

IMPACT ANALYSIS
ON THE VALUE OF CONTIGUOUS PROPERTIES OF
A PROPOSED MUNICIPAL SERVICES CENTER

LOCATED ON

ESTES DRIVE
CHAPEL HILL, NORTH CAROLINA

AS OF

APRIL 2, 2018

FOR

TOWN OF CHAPEL HILL
405 MARTIN LUTHER KING, JR. BOULEVARD
CHAPEL HILL, NC 27514

BY

DAVID A SMITH, MAI, SRA
POST OFFICE BOX 51597
DURHAM, NORTH CAROLINA 27717-1597

PART ONE - INTRODUCTION



DAVID A. SMITH, MAI, SRA

P.O. BOX 51597
DURHAM, NORTH CAROLINA 27717-1597
PHONE (919) 493-1534
smithappraiser@verizon.net



April 3, 2018

Town of Chapel Hill
405 Martin Luther King, Jr. Boulevard
Chapel Hill, NC 27514

As requested, I have inspected the properties contiguous to a proposed municipal services center to be located on Estes Drive in Chapel Hill, North Carolina.

The purpose of this analysis is to determine if a proposed municipal services center is “located, designed, and proposed to be operated so as to maintain or enhance the value of contiguous property.” The intended use of this report is to assist the approving body in determining the effect of the proposed municipal services center. The intended users of this report are officers and employees of the Town of Chapel Hill and anyone they designate.

As requested, a summary report has been prepared. This is not an appraisal, but a consulting assignment.

The property was last inspected on April 2, 2018 which is the effective date of this report and analysis. Based on an inspection of the property and the contiguous properties, an analysis of data gathered and facts and conclusions as contained in the following report of 17 pages, and subject to the assumptions and limiting conditions as stated, it is my opinion that the **proposed municipal services center will maintain or enhance the value of contiguous property.**

I certify that I have personally inspected the property and the contiguous properties. I further certify that I have no interest either present or contemplated in the properties and that neither the employment to make this analysis nor the compensation is contingent upon the result of the analysis.

Respectfully submitted,

David A. Smith

David A. Smith, MAI, SRA
NC State-Certified General Real Estate Appraiser #A281



TABLE OF CONTENTS

	PAGE
PART ONE-INTRODUCTION	
Letter of Transmittal	1
Table of Contents	2
Certification of Value	3
PART TWO-PREMISES OF THE APPRAISAL	
Statement of Competence	4
Extraordinary Assumptions and Hypothetical Conditions	4
General Assumptions and Limiting Conditions	4
Purpose and Intended Use of the Report	5
Definition of Value	5
Date of Analysis and Date of Report	6
Property Rights	6
Scope of Work	7
PART THREE-PRESENTATION OF DATA	
Description of Property	8
Contiguous Properties	9
PART FOUR-ANALYSIS OF DATA AND CONCLUSIONS	
Effect of the Proposed Municipal Services Center	11
Conclusion and Summary	12
Qualifications of the Appraiser	13
ADDENDA	
Photographs	
Flood Topo Map	
Aerial Map	
Plat	

CERTIFICATION

I certify that, to the best of my knowledge and belief,...

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.

I have made a personal inspection of the property that is the subject of this report.

No one provided significant real property appraisal assistance to the person signing this certification.

The reported analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of the report, I have completed the requirements of the continuing education program of the Appraisal Institute.

This assignment was not made, nor was the appraisal rendered on the basis of a requested minimum valuation, specific valuation, or an amount, which would result in approval of a credit transaction.

David A. Smith

David A. Smith, MAI, SRA

PART TWO – PREMISES OF THE REPORT

STATEMENT OF COMPETENCE

I have completed all of the requirements to become a state certified-general appraiser for the State of North Carolina and all of the requirements for the MAI designation. In addition I have successfully completed USPAP courses and continuing education seminars for over thirty years. More detailed information about these courses and seminars are in the qualifications section of this report. I have prepared similar analyses and feel competent to perform this analysis.

EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS

An extraordinary assumption is an assumption, directly related to a specific assignment, which if found to be false, could alter the appraiser's opinions or conclusions. A hypothetical condition is something that is contrary to what exists but is supposed for the purpose of the analysis. This analysis assumes that the property will be improved with the municipal services center as planned. No other extraordinary assumptions or hypothetical conditions are made.

GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

The report has been made with the following general assumptions:

1. Possession of this report, or a copy thereof, does not carry with it the right of publication.
2. The appraiser by reason of this report is not required to give further consultation or testimony or to be in attendance in court with reference to the property in question unless arrangements have been previously made.
3. Neither all nor any part of the contents of this report (especially any conclusions, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the

public through advertising, public relations, news, sales or other media without the prior written consent and approval of the appraiser.

