

TOWN PROPERTIES TASK FORCE REVIEW OF PRIORITY PROPERTIES

SUGGESTED PRIORITY	PROPERTY	POTENTIAL USES	COMMENTS FROM TASK FORCE	KEY QUESTIONS AND ISSUES
High	Parks and Recreation Department Office, 200 Plant Rd	<ul style="list-style-type: none"> Possible multi-family and/or affordable housing Cultural arts facility 	<ul style="list-style-type: none"> Goal to access to services, transit, and grocery store and possible access to low income housing tax credits (LIHTC). A LIHTC project would take 2-3 years due in part to funding cycles. Affordable housing had been proposed previously. Do not recommend selling. Should conduct a Phase 1 environmental study early in process of considering alternatives to current use. Kidzu had expressed some interest but their space needs may exceed availability at this site. Should the Parks and Recreation department office site be repurposed, the Town would have to remove recreation amenities in order to improve parking, which already is tight for the Community Center. Alternative parking at University Place was suggested; that option would require approval from University Place and pedestrian crossing of Estes Drive. 	<ul style="list-style-type: none"> Impacts of prior landfill use Impacts on community Center Park parking Access- Is Plant Road adequate as is?
High	Millhouse Road Parcels, (6850 Millhouse Rd.) and Chapel Hill Transit Center (6900 Millhouse Rd.)	<ul style="list-style-type: none"> Solid Waste transfer station (East Side) Additional bus parking (East Side) Parks/active recreation (West side) Maker spaces and other light industrial 	<ul style="list-style-type: none"> Orange County purchased 80 acres north of Millhouse Road for recreational use. Initial thoughts were for athletic fields. At this point, has not been connected with the study to identify demand generators for local officials to consider. 	<ul style="list-style-type: none"> Acceptability of transfer station to community Adequacy of site as transfer station. Integration into the light industrial zone. Access across tracks. Linkages, if any, to the 80 acres Orange County park site. Initial thoughts were for athletic fields.

PRIORITY DEFINITIONS

High: Land readily available, development requests/pressures exist, and/or could address pressing town need.

Medium: Land available in 2-4 years, little development interest, and/or no immediate town needs.

Low: Land not readily available or unclear if other uses exist.

Parking Solution: Requires a downtown parking plan before addressing future uses of the property.

SUGGESTED PRIORITY	PROPERTY	POTENTIAL USES	COMMENTS FROM TASK FORCE	KEY QUESTIONS AND ISSUES
High	Parking Lot #2 , 100 E. Rosemary St. at intersection with Columbia Street	<ul style="list-style-type: none"> • Cultural arts • Retail • Hotel 	<ul style="list-style-type: none"> • May be the most valuable property the Town owns • It would be a great service if the Task Force did something with this site. There’s lots of interest in this site. The Town has an opportunity to be intentional as to what it wants to go there to benefit Downtown and the Town as a whole. • Further discussion is warranted on how a plan for all four corners of the Rosemary/Columbia intersection might play out. There are opportunities to think about to make the four corners a destination for Downtown. Create a place, unified entity, not just things • The Town owns 2 of the corners (Lot #2 and Old Town Hall). It might be possible to work with the private property owners in the area in developing a plan beyond the Town-owned property. There are nice buildings on those corners. • Get property owners involved on the front end so that they don’t feel like the Town is planning for them and to promote buy-in. • Can the Town leverage an outcome to get something that the Town wants that might not be commercially viable to stand on its own but could be viable if working with a developer? • Explore the process other towns have used for planning for redevelopment of an area comprised of public and privately owned property. • Consider asking for proposals for the intersection and see what ideas come back. There are some creative national and regional developers. • Any recommendation development of the parking lot must also address parking • Need input from other studies that have been done: Downtown Partnership’s - market demand. Need that kind of input 	<ul style="list-style-type: none"> • Parking – replacing existing and providing new for site • Initiate coordination with other E. Rosemary development initiatives (CVS Plaza) • Desirability of a “four corners” approach

