



Town of Clayton
Town Council Work Session Agenda
Monday, July 17, 2023 @ 3:00 PM
Rotary Room, Town Hall
111 E. Second Street

1. CALL TO ORDER

2. ADJUSTMENT OF THE AGENDA

- a. **POTENTIAL ACTION:** Approve or Adjust the Agenda

3. INTRODUCTIONS AND SPECIAL PRESENTATIONS

- a. Pierce Insurance Presentation (15 Minutes)
Presenter: Doug Kreszl, National Benefit Partners & Carson Pierce, Pierce Insurance
- b. Employee Introduction (15 Minutes)
• Chris Gallant, Project Manager
Presenter: Joshua Baird, Engineering Director
- c. Employee Recognitions
• Dylan Carroll, Utility Maintenance Mechanic 3
• Jake Kyer, Utility Maintenance Mechanic 3
Presenter: James Blalock, Maintenance Superintendent, Water Resources
- Brandon Carroll, Grade 1 Pre-Treatment Program Specialist Certificate
• Kyle Brady, Grade 1 Pre-Treatment Program Specialist Certificate
Presenter: Byron Poelman, Water Resources Director

4. ITEMS FOR DISCUSSION

- a. School Resource Officer Discussion (15 Minutes)
Presenter: Greg Tart, Police Chief
- b. Technology Updates (15 Minutes)
• Mass Communication Update
• Clariti Update
Presenter: Dolores Gill, Deputy Town Manager
- c. BL-0050 LAPP Project Discussion - East Main St. Sidewalk Connector (1 Hour)
 *Presenter:* Jonathan K. Jacobs, PE, CFM - Assistant Engineering Director
[BL-0050 LAPP Project Discussion - East Main Street Sidewalk Connector](#)

5. ADJOURNMENT

- a. **POTENTIAL ACTION:** Motion To Adjourn



Town Council Work Session Agenda Cover Sheet

Meeting Date

July 17, 2023

Agenda Location

ITEMS FOR DISCUSSION

Item Title

BL-0050 LAPP Project Discussion - East Main Street Sidewalk Connector

Presenter(s)

Jonathan K. Jacobs, PE, CFM - Assistant Engineering Director

Suggested Action

Other - Provide direction towards design

Strategic Priorities Alignment



☐
Think Clayton
(Administrative)



☐
Think Arts &
Culture



☐
Think
Downtown



☐
Think
Economic
Development



☐
Think Land
Use &
Housing



☐
Think
Mobility



☐
Think Parks,
Recreation
& Natural
Resources



☒
Think Public
Services &
Infrastructure

Public Hearing: No

If Approved, Will Document Require Recordation? No

Does This Item Require a Communication Plan?

- ☐ Public Hearing (Required by GS)
- ☐ Newspaper Notice (Required by GS)
- ☐ Public Forum/Input Session
- ☐ E-News Distribution
- ☐ Social Media
- ☐ Special Mailing

- ☐ Public Hearing (Not Required by GS)
- ☐ Newspaper Notice (Not Required by GS)
- ☐ Press Release
- ☐ Website
- ☐ Survey
- ☐ None Required

Summary

On September 19, 2022, Town Council approved resolution 2022-74 for the Town Manager to execute an agreement with NCDOT for Locally Administered Project Program (LAPP) Funding for the East Main Street Sidewalk Connector Project. Engineering staff procured professional services with Kimley-Horn to complete the design of the project and executed a task order on September 27, 2022. Engineering staff worked with Kimley-Horn on three (3) alternative designs to construct sidewalk through a constrained section of East Main Street between Compton Street and Durham Street. On March 6, 2023, Engineering Staff presented three alternatives to the Town Council during a regularly scheduled Work Session providing details of the differences between the alternatives and their individual implications to the surrounding area. Alternative #1 provided sidewalk at back of existing curb with a significant retaining wall, established tree removal, and overhead utility relocations, Alternative #2 provided sidewalk at the top of the existing hill and incorporated an elaborate ADA ramp switchback, but required extensive easement acquisition, and Alternative #3 relocated the existing curb line along the southern side of East Main Street to install the sidewalk within the existing parallel parking spaces. This alternative eliminated the necessity of the remaining wall, established tree removal, additional easement acquisition, and utility relocation. At the April 3, 2023, Work Session, Engineering staff had another discussion with Town Council of the proposed alternatives and provided recommendation of Alternative #3 from the consultant preparing the Downtown Master Plan. Town Council provided Engineering staff direction to move forward with Alternative #3 and requested to start communication with the affected property owners/businesses. With the direction of the Town Council, Engineering Staff directed Kimley-Horn to move forward with 90% design utilizing Alternative #3. Upon receipt of the 90% plans from Kimley-Horn and staff review, Engineering staff began coordinating a meeting with Lipscomb Development, the primarily affected property owner, on May 31st to discuss the project and the impacts adjacent to their properties. Due to scheduling conflicts with the property owner's representative, a meeting was held on June 22, 2023. Engineering Staff and the Economic Development Director prepared a brief presentation to provide the property owner's representative with an update of the project and share the latest design. Following the meeting held with Lipscomb Development on June 22, 2023, the Town Council requested additional information pertaining to the project and to schedule an additional discussion with Engineering Staff at the July 17th work session meeting. Kimley-Horn has prepared updated cost estimates and schedules based on the 90% design as well as the option for a modified version of Alternative #1 to minimize utility relocation but allow the existing parallel parking to remain. Engineering staff will present the updated information to Town Council, entertain any questions, and receive any further feedback on the project moving forward. The Engineer of Record will also be present.

Funding Source

N/A

Corresponding Documentation

[Town Council Work Session - Mar 06 2023 - Minutes - Adopted](#)

[Town Council Work Session - Apr 03 2023 - Minutes - Adopted](#)

[East Main Street Connector Council Presentation 040323](#)

[Resolution 2022-74 Authorizing Town Manager To Execute Agreement With NCDOT For \(LAPP\) Funding For Main St Sidewalk Connector Project](#)

Submitted By: Jonathan Jacobs, Engineering

Reviewed By:

Rich Cappola, Town Manager
Heidi Holland, Town Clerk

Approved - Jul 12 2023
Approved - Jul 13 2023



**Town of Clayton
Town Council Work Session Minutes
Monday, March 6, 2023 at 3:00 PM
Rotary Room, Town Hall
111 E. Second Street**

Council Present:

Mayor Jody McLeod
Mayor Pro Tem Jason Thompson
Council Member Andria Archer
Council Member Avery Everett
Council Member Michael Sims
Council Member Porter Casey

Staff Present:

Rich Cappola, Town Manager
Jim Cauley, Town Attorney
Heidi Holland, Town Clerk
Dolores Gill, Deputy Town Manager
Lee Barbee, Interim Deputy Town Manager/Fire Chief
Robert McKie, Finance Director
Tim Robbins, Project Manager
Patrick Pierce, Economic Development Director
Joshua Baird, Engineering Director
Jonathan Jacobs, Assistant Engineering Director

Council Absent:

None

1 CALL TO ORDER

- a) Mayor McLeod called the meeting to order at 3:04 p.m.

2 ADJUSTMENT OF THE AGENDA

- a)
- Approve or Adjust the Agenda**
RESULT: CARRIED 5-0
MOVER: Jason Thompson
SECONDER: Andria Archer
YES: Jason Thompson, Andria Archer, Avery Everett, Michael Sims,
and Porter Casey
NO: None

3 ITEMS FOR DISCUSSION

- a) Retail Strategies (30 Minutes)
Presenter: Patrick Pierce, Economic Development Director and Matt Jaeger,
Retail Strategies

Patrick Pierce introduced Matt Jaeger and Cole Clark with Retail Strategies.
Mr. Jaeger discussed growth and what drives retail to Clayton.

Their Process:

- **Data & Demographic Analysis:** We refresh market data for the Clayton custom trade area annually. This allows our team to see the market from the same perspective as national retailers.

