

TOWN PROPERTIES TASK FORCE - PRELIMINARY RECOMMENDATIONS

PROPERTY	PRELIMINARY RECOMMENDATIONS	KEY QUESTIONS AND ISSUES
<p>Parking Lot, 604 W. Rosemary St. (managed jointly with the Town of Carrboro)</p> <p>Parking Lot, 127 W. Rosemary St.</p> <p>Parking Lot, 108 Graham St.</p>	<p>Postpone decisions as to possible uses of smaller parking lots in the downtown until such time as a comprehensive overall parking plan is adopted for the downtown area.</p>	<ul style="list-style-type: none"> • Should be part of larger parking solution for the downtown. • The Downtown Parking Management Group is currently exploring options. • A Downtown Parking/Circulation Study is focusing on multiple interests for uses of Franklin, Rosemary and Columbia streets, including on-street parking, pedestrians, bicycles, and transit.
<p>Parking Lot, 415 W. Franklin St. (east of Basnight Lane)</p> <p>About .54 acres</p>	<p>Focus on cultural and/or performing arts space, market and/or affordable housing, or office/incubator space uses.</p> <p>Any commercial redevelopment of this site would require some dedicated parking to be financially viable and would need to be done in conjunction with parking solutions that replace the current surface parking while being respectful of the surrounding neighborhoods.</p>	<ul style="list-style-type: none"> • Should be part of larger parking solution for the downtown. • The Downtown Parking Management Group is currently exploring options for coordinating use of this lot and nearby privately-owned parcels as an area referred to as “Courtyard Parking”.
<p>Southern Community Park Parcel, 100 Sumac Rd.</p> <p>About 2.7 acres</p>	<p>The proximity to public parking and retail areas may make this site attractive for cultural arts and/or recreation uses. However, the property should be viewed in the context of a larger plan for the entire Southern Village/park and ride lot/Southern Community Park area before any recommendation is made.</p>	<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. Consider future proposals if compelling; otherwise leave as is.
<p>2200 Homestead Rd.</p> <p>14.25 acres</p>	<p>On May 4, 2017 the Task Force affirmed efforts currently underway between the Town, UNC Health Care, and other housing partners to utilize this site for affordable housing projects.</p>	<ul style="list-style-type: none"> • While some questions about the site exist, plans being developed with UNC Healthcare will likely address them.

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<p>6850 Millhouse Rd. (west side of road)</p> <p>About 5.95 acres</p>	<p>Explore ways to work with developers to realize the vision of the Town Council's adoption of the light industrial zoning to support a variety of light industrial uses in the area.</p> <p>Determine if Town properties could enhance the development of Orange County's 80 acres north of Millhouse Road for recreational use.</p>	<ul style="list-style-type: none"> • Integration into the light industrial zone. • Access across railroad tracks. • Linkages, if any, to the 80-acre Orange County recreation site. Initial thoughts were for athletic fields. • May consider proposals to further economic objectives.
<p>6900 Millhouse Rd. (east side of road between Chapel Hill Transit Center and Town Operations Center)</p> <p>About 11.06 acres</p>	<p>The east side should not be considered for reuse until such time as decisions are made about where to place a proposed solid waste transfer station and if the property will be needed for bus parking, or other Town purposes.</p>	<ul style="list-style-type: none"> • Acceptability of transfer station to community. • Adequacy of site as transfer station.
<p>Open space in the Northside area (small tract), south of Village Drive and east and south of Jay Street</p> <p>.27 acres</p>	<p>Partner with a non-profit provider and offer the lots on Jay Street as potential affordable housing opportunities.</p>	<ul style="list-style-type: none"> • One or two lots (3 lots now) on Jay Street may be suitable for a Habitat for Humanity size project or other housing partners for affordable housing projects.
<p>Open space in the Northside area (large tract), east of the Norfolk Southern Railroad</p> <p>7.6 acres</p>	<p>Due to potentially difficult access issues, continue to manage the larger tract as open space. If the Town becomes aware of some compelling use, the issues related to access could be explored for possible solutions.</p>	<ul style="list-style-type: none"> • Access may be practical only through the existing town-owned cemetery. • Lots not suitable for development due to access issues and proximity to cemetery. • Potential use as part of the campus-to-campus bicycle route.

