



# Town Properties Task Force

*Public Input Session  
June 8, 2017*

# Agenda

- **Welcome & Introductions**
- **Background & Rationale**
- **Process Overview**
- **Guiding Principles**
- **Priority Uses to Further Town Goals**
- **Preliminary Recommendations for Priority Properties**
- **Decision-Making Procedures**
- **Next Steps**
- **Questions**

# Town Properties Task Force

**Jessica Anderson**

Town Council

**Millicent Bowie**

Real Estate Professional

**Dan Levine**

Affordable Housing Representative

**Gordon Merklein**

UNC Representative

**Michael Parker**

Town Council, Chair

**Doug Rothwell**

Community Member

**Bruce Runberg**

Community Member

**Don Tise**

Architect

**Rosemary Waldorf**

Real Property Assets

Review Group Member

# Background & Rationale

- Town periodically assesses its properties to determine how they might be used differently to further the Town's goals
- Over the past few years, the Town has
  - Re-deployed selected properties to advance Town goals
  - Received proposals for uses of Town-owned properties
- Given the above, the goals of the Task Force were to:
  - Develop a strategic framework and initial ideas for specific Town-owned sites
  - Provide greater clarity in decision-making around use of Town properties

# Task Force Process

## January 18, 2017

- Town Council Establishes Task Force, Appoints Members

## February 10, 2017

- Kick-Off
- Agreed on Work Plan
- Selected Priority Projects

## March 2, 2017

- Bus Tour of Priority Properties

## March 23, 2017

- Reviewed Priority Properties
- Discussed Priority Uses to Further Town Goals

## April 5, 2017

- Prioritized Properties
- Agreed to Guiding Principles
- Identified Priority Uses

# Task Force Process

## May 4, 2017

- Discussed Initial Decisions on Priority Properties
- Discussed Preliminary Recommendations

## May 26, 2017

- Finalized Preliminary Recommendations

## June 8, 2017

- Present Recommendations to Public
- Receive Comments

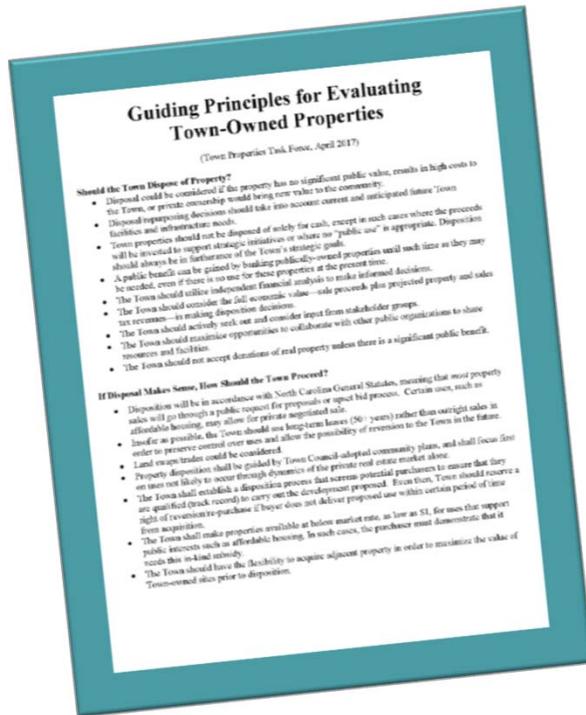
## June 16, 2017

- Review Public Comments
- Discuss Proposal Process
- Make Revisions as Necessary

## June 26, 2017

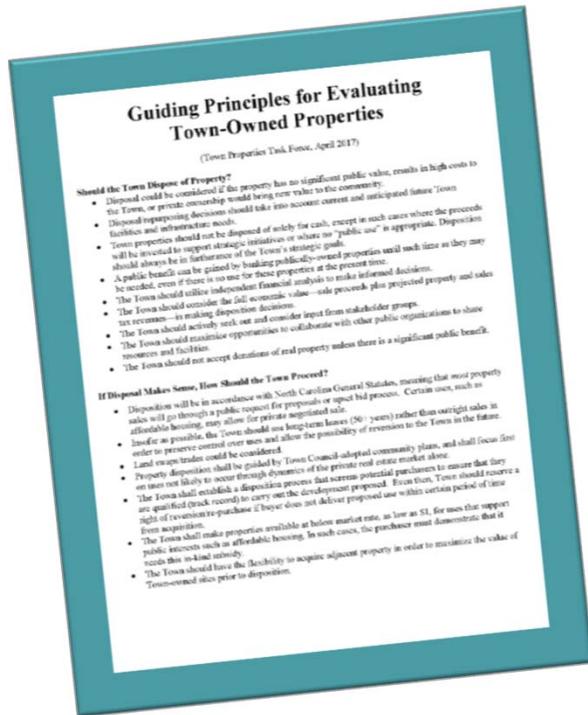
- Present Report to Town Council

# Guiding Principles: *Should We Dispose?*



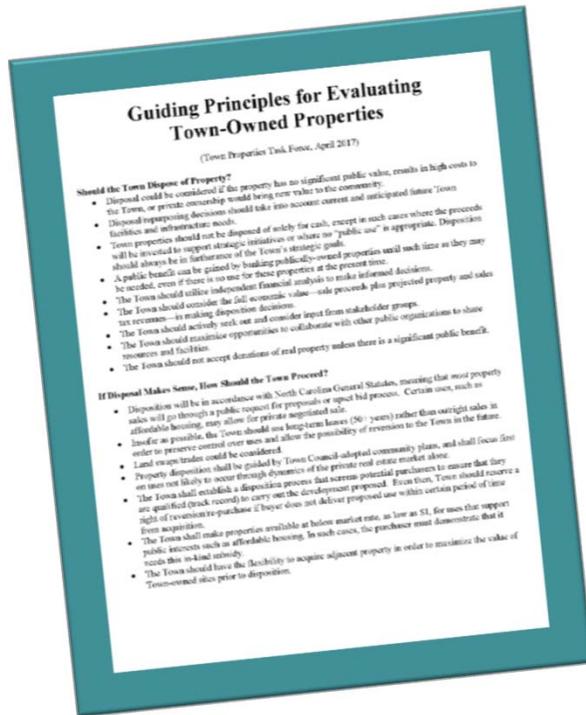
- Don't dispose solely for cash; should further Town goals
- Current value, costs to Town
- Community benefits value from private ownership
- Current/future Town facilities/infrastructure needs