-
- **Boots on the Ground:** Annually we visit the market to update our inventory of real estate assets in Clayton. Throughout the year we work to develop and nourish relationships with local brokers, developers and property owners.
- **Pleasant Persistence:** Day after day, week after week, year after year our team remains pleasantly persistent with national retail brands promoting viable sites in Clayton. National retail brand reps are constantly receiving sites from around the country – we put Clayton at the front of the line.
- **Trade Show Representation:** Our team travels across the country to ICSC and Retail Live! shows to promote Clayton and the opportunities in the market.
- **Investment Multiplier:** We act as an extension of the Town's on-going economic development efforts. Our goal is to multiply the results of your team by focusing specifically on retail recruitment.
- **Relationship Agent:** Our team is actively looking for ways to leverage our deep bench of industry relationships to promote retail opportunities in Clayton.

Retail Strategies has been actively involved in the following Clayton developments:

- Culver's (complete)
- National Burrito Fast Casual Brand (on-going)
- International Grocer (on-going)
- Copper District (prospecting & retail advisement)
- Bell Commercial Retail Development (on-going recruitment)

b) CIP Projects (40 Minutes)

Presenter: Joshua Baird, Engineering Director

Mr. Baird provided a quick update. Shared were stats of the projects' total risk to the town; the goal is to move projects into the low-risk area. There was discussion on the decision criteria and the weight rank system. Health and safety ranked more importantly for Council at 24%. Shared was a spreadsheet staff submitted for review with justification on each project and their scoring. Staff has met with the Executive Team and have discussed the score of each project. There were a total of 49 projects submitted totaling \$150 million dollars.

Shared were the projects and how they ranked as well as a summary sorted by rank and prioritized by staff. Next steps are to hear from Council and provide a list of projects to finance, then determine what the needs are. Davenport

would be working with Finance and plan next steps. They would provide a cost of funding all projects. The weighting exercise Council worked on at the retreat last year are being used and would be averaged out. Now that projects have run through the model, staff would like to make sure Council is happy with the order.

Mr. Cappola stated we are looking at other funding opportunities, this information would come from Davenport. Mr. Baird stated he would include a column for the money value of each project as well as a description. Mr. Cappola stated to Council, as they look through scorings for the projects in the spreadsheet, if they see one that seems low, to let staff know. Mr. Cappola stated staff would package this information up a couple different ways and provide to Council. Mr. Cappola asked Council to send in their points for each project the week before the March Retreat so this information could be compiled for discussion at the retreat.

c) **Dinner and Discussion (20 Minutes)**

There was discussion on the Main Street Sidewalk Project

This is a LAPP funded project that has been progressing. This project would take the sidewalk down to Vinson's. There was detailed discussion on different alternatives for this project. It was stated there may be some traffic calming to this which could increase foot traffic.

With Alternative #1, an 8' retaining wall would be needed as well as a significant amount of utility relocation.

With Alternative #2, switchback and a set of ramps would be needed but would avoid significant overhead utility relocation. This scenario would require easements.

With the current design, this would take away 14 parking spaces and would move the curb into the road. From a construction standpoint, either scenario would be about the same cost.

4 CLOSED SESSION

a) **Closed Session to Discuss Personnel Matter in accordance with NC GS 143-318.11(a)(6)**

Motion To Go Into Closed Session at 4:48 p.m.

RESULT: CARRIED 5-0

MOVER: Andria Archer

SECONDER: Jason Thompson

YES: Jason Thompson, Andria Archer, Avery Everett, Michael Sims, and Porter Casey

NO: None

Motion To Return To Open Session at 5:02 p.m.

RESULT: CARRIED 5-0

MOVER: Andria Archer

SECONDER: Jason Thompson

YES: Jason Thompson, Andria Archer, Avery Everett, Michael Sims,
and Porter Casey

NO: None

5 ADJOURNMENT

a) Adjourn

With nothing further, the meeting was adjourned at 5:11 p.m.

Motion To Adjourn

RESULT: CARRIED 5-0

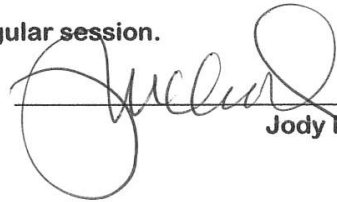
MOVER: Jason Thompson

SECONDER: Porter Casey

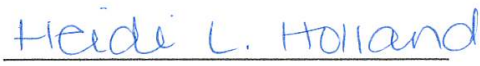
YES: Jason Thompson, Andria Archer, Avery Everett, Michael Sims,
and Porter Casey

NO: None

Duly adopted this the 20th day of March 2023, while in regular session.


Jody L. McLeod
Mayor

ATTEST:


Heidi L. Holland, CMC, NCCMC
Town Clerk





Town of Clayton
Town Council Work Session Minutes
Monday, April 3, 2023 at 3:00 PM
Rotary Room, Town Hall
111 E. Second Street

Council Present:

Mayor Jody McLeod
Mayor Pro Tem Jason Thompson
Council Member Andria Archer
Council Member Avery Everett
Council Member Michael Sims
Council Member Porter Casey

Staff Present:

Rich Cappola, Town Manager
Jim Cauley, Town Attorney
Heidi Holland, Town Clerk
Dolores Gill, Deputy Town Manager
Lee Barbee, Interim Deputy Town Manager/Fire Chief
Robert McKie, Finance Director
Ben Howell, Planning Director
Byron Poelman, Water Resources Director
Michelle Snyder, Exec.Assistant to Town Manager
Patrick Pierce, Economic Development Director
Lydia Davis, Economic Development Specialist
Joshua Baird, Engineering Director

Council Absent:

None

1 CALL TO ORDER

- a) Mayor McLeod called the meeting to order at 3:08 p.m.

2 ADJUSTMENT OF THE AGENDA

- a)

Approve or Adjust the Agenda

RESULT: CARRIED 5-0

MOVER: Michael Sims

SECONDER: Jason Thompson

YES: Jason Thompson, Andria Archer, Avery Everett, Michael Sims,
and Porter Casey

NO: None

3 ITEMS FOR DISCUSSION

- a) Downtown Master Plan (1 Hour, 30 Minutes)
Presenter: Dan Lambert, McAdams and Ben Howell, Planning Director

Dan Lambert, with McAdams, was present to discuss this item. Shared was the process, there have been meetings with focus groups and have spoken with stakeholders. McAdams is currently analyzing what they have and making recommendations.

Mr. Lambert stated he would take recommendations, and this would become a series of action items that Council would take. Community survey began October 2022, and had great input with over 1,000 responses. Shared were the survey results.

Full market research was completed by Rose Associates. Shared was that research. There was discussion on the parking at Horne Square, it was stated this is not conducive to the town. Next steps, we are in the planning stage, we are creeping into the final plan, then adoption.

Shared were different options for opportunity site concepts.

Included in the minutes is the Process & Plan Status Update.

b) Council Discussion (15 Minutes)

Joshua Baird began discussion on the East Main Street project. Slides were shared and the three options. The costs for all three options are approximately the same. With Option #1, overhead utilities are an issue. Recommendations from Dan Lambert with McAdams would be Option #3, Option #1, then Option #2. There was discussion on the possible risk of losing money from LAPP if this project takes a long time to begin. There was discussion on possible drainage issues.

It was the consensus of the Council to proceed with Option #3.

4 CLOSED SESSION

- a) Closed Session to Discuss Legal Matter in Accordance with NC GS 143-318.11(a)(3) & To Discuss Personnel Matter in accordance with NC GS 143-318.11(a)(6)

Motion to Go Into Closed Session

RESULT: CARRIED 5-0

MOVER: Jason Thompson

SECONDER: Michael Sims

YES: Jason Thompson, Andria Archer, Avery Everett, Michael Sims, and Porter Casey

NO: None

Motion to Return to Open Session

RESULT:	CARRIED 5-0
MOVER:	Jason Thompson
SECONDER:	Avery Everett
YES:	Jason Thompson, Andria Archer, Avery Everett, Michael Sims, and Porter Casey
NO:	None

5 ADJOURNMENT

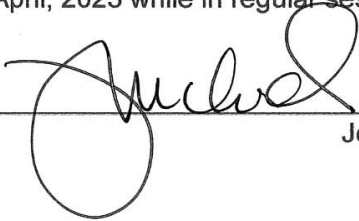
a) Adjourn

With nothing further, the meeting was adjourned at 5:35 p.m.

