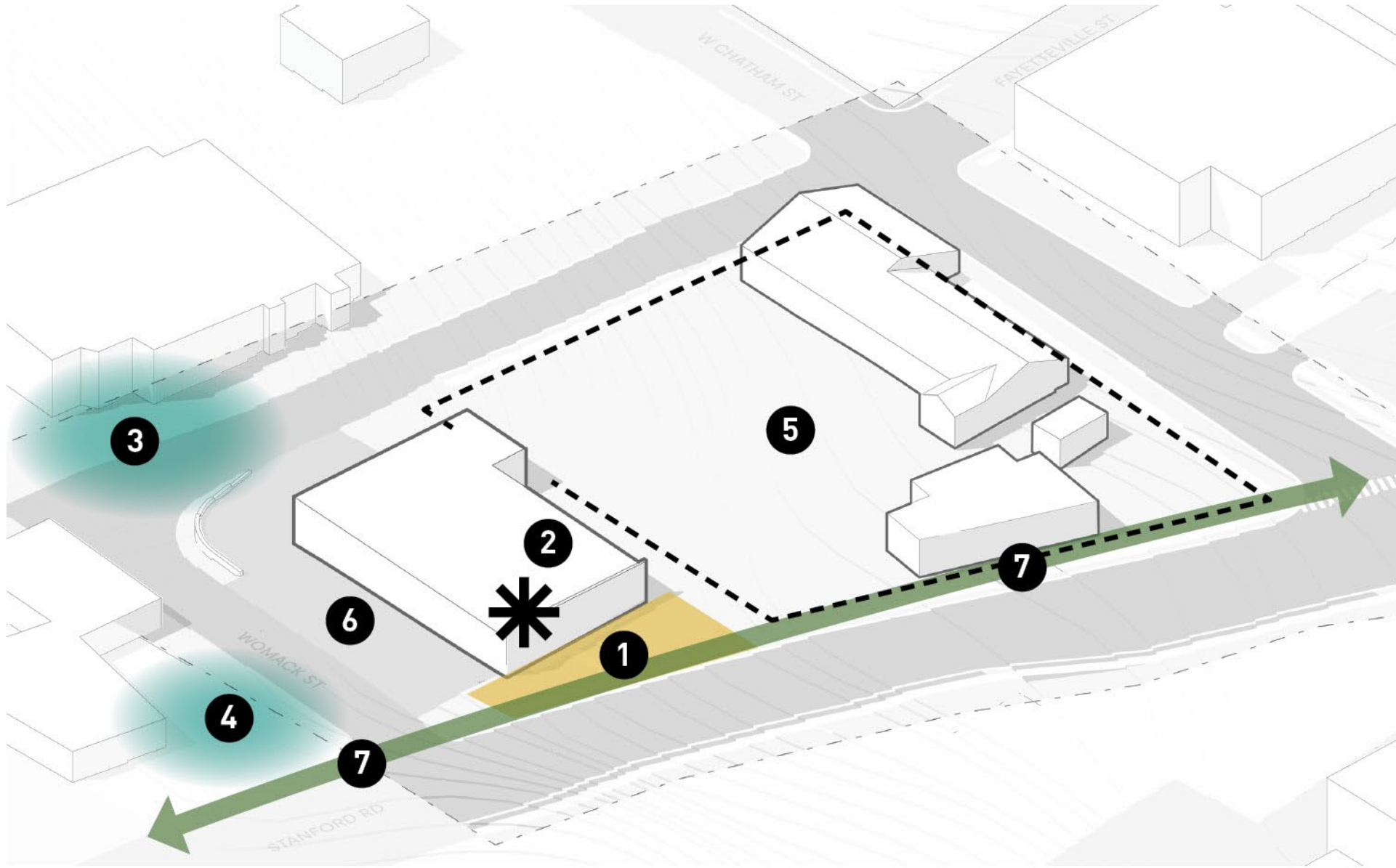
- 1 MULTI-STORY ROWHOUSES WITH SOME GROUND LEVEL COMMERCIAL (LIVE-WORK)**
- 2 PARKING BEHIND BUILDING AND UNDER FOOTPRINT (GARAGES)**
- 3 ON-STREET PARKING**
- 4 IMPROVE SITE FRONTAGE (DOWNTOWN STREETSCAPE STANDARD)**

- MULTI-FAMILY
- COMMERCIAL
- HOTEL
- OFFICE
- CIVIC
- EXISTING



CONCEPTUAL DEVELOPMENT SCENARIO C

- 1 NEW, NEARLY FULL-BLOCK, MIXED-USE BUILDING
- 2 EXISTING PIZZA SHOP PARCEL PRESERVED (NOT PART OF PROJECT)
- 3 CORNER PARCEL USED AS OPEN SPACE - SERVICED AND ACTIVATED BY ADJACENT BUSINESSES
- 4 STRUCTURED PARKING IN MIDDLE OF BLOCK - CROSS SITE ACCESS FROM SANFORD ROAD PRESERVED
- 5 GROUND FLOOR COMMERCIAL ALONG CHATHAM STREET AND WOMACK STREET
- 6 NEW STREETScape, SIDEWALKS, AND ON-STREET PARKING ON AS MANY SURROUNDING STREETS AS POSSIBLE
- 7 IMPROVE SITE FRONTAGE (DOWNTOWN STREETScape STANDARD)

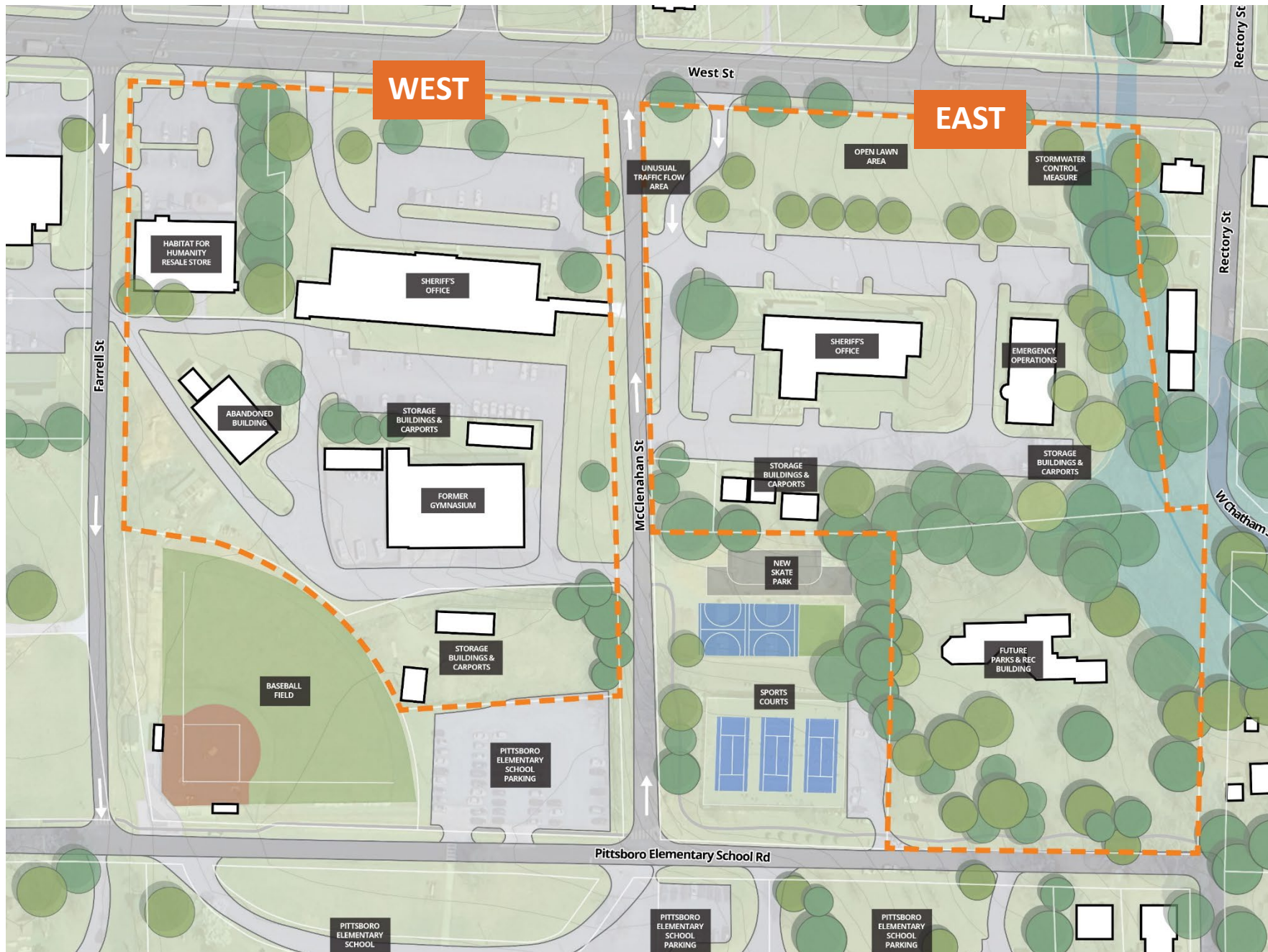


CRITICAL SITE DESIGN ELEMENTS

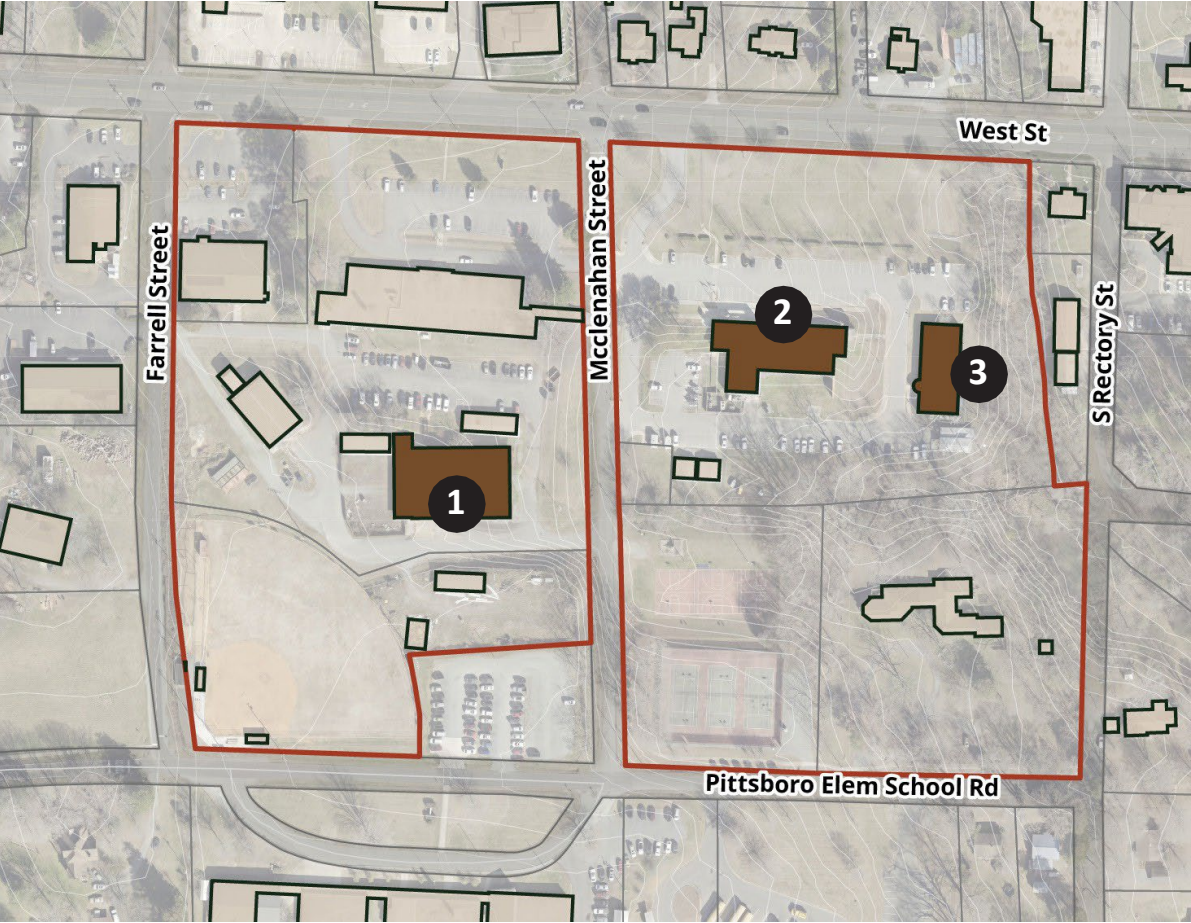
- 1 ENHANCE SANFORD ROAD FRONTAGE
- 2 DESIGN BUILDING AS AN ATTRACTIVE GATEWAY INTO DOWNTOWN
- 3 SYNERGIZE WITH ARTS, STUDIOS, RETAIL, ETC. ON FAYETTEVILLE STREET
- 4 PLAN FOR FUTURE REDEVELOPMENT/ REVITALIZATION OF BUILDING TO THE SOUTH
- 5 EXPLORE OPPORTUNITIES FOR A FULL BLOCK REDEVELOPMENT
- 6 RETROFIT HEAD-IN PARKING TO ON-STREET PARALLEL OR ANGLED PARKING

