

Memo

TO: Ms. Mary Jane Nirdlinger
FROM: Eric Schoenagel
Little Diversified Architectural Consulting
TODAY'S DATE: August 9, 2017
PROJECT: Town of Chapel MSB
Mary Jane

The information contained in this memo provides a comparison between the two sites currently being considered for the new Municipal Services Building. The list below provides a high level overview and commentary on the current Police Station site. Following that is a short summary comparison for both sites.

1. The Police station site on MLK Boulevard can only support 80,000 sf, which will not allow for any future expansion.
2. The parking for the proposed building meets the minimum "code" requirements, but does not meet the number of parking spaces required by the Town in the Project Program. Additionally, in order to achieve the minimum parking space count, a table top deck is required which is more expensive than surface parking.
3. In order to achieve the 80,000 sf, the site must be rezoned in addition to obtaining a Special Use Permit (SUP). Though concurrent with the Special Use Permit approval process, the rezoning could have an impact on the timing of the SUP approval. As a public process, rezoning is always considered an unknown as the impacts of the process cannot be determined until the time of the rezoning.
4. Due to the existing Coal Combustion Products (CCP for short) on site, all building foundations will need to be on piers or similar deep pile support. Shallow spread footings are normal for this size of building, but cannot be used because CCPs are not suitable for supporting the building's foundation loads. Deep foundation systems are much more expensive than typical shallow spread footings and would increase the project's construction costs. Additionally due to the presence of the CCP, which are considered a hazardous material, all work on the foundation system would have to be treated as a hazardous condition. This will require special provisions for construction and that all spoils from the drilling activities would have to be disposed of offsite at a hazardous materials disposal facility.
5. Since the foundation work will disturb the coal ash and require removal of the top soil over the CCPs, the existing Police Department building will need to be vacated. An alternative location for the Police Department would need to be found. It is expected that the duration of the relocation could be as long as 2 years.
6. In order to comply with storm water regulations, on site treatment/detention of storm water is required. The portion of the site that does not contain CCPs will have to be used to create the retainage basin. The topography of the proposed area is currently a knoll (high spot) on the site and will require extensive grade work to form the basin and ensure the appropriate site drainage.

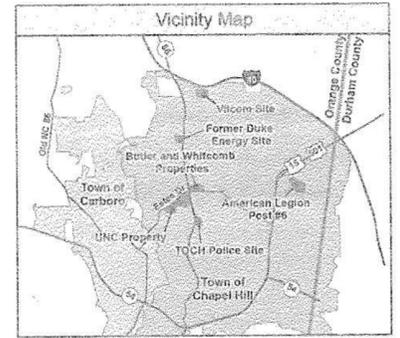
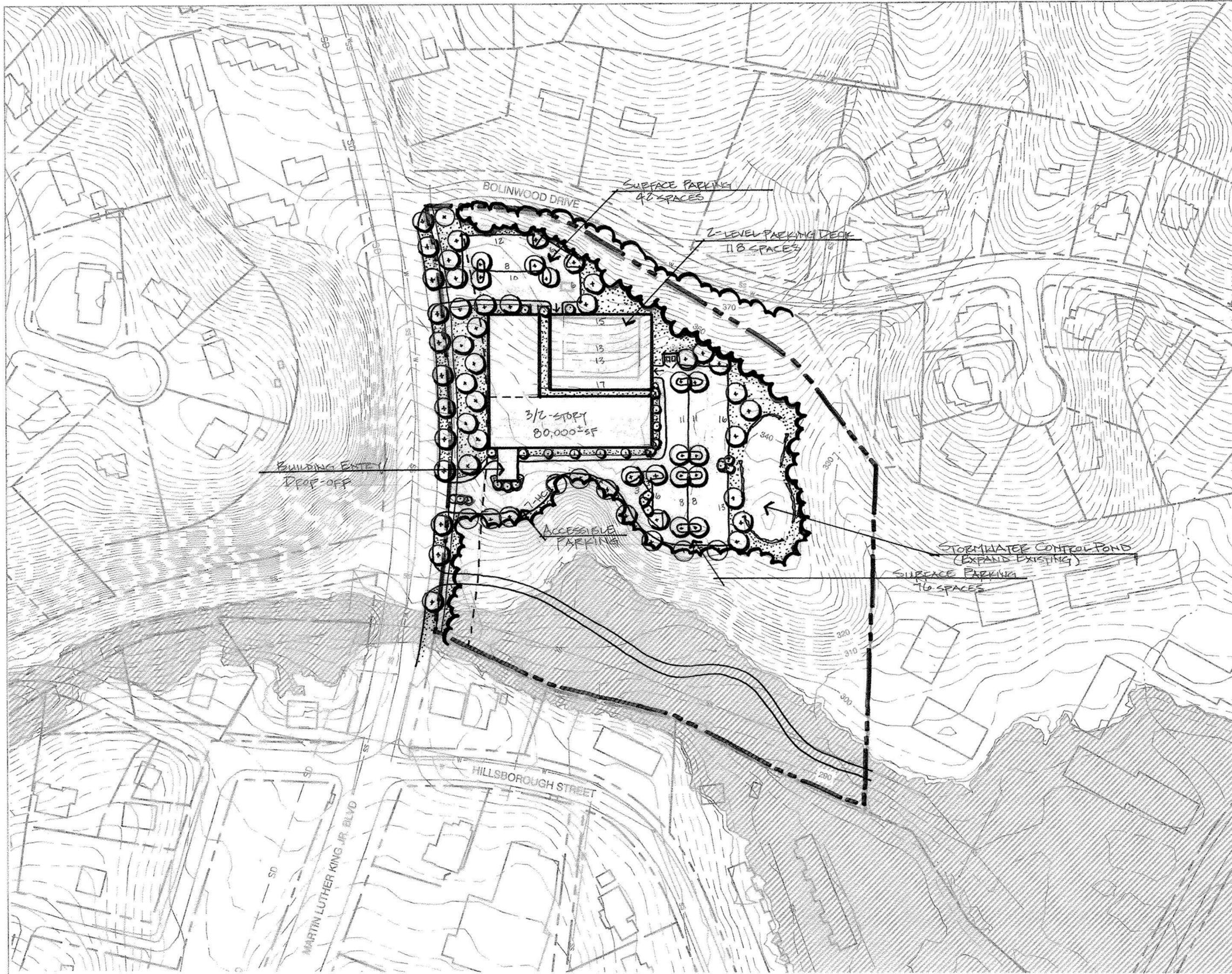
7. Due to the ongoing compliance effort with NCDEQ for the CCPs, the impact to the site and the site development process is largely unknown. The State could require that the site be addressed in advance of any building activities, which could hinder the development of the project. There are too many unknowns as to what may be required to accurately predict the impact to the schedule without further study and investigation with the State. It is likely that a significant delay to the start of the project should be expected.