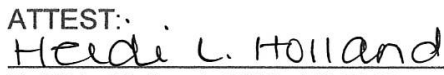
Motion to Adjourn

RESULT:	CARRIED 5-0
MOVER:	Jason Thompson
SECONDER:	Andria Archer
YES:	Jason Thompson, Andria Archer, Avery Everett, Michael Sims, and Porter Casey
NO:	None

Duly adopted by the Town Council this 17th day of April, 2023 while in regular session.



Jody L. McLeod
Mayor

ATTEST:


Heidi L. Holland, CMC, NCCMC
Town Clerk





BENCHMARK



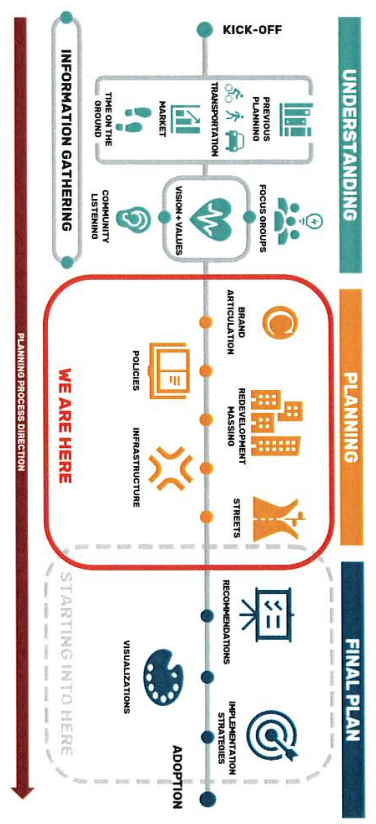


CLAYTON DOWNTOWN MASTER PLAN

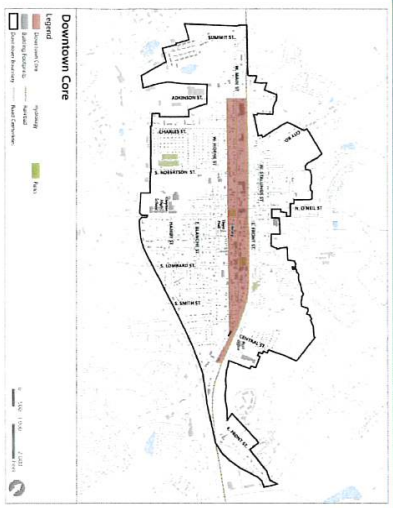
PROCESS + PLAN STATUS UPDATE

April 3, 2023

DOWNTOWN MASTER PLAN PROCESS

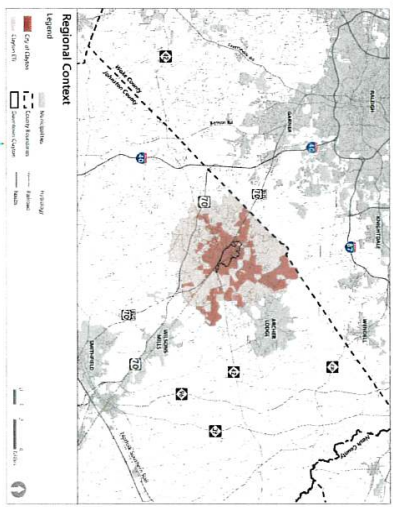


DOWNTOWN BOUNDARY - STUDY AREA



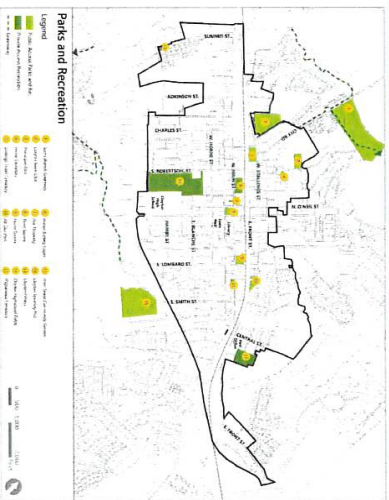
- Larger Study area is 822 acres
- Downtown Core is 56 acres
 - 22% is Right of Way
 - 8.6 % Building coverage

REGIONAL CONTEXT



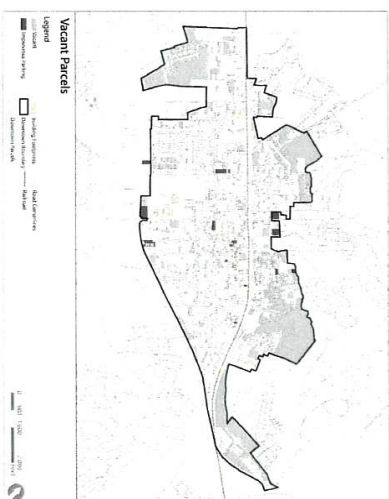
- 16 miles to Raleigh NC
- 13 miles to Smithfield NC
- Major Routes include US 70, Interstate 40, and Business 70
- Norfolk Southern Rail bisects the downtown study area

PARKS AND RECREATION USES



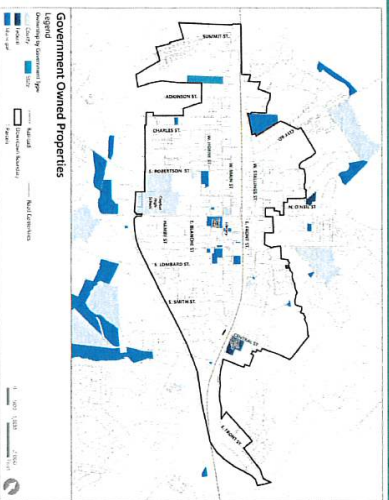
- This map illustrates parks and recreational facilities in Downtown Clayton
- Several private gyms and commercial recreation facilities
 - Gap in greenway through Downtown Clayton - How to connect access with local parks and neighborhoods?
 - Cemeteries are included on this map as they are preserved open space

VACANT LAND USE AND PARKING



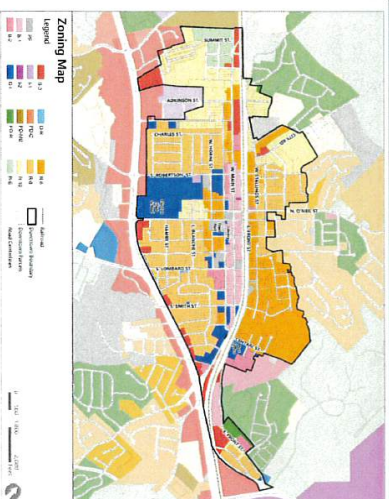
- This map highlights parcels that do not contain a building in Downtown Clayton
- The darker gray denotes parcels in Downtown that are occupied by Impervious Parking lots.
- Note that there are other parking lots within Downtown Clayton, but they are on lots which also contain a building

GOVERNMENT OWNERSHIP IN DOWNTOWN



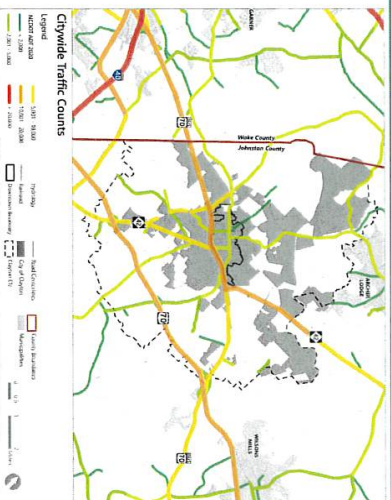
- This map shows the properties in and around downtown that are owned by a government entity.
- Land Uses associated with Government Ownership
- Schools (Public)
 - Hospitals (Public)
 - Town Hall/ Government Offices
 - Emergency Management, Fire, and Police
 - Municipal or County Parks