RECOMMENDED OFF-SITE IMPROVEMENTS

- 7 EXTEND SANFORD ROAD STREETSCAPE TO PITTSBORO ELEMENTARY SCHOOL ROAD

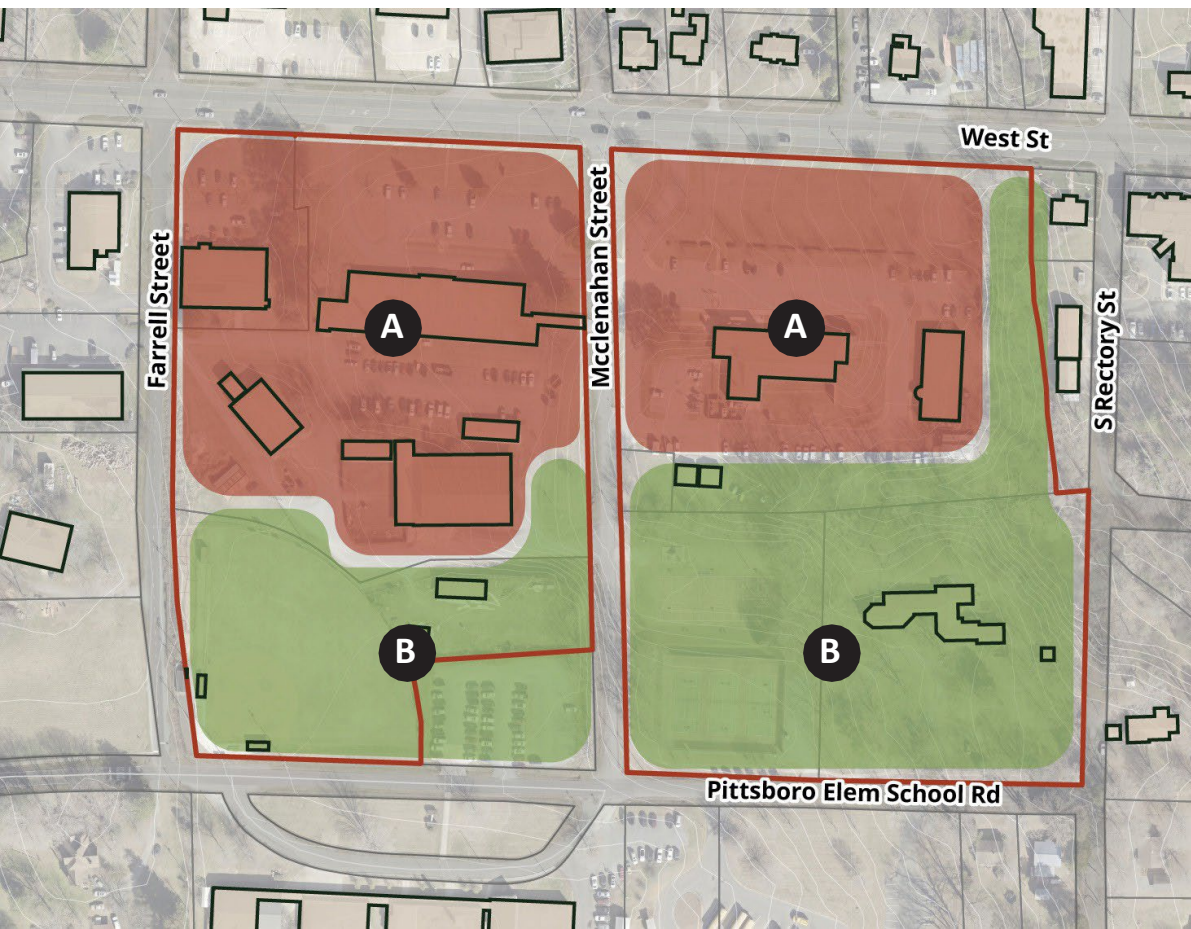


ADAPTIVE REUSE POTENTIAL

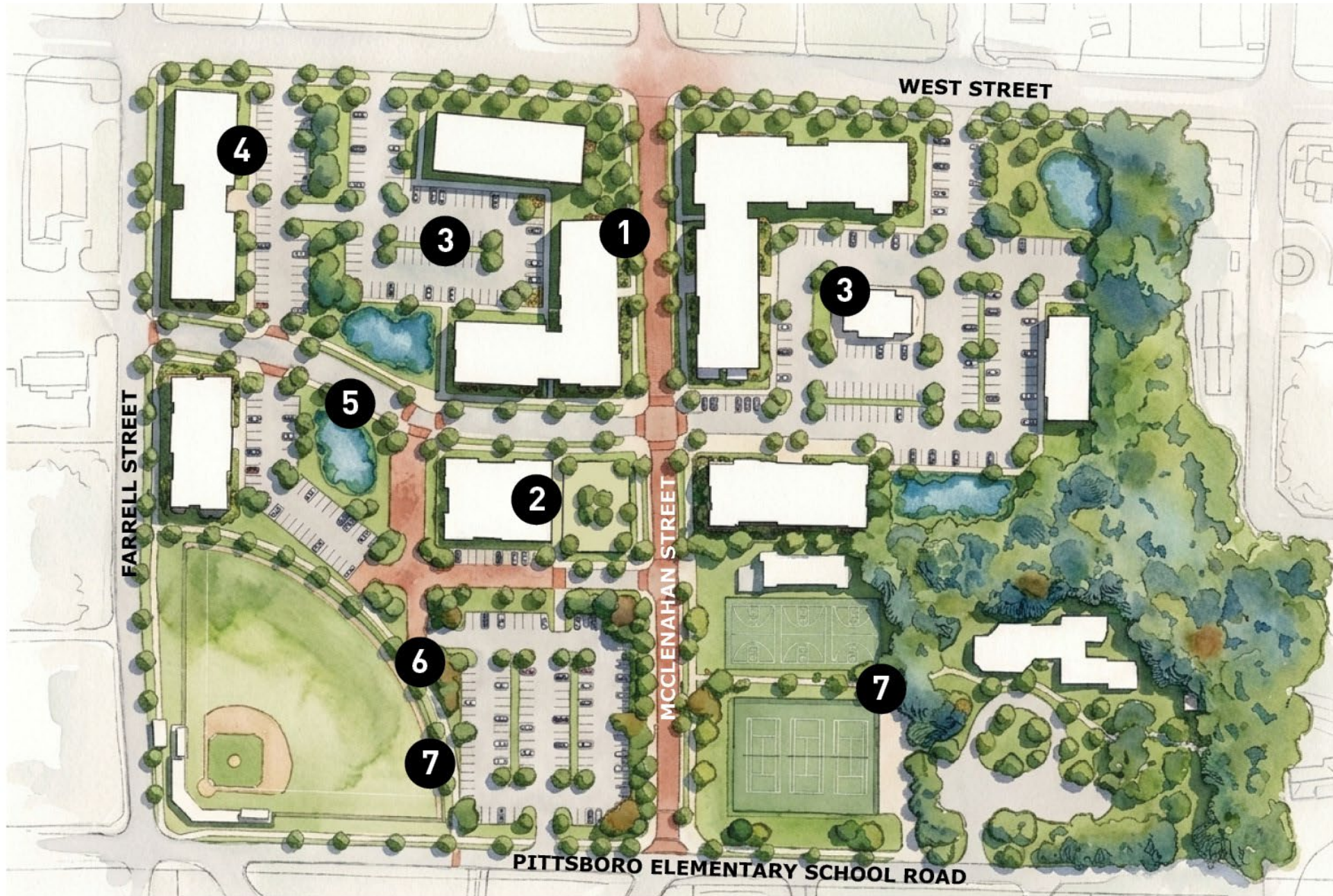


- 1 FORMER SCHOOL GYM
- 2 SHERIFF'S OFFICE
- 3 EMERGENCY OPERATIONS CENTER

SITE DEVELOPMENT FRAMEWORK



- A DEVELOPMENT AREA
- B PARKS, OPEN SPACE, AND RELATED FACILITIES

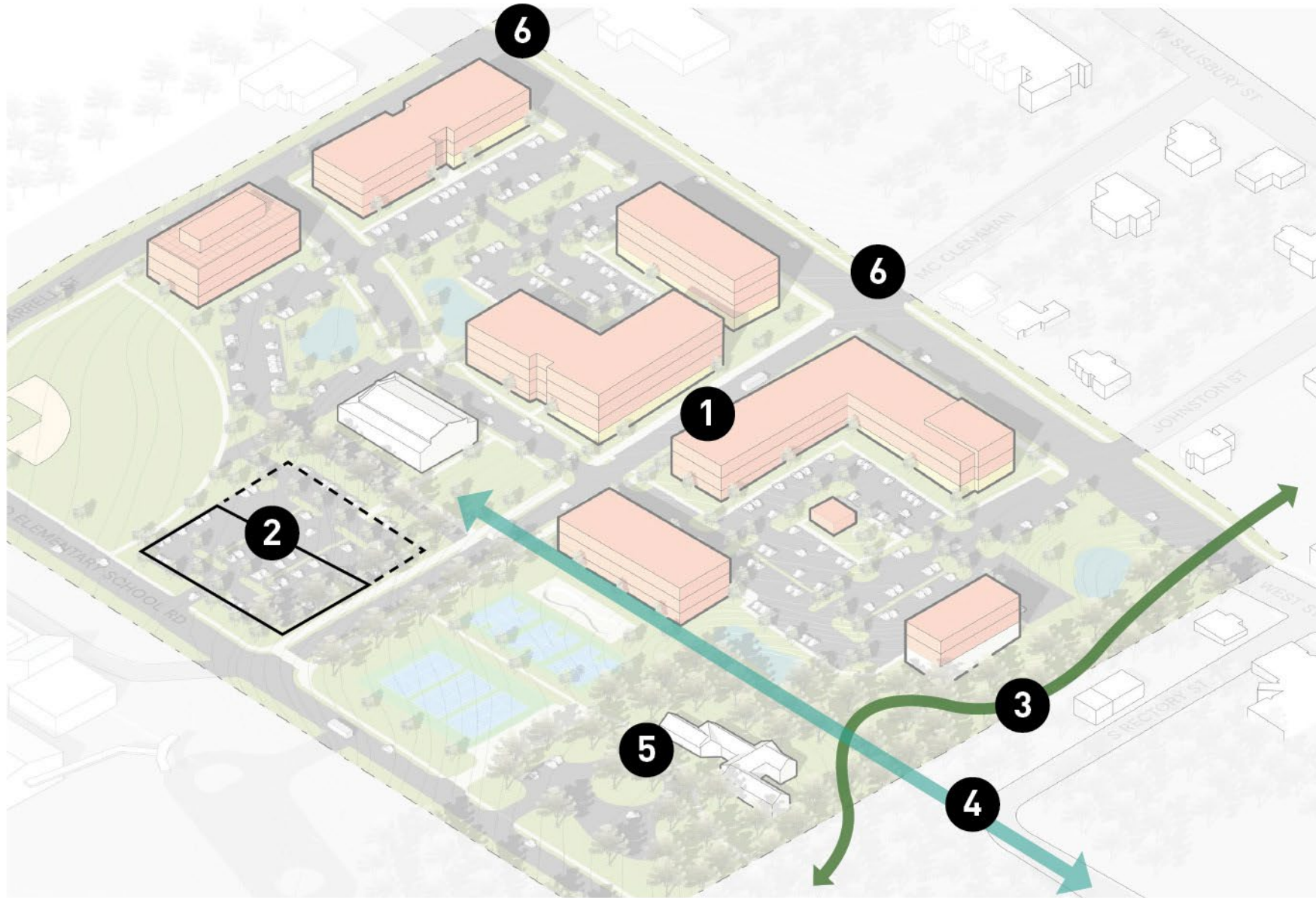


CONCEPTUAL MASTER PLAN

- 1** NEW DEVELOPMENT
FOCUSED ALONG
IMPROVED MCCLENAHAN
STREET
- 2** ADAPTIVE REUSE OF
FORMER SCHOOL GYM
WITH OPEN SPACE IN
FRONT
- 3** MIXED-USE AND/
OR MULTIFAMILY
HOUSING (POTENTIAL
AFFORDABLE HOUSING)
- 4** HABITAT FOR HUMANITY
PARCEL (MIXED-USE
AND/OR MULTIFAMILY
HOUSING, POTENTIAL
AFFORDABLE HOUSING)
- 5** NEW EAST-WEST STREET
WITH ON-STREET
PARKING
- 6** EXPANDED SURFACE
PARKING LOT WITH
POTENTIAL CROSS-SITE
CONNECTION
- 7** INTERCONNECTED PARK
SYSTEM WITH TOWN
PARK OFFICES