# Guiding Principles: *Should We Dispose?*



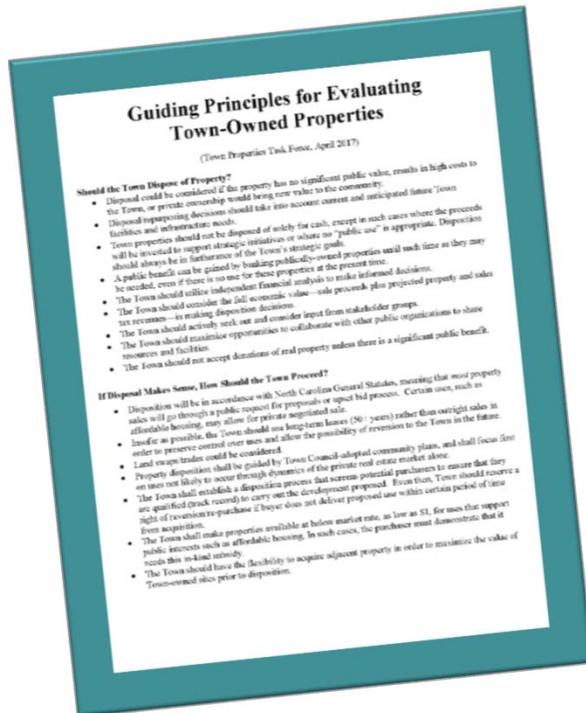
- Land-banking may meet future needs
- Utilize rigorous financial analysis
- Consider full economic value - revenue from proceeds, taxes
- Seek broad stakeholder input
- Collaborate with other public agencies

# Guiding Principles: *How to Proceed?*



- Follow statutory procedures
- Use long-term leases as appropriate
- Consider land swaps/trades
- Follow Council-adopted plans
- Support uses not likely to be provided by private market alone

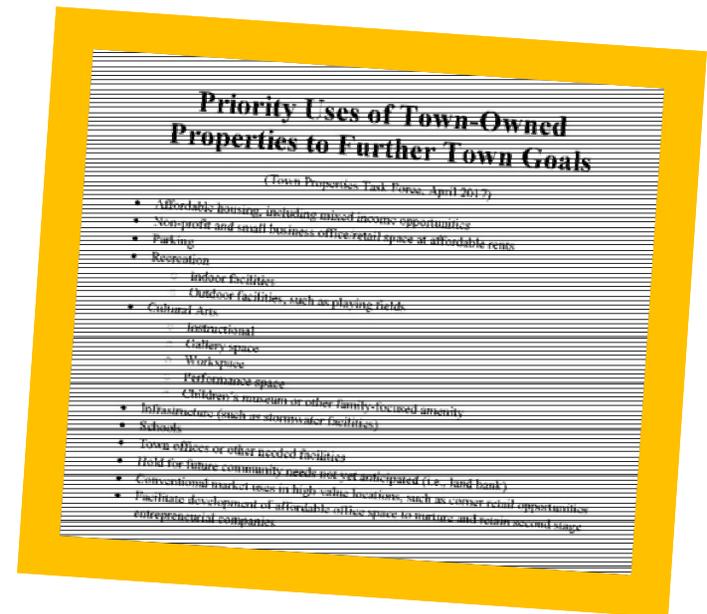
# Guiding Principles: *How to Proceed?*



- Consider acquirer's track record
- Reserve reversion rights
- Offer at below market rates to support public interest projects
- Consider acquisitions to maximize value of Town-owned parcels

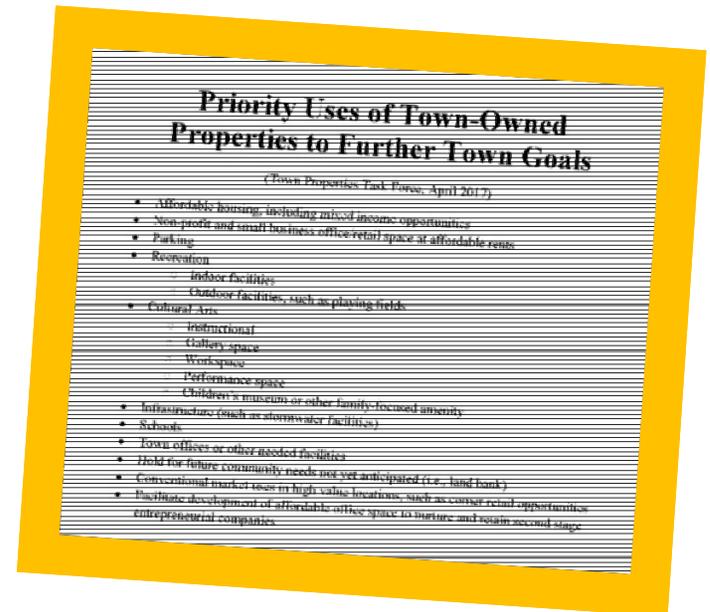
# Priority Uses

- Affordable housing
- Affordable office/retail space to retain entrepreneurial ventures
- Parking
- Recreation facilities
- Cultural arts
  - \* Instructional \* Performance Space
  - \* Studio \* Gallery
  - \* Family-Focused Amenities