ZONING DISTRICTS



- 31% of the total land area is Single Family Residential R-8 (8,000 sf lots)
- 20% of the total land area is Single Family Residential R-6 (6,000 sf lots)
- 17% of the total land area is Single Family Residential R-10 (10,000 sf lots)
- 10% - Office-Institutional

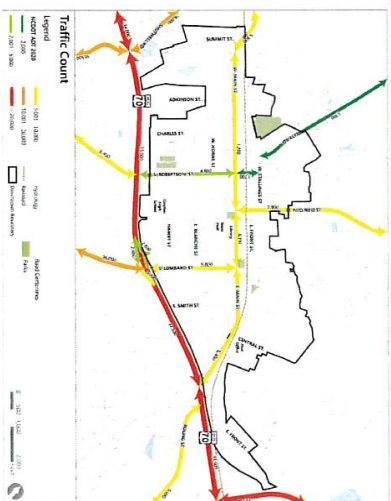
TRAFFIC-CITYWIDE



NCDOT Average Daily Traffic Counts (2020)

- Heaviest Traffic is along Interstate 40, Highway 70 and Business 70

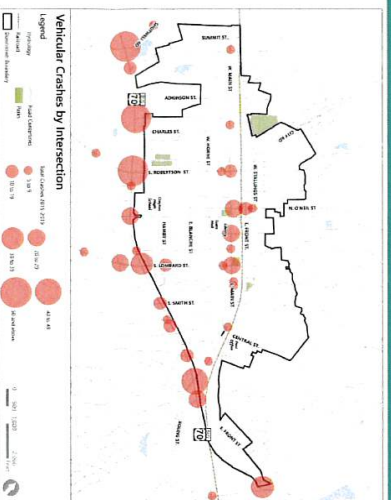
TRAFFIC-DOWNTOWN



NCDOT Average Daily Traffic Counts in Downtown (2020)

- As shown in the previous map, the heaviest traffic is along Business 70 on the southern edge of Downtown
- Main Street has between 6,000 - 8,100 daily cars
- North O'Neil Street also has around 8,000 cars daily

TRANSPORTATION-CRASHES



This map illustrates where NCDOT has recorded vehicular crashes between 2016-2019. The intersections have been concentrated around the nearest intersection.

- Highest number of crashes are along Bus-70
- Main Street also has a high number of crashes

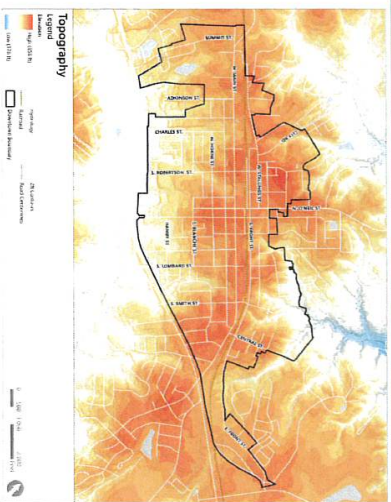
TRANSPORTATION-CRASHES



This map illustrates where NCDOT has recorded pedestrian and bicycle crashes between 2007-2019.

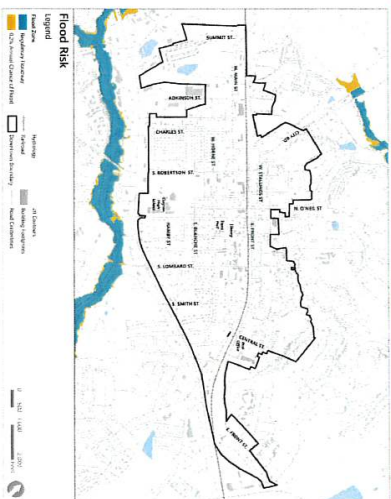
- Main Street and Lombard St have had a significant number of crashes
- Crashes are also concentrated around Bus-70 and Champion St

ENVIRONMENT- TOPOGRAPHY



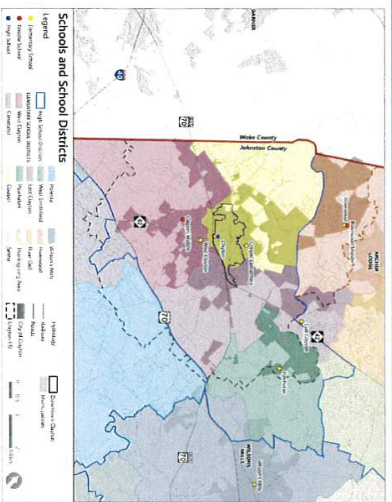
- Downtown Clayton is fairly flat topographically with around 180ft in elevation difference
- Main Street sits along a high ridge
- Drainage to the north and south of the Downtown Core

ENVIRONMENT- FLOODZONE



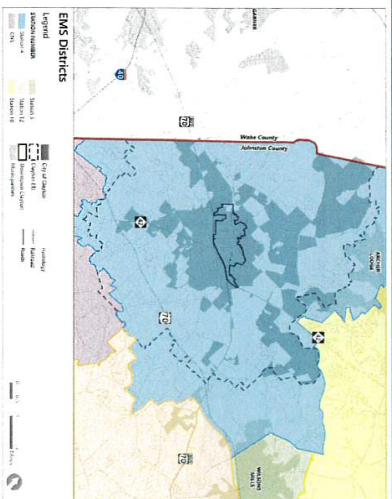
- This map shows the existing Floodplain in the Town of Clayton.
- There is no floodplain in Downtown

COMMUNITY SERVICES- SCHOOLS



- This map illustrates the School Districts and Schools in the Town of Clayton
- Downtown Clayton is primarily in the Cooper Elementary School District, Riverwood Middle School District, and Clayton High School District
 - Clayton High School is the only school within the Downtown Boundary
 - Cooper Elementary, West Clayton Elementary, and Clayton Middle sit just outside Downtown Boundary

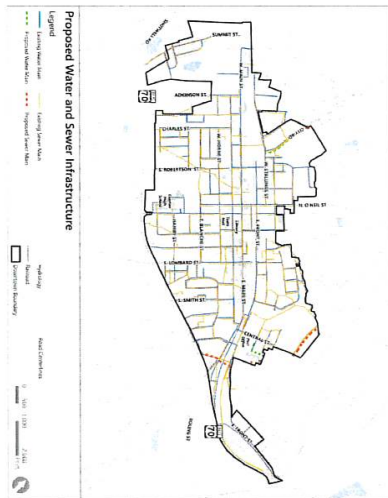
COMMUNITY SERVICES- EMS



- This map shows the Emergency Medical Services Districts in Clayton. Downtown Clayton is within the Station 4 area.