- MULTI-FAMILY
- COMMERCIAL
- HOTEL
- OFFICE
- CIVIC
- EXISTING



RECOMMENDED OFF-SITE IMPROVEMENTS

- 1** CONVERT McCLENAHAN STREET INTO A TWO-WAY COMPLETE STREET WITH ON-STREET PARKING, SIDEWALKS, AND STREET TREES*
- 2** EXPAND AND COMPLETE SURFACE PARKING; REMOVE DRIVEWAY CONFLICT WITH PEDESTRIAN CROSSING; USE FOR SHARED PARKING
- 3** CONSTRUCT A NORTH-SOUTH GREENWAY ALONG THE CREEK
- 4** EXPLORE OPPORTUNITIES FOR EAST-WEST CONNECTIVITY, CONNECTING THIS AREA TO CHATHAM STREET AND THE FUTURE COURTHOUSE SQUARE
- 5** IMPROVE AND MAXIMIZE POTENTIAL PROGRAMMING AT THE NEWLY ACQUIRED TOWN PARKS OFFICES (FORMER RAFI FACILITY)
- 6** EXPLORE OPPORTUNITIES TO INSTALL CROSSWALKS ACROSS WEST STREET AT ANY/ALL OF THESE LOCATIONS

*DEVELOPMENT TO ELIMINATE EXISTING CONTRA-FLOW DRIVEWAY

ADJACENT HABITAT
FOR HUMANITY
FACILITIES

HABITAT FOR
HUMANITY

STORAGE
BUILDING

SHERIFF'S
OFFICE

FORMER
SCHOOL GYM

VACANT
AREA

GRAVEL
PARKING

SKATEPARK

McCLENAHAN
BLOCKS -
EAST

McCLENAHAN
PARK

BALL FIELD

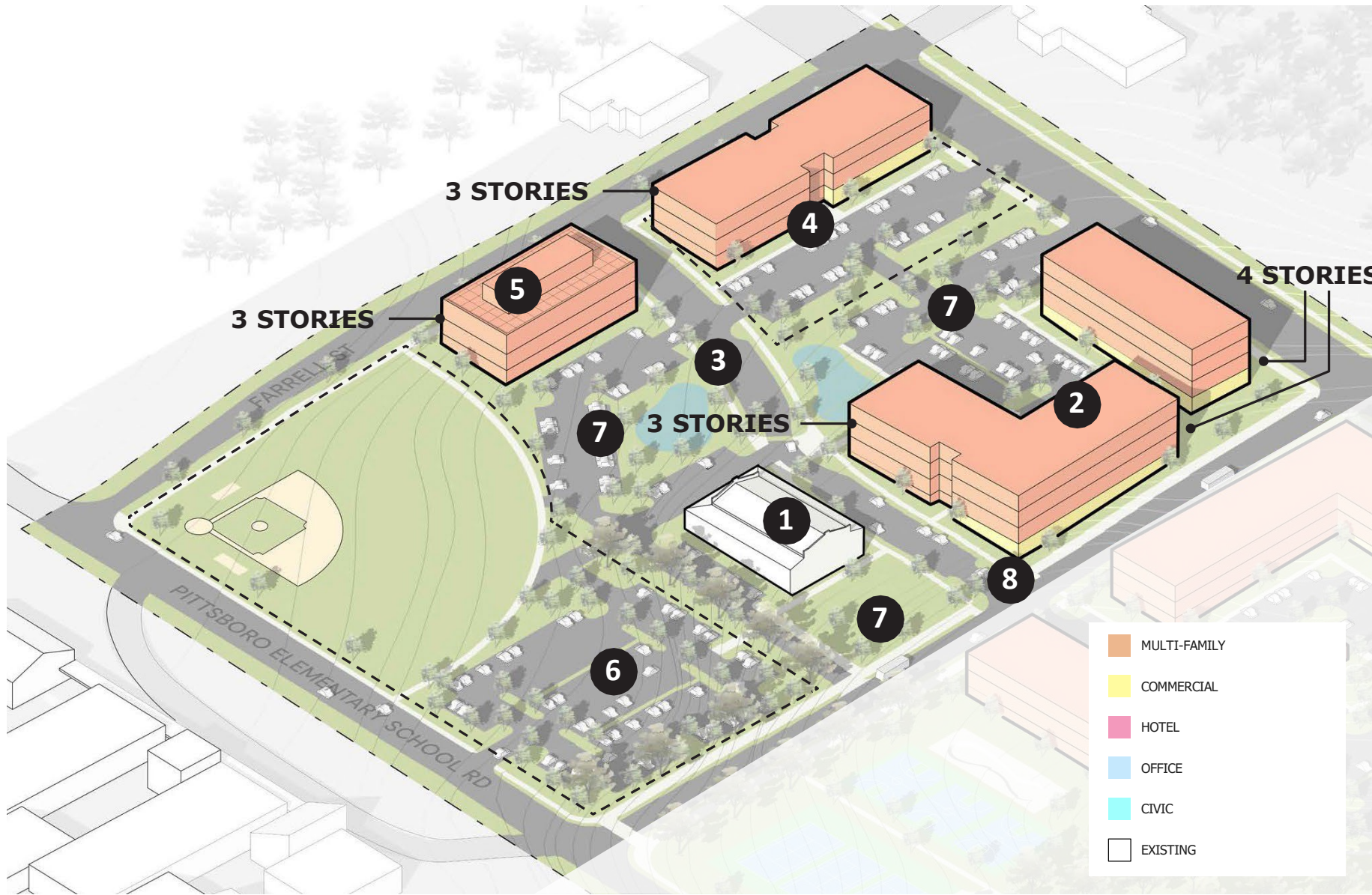
ELEMENTARY
SCHOOL

PITTSBORO ELEMENTARY SCHOOL RD

FARRELL ST

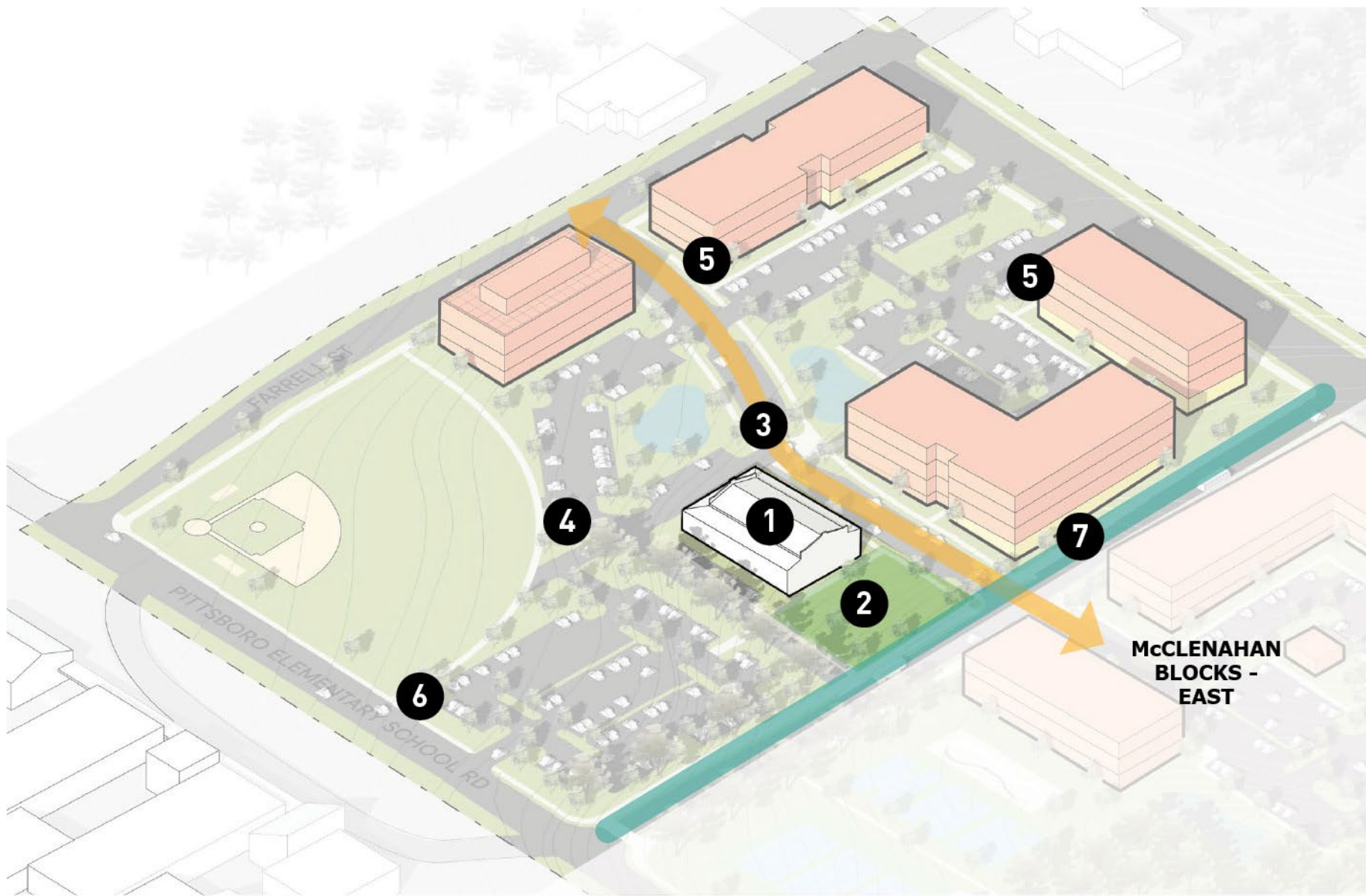
EXISTING CONDITIONS

- 1 PARKING AND OUTDOOR STORAGE AREAS
- 2 STREETS OPERATING AS ONE-WAY PAIR
- 3 PARKS, OPEN SPACE, AND RELATED FACILITIES
- 4 SCHOOL PICK-UP/DROP-OFF AREA
- 5 EXCESSIVE BUILDING/PARKING SETBACK WITH SURFACE PARKING IN FRONT