# Priority Uses

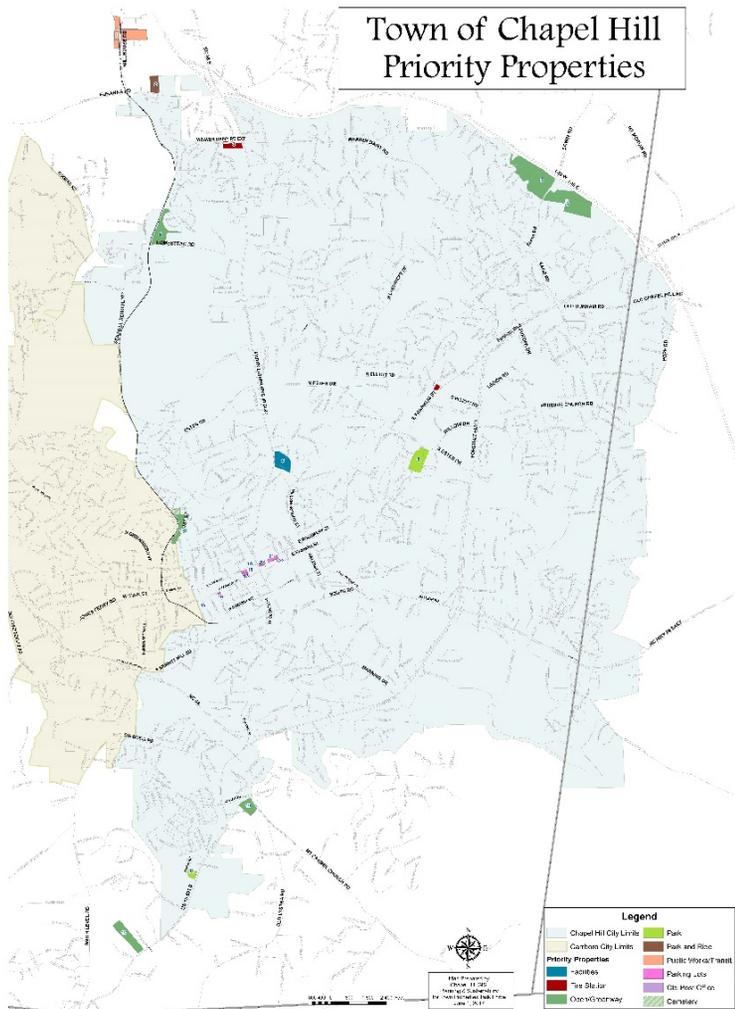
- Market uses in high value areas
- Infrastructure
- Schools
- Town facilities
- Land bank



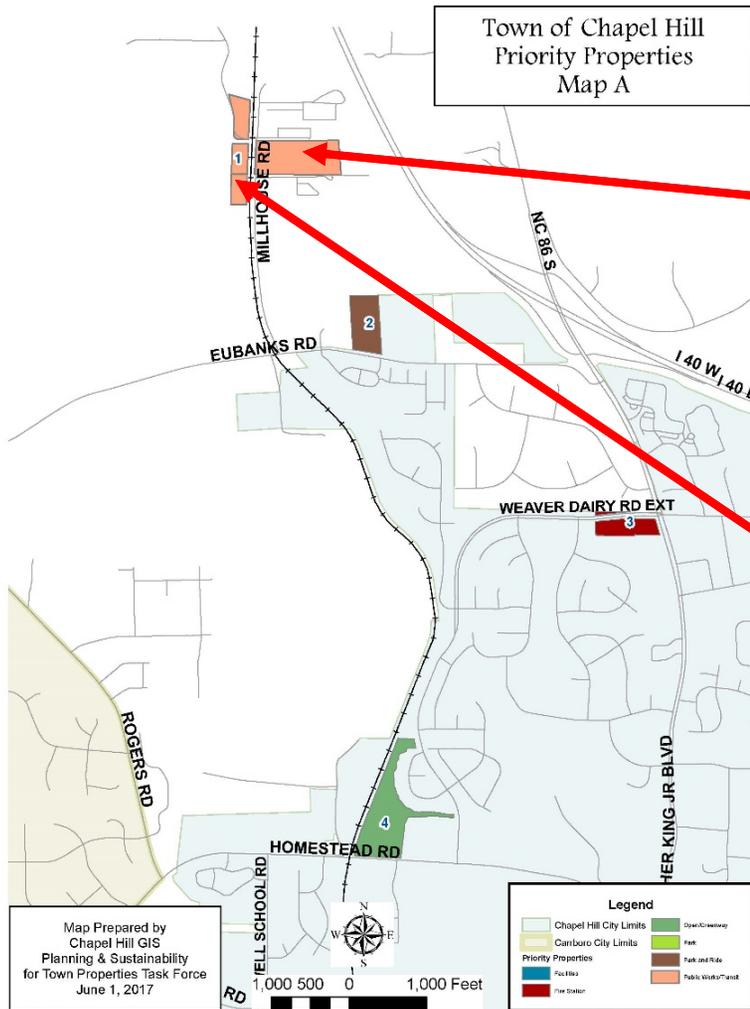
# Priority Properties

Town properties excluded development unlikely:

- Already in use; likely to continue
- Restrictive topography
- Too small to be developed
- Legal restrictions



