



Town Properties Task Force

*Kick-Off Meeting
Feb. 10, 2017*

Agenda

- **Welcome and Introductions**
- **Public Comment**
- **Background and Task Force Charge**
 - Past Work
 - Goals and Objectives
 - Deliverables
- **Proposed Work Plan**
- **Inventory of Town Properties**
- **Selection of Priority Properties**
 - Possible criteria
 - Property by property review
- **Schedules of Future Meetings, Next Steps**
- **Public Comment**

Introductions

Michael Parker
Town Council, Chair

Jessica Anderson
Town Council

Rosemary Waldorf
Real Property Assets Review
Group Member

Gordon Merklein
UNC Representative

Millicent Bowie
Real Estate Professional

Don Tise
Architect

Dan Levine
Affordable Housing Representative

Bruce Runberg
Community Member

Kevin Hicks
Community Member

Doug Rothwell
Community Member

Public Comment

Task Force Charge

- Goal: Develop a strategic framework and initial ideas for specific Town-owned sites
- Greater clarity in decision-making around use of Town properties
- Greater success in achieving Town goals

Suggested Task Force Deliverables

- Guiding principles for property use
- Options for “priority properties” and associated priorities
- Process for addressing proposals

Background

- Town periodically assesses its properties to determine how they might be used differently to further the Town's goals
- Over the past few years, the Town has
 - Re-deployed selected properties to advance Town goals
 - Received proposals for uses of Town-owned properties
- Town Properties Task Force work will build upon and expand a process that began in 2012
- That process included the work of the Real Property Asset Review Group

Real Property Asset Review Group

- Convened by Town Manager in late 2012 following a request by Council to think about highest and best use of properties
- Underlying assumption was that properties would be identified for sale
- Composed of real estate and development professions (see appendix for membership)
- Recommendations were shared with Council in June 2013
- Key recommendation: Properties should be “entitled” prior to sale/disposal to maximize value

Real Property Asset Review Group

- Do not pursue sale or development (at that time):
 - Public Housing units
 - Mt. Carmel-Bennett Road property
 - Undeveloped sites at Town Operations Center, Millhouse Road

Real Property Asset Review Group

- Use differently, consider disposal of:
 - Police Center, 828 Martin Luther King Jr. Blvd.
 - Undeveloped Portion of Memorial Cemetery, 1721 Legion Rd.
 - Fire Station #2, 1003 Hamilton Rd.
 - Fire Station #3, 1615 E. Franklin St/Elliott Rd.
 - Fire Station #4, 101 Weaver Dairy Rd. Extension

Real Property Asset Review Group

- Use differently, consider disposal of:
 - Parks and Recreation Offices, 200 Plant Rd.
 - Former Library, 523 E. Franklin St.
 - Old Town Hall, 100 W. Rosemary St.
 - Former Sport Art Building, 2200 Homestead Rd.
 - Dry Creek Bed Property, near intersection of I-40 and Erwin Rd.
 - Parking Lot No. 2, East Rosemary St.

Real Property Asset Review Group

- Actions Taken:
 - Former Library property sold to UNC Arts & Sciences Foundation for \$1.25 million for use as office space
 - 9 acres of Memorial Cemetery given to DHIC, Inc., for 149 units of affordable and senior housing
 - Fire Station #2 being redeveloped for new fire station and office building with East West Partners
 - Old Town Hall being studied for use as a museum and visitors center

Request For Proposals

- Mid-2014 – Staff solicited letters of interest and proposals for properties identified as potentially for sale:
 - Old Town Hall, 100 W. Rosemary St.
 - Former Sport Art Building, 2200 Homestead Rd.
 - Fire Station #4, 101 Weaver Dairy Rd.
 - Fire Station #3, 1656 E. Franklin St.
 - Parks and Recreation Offices, 200 Plant Rd.

Solicited Proposals Received

- Old Town Hall, 100 W. Rosemary St.
Redevelop - Town facilities | Develop - market needs | Lease – Arc of Orange Co.
- Former Sport Art Building, 2200 Homestead Rd.
Affordable Housing | Ballroom | Expand Bridgepoint development
- Fire Station #4, 101 Weaver Dairy Rd.
Market demand use | Property exchange for Town facilities
- Parks and Recreation Offices, 200 Plant Rd.
Affordable Housing