Chapel Hill Police Station Site – 828 Martin Luther King, Jr. Blvd:

- Site Acreage: 10.9± ac.
- Buildable Area: 4.5± ac.
(With steep slopes, creek/flood plain, Resource Conservation District, etc.)
- Max. Buildable/Site Program: 80,000± sf. with 243 parking spaces
- Program Needs: 80,000± sf. + 40,000±sf. future growth expansion with 296± associated parking spaces = 7.8±ac.
- Table-top parking deck and site retaining wall foundations/footers will require disturbance and special treatment of CCP. More expensive than surface parking.
- Expansion of Stormwater Control Pond (for increased impervious surface area) will require grade excavation of knoll – only area without CCP.
- Coal ash remediation will greatly affect the cost of development.
- Rezoning from R-2 to OI-1 to meet FAR requirement. Special Use Permit to run concurrently, but unknowns associated with rezoning. Anticipated 2+ year process in addition to the time frame required for remediation.

UNC-Estes Road Extension Site:

- Site Acreage: Approx. 18.0± ac.
- Max. Buildable/Site Program: 140,000±sf (Bldgs. A, B, D) with 306± surface parking spaces and 75,000± (Bldg. C-UNC) with 218± associated table-top parking deck spaces.
- Lease land for \$1/year
- Zoned OI-2 – This zoning meets the anticipated use for the facility.
- Municipal Services Center (administrative offices) site test plan shows that techniques can be provided like a 100' existing vegetative buffer, 6' ht. opaque fence, dark-sky site lights with ½-foot-candle or less of light at the property line as ways to mediate the impact on the neighborhood.



SUMMARY DATA:

ACREAGE:	10.9±AC.
BUILDABLE AREA:	4.5±AC.
EXISTING ZONING:	R-2
PROPOSED ZONING:	01-1
STREET SETBACK:	24'/91'*
MAX. BLDG. HT.:	29'/60' HT.
PROPOSED BLDG. SETBACK/HT.:	61'/45' HT.
	3-STORY, 80,000±SF
PARKING PROVIDED:	243 SP.
PARKING NEEDED:	270 SP.

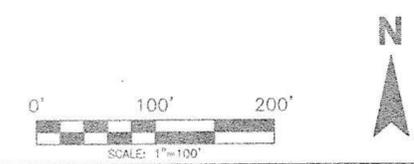
LEGEND

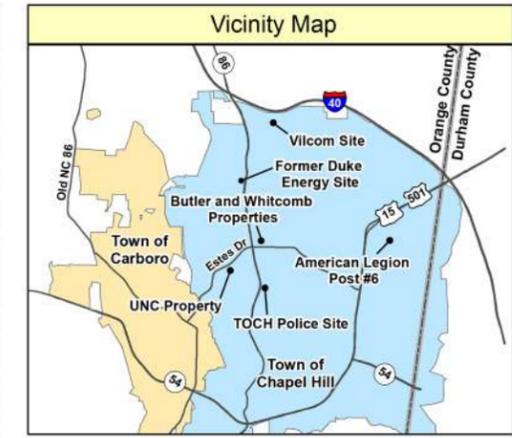
	PROPERTY LINE
	STREAM
	STORM PIPE
	WATER LINE
	SANITARY SEWER LINE
	100 YEAR FLOOD PLAIN

PREPARED BY:
LITTLE
CONSULTING ARCHITECTURAL CONSULTING
Dewberry
 NOTE:
 BOUNDARY AND TOPOGRAPHIC
 SURVEY FROM
 TOWN OF CHAPEL HILL, NC
 GIS DATA, 5-1-17

TOWN OF CHAPEL HILL
POLICE STATION SITE
 828 MARTIN LUTHER KING JR. BOULEVARD
 CHAPEL HILL, NORTH CAROLINA

PRELIMINARY SITE TEST FIT PLAN
 08.09.2017





Building/Site Program Area = 7.8± AC

Buildable Area = 4.5± AC

Legend

- Buildable Area
- Slopes Greater than 15%
- Streams
- Bolin Creek



1 inch = 150 feet



Town of Chapel Hill - Municipal Services Center

Building/Site Program Analysis

TOCH Police Site - 828 Martin Luther King Jr. Boulevard