# Recommendations



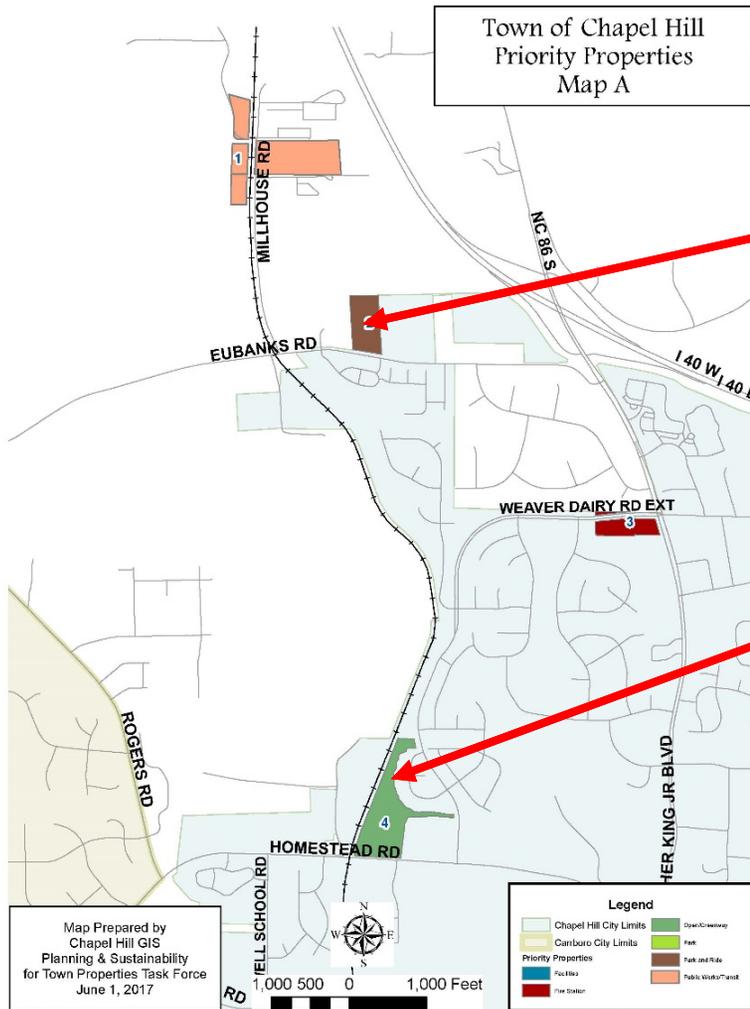
## 6900 Millhouse Rd. (A1, east side)

- No action until solid waste transfer station location, bus parking needs determined

## 6850 Millhouse Rd. (A-1, west side)

- Encourage development of light industrial uses
- Explore enhancing recreational use of adjacent County land

# Recommendations



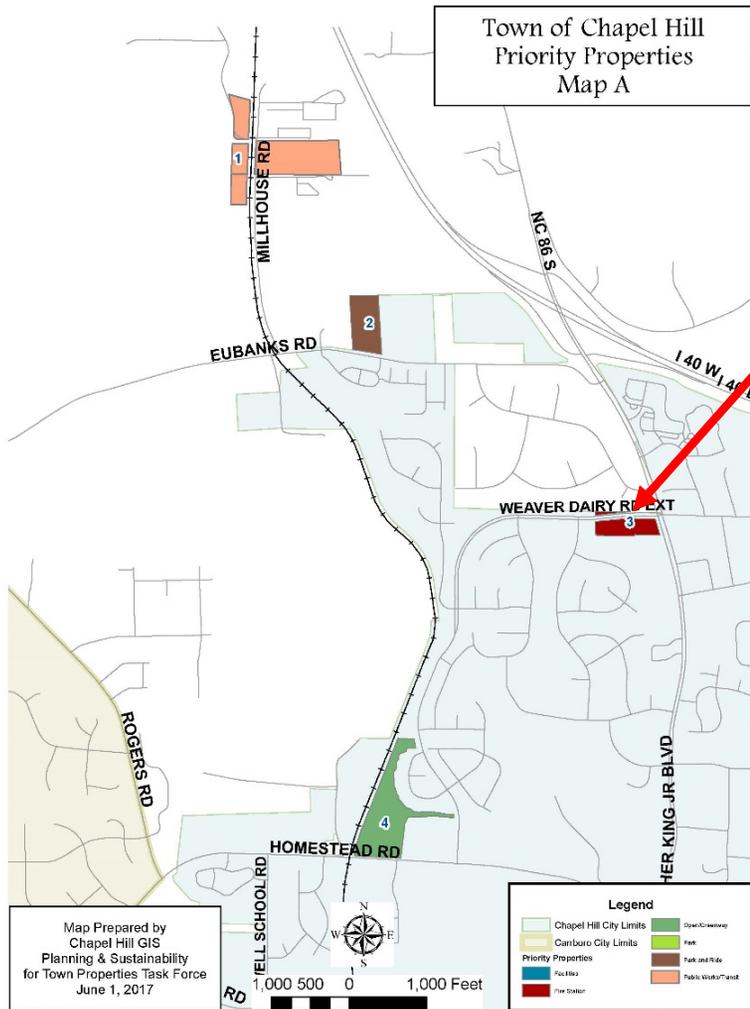
## Eubanks Road Park and Ride Lot 200 Eubanks Rd. (A-2)

- No further study until usage known for proposed Bus Rapid Transit (BRT), Carraway Village

## 2200 Homestead Rd. (A-4)

- Use for affordable housing projects
- Collaboration with UNC Healthcare in progress