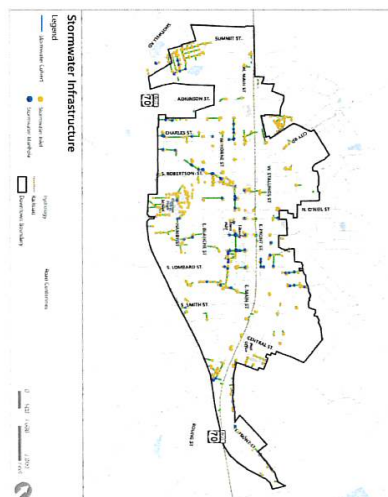
UTILITIES- PROPOSED

This map shows the existing and proposed water and sewer lines in Downtown Clayton



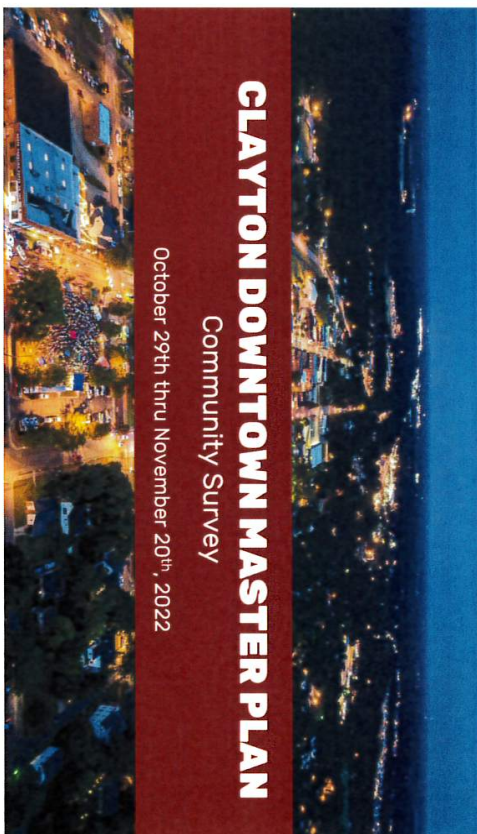
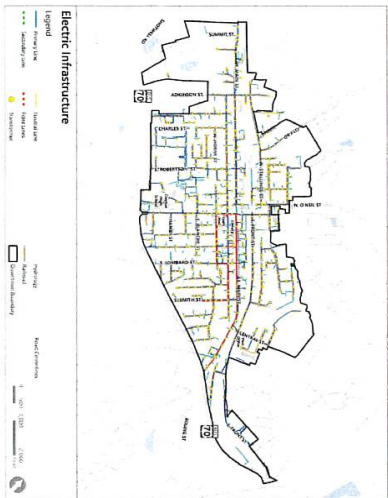
UTILITIES- STORMWATER

This map shows the existing stormwater infrastructure in Downtown Clayton

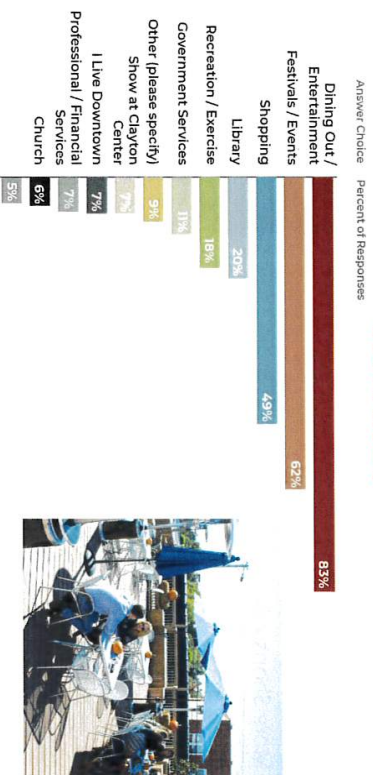


UTILITIES- ELECTRIC

This map shows the existing electric infrastructure in Downtown Clayton



WHAT ARE YOUR PRIMARY REASONS FOR VISITING?



ARE THERE OTHER DESTINATIONS THAT YOU WOULD LIKE TO SEE LOCATED DOWNTOWN?



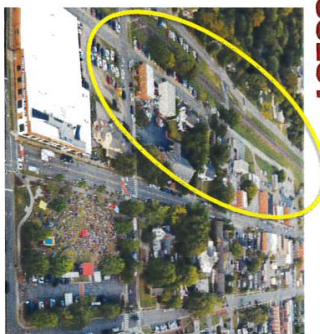
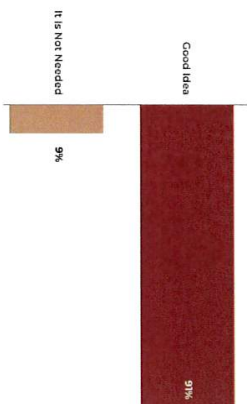
WHAT IS YOUR FAVORITE THING ABOUT DOWNTOWN?



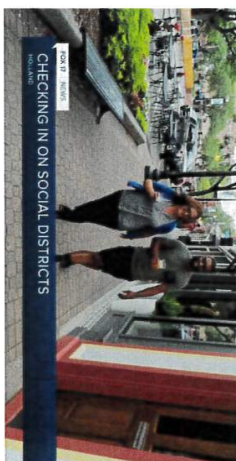
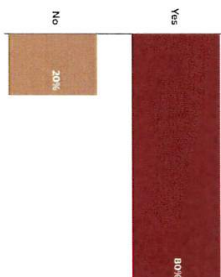
WHAT IS YOUR LEAST FAVORITE THING ABOUT DOWNTOWN?



WHAT DO YOU THINK ABOUT PAVING SECTIONS OF FIRST STREET AND ADDING PARKING AREAS ALONG THE RAILROAD CORRIDOR BEHIND MAIN STREET BUSINESSES?



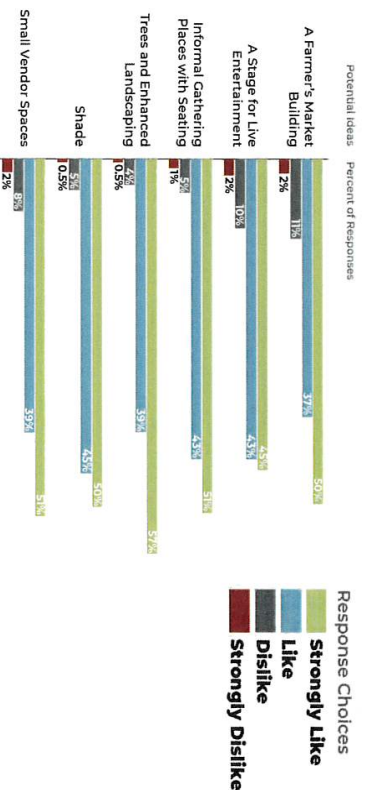
WOULD YOU SUPPORT THE CREATION OF A SOCIAL DISTRICT IN THE DOWNTOWN CLAYTON BUSINESS DISTRICT?



PREFERENCES FOR MAIN STREET:



PREFERENCES FOR PUBLIC SPACES:



LISTENING SESSIONS SUMMARY

KEY ISSUES

Infrastructure

- Stormwater Compliance Costs
- Older Systems in Place – Sewer and Water

Downtown Management

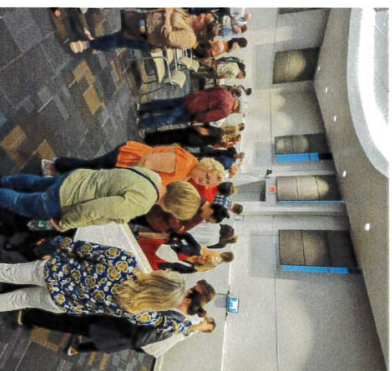
- More Focused Organization and Management of Downtown – MSD/BID?
- Regulatory Reform – Signage, Fire Districts, Outdoor Cafes, Parking, Zoning

LISTENING SESSIONS SUMMARY

KEY THEMES

- *Prepare for Rapid Growth* – Population Projections
- *Update Public Facilities* – Library, City Hall, Bathrooms, Farmers Market
- *Improve the Public Realm* – Re-Envision the Squares and Main Street
- *More Folks Living Downtown* – Existing and Planned Apartments
- *Commuter Rail* – Where Can Best ROI be Delivered?
- *Direction of Future Growth* – 2nd Street, East / West
- *Regulatory Reform* – Make is easy to develop, open a business or plan an event in Downtown

PUBLIC WORKSHOP



February 28th, 2023

Public Workshop held at Town Hall saw tremendous turnout and engagement.

Started to put ideas onto paper.

Helps to determine specific vision for Master Plan

Currently synthesizing the results into a plan.