4. Definitions used in this report have been taken from *The Dictionary of Real Estate Appraisal*, 5th ed., published by the Appraisal Institute, copyright 2010.

5. Descriptions of the site and proposed improvements is based on a personal inspection of the property, public records and information supplied by the Town of Chapel Hill. This includes a set of plans entitled “Town of Chapel Hill, Municipal Services Building, Site and Building Design” dated February 22, 2018. For purposes of this report this information is assumed to be correct. Copies of these plans are in the addenda.

PURPOSE, INTENDED USE AND USERS OF THE REPORT

The purpose of this analysis is to determine if a proposed municipal service center will maintain or enhance the value of contiguous properties. The intended use of the appraisal is to assist the approving body in determining the effect of the proposed center. The intended users of this report are offices and employees of the Town of Chapel Hill and anyone they designate.

DEFINITION OF VALUE

The opinion of value in this appraisal is the market value. The definition of market value is that used by federally regulated financial institutions

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

DATE OF ANALYSIS AND DATE OF REPORT

The effective date of the analysis is April 2, 2018. The date of the report is April 3, 2018.

PROPERTY RIGHTS

The ownership interest considered in this report is the fee simple interest. The contiguous properties may be leased or have other property rights transferred, but the effect is for the fee simple value of the properties. The definition of fee simple as used in this report is:

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

SCOPE OF WORK

The scope of the report involves collection and confirmation of data relative to the municipal services center property and the contiguous properties. I inspected the property and the plans provided and observed the contiguous properties from the street right-of-ways. I performed an analysis based on properties that are contiguous to an existing municipal facility to determine the effect on other properties. From this information, I determined that the proposed use will maintain or enhance the value of contiguous properties.

PART THREE – PRESENTATION OF DATA

DESCRIPTION OF PROPERTY

Since the purpose of this report is to determine the effect of the proposed municipal services center on contiguous properties and not the property where the center will be located, only a brief description of the municipal services center property is given. It consists of two parcels with tax IDs of 9789-03-3163 and 9789-24-7373. The first parcel is owned by the University of North Carolina Endowment Fund Trustees, contains 2.5 acres and is heavily wooded. The second is owned by the University of North Carolina and contains 59.33 acres. The eastern section of this parcel is improved with facilities for the University of North Carolina but the western area where the proposed municipal services center will be located is unimproved and heavily wooded.

The property is located on the south side of Estes Drive a short distance north of the Estes /Seawell School Road intersection. Four roads dead end into the property, Justice Street, Hartig Street, Powell Street and Ward Street. Traffic would enter and leave the site at two points on Estes Drive roughly in the middle of the site.

The building will be three and a half stories in height and contain about 72,000 square feet of enclosed area. The exterior walls will be mostly glass. There will be several paved surface parking lots with a total of 285 to 330 spaces.

The land will be leased to the Town by the University. Uses on the property include: Police Headquarters, Fire Administration, Parks and Recreation Administration and other small town functions (wellness clinic, ombud, etc). The police will leave the property at 6 pm and the patrol is out in the community until 6 am. The building is not occupied 24/7 although there may occasionally be an individual officer or cleaning service on site.

The Town plans to pursue LEED designation for the Municipal Services Center and has committed to minimum light, sound, noise pollution through building design, technology, and the preservation of existing perimeter vegetation as well as additional landscaping around the disturbed area of the site.

The Town will also build a storm water treatment system. Currently, storm water is unmanaged and exits the property in the southeastern corner occasionally flooding the residential properties in that location. Post-development storm water runoff cannot exceed pre-development runoff and might actually be mitigated or improved.

Future facilities could include: A UNC building with similar office/administrative uses, a smaller town or university building with similar uses, or a fire station on the western end of the site with access to Estes Drive.

Copies of the site plan, tax cards, zoning map, aerial, floodplain map of the property from the GIS records are in the addenda. Photos of the property are also in the addenda.

CONTIGUOUS PROPERTIES

The proposed municipal services center is located in Orange County and in the city limits of Chapel Hill. The property is located on the south side of Estes Road across the street from the Chapel Hill Airport. Some of the site is part of a larger parcel and only those properties that adjoin that portion of the parcel where the center will be constructed are considered.

There are sixteen properties that will be contiguous to the proposed municipal services center. I did not enter any of the buildings but observed them all from the street. All are improved with single family dwellings. The following information is from tax records. One of the dwellings was built in 2002 but the rest were constructed between 1941 and 1962. One is 2,026 square feet in size but the rest range from 700 to 1,728 square feet in size. The average age is 67 years and the average size is 1,099 square feet. All of the properties appear to be in good condition and the neighborhood is a stable middle class one. The dwellings are occupied by a mixture of owners and tenants. A chart of the contiguous properties is on the following page. Photographs of some of the dwellings are in the addenda.