# Recommendations



## Fire Station #4

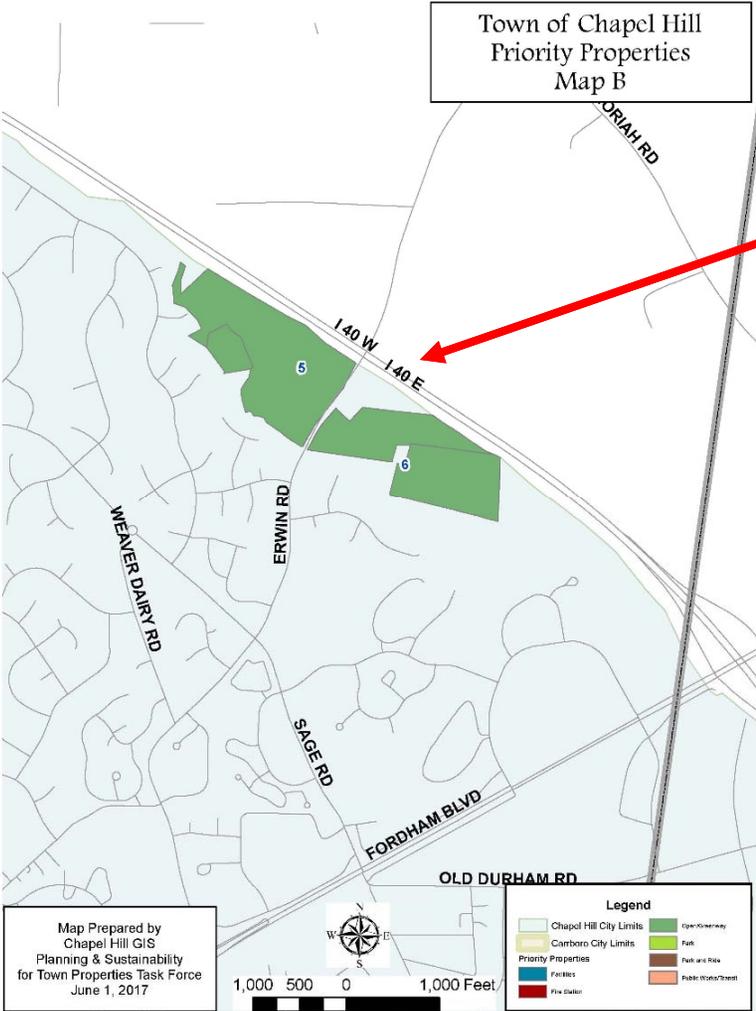
### 101 Weaver Dairy Rd. Ext. (A-3)

- Relocate training center in partnership with other agencies
- If training center relocated
  - explore private/public partnership for rebuilding fire station on site, or
  - relocate station and repurpose property
- Any site redevelopment should enhance Town's northern gateway

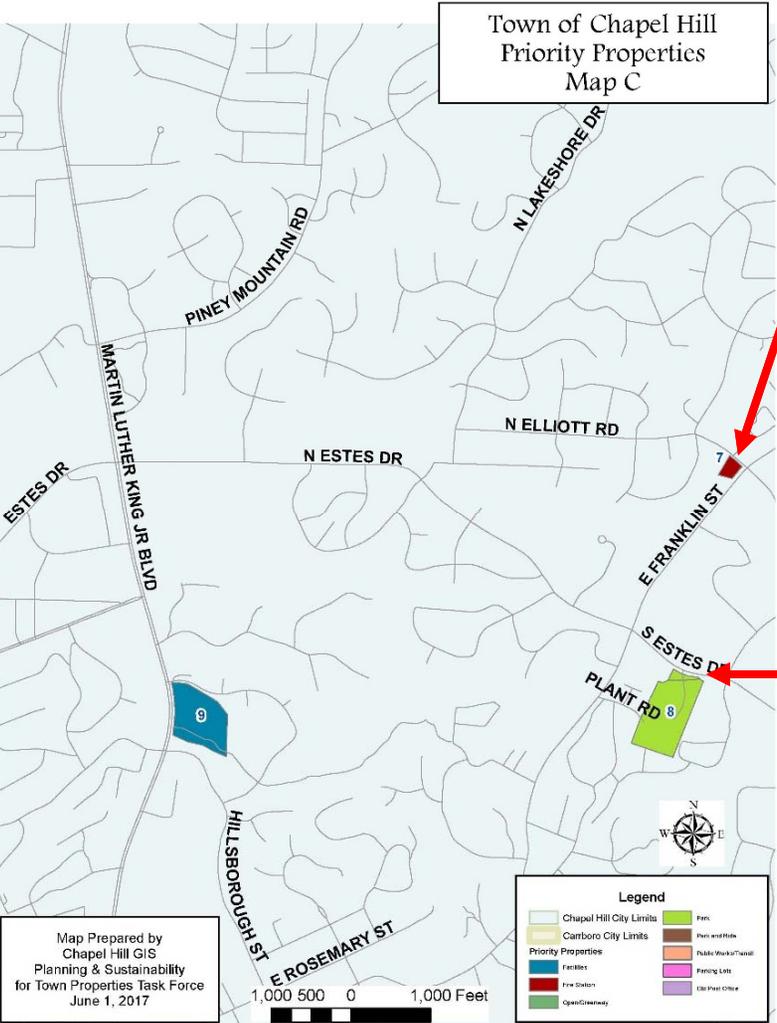
# Recommendations

## Open Space - Dry Creek properties Erwin Road & I-40 (B-5, B-6)

- Take no action at this time
- Continue to manage as open space
- Be receptive to innovative proposals