COMMERCIAL MARKET SUPPLY SEPTEMBER 2022 (YOY COMPARISON)

Metrics	Johnston County Submarket	Southwest/South Submarket	Northwest/East Submarket	Clayton Submarket	Greene/Raleigh Market
Multifamily Inventory	3,400 units	5,438 units	5,865 units	2,934 units (+4.5%)	112,465 units
Multifamily Vacancy	6.7% (+2.3%)	4% (+1.1%)	8.4% (+6.5%)	4.6% (+0.2%)	6.5% (+1.5%)
Multifamily Market Rent	\$1,426 (+6.9%)	\$1,487 (+4.0%)	\$1,571 (+3.1%)	\$1,551 (+4.5%)	\$1,574/rent (+9.2%)
Office Inventory	2,470,000 SF	2,048,000 SF	1,239,000 SF	971,000 SF (+1.3*)	77,210,000 SF (+1.1%)
Office Vacancy	2.2% (+1.1%)	2.2% (+0.1%)	2.7% (+0.2%)	1.0% (+5.3%)	8.5% (+0.1%)
Office Market Rent	\$20.74 (+1.3%)	\$21.76 (+2.8%)	\$23.66 (+2.7%)	\$22.81 (+2.7%)	\$28.16 (+4.0%)
Retail Inventory	8,833,000 SF	5,994,000 SF	6,300,000 SF	2,300,000 SF (+7.3%)	77,139,000 SF (+1.0%)
Retail Vacancy	2% (+0.4%)	1.0% (+3.7%)	4.1% (+0.7%)	1.2% (+0.7%)	2.6% (+0.2%)
Retail Market Rent	\$19.19 (+6.8%)	\$23.06 (+9.0%)	\$19 (+9.3%)	\$19.59 (+7.5%)	\$24.35 (+9.7%)

Source: CoStar, Rose Associates

RESIDENTIAL HOUSING SUPPLY



Source: HUD
Johnston County: 2,080 Building Permits Issued for Single Family Homes from January - August 2022 -HUD (Preliminary)

DOWNTOWN MARKET DEMAND BASED ON 10-YR. TARGETED COUNTY CAPTURE

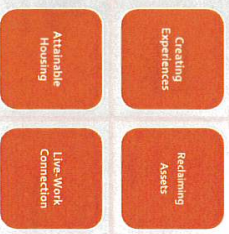
Office/Flex Space
77,260 +/- SF

Housing
50-100 +/- Units

Retail/Entertainment
160,769 +/- SF



MARKET TRENDS FOUNDATION





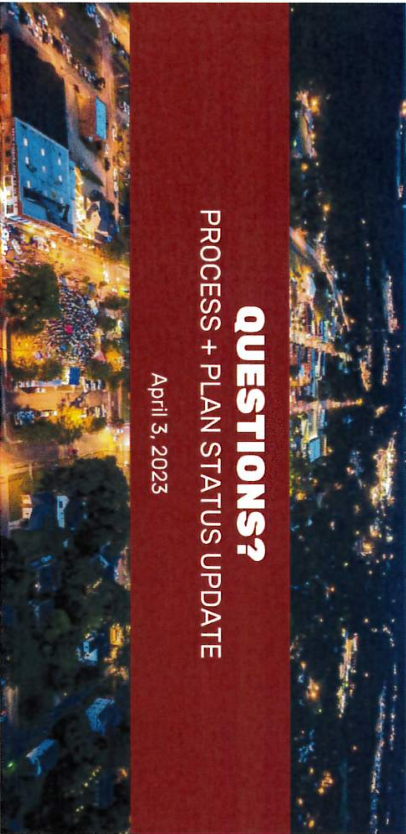




QUESTIONS?