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High	Wallace Parking Deck , 150 E. Rosemary St.	<ul style="list-style-type: none"> Office space. Restaurants need offices to support daytime business. Cultural arts 	<ul style="list-style-type: none"> The Economic Sustainability Committee determined that while it was feasible to add floors, parking requirements for offices would use the entire parking deck. The Committee is now looking at adding floors for more parking instead of office space. 2 parking decks of the current design on that one block of Rosemary Street sucks the life out of the streets. Blend parking with other uses so that parking is more decentralized and not just parking decks Office space important. Restaurants need offices to support daytime business. Developers can't build more office because there is no place to park. The Town can provide parking and the developers can build offices. Providing parking is a public service, a legitimate function of the Town There needs to be shared parking; everyone can't build all of their own parking. Developments should provide some of their own parking or make a payment in lieu to the Town to facilitate parking. Payments in lieu must be used for a shared facility somewhere Payments in lieu should go into fund and be used for something the public can see Is it too much of a stretch for this group to say what might be one or 2 parking solutions. There needs to be more of a strategic planning approach for the entire area for shared parking. Forces are beginning to happen to put more people downtown. People are living downtown. However, downtown is at a fragile point compared to other college towns. Adequate parking is at a nexus of a lot of that. Some people don't like parking in underground garages. 	<ul style="list-style-type: none"> If offices, how is parking provided. (Economic Sustainability Committee recommended parking) How to finance additional parking

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High	2200 Homestead Rd. , (vacant building and open space)	<ul style="list-style-type: none"> • Affordable/special needs housing. • Cultural arts facility • Hope Gardens 	<ul style="list-style-type: none"> • UNC is has expressed strong interest in partnering to build disability housing. • May be reasonable for certain kinds of affordable housing, but distance from shopping areas may hurt affordable housing LIHTC eligibility • May make sense for a cultural activity • Kidzu has expressed some interest. They are weighing their options. Plusses for this site are the space, garden, and proximity to families and new development. Access to transportation and restaurants is not ideal. • Moderate residential value 	<ul style="list-style-type: none"> • Suitability of affordable housing given distance to shopping, etc. • How to deal with pond/dam • Usability of current building (mold/asbestos) • Where would Hope Gardens go? • Where will future greenway trail go?
High	Southern Community Park Parcel , 100 Sumac Rd.	<ul style="list-style-type: none"> • Cultural arts • Recreation 	No discussion by the committee at this time.	<ul style="list-style-type: none"> • May be useful for museum or arts facility if outdoor park is important to function. • Parking is available • Future plans for Southern Village and park and ride lot should be considered.
High/Medium	Parking Lot , 415 W. Franklin St. (east of Basnight Lane)	<ul style="list-style-type: none"> • Cultural and/or performing arts space. • Market and/or affordable housing. • Office/incubator space 	<ul style="list-style-type: none"> • Received a proposal for a performing arts space in response to an RFP. Can't make a decision until have a solution for parking • The Mayor is working with West End merchants on issues, but that is not a formal task force 	<ul style="list-style-type: none"> • How can site be parked • Overall downtown parking solution is needed.

SUGGESTED PRIORITY	PROPERTY	POTENTIAL USES	COMMENTS FROM TASK FORCE	KEY QUESTIONS AND ISSUES
High/Medium	Fire Station #3, 1615 E. Franklin St. at intersection with Elliott Road	<ul style="list-style-type: none"> • Retail • Office • Housing • Cultural arts 	<ul style="list-style-type: none"> • All the Town’s fire stations, except Station #5, are outdated need to be rebuilt, whether on their existing site or other locations if current sites have higher and better uses depending on the Town’s needs. A redevelopment process already is underway for Station #2 on Hamilton Road. • Some Town-owned property next on Legion Road has been reserved for a possible fire station site • Any decisions regarding this site must weigh the costs and benefits of moving or rebuilding the fire station • A fire station is a public necessity • The site is a valuable location for development and could easily be sold to a private owner. The Town could then use the cash proceeds for the public good. • Consider acquiring and entitling adjacent, vacant land, if it is available, to enhance the value of this site • While this site might be commercially valuable, would might also be useful for meeting the Town’s strategic needs. • Consider strategically selling Town properties that might not advance community goals and use money elsewhere to advance community goals • Payments in lieu need to be applied to something tangible • The area neighborhoods may sensitive to about how this property is used for something other than a fire station; while the neighborhoods might be open to some types of development, apartments and a public-private partnership such as the one underway for Fire Station #3 (Hamilton Road) may not be well received. Solicit development strategies 	<ul style="list-style-type: none"> • Is property suitable for Hamilton Road type solution or is better to move? • What is the timeframe for gaining access to the Legion Road property? • Can/should property be enhanced by acquisition of nearby lot? • Is the site best used by the Town or would it be better to sell the property and sue the funds for other important Town purposes?

