

FAQs



Preliminary Site Test Plan

1. Does the design of Estes Drive Extension require changes?

This would depend on factors such as the specific plan for the site, phasing (a first building vs. long-range changes), and coordination with future development at Carolina North.

2. How would the provision of safety services be impacted by the constraints on Estes Drive?

Generally, officers do not respond to service calls directly from the administrative building. They are in their vehicles throughout the Town and respond from those dispersed points.

The site on Estes Drive offers access to the East and Western sides of the Town. It is near Airport Drive, Martin Luther King Jr. Boulevard, Umstead Drive, and other, smaller roads, to allow for routine access to the Town. The central location of the site is ideal for good distribution of police services and the proximity to the future campus provides a unique possibility for future coordination with the University.

3. What is the plan for proposed pedestrian and bicycle improvements on Estes Drive Extension (Carolina North) and on Estes Drive to the east of Martin Luther King Jr. Blvd?

The Town of Chapel Hill and the Town of Carrboro received Federal Highway Administration funding to continue the bicycle facilities from the Eastern half of Estes

Drive through Estes Drive Extension into Carrboro. The project is scheduled for design in FY 2018, right-of-way acquisition in FY 2020, and construction in FY 2021. The improvements will include a combination of multi-use path, sidewalk, and bicycle facilities – specific improvements will be determined during the design and engineering phase.

If the proposed project moves into design, additional improvements or refinements to the bicycle and pedestrian amenities may be identified.

The Town is currently designing improvements to Estes Drive to the west of Martin Luther King Jr. Blvd. and will include a 10' multi-use path and 5' raised bike lanes on the north side and 5' sidewalk and 5' raised bike lanes on the south side of Estes Drive. The project is expected to start construction in Summer 2018. More information can be found [here](#).

4. Where can we find information about the current police station site?

Information about the coal ash remediation project can be found here:

<http://www.townofchapelhill.org/town-hall/news-events/current-issues/coal-ash-disposal-site-remediation-project>

5. Why can't the existing police station property be used for this project?

The current police station needs to be replaced as it has exceeded its useful life. The current conditions cannot be remedied through repairs. Some other Town facilities are in similar states of disrepair and require new facilities as well. Co-locating the Town's administrative functions is efficient in terms of service delivery, coordination, effective cross-department coordination, and customer service. The opportunity to build a new facility that can meet these needs and have partnership opportunities and room for expansion over the long term is not available on the current police site.

It would be difficult if not impossible to build a new facility on the current site and meet the Town's needs. The current site constraints, anticipated costs, and the timing for working through the regulatory process for remediation and redevelopment exceeds the time-frame and for this project. Finally, the current site does not accommodate the needs of the other Town's functions.

6. Can the facilities be built on the Carolina North property instead?

The University of North Carolina at Chapel Hill negotiated a development agreement for the Carolina North campus, which was approved by the Town Council in 2009. [The Development Agreement](#), which is based on the University's Carolina North Master Plan, contemplates a build-out of a research and mixed-use academic campus on the property and permanent preservation of significant portions of the property. The University is not ready to commence the build-out of the Carolina North property at this time. Significant infrastructure expenses will accompany the initial building(s) built on the Carolina North property.

7. Can a parking deck be built on the Carolina North property where the existing student parking lot is?

The Carolina North campus master plan and Development Agreement include limited parking opportunities to support the campus plan. An additional deck for municipal use is not included in those approved plans.

Information about the UNC Chapel Hill Carolina North campus plan can be found here: <http://facilities.unc.edu/about/plans/carolina-north/>

8. How will the engagement process be designed to include neighborhood inputs and address concerns?

The schedule below illustrates the general order and timing for the project. The milestones are subject to change, depending on how the first phases evolve. The first stage is to develop an agreement for how a mutual project could evolve (schedule and general terms of a lease) in order to determine if the legislative and governing bodies that have to authorize the project are supportive, in concept, of a joint project. If that threshold is met, the second stage would be to initiate an engagement process and develop a design for the project. At that time, the Town staff will communicate with the neighborhood to jointly design an engagement process and move through design, entitlements, and construction.