DAVID A. SMITH, MAI, SRA

Pin	Address	Size	Land Value	Building Value	Total Value	Year Built	Building Size
9789123934	804 Hartig St	0.28	\$100,000	\$172,000	\$272,000	1954	2,026
9789022908	832 Ward St	0.47	\$100,000	\$124,100	\$224,100	1956	1,333
9789027973	8 Powell St	0.72	\$100,000	\$112,100	\$212,100	1962	1,148
9789120930	805 Hartig St	0.81	\$100,000	\$154,300	\$254,300	1941	1,456
9789125836	224 Barclay Rd	0.37	\$100,000	\$88,400	\$188,400	1942	806
9789125899	222 Barclay Rd	0.31	\$100,000	\$102,200	\$202,200	1942	962
9789126980	220 Barclay Rd	0.31	\$100,000	\$125,800	\$225,800	1947	1,385
9789127981	218 Barclay Rd	0.21	\$100,000	\$126,800	\$226,800	1955	1,401
9789128969	216 Barclay Rd	0.46	\$100,000	\$92,200	\$192,200	1942	800
9789139112	1 Wyrick St	0.31	\$100,000	\$77,200	\$177,200	1947	768
9789139128	4 Wyrick St	0.3	\$100,000	\$47,000	\$147,000	1947	750
9789138295	807 Wyrick St	0.3	\$100,000	\$79,800	\$179,800	1947	775
9789138599	208 Justice St	0.5	\$100,000	\$163,300	\$263,300	2002	1,728
9789139599	206 Justice St	0.31	\$100,000	\$74,000	\$174,000	1942	700
9789230579	204 Justice St	0.33	\$100,000	\$100,900	\$200,900	1942	850
9789138357	211 Justice St	0.22	\$100,000	\$39,000	\$139,000	1952	700

PART FOUR – ANALYSIS OF DATA AND CONCLUSIONS

EFFECT OF THE PROPOSED MUNICIPAL SERVICES CENTER

The potential adverse effects from any proposed use are environmental hazards, odor, noise, lighting, traffic and visual impact. Based on the information supplied, there will be no environmental hazards or increased odor associated with the proposed use. Lighting and visual impact will be minor and not more than a typical office building which is currently allowed without further approval. Traffic and noise should also not be higher than if the building was used as an office building. Police leave at 6 pm and do not return until 6am. There will be no direct access between the center and the adjacent neighborhood.

In order to estimate the effect of the proposed municipal services center on contiguous properties, I researched sales of dwellings in close proximity to existing municipal facilities. A short distance to the east of the proposed center are similar facilities for UNC. These facilities are contiguous to properties along the north side of Justice Street. I located three contiguous properties on Justice Street and compared them with four properties on the south side of Justice Street that are not contiguous to the facilities. The properties are similar in most respects. I only considered properties that sold since 2010 and were built between 1942 and 1955. I adjusted them for differences in market conditions (time) and divided the result by the square footage of the dwellings. A chart showing these properties is on the following page.

The three properties on the north side of Justice Street (contiguous to the municipal facilities) give an average adjusted selling price of \$191.44 per square foot. Those on the south side (not contiguous to the facilities) give an average adjusted selling price of \$187.07 per square foot or about 2.00% less. That is the properties that are contiguous to the municipal facilities actually sold for more. However, this is a very small difference and is within the margin of error.

Pin	Address	Land Size	Date Sold	Sales Price	Year Built	Build Sq Ft	Market Condition	Adjusted
CONTIGUOUS TO MUNICIPAL FACILITIES								
9789230579	204 Justice	0.33	6/13/2012	\$ 175,000	1942	850	14.51%	\$235.76
9789234596	134 Justice	0.31	12/21/2015	\$ 299,500	1948	1790	5.71%	\$176.86
9789239576	120 Justice	0.32	12/12/2010	\$ 295,000	1955	2158	18.27%	\$161.68
							Average	\$191.44
NOT CONTIGUOUS TO MUNICIPAL FACILITIES								
9789234307	135 Justice	0.31	10/27/2014	\$ 158,000	1942	1216	8.58%	\$141.09
9789235358	131 Justice	0.31	8/10/2017	\$ 342,000	1942	2064	1.61%	\$168.36
9789236326	129 Justice	0.31	7/30/2012	\$ 165,000	1942	1121	14.19%	\$168.08
9789239434	123 Justice	0.33	7/25/2013	\$ 190,000	1942	784	11.73%	\$270.76
							Average	\$187.07

CONCLUSION AND SUMMARY

To determine if the proposed municipal services center will maintain or enhance the value of contiguous property, I considered properties near the proposed center that are currently contiguous to similar municipal facilities. I compared properties contiguous to these facilities with those that are not contiguous and found little difference in the selling prices. Based on this it is my opinion that the proposed municipal services center will not adversely affect the property values of those dwellings that will be contiguous to the center and the proposed use will maintain the value of the contiguous property.