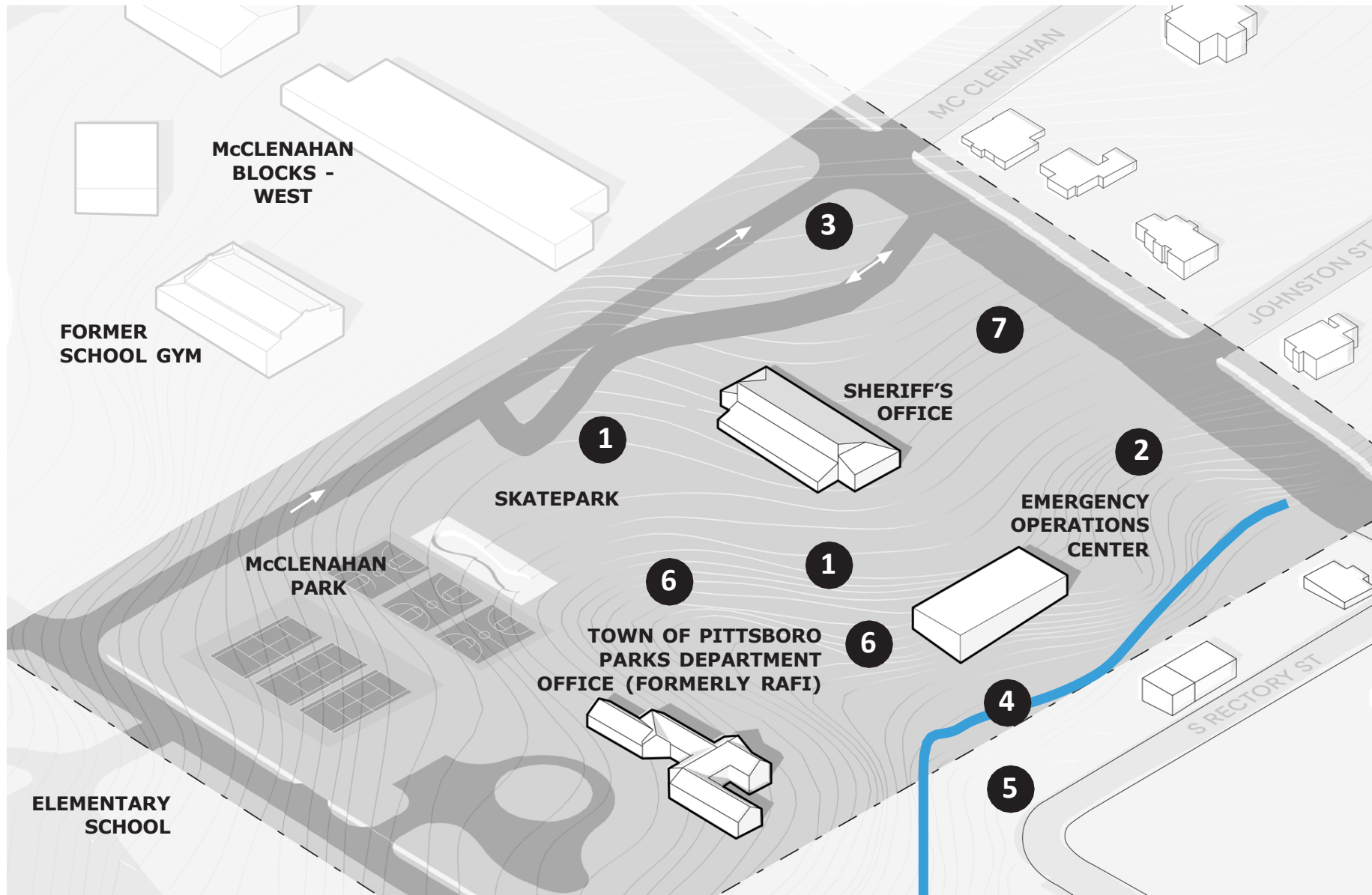
CONCEPTUAL DEVELOPMENT SCENARIO A

- 1 ADAPTIVE REUSE OF FORMER SCHOOL GYM (FOOD HALL, ART CENTER, OR SIMILAR)
- 2 HOUSING WITH COMMERCIAL GROUND FLOOR
- 3 NEW EAST-WEST STREET
- 4 HOUSING ON HABITAT FOR HUMANITY PARCEL (COMBINED OR SEPARATE PARCEL)
- 5 HOUSING WITH ACTIVATED ROOF DECK OVERLOOKING BALL FIELD
- 6 IMPROVED/EXPANDED SURFACE PARKING LOT (SHARED PARKING)
- 7 SURFACE PARKING, LANDSCAPING, AND STORMWATER MANAGEMENT IN CENTER OF BLOCK
- 8 NEW STOP-CONTROLLED INTERSECTION (CONNECT EAST AND WEST BLOCKS)



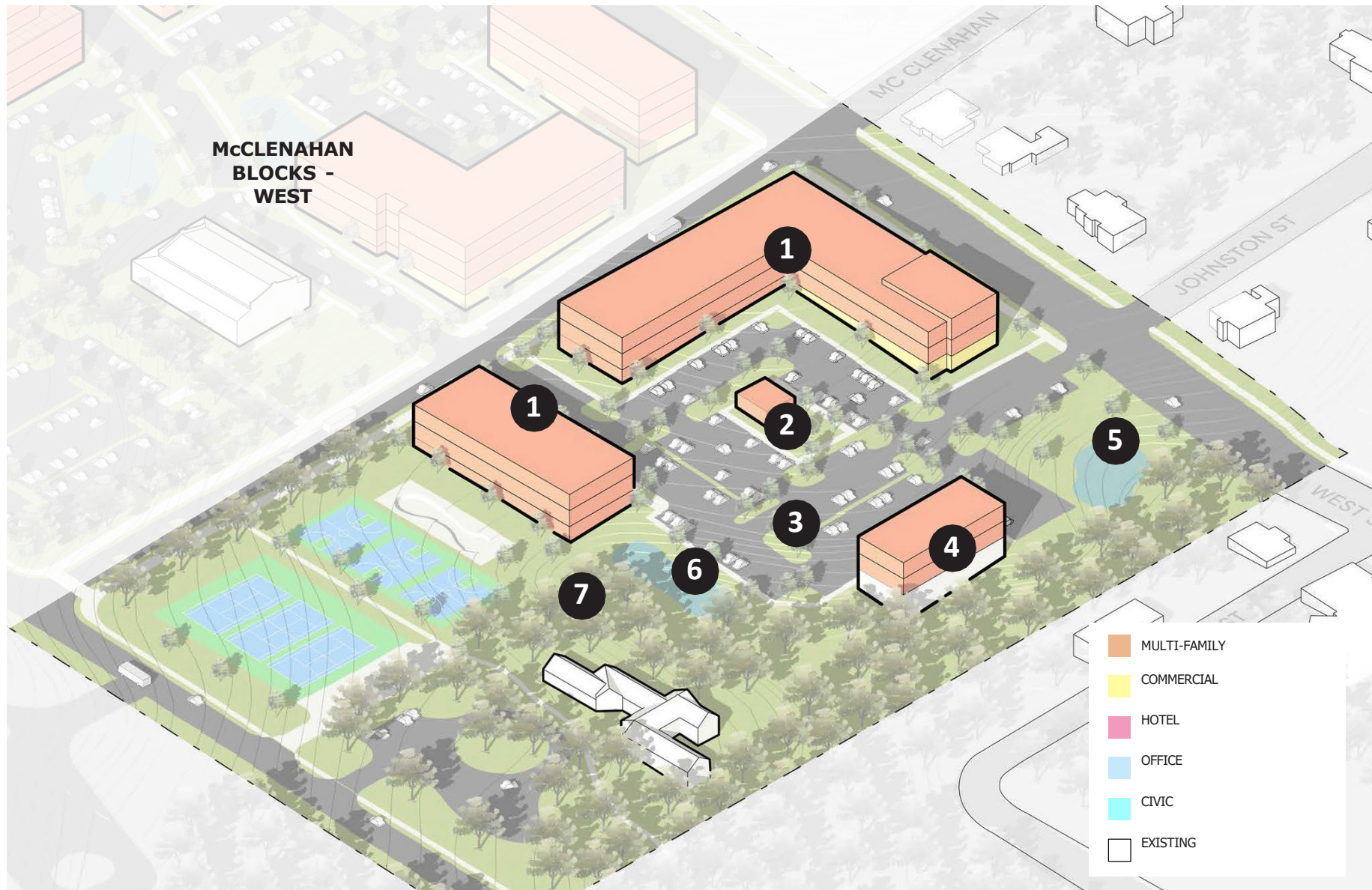
CRITICAL SITE DESIGN ELEMENTS

- 1** ADAPTIVE REUSE OF FORMER SCHOOL GYM (FOOD HALL, ART CENTER, OR SIMILAR)
- 2** OPEN SPACE IN FRONT OF ADAPTIVE REUSE GYM
- 3** NEW EAST-WEST STREET
- 4** INTEGRATION WITH SITES ON THE SOUTHERN PART OF THE BLOCK
- 5** BUILDINGS ALONG STREETS WITH PARKING IN THE MIDDLE OF THE BLOCK
- 6** REMOVE/SEPARATE MID-BLOCK CROSSING FROM PARKING LOT DRIVEWAY
- 7** UPDATE McCLENAHAN STREET (ADD ON-STREET PARKING AND EXPLORE OPPORTUNITIES FOR ONE-WAY TO TWO-WAY CONVERSION)



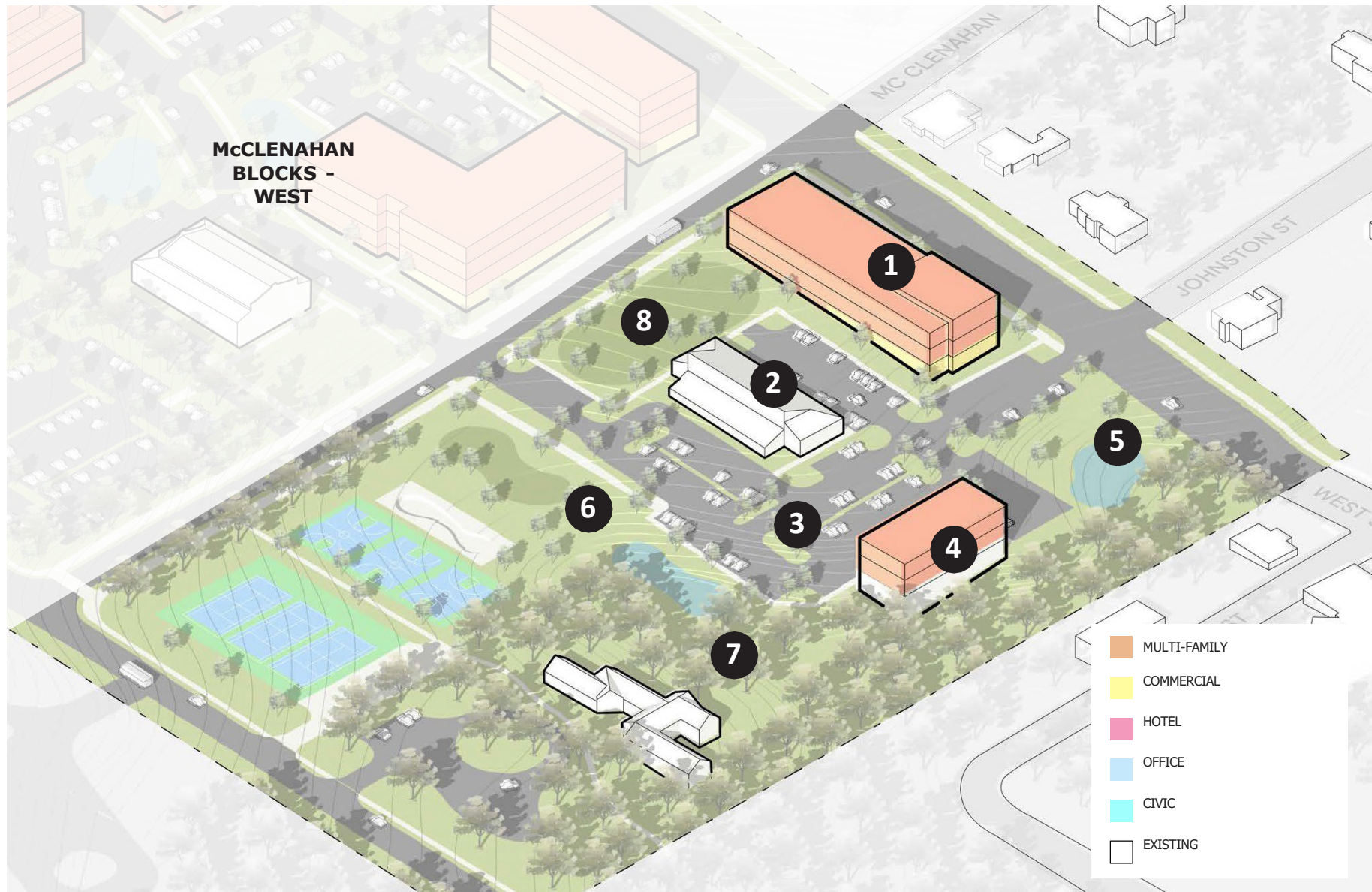
EXISTING CONDITIONS

- 1 PARKING AND OUTDOOR STORAGE AREAS
- 2 STORMWATER POND
- 3 CONTRAFLOW STREET-DRIVEWAY CONDITION
- 4 STREAM
- 5 PHYSICAL SEPARATION FROM CHATHAM STREET AND DOWNTOWN STREET GRID TO THE EAST
- 6 SUBSTANTIAL CHANGE IN GRADE
- 7 EXCESSIVE BUILDING/PARKING SETBACK WITH SURFACE PARKING IN FRONT