# Recommendations



## Fire Station #3

1615 E. Franklin St. (C-7)

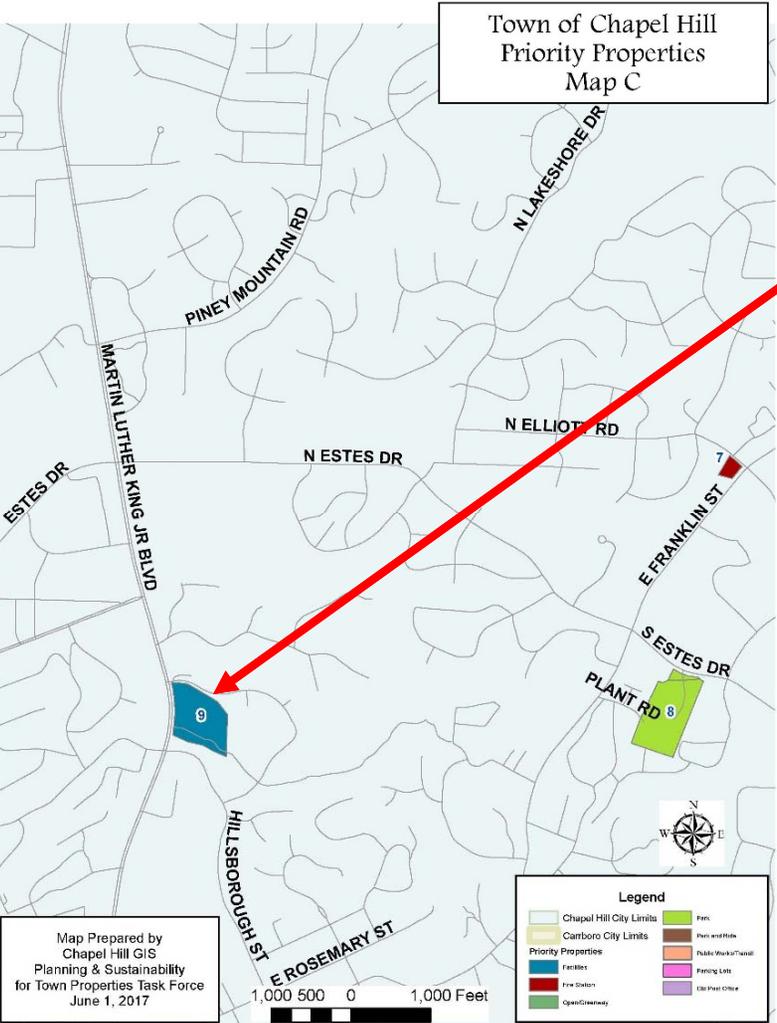
- Relocate station and dispose of site for development OR
- Explore station/site redevelopment through public-private partnership

## Parks & Recreation Office

200 Plant Rd. (C-8)

- Use for an affordable housing site
- If not feasible, explore alternative community benefit use

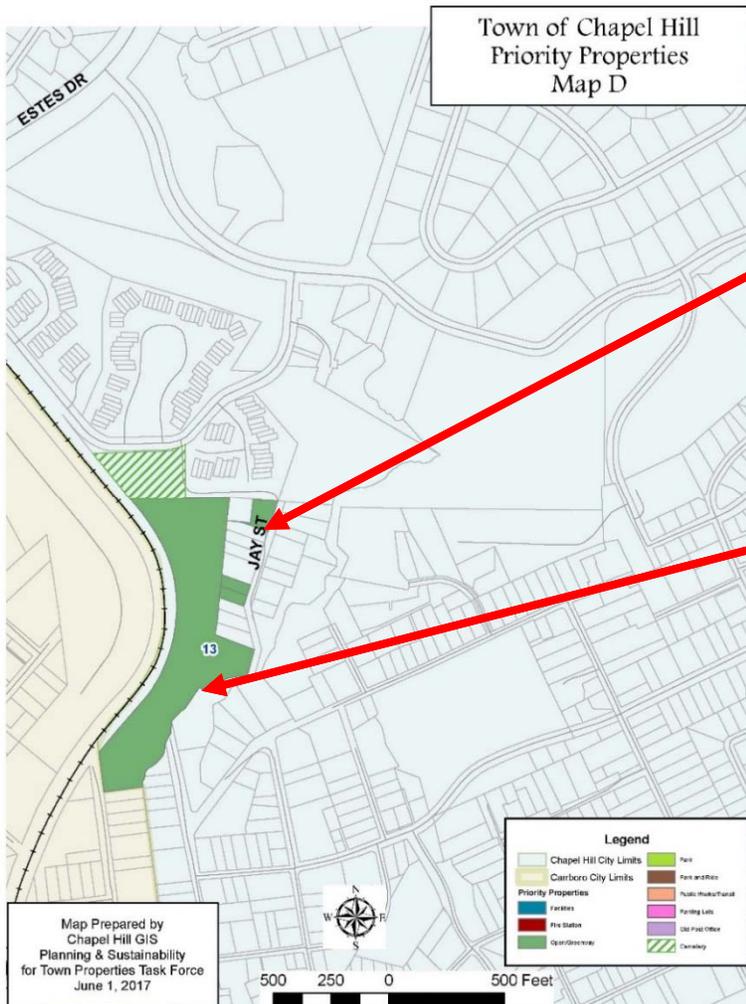
# Recommendations



## Police Center

828 Martin Luther King Jr. Blvd. (C-9)

- Coal ash makes planning problematic
- Explore brownfields redevelopment options and/or engaging UNC SOG's Development Finance Institute
- Continue pursuing Police Center relocation options



# Recommendations

## Open Space - Northside area 3 parcels west of Jay Street (D-13)

- Seek proposals from affordable housing providers

## Open space - Northside area Large tract east of railroad (D-13)

- Due to difficult access issues, continue to manage as open space
- If future use proposed, explore possible solutions to access issues