DAVID A. SMITH, MAI, SRA

DAVID A SMITH & ASSOCIATES, INC.
P.O. BOX 51597
DURHAM, NORTH CAROLINA 27717-1597
PHONE (919) 493-1534
smithappraiser@frontier.com



QUALIFICATIONS OF DAVID A. SMITH, MAI, SRA

The appraiser, David A. Smith, has been involved in the appraisal of real estate for over thirty years. He worked with his father, Charles W. Smith, from 1976 to 2003. After the retirement of Charles W. Smith in 2003 he formed Smith & Whitfield, Inc. and later David A. Smith & Associates. In 1988 he was awarded the RM designation. With the merger of the American Institute of Real Estate Appraisers and the Society of Real Estate Appraisers in January of 1991, the RM designation was changed to the SRA designation. In 1991 he was awarded the MAI designation of the Appraisal Institute. He became a state-certified real estate appraiser in 1991 the year the state first began licensing real estate appraisers and his certification number is A281.

He has also trained and supervised several appraisers and has prepared all types of appraisal reports. His primary focus is Durham County and the adjoining counties of Orange, Person, Granville and Chatham.

EDUCATION: Graduate Episcopal High School, Alexandria, VA, 1976
A.B., Duke University, Durham, NC, 1981

APPRAISAL INSTITUTE COURSES:

Real Estate Appraisal Principles (Exam 1A-1/8-1), University of North Carolina, 1981
Residential Valuation (Exam 8-2), University of North Carolina, 1981
Basic Valuation Procedures (Exam 1A-2), University of North Carolina, 1983
Standards of Professional Practice (Exam SPP), University of North Carolina, 1983
Capitalization Theory & Techniques, A (Exam 1B-A), University of Colorado, 1984
Capitalization Theory & Techniques, B (Exam 1B-B), University of Colorado, 1984
Valuation Analysis and Report Writing (Exam 2-2), University of North Carolina, 1987
Case Studies in Real Estate Valuation (Exam 2-1), University of North Carolina, 1987
Advanced Sales Comparison & Cost Approaches, Atlanta, Georgia, 2002
General Appraiser Market Analysis and Highest and Best Use, Atlanta, Georgia, 2007
Online Business Practices and Ethics, Chicago, Illinois, 2007
Appraisal Curriculum Overview, 2009
Condemnation Appraising: Principles & Applications, Greensboro, NC, 2011

APPRAISAL INSTITUTE SEMINARS:

Highest and Best Use, 1988
Industrial Valuation, 1988
Rates, Ratios and Reasonableness, 1988
Valuation of Leased Fee Interests, 1989
Current Problems in Industrial Valuation, 1989
Methods of Subdivision Analysis, 1989
Expert Witness in Litigation, 1989
Discounted Cash Flow, 1990
RTC Appraisal Standards, 1990
Preparation and Use of the UCIAR Form, 1990
Standards of Professional Practice Update, 1990
Commercial Construction Overview, 1991
Appraising Troubled Properties, 1991
Appraisal Regulations of the Federal Banking Agency, 1992
Real Estate Law for Appraisals, 1992
Appraising Apartments, 1993
Discounted Cash Flow Analysis, 1994
Appraiser's Legal Liabilities, 1994
Understanding Limited Appraisals, 1994
Analysis Operating Expenses, 1995
Future of Appraisals, 1996
Highest and Best Use Applications, 1996
Standards of Professional Practice, Parts A & B, 1997
Litigation Skills for the Appraiser, 1997
Eminent Domain & Condemnation Appraising, 1998
Matched Pairs/Highest & Best Use/Revisiting Report Options, 1998
Valuation of Detrimental Conditions, 1998
Appraisal of Nonconforming Uses, 2000
How GIS Can Help Appraisers Keep Pace with Changes in R E Industry, 2001
Feasibility Analysis, Market Value and Investment Timing, 2002
Analyzing Commercial Lease Clauses, 2002
Standards of Professional Appraisal Practice, 2002
Effective Appraisal Writing, 2003
Supporting Capitalization Rates, 2004
National USPAP Update, 2004
Rates and Ratios: Making Sense of GIMs, OARs, and DCFs, 2005
The Road Less Traveled: Special Purpose Properties, 2005
National USPAP Update, 2006
Appraisal Consulting: A Solutions Approach for Professionals, 2006
What Clients Would Like Their Appraisers to Know, 2007
Valuation of Detrimental Conditions, 2007
Business Practice and Ethics, 2007
Office Building Valuation: A Contemporary Perspective, 2008
Subdivision Valuation, 2008
National USPAP Update, 2009
Effective Appraisal Writing, 2009
Appraisal Curriculum Overview, 2009
Discounted Cash Flow Model: Concepts, Issues and Apps., 2010
National USPAP Update, 2010