PROPERTY	POSSIBLE APPROACH	KEY QUESTIONS AND ISSUES
<p>Police Center, 828 Martin Luther King Jr. Blvd.</p> <p>10.24 acres</p>	<p>The presence of coal ash on this site makes planning at this time extremely problematic, although the site has the potential to be valuable, either financially or as a site for community benefit uses.</p> <p>It appears that the ongoing environmental assessment and remediation work will require a year for completion. During this time, the Town may wish to explore options for working with private developers for potential site redevelopment through the North Carolina Brownfields Program and/or engaging UNC School of Government’s Development Finance Initiative to investigate other potential funding sources for redevelopment.</p> <p>Continue to pursue options for relocating the Police Center into a proposed Municipal Service facility.</p>	<ul style="list-style-type: none"> • The cost of remediating the coal ash on site is a serious unknown. • The Town is awaiting further direction from the NC Department of Environmental Quality on its recommendations for next steps for addressing the coal ash infill on this site. The Town submitted a revised Phase II Remedial Investigation Report in May 2017. The town is waiting for a response. • The North Carolina Brownfields Program facilitates the redevelopment of contaminated sites. Information can be found at http://deq.nc.gov/about/divisions/waste-management/bf. It is likely that further understanding of the remediation requirements will be needed before a Brownfields redevelopment option could be actively pursued. • The Town and UNC are exploring co-locating facilities, including a proposed Municipal service facility to house the Town’s Police Department and other Town operations, on University-owned property on Estes Drive Extension. More information is available on the Town website at http://www.townofchapelhill.org/town-hall/departments-services/communications-and-public-affairs/current-issues/possible-joint-use-project-between-the-town-and-unc-chapel-hill-on-est

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<p>Eubanks Road Park and Ride Lot, 200 Eubanks Rd.</p> <p>6.22 acres</p>	<p>Take no further action to study possible uses of the property until more information is available related to use from the planned Bus Rapid Transit (BRT) and the Carraway Village development.</p>	<ul style="list-style-type: none"> • At what point will there be a need for additional parking?
<p>Open Space – Mount Carmel Church Rd., near the intersection of Bennett Road and Mt. Carmel Church Road (adjacent to Fire Station #5, 100 Bennett Rd.)</p> <p>7.37 acres</p>	<p>Land-bank the property for possible future consideration unless a compelling proposal is made.</p> <p>In the interim continue to manage the property as open space.</p>	<ul style="list-style-type: none"> • Is land-banking the best current use? Ongoing development (Obey Creek) may make potential uses clearer in the future.
<p>Open Space – US 15-501 South, 1610 US 15-501 South (west side of US 15-501, south of Southern Community Park)</p> <p>12.76 acres</p>	<p>Land-bank the property until other developments, such as Obey Creek, take place, particularly in light of the fact that there is no OWASA water or sewer service.</p>	<ul style="list-style-type: none"> • Land-banking this property may be the best use right now until other development, such as Obey Creek, takes place.
<p>Fire Station #4, 101 Weaver Dairy Rd. Ext. at intersection with Martin Luther King Jr. Blvd.</p> <p>5.43 acres (2 parcels)</p>	<p>Take no action until a new location is found for the training center in partnership with other local agencies.</p> <p>If the training center is relocated explore private/public partnership opportunities similar to Hamilton Rd. for rebuilding the station on site or relocation of the fire station and repurposing of the property.</p> <p>Any redevelopment of the site, including rebuilding of the fire station on site, should enhance the visual impact of Chapel Hill's northern gateway.</p>	<ul style="list-style-type: none"> • Ability to find new location for both Fire Station and Training Center. • Constraints presented by RCD, topography, etc.

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<p>Fire Station #3, 1615 E. Franklin St. at intersection with Elliott Road</p> <p>1.05 acres</p>	<p>If an appropriate site for relocating the station can be found then consider selling this site for sale for development, possibly enhanced by the acquisition of a neighboring parcel.</p> <p>If it is determined that the fire station should not be relocated, the Town should explore a public-private partnership for redevelopment of the site in conjunction with a new fire station similar to Hamilton Rd. This type of relationship likely would also be enhanced by acquisition of the adjoining property.</p> <p>Possible uses other than for a fire station might include.</p> <ul style="list-style-type: none"> • Retail • Office • Housing • Cultural arts 	<ul style="list-style-type: none"> • Site warrants further conversation. • The Town is evaluating options for Station #3 which may include the feasibility of a public/private partnership solution for rebuilding the station at the current location. • Relocation of the fire station to potential alternative sites would have to consider service coverage area. • Can/should the 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 use the funds for other important Town purposes? • Would the economics be compelling?
<p>Open space known as the Dry Creek properties, south of I-40 and on both sides of Erwin Road</p> <p>Southeast corner of Erwin Road and I-40 (71.37 acres)</p> <p>Southwest corner of Erwin Road and I-40 (35.53 acres)</p>	<p>Take no action at this time. Continue to manage the properties as open space.</p>	<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. • One parcel identified on the Towns Parks Master Plan as a future neighborhood park site. • 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? • The property has high value as open space.