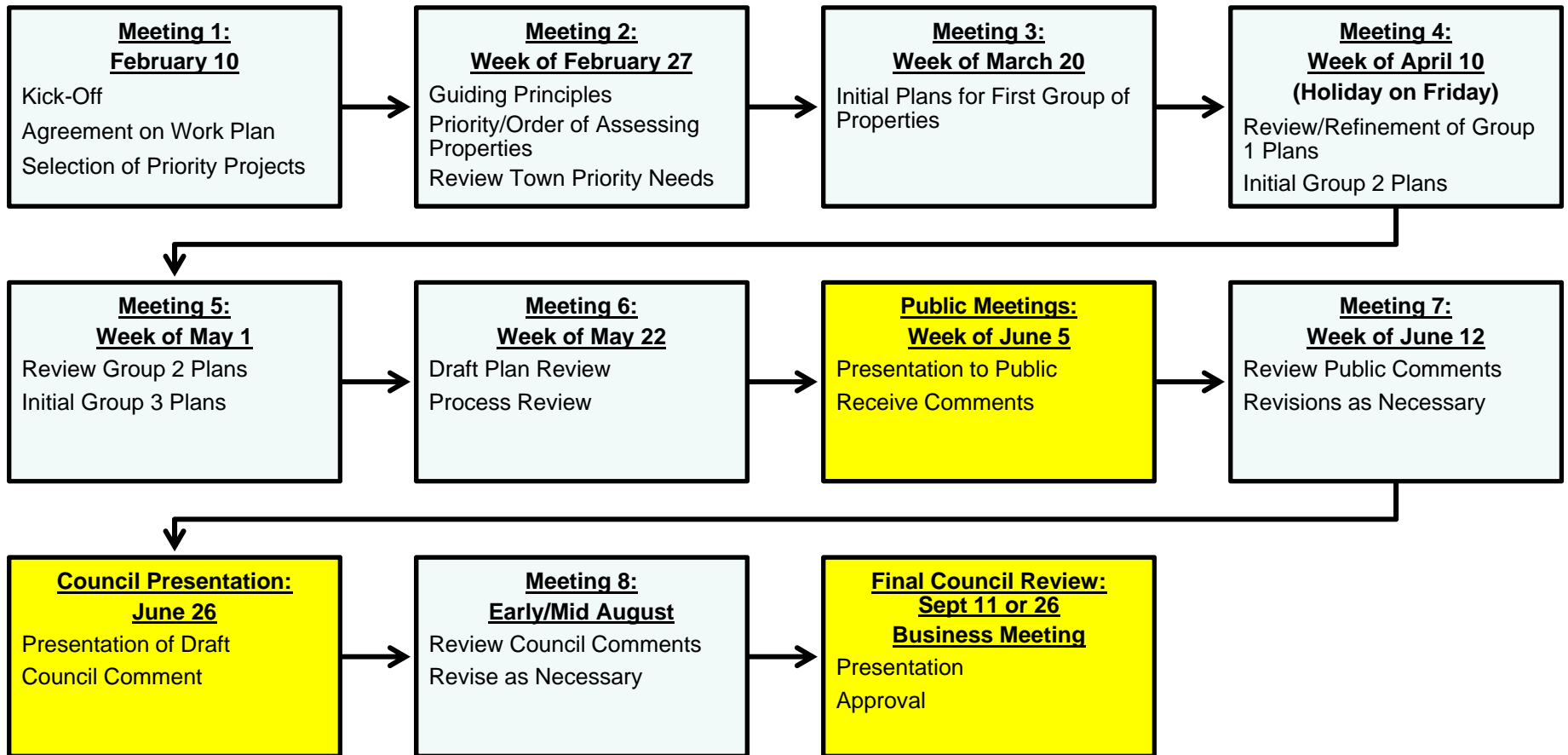
Unsolicited Proposals Received

- **Parking Lot #2, 100 E. Rosemary St.**
Mixed use - office, retail and affordable housing
- **Lease Parking Lot, 121 W. Rosemary St.**
Private parking, enhanced development opportunity
- **Parking Lot #3, 415 W. Franklin St.**
Mixed use - office, retail and affordable housing
(August 2015 – Town issued a Request for Proposals: Redevelopment of 415 W. Franklin St.)

TPTF Proposed Work Plan Overview

- Agree on guiding principles
 - For now
 - For future guidance
- Select “priority properties”: not all properties need to be addressed through this process
- Develop broad plans/options for each priority property
 - Strategic need(s) it would meet
 - Possible options
 - Timeframe
 - Interdependencies

TPTF Proposed Work Plan



Potential Criteria for Selection of Priority Properties

- **“Developability”**
 - Size
 - Site constraints
- **Important current uses**
 - Parks
 - Town Facilities
 - Etc.
- **Other ongoing processes**
 - Old Town Hall Task Force
 - Public Housing Study
 - American Legion Planning
- **Previously developed plans**
 - Southern Village Park & Ride

Next Steps

Schedule of Future Meetings

Public Comment