Rates and Ratios: Making sense of GIMs, OARs and DCFs, 2011
National USPAP Update, 2012
Business Practices and Ethics, 2012
Marketability Studies: Advanced Considerations & Applications, 2013
Real Estate Valuation Conference, 2013
National USPAP Update, 2014

OTHER SEMINARS:

Commercial Segregated Cost Seminar, Marshall & Swift, 1988
Appraisal Guide and Legal Principles, Department of Transportation, 1993
The Grammar Game, Career Track, 1994

MEMBERSHIPS:

Appraisal Institute, MAI #09090
Appraisal Institute, SRA/RM #2248
Durham Board of Realtors
North Carolina Association of Realtors
National Association of Realtors

CERTIFICATION:

State Certified General Real Estate Appraiser for North Carolina, #A281

OTHER:

NC Property Tax Commission, 2013 – Present
Durham Civilian Police Review Board, 2009 - Present, Past Chair
Durham County Board of Equalization and Review, 2013 – Present
Durham Public Schools Budget Advisory Committee, 2013 - Present
City of Durham Audit Oversight Committee, 2002 – 2006
Durham Board of Adjustment, 1994 - 2002
Durham City/County Zoning Commission, 1990 – 1995
John Avery Boys and Girls Club, 1994-2002
Historical Preservation Society, 1992 - 1995
Vice President of the Candidates, 1989, NC Chapter 40
President of the Candidates, 1990, NC Chapter 40
Candidate of the Year, 1990, NC Chapter 40

RECENT CLIENTS (within the past five years):

LENDING INSTITUTIONS
American National Bank & Trust Company
AMEX Financial
BB&T

Citizens National Bank
CommunityOne Bank NA
Fidelity Bank
First South Bank
Harrington Bank
KeySource Commercial Bank
Live Oak Banking Company
Mechanics & Farmers Bank
Pacific International Bank
PNC Bank
RBC Bank
Self-Help
State Farm Bank
SunTrust Bank
Wells Fargo Bank

MUNICIPALITIES AND OTHER GOVERNMENT AGENCIES

Chapel Hill Transit
City of Durham
NC Department of Administration
Durham County
Durham Public Schools
Durham Technical Community College
Housing Authority of the City of Durham
NCDOT
Orange County
Orange Water and Sewer Authority
Person County
Town of Chapel Hill

OTHER

Allenton Management
AND Associates
Barcosnic
Builders of Hope
BCG Properties
Blanchard, Miller, Lewis & Styers Attorneys at Law
Blue Cross & Blue Shield of NC
Boulevard Proeprties
Bugg & Wolf Attorneys at Law
Carolina Land Acquisitions
CRC Health Corporation
Development Ventures Inc.
Duke Energy
Durham Academy
Durham Rescue Mission
Durham Technical Community College
Edward Jones Trust Company
Farrington Road Baptist Church

Forest History Society
GBS Properties of Durham, LLC
Hayden Stanziale
Georgia Towers, LLC
Hawthorne Retail Partners
Integral
Investors Title Insurance
IUKA Development
Joelepa Associates LP
John and Mary Hebrank
LCFCU Financial Partners
Manor Associates
McDonald's USA
Mt. Gilead Baptist Church
Northgate Realty, LLC
Property Advisory Services, Inc.
Rand Enterprises
Research Triangle Foundation
Sehed Development Corporation
Simba Management
Southwest Durham Partners, LLC
Stirling Bridge Group, LLC
Styers, Kemeraite & Mitchell, PLLC
Talbert & Bright Attorneys at Law
Teer Associates
Thalle Construction
The Bogey Group
TKTK Accountants
Treyburn Corporate Park, LLC
Trinity Properties
UNC Hospitals
Voyager Academy
Wilhekan Associates

In addition, Mr. Smith has made appraisals for other lending institutions, municipalities, individuals, corporations, estates and attorneys. Appraisal assignments have been made throughout the Triangle, North Carolina, and South Carolina.

Properties appraised include all types of single family residential, multi-family residential, office, retail, commercial, industrial, churches, schools and other specialty type uses, vacant and improved, existing and proposed.

Appraisal assignments were for a variety of purposes including: mortgage loans, estate planning, condemnation, bankruptcy and equitable distribution.