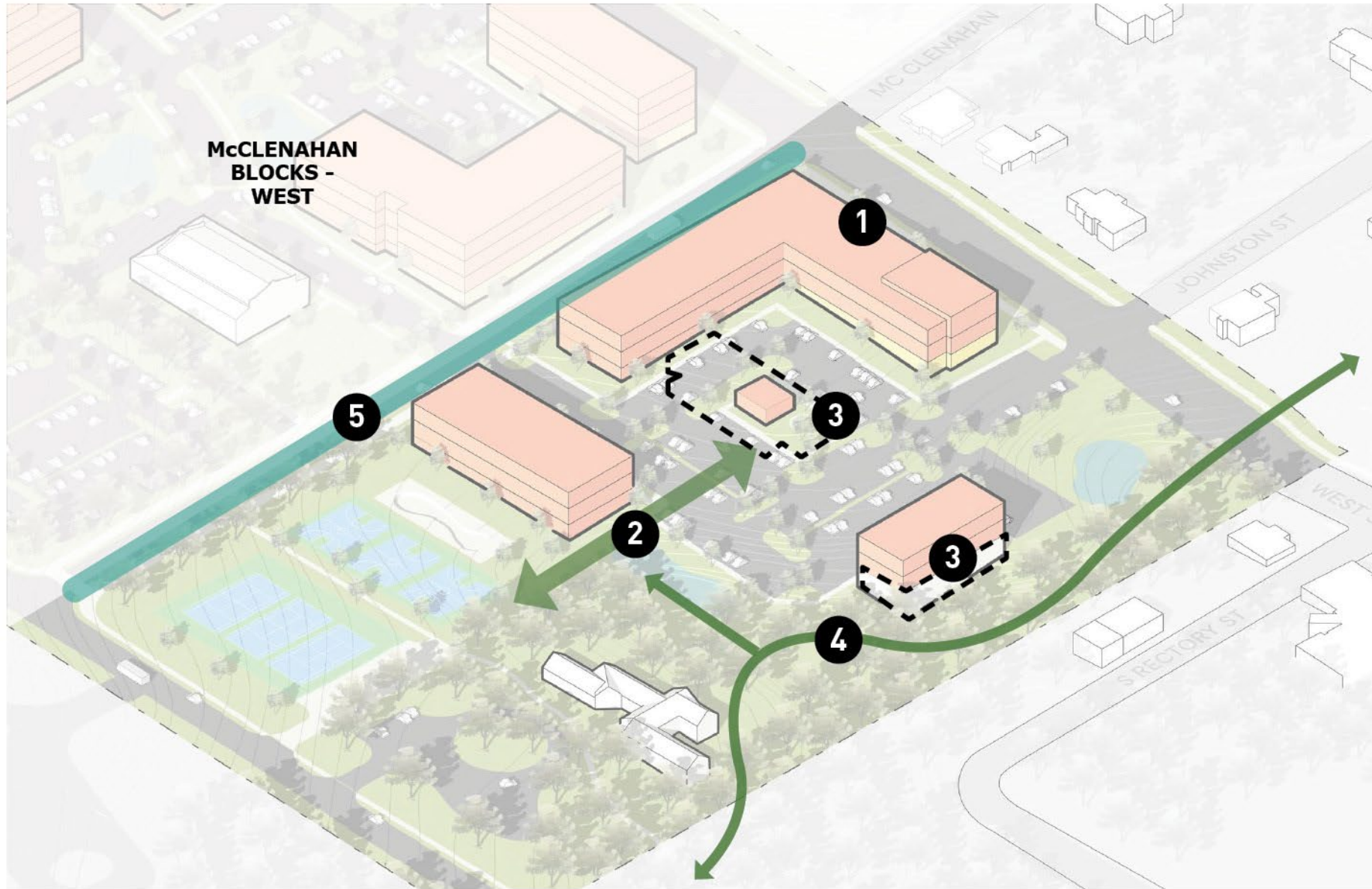
CONCEPTUAL DEVELOPMENT SCENARIO A

- 1 HOUSING
- 2 HOUSING AMENITIES
- 3 SURFACE PARKING
- 4 ADAPTIVE REUSE (POTENTIAL HOUSING, AMENITY, OR CIVIC BUILDING)
- 5 EXISTING STORMWATER POND
- 6 NEW STORMWATER POND
- 7 TRAIL SYSTEM CONNECTING KEY LOCATIONS THROUGHOUT THE BLOCK



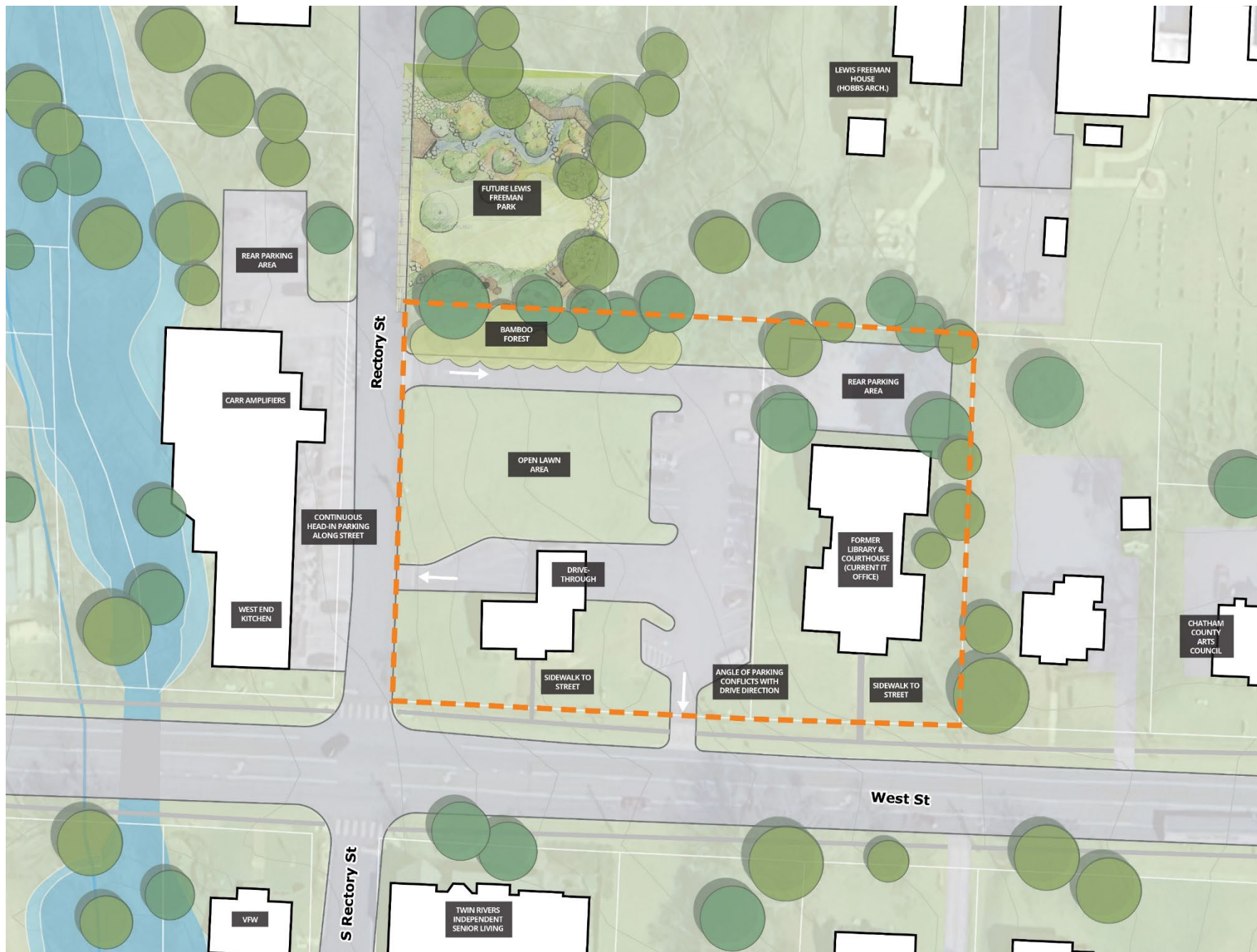
CONCEPTUAL DEVELOPMENT SCENARIO B

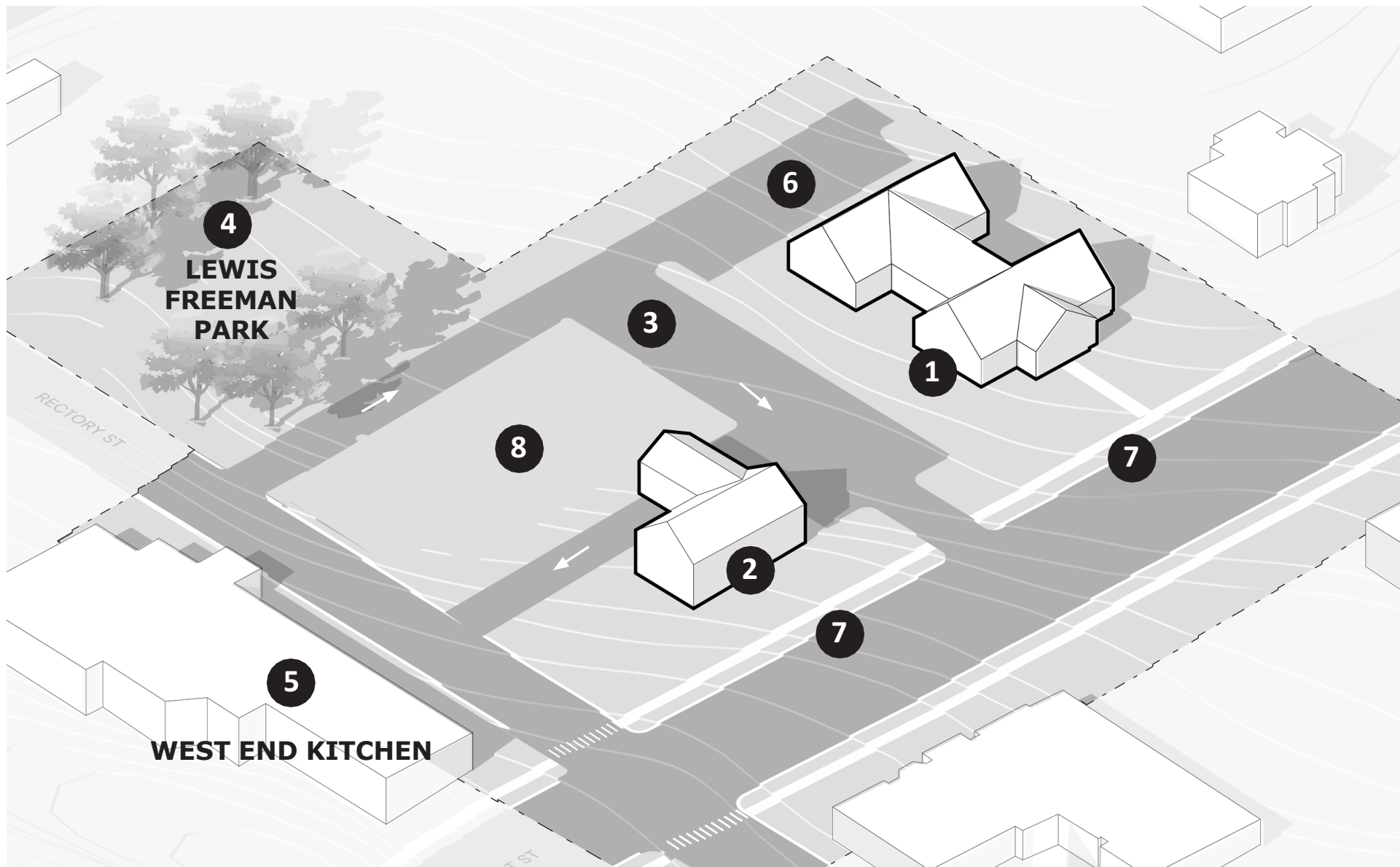
- 1 VERTICAL MIXED-USE (HOUSING WITH GROUND FLOOR COMMERCIAL)
- 2 ADAPTIVE REUSE (POTENTIAL AMENITY, COMMERCIAL, OR CIVIC BUILDING)
- 3 SHARED SURFACE PARKING
- 4 ADAPTIVE REUSE (POTENTIAL AMENITY OR CIVIC BUILDING)
- 5 EXISTING STORMWATER POND
- 6 NEW STORMWATER POND
- 7 TRAIL SYSTEM CONNECTING KEY LOCATIONS THROUGHOUT THE BLOCK
- 8 PARKING AREA CONVERTED TO PLAZA / OPEN SPACE