PROCESS + PLAN STATUS UPDATE

April 3, 2023





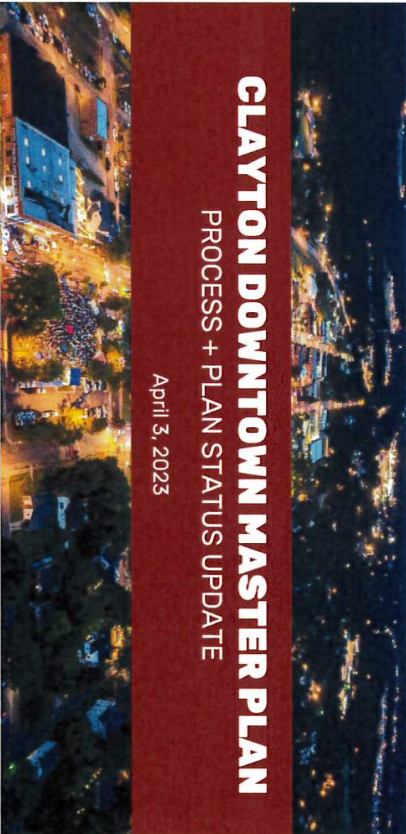




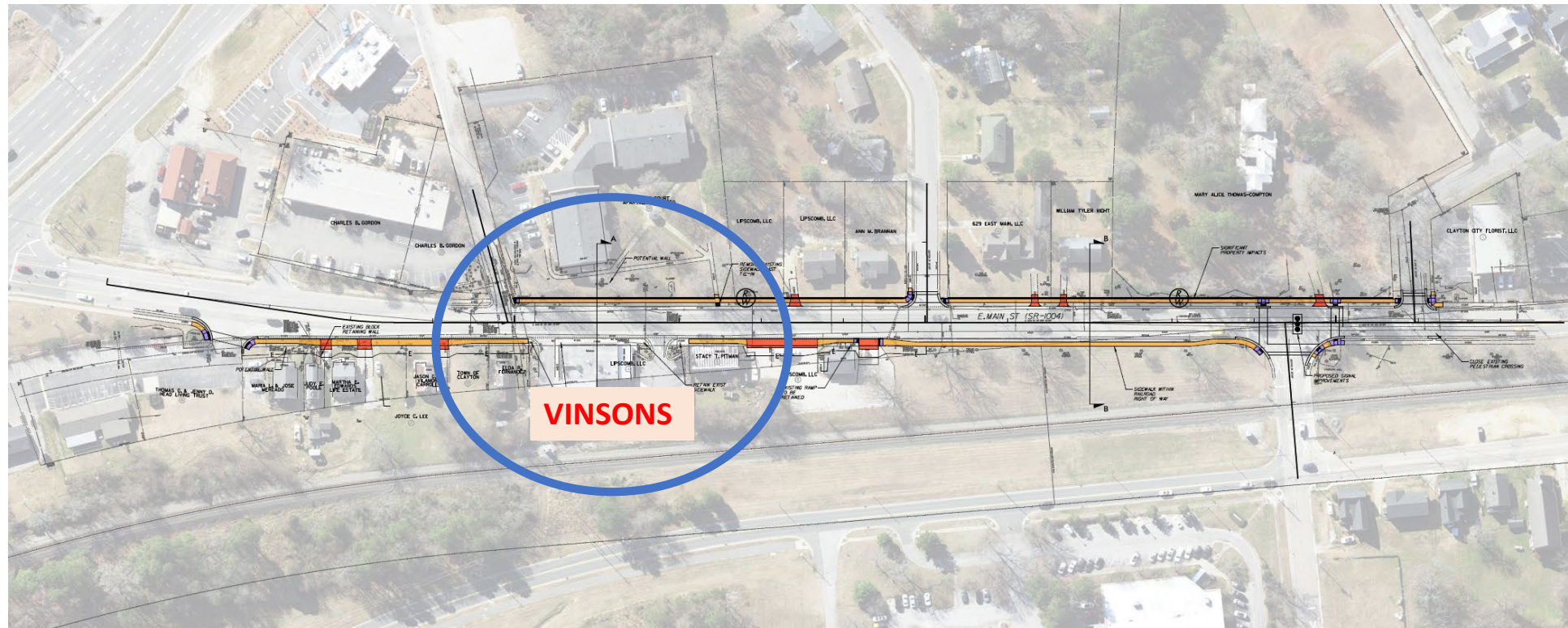
CLAYTON DOWNTOWN MASTER PLAN

PROCESS + PLAN STATUS UPDATE

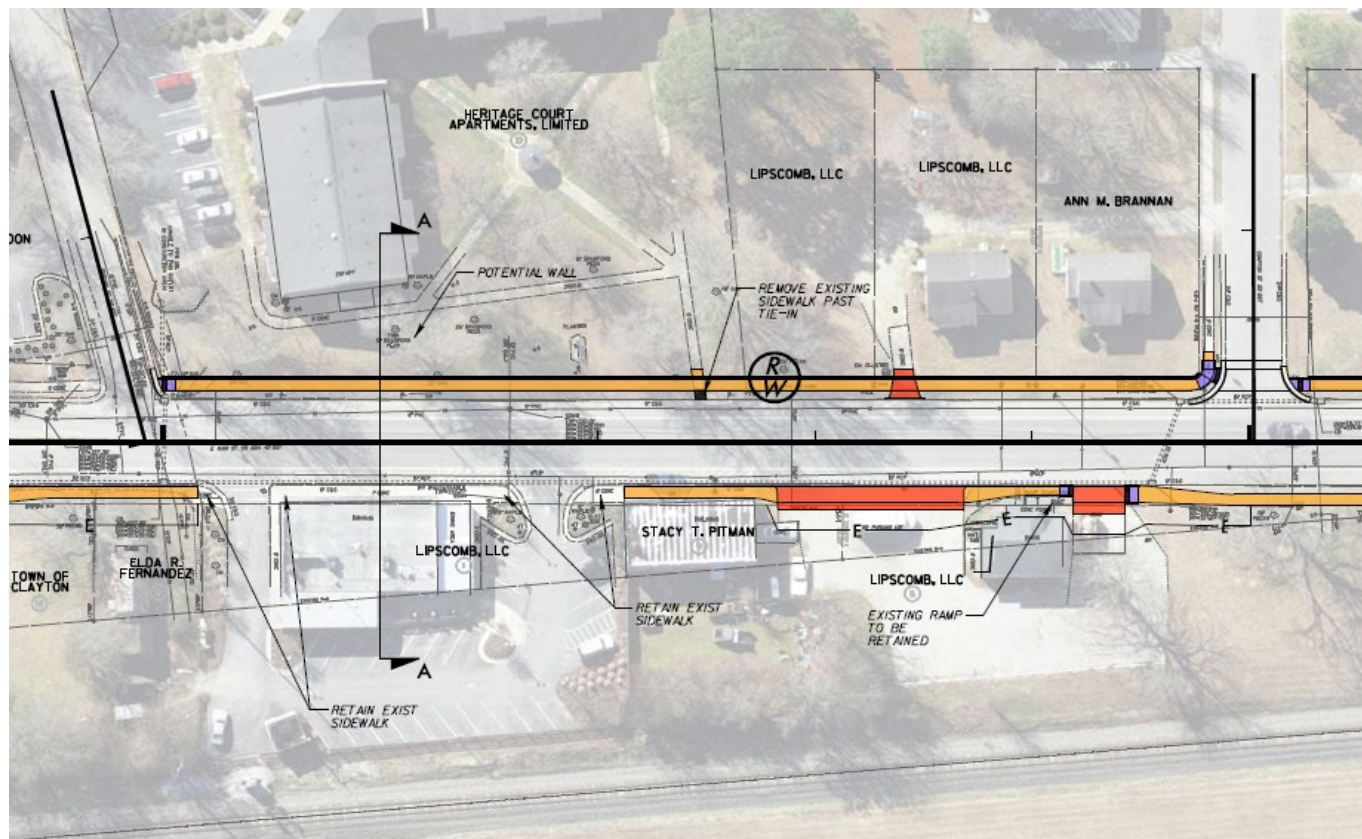
April 3, 2023



East Main Street Connector

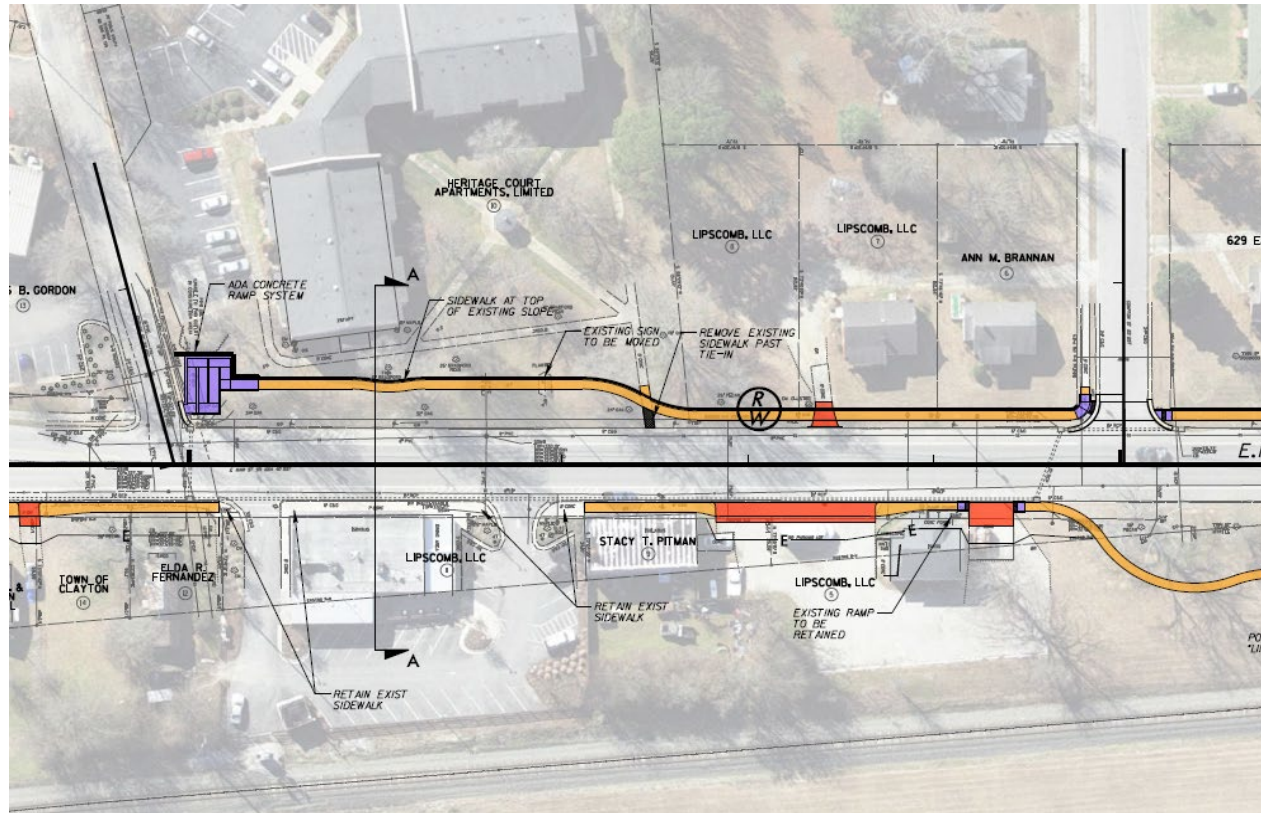


Design Alternative #1

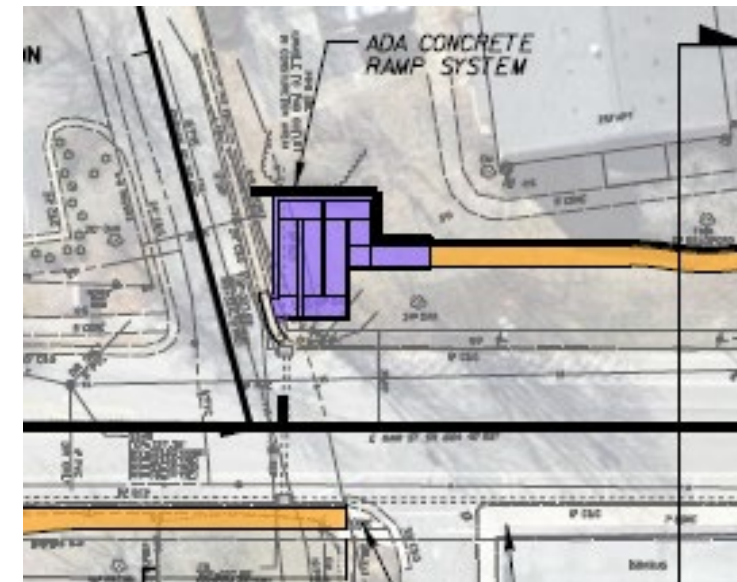


Sidewalk on back of curb will require a significant amount of overhead utility relocation. This work can add several months to the project schedule. This alternative will also require a large retaining wall (about 8' tall)