ADDENDA

PHOTOGRAPHS OF SUBJECT



Street Scene along Estes Drive



Street Scene along Estes Drive

PHOTOGRAPHS OF SUBJECT



Hartig Street Dead End into Property



805 Hartig Street

PHOTOGRAPHS OF SUBJECT



804 Hartig Street



Powell Street Dead End into Property

PHOTOGRAPHS OF SUBJECT



819 Powell Street



820 Powell Street

PHOTOGRAPHS OF SUBJECT



Ward Street Dead End



832 Ward Street

PHOTOGRAPHS OF SUBJECT



Justice Street Dead End into Property



211 Justice Street

PHOTOGRAPHS OF SUBJECT



200 Justice Street



Municipal Buildings Contiguous to Justice Street

PHOTOGRAPHS OF SUBJECT



Municipal Building Contiguous to Justice Street



Municipal Building Contiguous to Justice Street

PHOTOGRAPHS OF SUBJECT

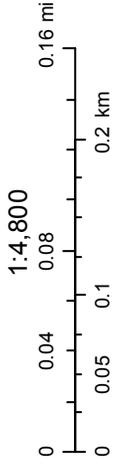


Justice Street Property Seen from Contiguous Parking Lot



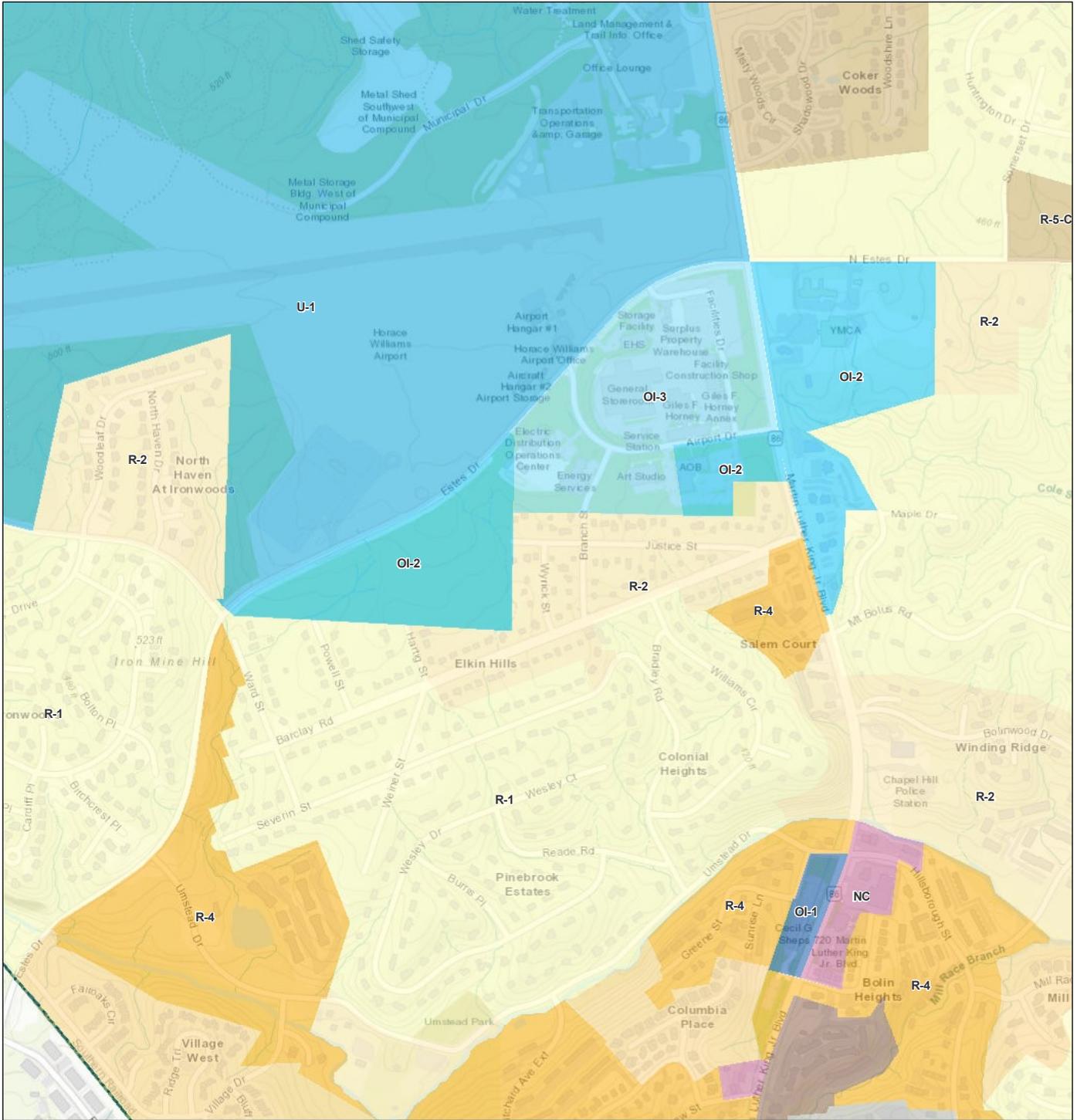
Justice Street Property Seen from Contiguous Parking Lot