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Medium	Open space known as the Dry Creek properties , south of I-40 and on both sides of Erwin Road	<ul style="list-style-type: none"> • Housing • Parks • Cultural Arts • Sports facilities 	<ul style="list-style-type: none"> • Conduct studies to conceptualize potential uses in relation to power lines and I-40 • The site has moderate value as residential lots, but would need to establish buffer with electric transmission lines. • Affordable housing may be an option, although lack of access to services may be an issue • Habitat for Humanity housing may be an option • Use some of the land as a park for adjacent the neighborhood. • While it might be a good location for an indoor sports facility, visitors likely would utilize restaurants and hotels in Durham County rather than in Chapel Hill and Orange County. • Demand generators supported by Chapel Hill and Orange County should produce demand for Chapel Hill and Orange County businesses. 	<ul style="list-style-type: none"> • Is there adequate access for public uses? • Is there sufficient proximity to shopping, hospitality, and other amenities? • Is there an appropriate level of density? • Much of the property was purchased with Parks or open space bond funds. • Property was acquired to provide a high-quality open space area around the Dry Creek wetlands. Open space works better the larger the tracts. Is open space the best use in this area (excluded space adjacent to Erwin Road on the west side)? • Where will future greenway trail go?
Medium	Old Post Office , 179 E. Franklin St.	<ul style="list-style-type: none"> • High value commercial and office use • Cultural arts/museum/visitors center • Recreation/teen center 	<ul style="list-style-type: none"> • High value commercial and office use • Solicit development strategies • Possibilities for redevelopment if court facilities and post office were relocated (leases with Town). • Murals in the lobby are a nice feature • The Teen Center in the basement is unappealing. Concern about the message sending with this facility. 	<ul style="list-style-type: none"> • Ability to relocate post office and court • Duration of leases • Suitability of floor sizes for potential functions • Future location of teen center. Downtown location is preferable.
Medium	Open Space , near the intersection of Bennett Road and Mt. Carmel Church Road (adjacent to Fire Station #5, 100 Bennett Rd.)	<ul style="list-style-type: none"> • Housing • Parks or open space 	No discussion by the committee at this time.	<ul style="list-style-type: none"> • Is land-banking the best current use? Ongoing development (Obey Creek) may make future potential uses clearer in the future.

SUGGESTED PRIORITY	PROPERTY	POTENTIAL USES	COMMENTS FROM TASK FORCE	KEY QUESTIONS AND ISSUES
Medium	Fire Station #4 , 101 Weaver Dairy Rd. Ext. at intersection with Martin Luther King Jr. Blvd.	<ul style="list-style-type: none"> • Gateway project • Housing • Retail 	<ul style="list-style-type: none"> • Challenge – where to relocate fire station and training facility. Cedar Falls Park has enough land to accommodate the fire station. Estimated cost to rebuild training facility is \$7 million. It has been suggested that a training facility be built in collaboration with Orange County and Durham • Property features - Have to be mindful of constraints on this property. Terrain sloping away from Martin Luther King Jr. Blvd. create difficulty for site development. Are there environmental issues associated with the training facility? • Moderate commercial or office value • Potential location for a gateway project. No firm ideas but should reflect who Chapel Hill is as a Town and not be purely utilitarian. The entrance to the Town on Hwy 54 (Meadowmont area) gives a favorable impression. • Discussion - Public intensive uses should be Downtown; however, the challenge is to balance concentrated activities and parking Downtown. Council may not be unanimous on centering everything Downtown. • SECU had submitted a proposal for this site; however, potential proceeds from sell not enough for relocation of fire station and training facility. 	<ul style="list-style-type: none"> • Ability to find new location for both fire station and training center. • Constraints presented by RCD, topography, etc.
Medium	Open Space , near the intersection of Bennett Road and Mt. Carmel Church Road (adjacent to Fire Station #5, 100 Bennett Rd.)	<ul style="list-style-type: none"> • Housing • Parks or open space 	No discussion by the committee at this time.	<ul style="list-style-type: none"> • Land-banking this property may be the best use right now until other development takes place (Obey Creek)