CRITICAL SITE DESIGN ELEMENTS

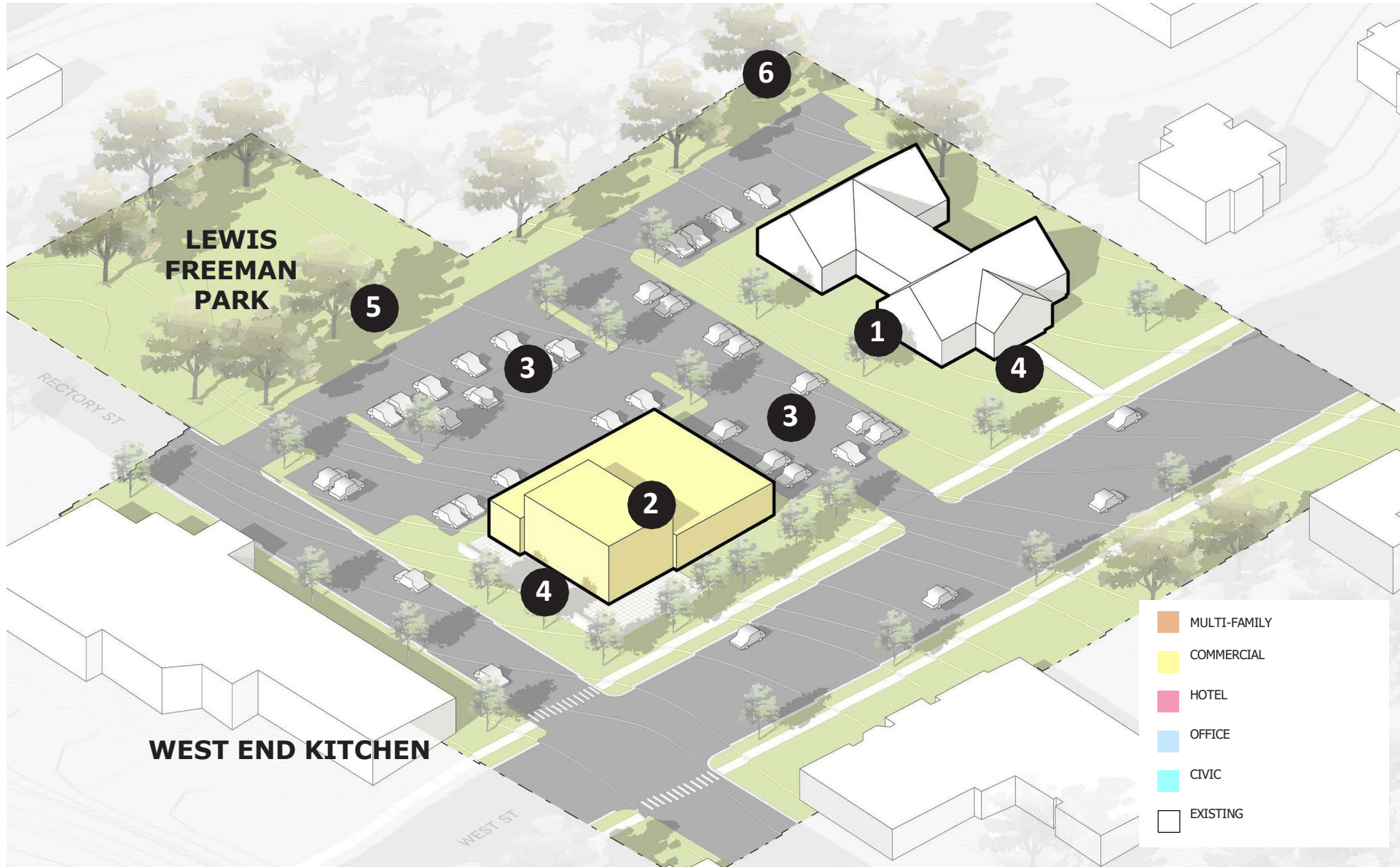
- 1 BUILDINGS ALONG STREETS WITH PARKING IN THE MIDDLE OF THE BLOCK**
- 2 INTEGRATION WITH ADJACENT OPEN SPACE (TRAILS, FRONTAGE, ACCESS POINTS, ETC.)**
- 3 POTENTIAL ADAPTIVE REUSE BUILDINGS**
- 4 CREATE OR CONNECT TO PLANNED TRAIL NETWORK**
- 5 UPDATE McCLENAHAN STREET (ADD ON-STREET PARKING AND EXPLORE OPPORTUNITIES FOR ONE-WAY TO TWO-WAY CONVERSION)**





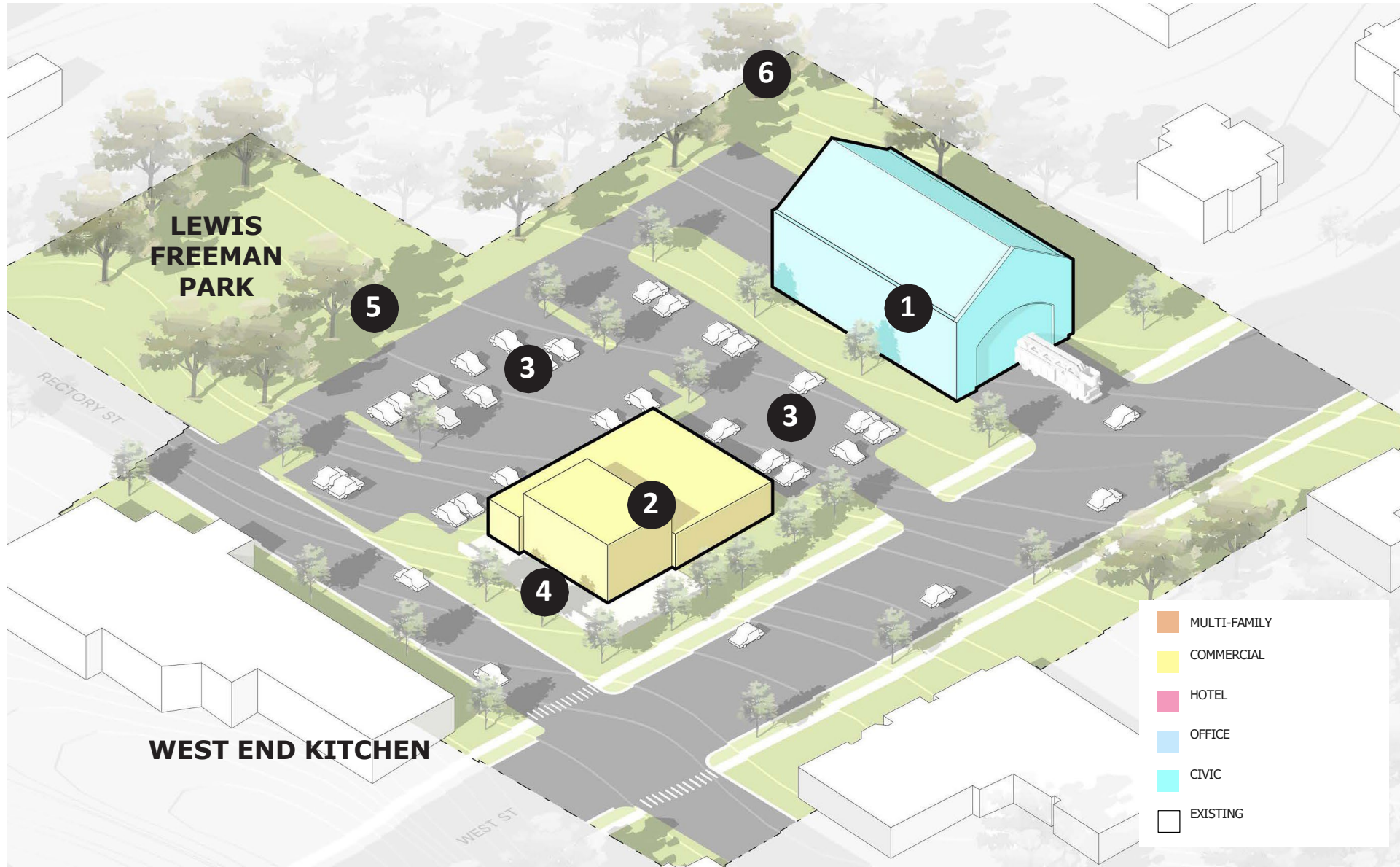
EXISTING CONDITIONS

- 1 FORMER LIBRARY /
COURTHOUSE BUILDING
(CURRENTLY USED AS
COUNTY IT OFFICE)
- 2 DRIVE-THROUGH
BUILDING (COUNTY TAX
PAYMENT)
- 3 SURFACE PARKING (ONE-
WAY CIRCULATION)
- 4 LEWIS FREEMAN PARK
- 5 RESTAURANT & RETAIL
- 6 REAR PARKING AREA
WITH LARGE, MATURE
TREES
- 7 ON-STREET PARKING
(INFORMAL)
- 8 UNPROGRAMMED OPEN
GRASS AREA



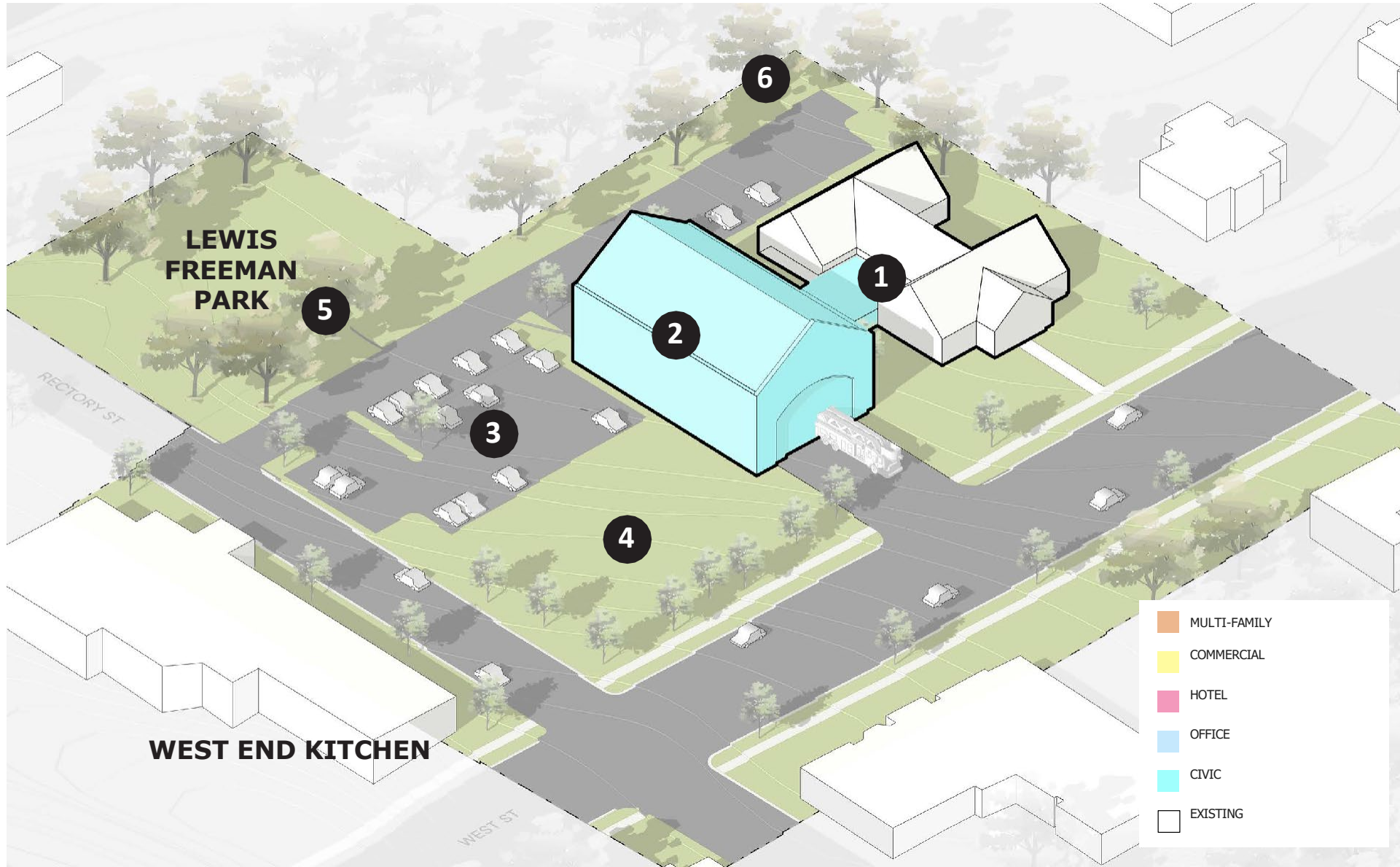
CONCEPTUAL DEVELOPMENT SCENARIO A1

- 1** ADAPTIVE REUSE OF EXISTING BUILDING (COMMERCIAL, OFFICE, OR CIVIC USE)
- 2** SINGLE-STORY COMMERCIAL BUILDING (RETAIL OR RESTAURANT)
- 3** SURFACE PARKING IMPROVEMENTS (MORE EFFICIENT LAYOUT/ CIRCULATION)
- 4** ACTIVE FRONTAGE (OUTDOOR DINING, ETC.)
- 5** CONNECTION TO LEWIS FREEMAN PARK
- 6** MATURE TREE PRESERVATION