Aerial Map



April 2, 2018

Zoning Map



4 / 2 / 2018 10 : 52 : 16 AM

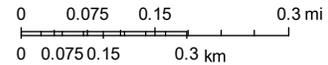
1:9,028

- Chapel Hill Jurisdictional Limits
- Chapel Hill Urban Service Area
- Chapel Hill Corporate Limits

Zoning Districts

- R-1 - Residential 1, 3 units/acre
- R-2 - Residential 2, 4 units/acre
- R-3 - Medium Density Residential, 7 units/acre
- R-4 - Medium Density Residential, 10 units/acre
- R-5 - High Density Residential, 15 units/acre
- R-5-C - High Density Residential Conditional, 15 units/acre
- R-6 - High Density Residential, 15 units/acre
- R-SS-C - Residential Special Standards Conditional
- OI-1 - Office and Institutional 1

- OI-2 - Office and Institutional 2
- OI-3 - Office and Institutional 3
- U-1 - University 1
- NC - Neighborhood Commercial



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

GIS/Tax Data



This map contains parcels prepared for the inventory of real property within Orange County, and is compiled from recorded deed, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The county and its mapping companies assume no legal responsibility for the information on this map.

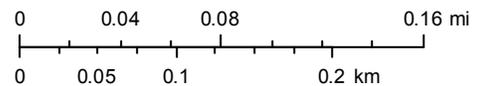
April 2, 2018

PIN: 9789033163
OWNER 1: UNIVERSITY OF N C ENDOWMENT FUND TRUSTS 446544
OWNER 2:
ADDRESS 1: ENDOWMENT FUND TRUSTEES
ADDRESS 2:
CITY: CHAPEL HILL
STATE, ZIP: NC 27514
LEGAL DESC: S/S SR 1780

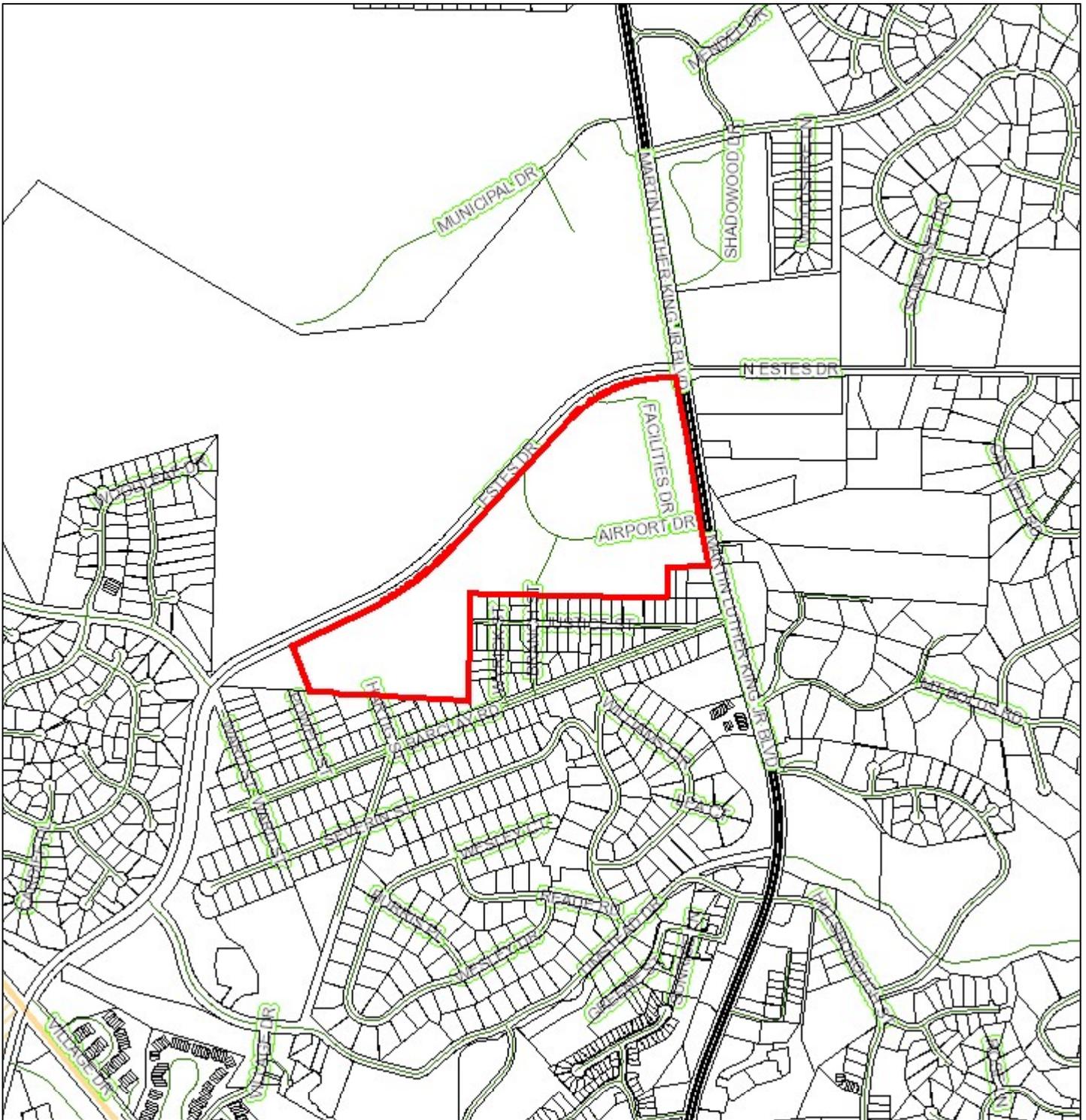
SIZE: 2.5 A
DEED REF: 446544
RATECODE: 22
DATE SOLD: 12/14/1984
BLDG SQFT:
YEAR BUILT:

BUILDING COUNT:
LAND VALUE: \$0
BLDG_VALUE: \$0
USE VALUE: \$0
TOTAL VALUE: \$0

1:4,800



Tax/GIS Map



This map contains parcels prepared for the inventory of real property within Orange County, and is compiled from recorded deed, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The county and its mapping companies assume no legal responsibility for the information on this map.

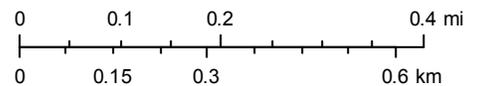
April 2, 2018

PIN: 9789247373
OWNER 1: UNIVERSITY OF N C
OWNER 2:
ADDRESS 1: PROPERTY OFFICE
ADDRESS 2:
CITY: CHAPEL HILL
STATE, ZIP: NC 27514
LEGAL DESC: S/W INT HWY 86 & ESTES DR

SIZE: 59.233 A
DEED REF: 000/000
RATECODE: 22
DATE SOLD: 10/22/2002
BLDG SQFT:
YEAR BUILT:

BUILDING COUNT:
LAND VALUE: \$355,400
BLDG_VALUE: \$0
USE VALUE: \$0
TOTAL VALUE: \$355,400

1:12,000

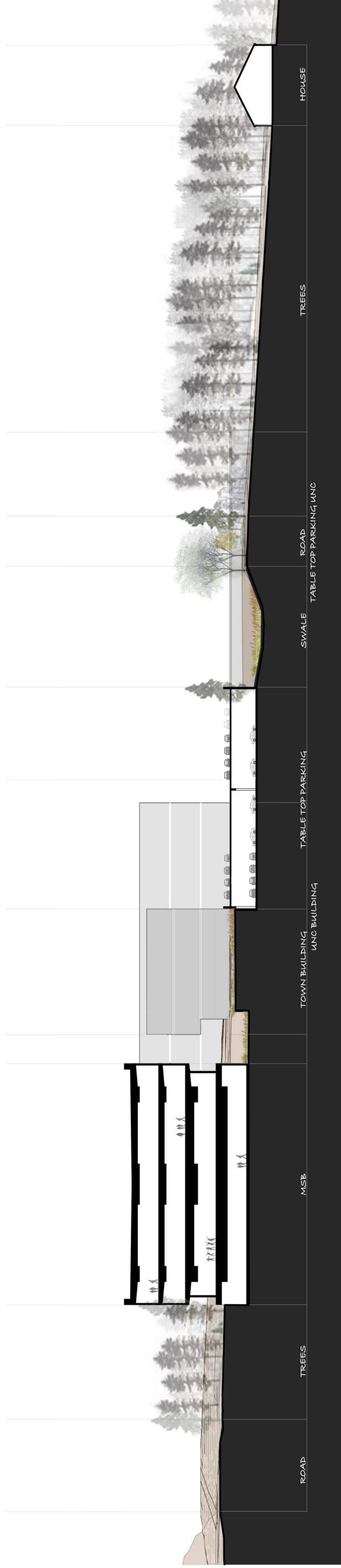


SITE PLAN

- A** MUNICIPAL SERVICES BUILDING
72,000 SQ. FT. X 3.5 FLOORS
- B** TOWN FUTURE BUILDING
28,000 SQ. FT. X 3.5 FLOORS
- C** UNIVERSITY FUTURE BUILDING
100,000 SQ. FT. X 3 FLOORS
- SP** SURFACE PARKING
- TP** TABLE TOP STRUCTURED PARKING
- SCM** STORM WATER CONTROL MEASURE
- STREAM CENTERLINE
- - - 50 FT. STREAM BUFFER



SITE SECTION A



SITE SECTION B