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<p>Old Post Office, 179 E. Franklin St.</p> <p>.36 acres (approx. 25 acres is parking lot behind the building, on separate lot east of the deck)</p> <p>Building is 17,542 sf</p>	<p>The building has historical significance (e.g., murals) and its location fronting Peace and Justice Plaza enhances it and is currently underutilized from that perspective.</p> <p>The building would be well suited for some cultural arts or other high community value use function, perhaps in collaboration with UNC, if/when the existing court and post office functions can be relocated.</p>	<ul style="list-style-type: none"> • Ability to relocate post office and court facilities. • Some Town records currently stored in basement. Town may be in the process of relocating some or all of these records. • Duration of leases. • Suitability of floor sizes for potential functions. • Find future location of teen center. Teens have expressed preference for a Downtown location.
<p>Wallace Parking Deck, 150 E. Rosemary St.</p> <p>Approximately 1.42 acres (approximately .25 acre east of the deck)</p> <p>Currently contains 181,203 sf of parking space</p>	<p>The existing parking deck is important from the perspective of providing parking for the downtown and should continue to do so for the foreseeable future.</p> <p>The Town should continue its exploration of adding floors to the top of the building for parking and perhaps wrapping the outside of the deck to possibly provide shops, residences, or artists' studios to the building.</p> <p>A final decision on amount of parking added should be made in conjunction with an understanding of the future uses and needs of Parking Lot # 2.</p>	<ul style="list-style-type: none"> • How to finance additional parking? • Council has authorized proceeding with engineering to add levels of parking. • Outstanding question: wrapping other uses (perhaps offices, housing) around the deck. • The amount of parking added should be considered in relation to other possible changes to Rosemary (e.g., Parking Lot No. 2).

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<p>Parks and Recreation Department Office, 200 Plant Rd</p> <p>Approx. 3.2 acres (part of 12.06-acre Community Center Park)</p>	<p>This site should be actively explored for opportunities to develop affordable housing due to its proximity to shopping, transit access, lack of physical constraints and central location and such a use should be actively explored.</p> <p>Cultural arts facilities would be another option, should affordable housing prove not to be feasible.</p> <p>Any actual re-development will be contingent on the relocation of the existing Town functions on the site, most likely to a combined Police-administration facility.</p>	<ul style="list-style-type: none"> • Impacts of prior landfill use. • Impacts on Community Center Park parking. • Access – Is Plant Road adequate as is? • Future of 5,200 sf building? • Financial/economic analysis. • The Town and UNC are exploring co-locating facilities, including a proposed Municipal service facility to house the Town’s Parks and Recreation administrative offices and other Town operations, on University-owned property on Estes Drive Extension. More information is available on the Town website at http://www.townofchapelhill.org/town-hall/departments-services/communications-and-public-affairs/current-issues/possible-joint-use-project-between-the-town-and-unc-chapel-hill-on-est
<p>Parking Lot #2, 100 E. Rosemary St. at intersection with Columbia Street</p> <p>Approximately 1 acre</p>	<p>TO BE DISCUSSED 5/26/2017</p> <p>Consider pursuing a coordinated “four corners” approach to planning for the redevelopment of all four corners of the Rosemary and Columbia streets intersection that includes Town-owned Parking Lot 2 on the southeast corner and Historic Town Hall on the northwest corner. Property at the other two corners is privately-owned.</p>	<ul style="list-style-type: none"> • Parking – replacing existing and providing new for site. • Initiate coordination with other E. Rosemary development initiatives (such as CVS Plaza). • Desirability and feasibility of a “four corners” approach to the intersection of Rosemary and Columbia streets.