CONCEPTUAL DEVELOPMENT SCENARIO A2

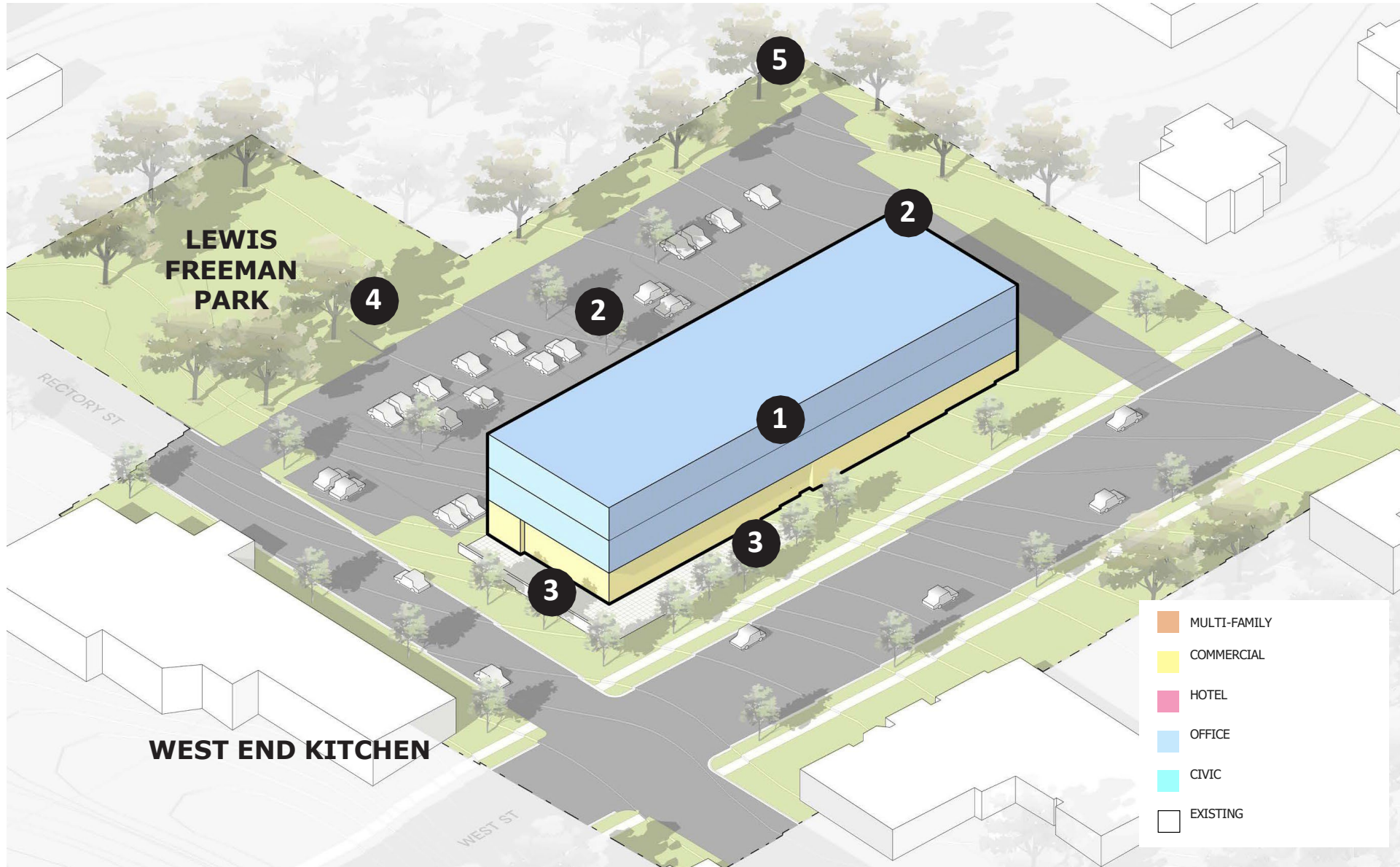
- 1** REPLACE EXISTING BUILDING WITH A NEW FIRE STATION
- 2** SINGLE-STORY COMMERCIAL BUILDING (RETAIL OR RESTAURANT)
- 3** SURFACE PARKING IMPROVEMENTS (MORE EFFICIENT LAYOUT/ CIRCULATION)
- 4** ACTIVE FRONTAGE (OUTDOOR DINING, ETC.)
- 5** CONNECTION TO LEWIS FREEMAN PARK
- 6** MATURE TREE PRESERVATION



CONCEPTUAL DEVELOPMENT SCENARIO B

- 1 ADAPTIVE REUSE OF EXISTING BUILDING (COMMERCIAL, OFFICE, OR CIVIC USE)
- 2 FIRE STATION ATTACHED TO ADAPTIVE REUSE BUILDING
- 3 SURFACE PARKING IMPROVEMENTS (MORE EFFICIENT LAYOUT/ CIRCULATION)
- 4 CORNER OPEN SPACE
- 5 CONNECTION TO LEWIS FREEMAN PARK
- 6 MATURE TREE PRESERVATION

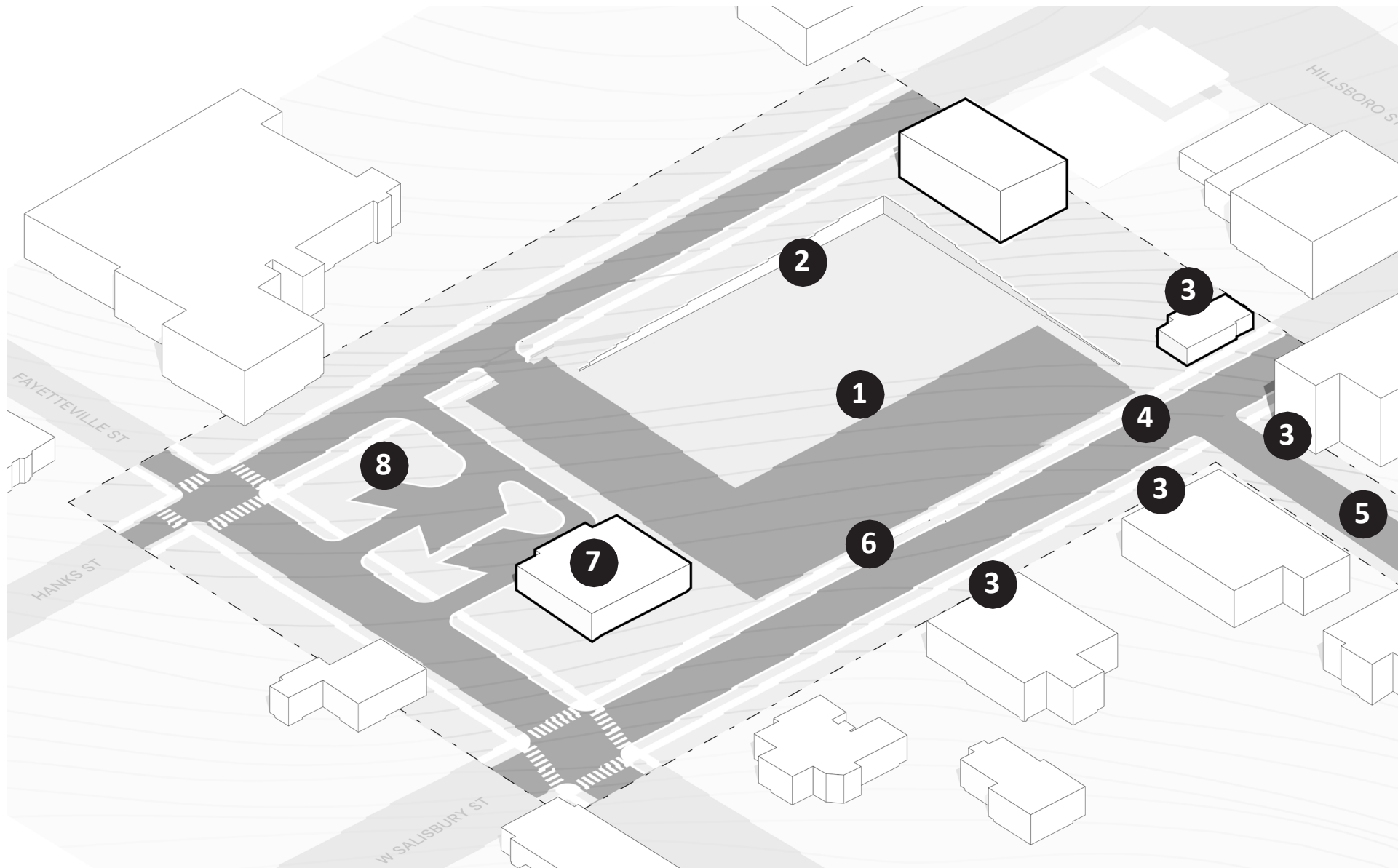
	MULTI-FAMILY
	COMMERCIAL
	HOTEL
	OFFICE
	CIVIC
	EXISTING



CONCEPTUAL DEVELOPMENT SCENARIO C

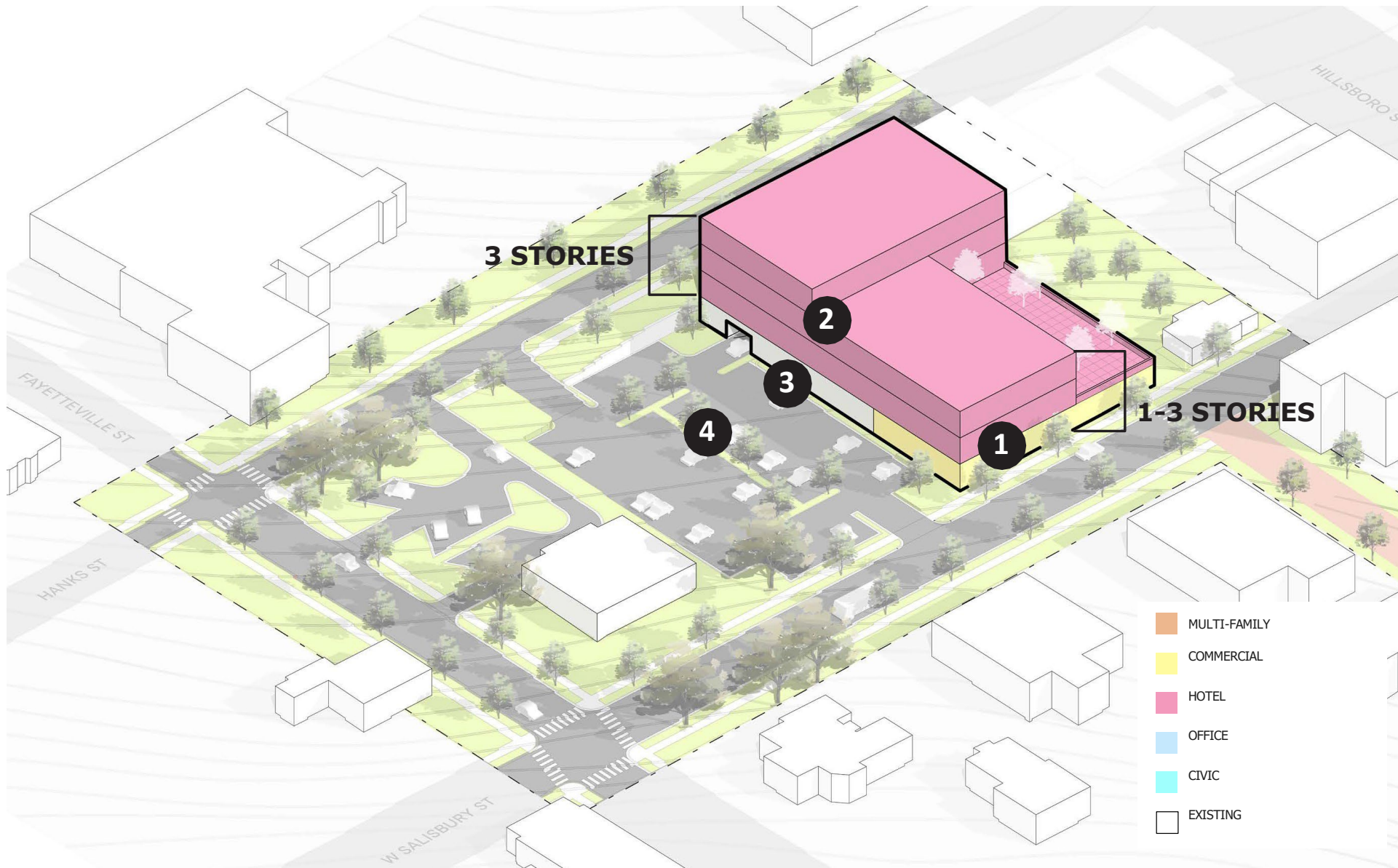
- 1 VERTICAL MIXED-USE BUILDING
- 2 SURFACE PARKING BEHIND BUILDING
- 3 ACTIVE FRONTAGE (OUTDOOR DINING, ETC.)
- 4 CONNECTION TO LEWIS FREEMAN PARK
- 5 MATURE TREE PRESERVATION