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Low	Eubanks Road Park and Ride Lot , 200 Eubanks Rd.	<ul style="list-style-type: none"> • Multifamily higher end apartments, mixed use, tax credits may be an option • Parking • Commuter retail 	<ul style="list-style-type: none"> • Bus Rapid Transit (BRT), if it happens, may increase site potential and parking needs • Multifamily higher end apartments, mixed use, tax credits may be an option • Tie usage to Carraway Village • Site encumbered by Federal Transit Administration funding • Cost to replace park/ride probably greater than value of lot 	<ul style="list-style-type: none"> • At what point will there be a need for additional parking?
Medium/ Low	Open space in the Northside area , east of the Norfolk Southern Railroad, south of Village Drive and east and south of Jay Street	<ul style="list-style-type: none"> • Affordable housing 	<ul style="list-style-type: none"> • Potential to use as affordable housing home sites, perhaps for a Habitat for Humanity project. • Due to terrain, the best access would be from the area alongside the cemetery • It is feasible to split out one easily accessible lot along Jay Street for building a house • Do not recommend selling unless for housing 	<ul style="list-style-type: none"> • Maybe one or two lots on Jay Street may be suitable for Habitat size project.

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Low	Police Center, 828 Martin Luther King Jr. Blvd.	<ul style="list-style-type: none"> • Office • Cultural facility, such as Kidzu • Recreation • Multifamily housing 	<ul style="list-style-type: none"> • Coal Ash Remediation - Lots of coal ash on site. The Town is studying what would be involved in remediation. May not want to spend a lot of time discussing options for this site until the remediation options are known, which may not be until at least 2018. • Viable consideration to consider working with a private developer that understand the brownfield redevelopment process to buy the site for redevelopment under the Brownfields Program, for which federal money is available. In such development, a conceptual plan is developed to work around the contaminated areas so that site components work together so that developer doesn't have to spend so much just in remediation costs. An example is the Chatham Mill building in Winston Salem that was redeveloped into multifamily housing and commercial buildings. Redevelopment of a dry cleaning site is underway in Durham. • The Town and UNC exploring collocating the Police Center and some UNC facilities on a UNC-owned site on Estes Drive. The arrangement might require Legislative approval. • Potential uses - cultural activity, such as Kidzu; recreation, multifamily housing • Moderate value for office re-use; highly visible location that should not remain vacant • Solicit development strategies 	<ul style="list-style-type: none"> • Coal ash on site is a serious unknown • Consider waiting for remediation report (Approximately one year) to help make plans.