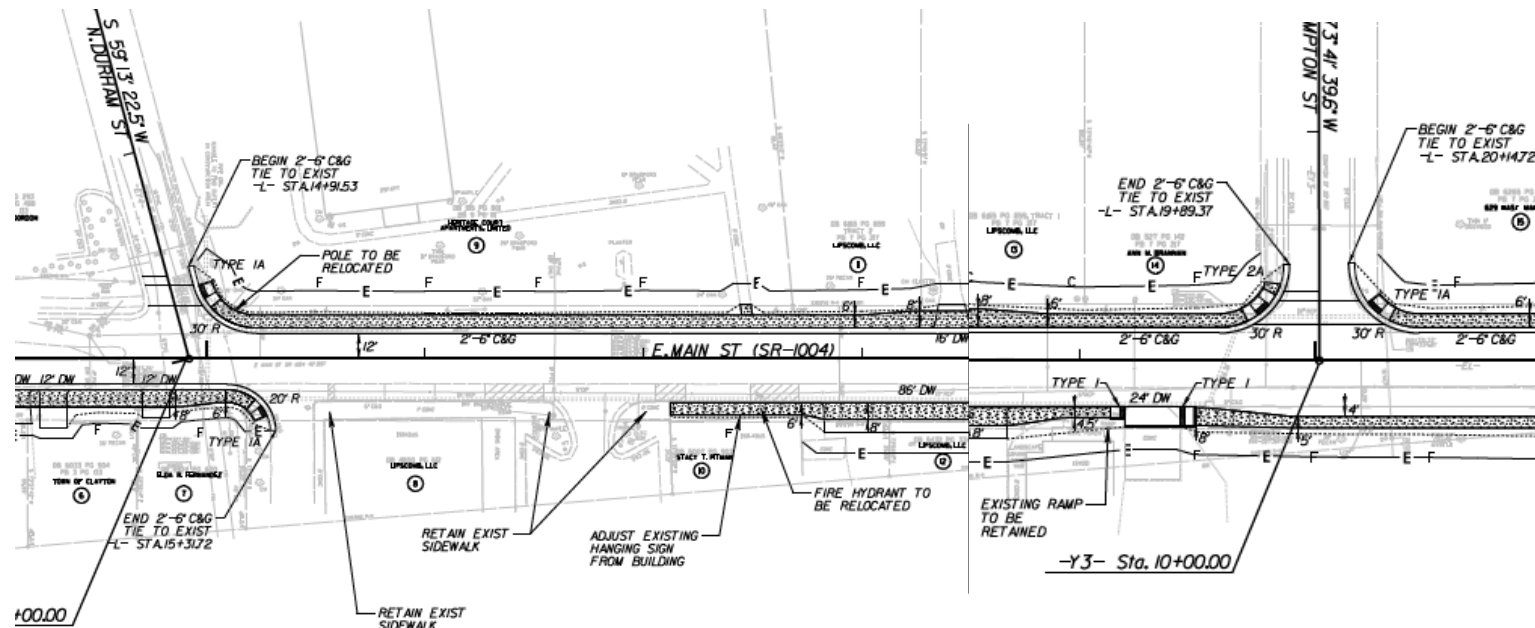
Design Alternative #2



Design for sidewalk at top of slope.
Avoids overhead utility relocations, but
will require more property acquisition
and elaborate ramp system to access at
Durham St.



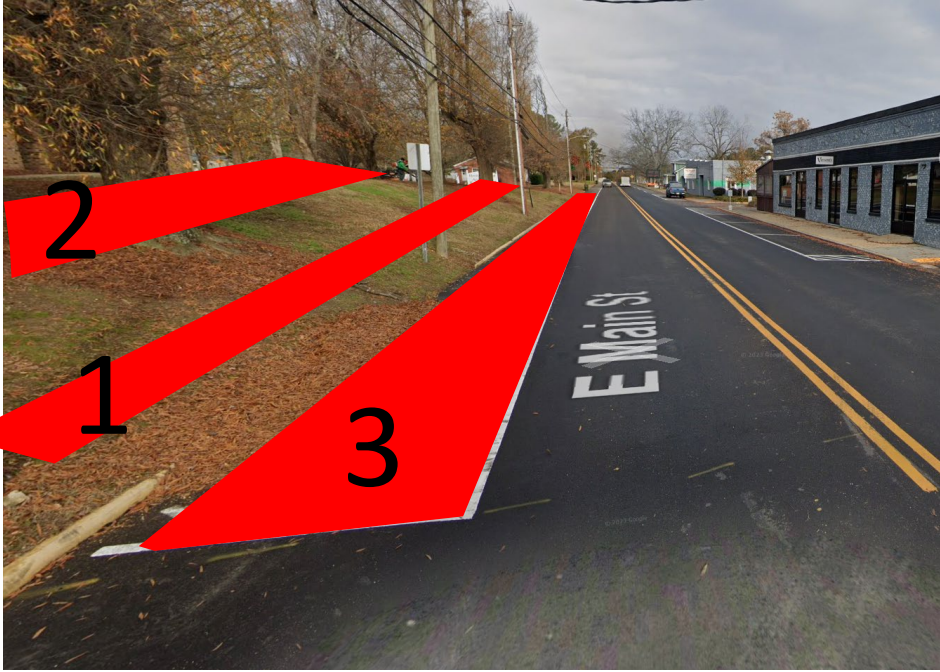
Design Alternative #3



Road diet design plans for sidewalk to be installed inside of existing curb. Impacts 14 parking spaces. Moves curb closer to travel lane. Eliminates property acquisition and overhead utility relocation needs. Traffic Calming

Parking Spaces





**RESOLUTION AUTHORIZING TOWN MANAGER TO EXECUTE AN AGREEMENT
WITH NCDOT FOR LOCAL ADMINISTERED PROJECT PROGRAM (LAPP)
FUNDING FOR THE MAIN STREET SIDEWALK CONNECTOR PROJECT**

WHEREAS, the Town of Clayton desires to provide multi-modal connectivity through the Downtown Clayton core; and

WHEREAS, the Main Street Sidewalk Connector Project proposed to design and construction missing sidewalk on both sides of Main Street between Central Street and US 70 Business; and

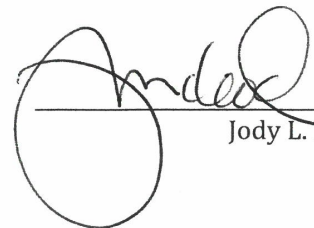
WHEREAS, the Town of Clayton submitted the Main Street Sidewalk Connector Project for consideration of LAPP funding for the FY 2023 LAPP Call for Projects; and

WHEREAS, the Town of Clayton was awarded \$455,000 in LAPP funding for the Main Street Sidewalk Connector Project with a required 30% Town Match of \$195,000 for a total project fund of \$650,000; and

WHEREAS, it is further recommended that town manager or designee be authorized to execute the agreement with NCDOT for LAPP funding; and

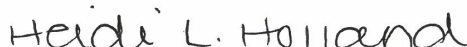
NOW, THEREFORE, BE IT RESOLVED the Town Manager or designee is hereby authorized to execute on behalf of the Town of Clayton the attached agreement with NCDOT to receive LAPP funding for the Main Street Sidewalk Connector Project.

Duly adopted this the 19th day of September 2022, while in regular session.



Jody L. McLeod
Mayor

ATTEST:



Heidi L. Holland, CMC, NCCMC
Town Clerk