	MULTI-FAMILY
	COMMERCIAL
	HOTEL
	OFFICE
	CIVIC
	EXISTING



EXISTING CONDITIONS

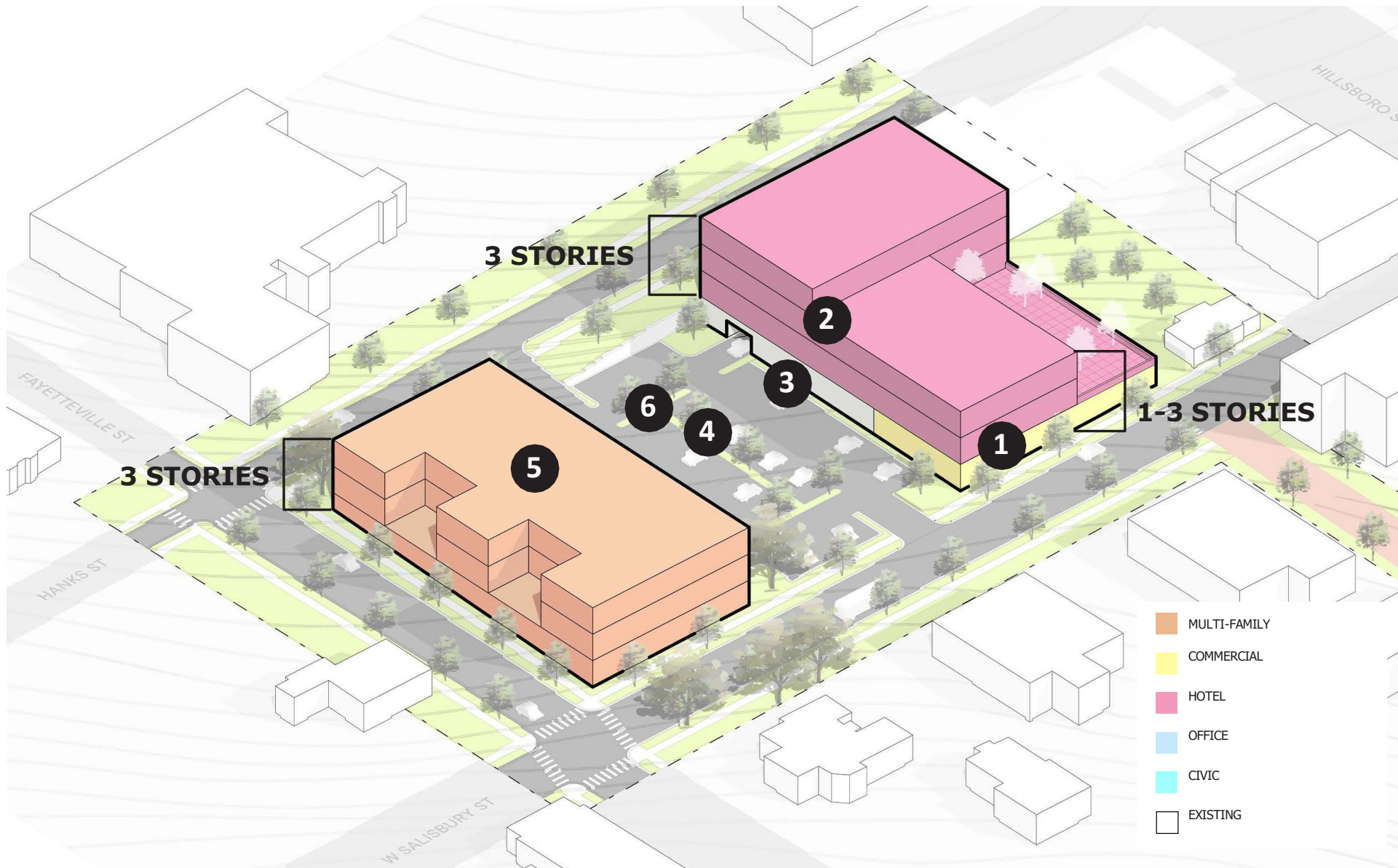
- 1 SURFACE PARKING / TEMPORARY "POP UP" PARK SPACE
- 2 RETAINING WALL
- 3 ADJACENT & ADJOINING RETAIL, RESTAURANTS, AND BARS
- 4 MID-BLOCK ARTISTIC CROSSWALK
- 5 SERVICE ALLEY (PLANNED FOR PLACEMAKING IMPROVEMENTS)
- 6 ON-STREET PARKING
- 7 LAW OFFICE
- 8 PARKING AREA WITH MATURE TREES



CONCEPTUAL DEVELOPMENT SCENARIO A

- 1 COMMERCIAL GROUND FLOOR ALONG SALISBURY STREET
- 2 BOUTIQUE HOTEL
- 3 PARKING IN FOOTPRINT OF BUILDING (ONE LEVEL BELOW HANKS STREET)
- 4 MID-BLOCK SURFACE PARKING LOT WITH ACCESS FROM HANKS STREET AND SALISBURY STREET

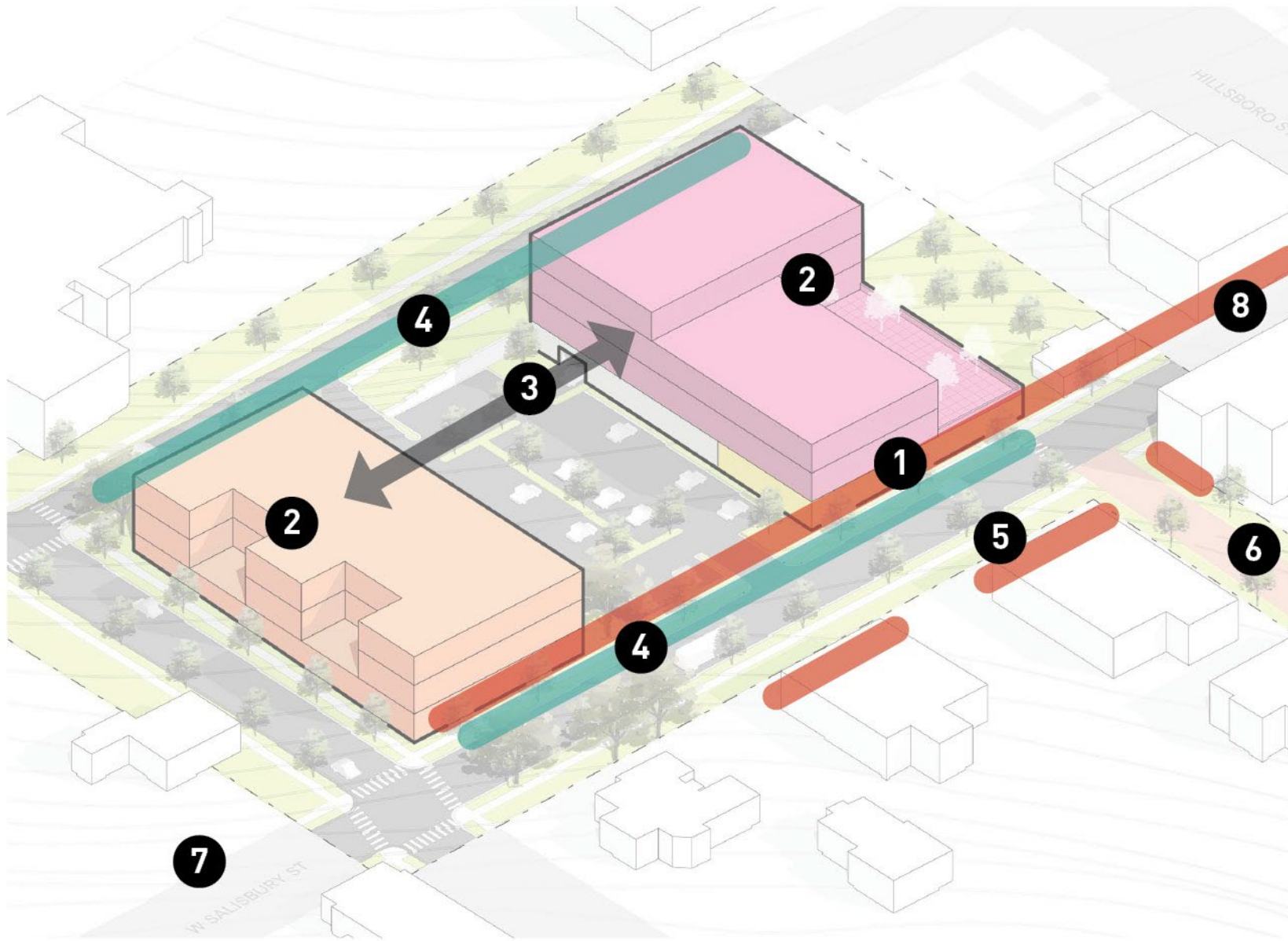
- MULTI-FAMILY
- COMMERCIAL
- HOTEL
- OFFICE
- CIVIC
- EXISTING



CONCEPTUAL DEVELOPMENT SCENARIO B

- 1 COMMERCIAL GROUND FLOOR ALONG SALISBURY STREET
- 2 BOUTIQUE HOTEL
- 3 PARKING IN FOOTPRINT OF BUILDING (ONE LEVEL BELOW HANKS STREET)
- 4 MID-BLOCK SURFACE PARKING LOT WITH ACCESS FROM HANKS STREET AND SALISBURY STREET
- 5 INFILL RESIDENTIAL DEVELOPMENT (SOME PARKING IN GROUND FLOOR)
- 6 PARKING SHARED BETWEEN TWO DEVELOPMENTS

- MULTI-FAMILY
- COMMERCIAL
- HOTEL
- OFFICE
- CIVIC
- EXISTING



CRITICAL SITE DESIGN ELEMENTS

- 1 COMMERCIAL GROUND FLOOR ALONG SALISBURY STREET (AS MUCH AS POSSIBLE)
- 2 UPPER FLOOR BUILDING ARTICULATION
- 3 STRUCTURED PARKING THAT TAKES ADVANTAGE OF GRADE CHANGE / PARKING CONCENTRATED IN CENTER OF BLOCK (SHARED AND ACCESSIBLE TO BOTH BUILDING FOOTPRINTS)
- 4 ON-STREET PARKING

RECOMMENDED OFF-SITE IMPROVEMENTS

- 5 CONVERT HEAD-IN PARKING TO PEDESTRIAN SPACE, OUTDOOR SEATING, OR OTHER ACTIVE FRONTAGE CONDITION
- 6 IMPROVE ALLEY AS PLANNED
- 7 IMPLEMENT MULTIMODAL IMPROVEMENTS CONTAINED IN LONG-RANGE PLANS
- 8 COORDINATE EXTENT OF IMMINENT HILLSBORO STREETScape IMPROVEMENTS

Thank You
Adoption Resolution