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Parking Solution	Parking Lot , 604 N. Rosemary St. (managed jointly with the Town of Carrboro)		<ul style="list-style-type: none"> • Hold on recommendations - evaluate within context of looking at overall parking Downtown • Could be a small retail site • Adjacent to sites privately owned, used for parking • Hold for adjacent development opportunity • Consider developing pro-active strategies, including consideration of acquiring adjacent properties that would maximize the value of Town holdings and accelerate Town redevelopment strategies 	<ul style="list-style-type: none"> • Should be part of larger parking solution for the downtown
Parking Solution	Parking Lot , 127 W. Rosemary St.		<ul style="list-style-type: none"> • Hold on recommendations - evaluate within context of looking at overall parking Downtown • Hold for future redevelopment adjacent of Walker Funeral Home site • Potential to tie Franklin and Rosemary streets together • Consider developing pro-active strategies, including consideration of acquiring adjacent properties that would maximize the value of Town holdings and accelerate Town redevelopment strategies 	<ul style="list-style-type: none"> • Should be part of larger parking solution for the downtown
Parking Solution	Parking Lot , 108 Graham St.		<ul style="list-style-type: none"> • Leased by Third Birds Marketing • Hold for adjacent development opportunity or acquire adjacent property and sell • Consider developing pro-active strategies, including consideration of acquiring adjacent properties that would maximize the value of Town holdings and accelerate Town redevelopment strategies 	<ul style="list-style-type: none"> • Should be part of larger parking solution for the downtown
Other	Historic Town Hall , 100 W. Rosemary St.		<ul style="list-style-type: none"> • Being evaluated by Council's Historic Town Hall Committee • Submitted comment: Moderate value, but could create higher value by relocating Orange County uses from Franklin Street and repurposing Franklin Street site • Solicit development strategies 	

PARKING

- The Economic Sustainability Committee investigated adding floors to the parking deck for offices. Determined that while it was feasible to add floors, parking requirements for offices would use the entire parking deck. The Committee is now looking at adding floors for more parking instead of office space.
- 2 parking decks of the current design on that one block of Rosemary Street sucks the life out of the streets.
- Blend parking with other uses so that parking is more decentralized and not just parking decks
- Office space important. Restaurants need offices to support daytime business.
- Developers can't build more office because there is no place to park. The Town can provide parking and the developers can build offices.
- Providing parking is a public service, a legitimate function of the Town
- There needs to be shared parking; everyone can't build all of their own parking.
- Developments should provide some of their own parking or make a payment in lieu to the Town to facilitate parking.
- Payments in lieu must be used for a shared facility somewhere
- Payments in lieu should go into fund and be used for something the public can see
- Is it too much of a stretch for this group to say what might be one or 2 parking solutions.
- There needs to be more of a strategic planning approach for the entire area for shared parking.
- Forces are beginning to happen to put more people downtown. People are living downtown. However, downtown is at a fragile point compared to other college towns. Adequate parking is at a nexus of a lot of that.
- Some people don't like parking in underground garages.

Other comments from March 23, 2017 Meeting:**Orange County Parcels**

- Parcels owned by Orange County on West Franklin are strategically located. As plans for relocation of facilities housed there get further down the road, ask Orange County about looking at those parcels.
- Can we get a handle on how much parking do we think we need? A parking study has been done. The Downtown Partnership has been working with a Seattle parking consultant.

Cultural arts

- It's tough for a single gallery to make it. There needs to be a collection of galleries. Would like to see an arts space that could include gallery spaces, maker spaces, performance space.
- There is a need for a smaller (200 -300 seats) performance venue.
- A performance space creates a place where things happen, but having the right operator is crucial to success. That is the key to DPAC's success. Would need to shop for right operator to partner with town
- Clearly can't put in a performance center without parking.

Destination

- Downtown doesn't have all of the pieces to nurture a young professional entrepreneurial eco system.

Sale of land

- Unless leveraging a desired outcome, no property could sell for enough money to have an impact.
- If put proceeds into fund for a specific purpose, sale of property can have an impact
- Can land bank some properties if the Town doesn't have a specific use for them.
- No one is making any more land. The Town should lease land instead of selling it.

Green Tract, American Legion Property

- Why isn't the Task Force also looking at the Greene Tract and the American Legion Property? Is the Task Force coordinating its efforts with planning for the American Legion property?
- Council will be appointing the American Legion Task Force on April 5th to addresses specific uses for one specific property. Our Task Force is taking a more global approach. Council member Parker will apprise them of what the Town Properties Task Force is doing. The Town Properties Task Force we will be ahead of their timeline.