# Recommendations

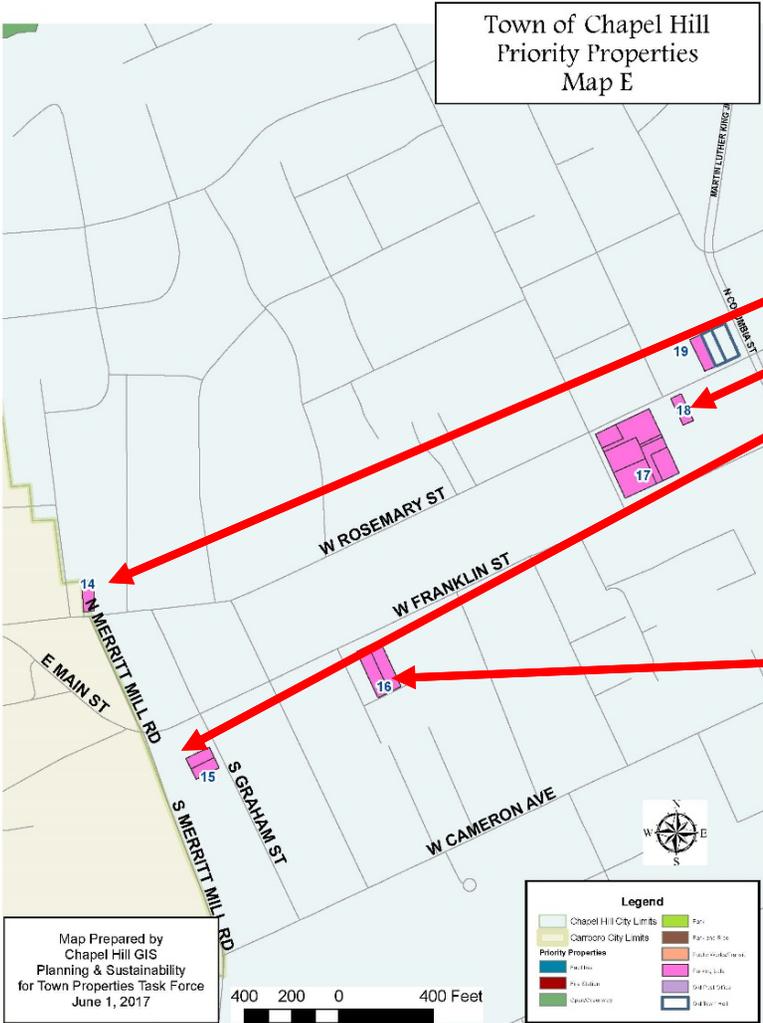
## Parking Lots

- 604 W. Rosemary St. (E-14)
- 127 W. Rosemary St. (E-18)
- 108 Graham St. (E-15)

➤ Postpone decisions until downtown area parking plan is developed

## 415 W. Franklin (E-16)

➤ Cultural/performing arts, market rate/affordable housing, office/incubator in conjunction with parking solutions

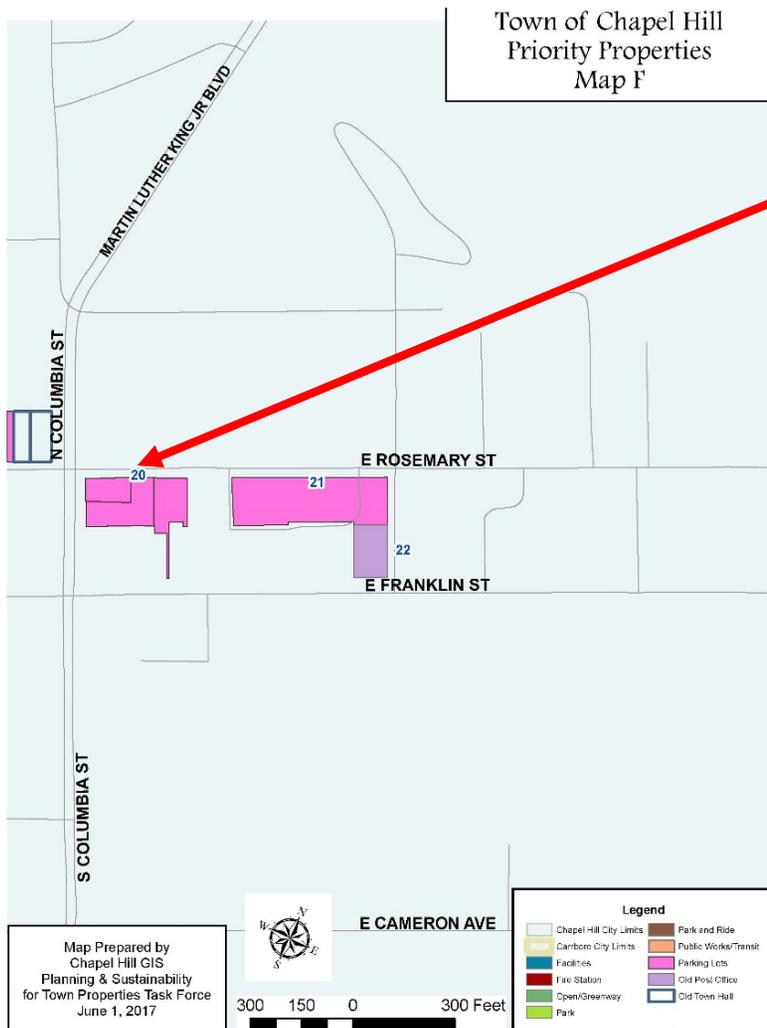


# Recommendations

## Parking Lot #2

100 E. Rosemary St. (F-20)

- High financial/community benefit value
- Plan for use to create vibrancy, make Rosemary/Columbia intersection a Downtown destination
- Develop “four corners” strategy to create a “sense of place” at Rosemary/Columbia intersection
- Maximize parking potential of Wallace Deck to support redevelopment and new parking demand



# Recommendations

## Wallace Deck

### 150 E. Rosemary St. (F-21)

- Continue exploring adding parking levels
- Consider wrapping exterior to provide shops, residences, or artists' studios
- Consider Parking Lot #2's future in parking development decisions
- Wallace Deck should continue to provide parking for the Downtown

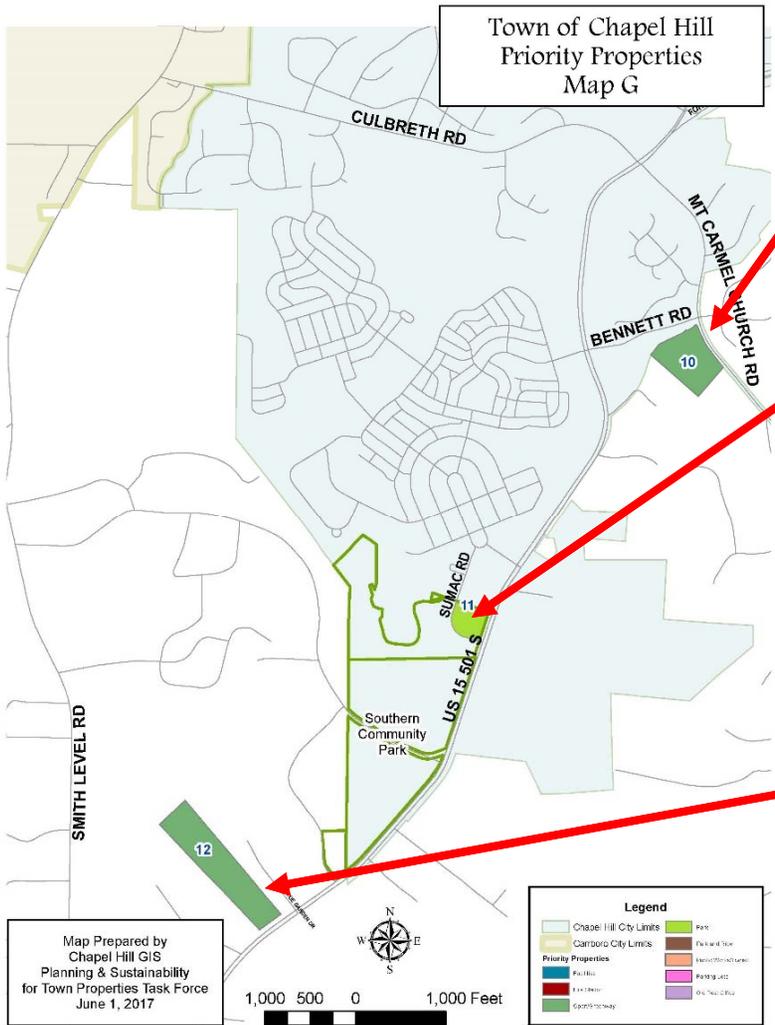


# Recommendations

## Old Post Office 179 E. Franklin St. (F-22)

- Active discussions to utilize to full potential
- Should existing court and post office functions be relocated, pursue cultural arts or other high community value function





Town of Chapel Hill  
Priority Properties  
Map G

Map Prepared by  
Chapel Hill GIS  
Planning & Sustainability  
for Town Properties Task Force  
June 1, 2017

# Recommendations

## Open Space – Mt. Carmel Church Rd. (G-10)

- Land-bank; manage as open space

## Southern Community Park Parcel 100 Sumac Rd. (G-11)

- Reserve for potential Southern Village Park & Ride area redevelopment and/or Obey Creek connectivity; if not, consider for community benefit/cultural arts use

## Open Space – US 15-501 S (G-12)

- Land-bank
- Consider for Southern Village Park & Ride lot relocation if needed

# Decision-Making Procedures

## Properties Recommended for Re-Use

- Develop timeline and issue Requests for Proposals with criteria and evaluation consistent with Guiding Principles

## Properties Requiring Additional Planning

- Develop, with appropriate community input, work plans that address feasibility, needs, and best uses

## Property Decisions Related to Unsolicited Proposals

- Establish procedures for transparent and predictable process based on Guiding Principles related to disposal, repurposing, and acquisition of real property

# Task Force Next Steps

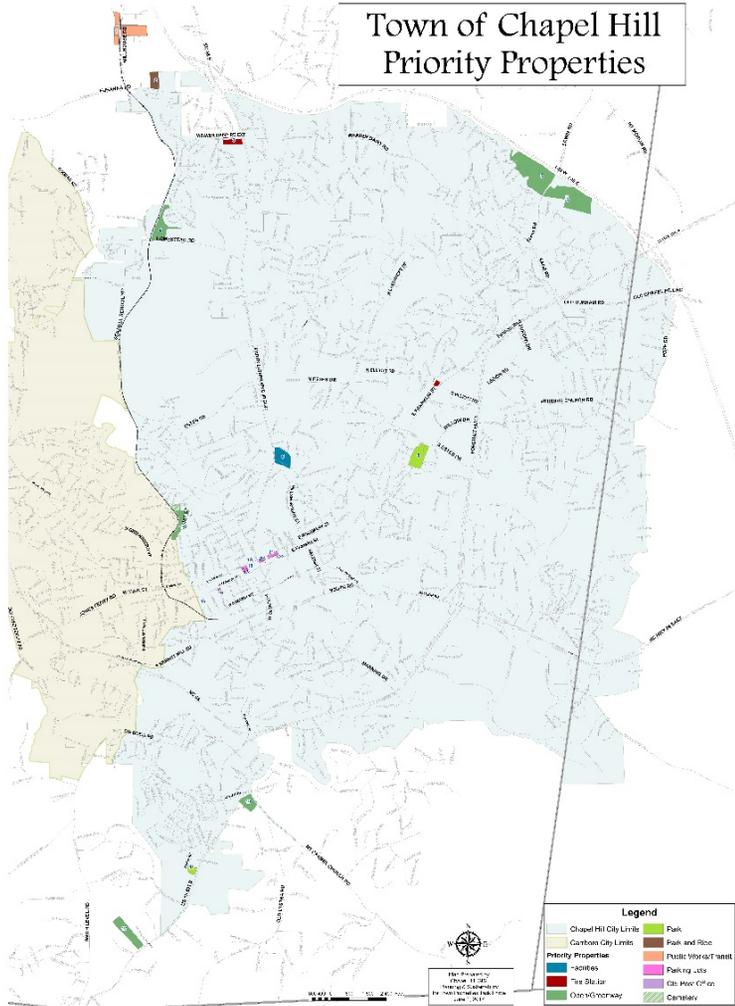
## June 16

- Review public input
- Modify proposed recommendations where appropriate

## June 26

- Present report to Town Council

Town of Chapel Hill  
Priority Properties



# Town Properties Task Force