

TOWN PROPERTIES TASK FORCE REVIEW OF PRIORITY PROPERTIES

SUGGESTED PRIORITY	PROPERTY	POTENTIAL USES	COMMENTS FROM TASK FORCE	KEY QUESTIONS AND ISSUES
High	<p>Parks and Recreation Department Office 200 Plant Rd</p> <p>3.2 acres (part of 12.06-acre Community Center Park)</p>	<ul style="list-style-type: none"> • Possible multi-family and/or affordable housing • Cultural arts facility 	<ul style="list-style-type: none"> • Goal to access to services, transit, and grocery store and possible access to low income housing tax credits (LIHTC). A LIHTC project would take 2-3 years due in part to funding cycles. Affordable housing had been proposed previously. • Do not recommend selling. • Should conduct a Phase 1 environmental study early in process of considering alternatives to current use. • Kidzu had expressed some interest but their space needs may exceed availability at this site. • Should the Parks and Recreation department office site be repurposed, the Town would have to remove recreation amenities in order to improve parking, which already is tight for the Community Center. Alternative parking at University Place was suggested; that option would require approval from University Place and pedestrian crossing of Estes Drive. 	<ul style="list-style-type: none"> • Impacts of prior landfill use • Impacts on Community Center Park parking • Access- Is Plant Road adequate as is? • Financial/economic analysis

PRIORITY DEFINITIONS

High: Land readily available, development requests/pressures exist, and/or could address pressing Town need.

Medium: Land available in 2-4 years, little development interest, and/or no immediate Town needs.

Low: Land not readily available or unclear if other uses exist.

Parking Solution: Requires a downtown parking plan before addressing future uses of the property.

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High/ Parking Solution	<p>Parking Lot #2 100 E. Rosemary St. at intersection with Columbia Street</p> <p>1 acre</p>	<ul style="list-style-type: none"> • Cultural arts • Retail • Hotel • Parking (Parking must be integral to any mix of uses) 	<ul style="list-style-type: none"> • May be the most valuable property the Town owns • It would be a great service if the Task Force did something with this site. There’s lots of interest in this site. The Town has an opportunity to be intentional as to what it wants to go there to benefit Downtown and the Town as a whole. • Further discussion is warranted on how a plan for all four corners of the Rosemary/Columbia intersection might play out. There are opportunities to think about to make the four corners a destination for Downtown. Create a place, unified entity, not just things • The Town owns 2 of the corners (Lot #2 and Old Town Hall). It might be possible to work with the private property owners in the area in developing a plan beyond the Town-owned property. There are nice buildings on those corners. • Get property owners involved on the front end so that they don’t feel like the Town is planning for them and to promote buy-in. • Can the Town leverage an outcome to get something that the Town wants that might not be commercially viable to stand on its own but could be viable if working with a developer? • Explore the process other towns have used for planning for redevelopment of an area comprised of public and privately owned property. • Consider asking for proposals for the intersection and see what ideas come back. There are some creative national and regional developers. • Any recommendation development of the parking lot must also address parking • Need input from other studies that have been done: Downtown Partnership’s - market demand. Need that kind of input 	<ul style="list-style-type: none"> • Parking – replacing existing and providing new for site • Initiate coordination with other E. Rosemary development initiatives (CVS Plaza) • Desirability of a “four corners” approach

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High	<p>Wallace Parking Deck 150 E. Rosemary St.</p> <p>1.42 acres (~ .25 acre east of parking deck)</p> <p>Parking Deck is 181,203 sf</p>	<ul style="list-style-type: none"> Office space. Restaurants need offices to support daytime business. Cultural arts 	<ul style="list-style-type: none"> The Economic Sustainability Committee determined that while it was feasible to add floors, parking requirements for offices would use the entire parking deck. The Committee is now looking at adding floors for more parking instead of office space. 2 parking decks of the current design on that one block of Rosemary Street sucks the life out of the streets. Blend parking with other uses so that parking is more decentralized and not just parking decks Office space important. Restaurants need offices to support daytime business. Developers can't build more office because there is no place to park. The Town can provide parking and the developers can build offices. Providing parking is a public service, a legitimate function of the Town There needs to be shared parking; everyone can't build all of their own parking. Developments should provide some of their own parking or make a payment in lieu to the Town to facilitate parking. Payments in lieu must be used for a shared facility somewhere Payments in lieu should go into fund and be used for something the public can see Is it too much of a stretch for this group to say what might be one or 2 parking solutions. There needs to be more of a strategic planning approach for the entire area for shared parking. Forces are beginning to happen to put more people downtown. People are living downtown. However, downtown is at a fragile point compared to other college towns. Adequate parking is at a nexus of a lot of that. Some people don't like parking in underground garages. 	<ul style="list-style-type: none"> If offices, how is parking provided. (Economic Sustainability Committee recommended parking) 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

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High	<p>Vacant building and open space 2200 Homestead Rd. 14.25 acres</p>	<ul style="list-style-type: none"> Affordable/special needs housing. Cultural arts facility Hope Gardens Indoor court facility suitable for tournaments 	<ul style="list-style-type: none"> UNC is has expressed strong interest in partnering to build disability housing. May be reasonable for certain kinds of affordable housing, but distance from shopping areas may hurt affordable housing LIHTC eligibility May make sense for a cultural activity Kidzu has expressed some interest. They are weighing their options. Plusses for this site are the space, garden, and proximity to families and new development. Access to transportation and restaurants is not ideal. Moderate residential value 	<ul style="list-style-type: none"> Suitability of affordable housing given distance to shopping, etc. How to deal with pond/dam Usability of current building (mold/asbestos) Where would Hope Gardens go? Where will future greenway trail go? UNC Health Care/Town affordable housing project is taking steps forward
High	<p>Old Post Office 179 E. Franklin St. .36 acre ~.25 acre is parking lot behind the building on separate lot east of Wallace Deck Building is 17,542 sf</p>	<ul style="list-style-type: none"> High value commercial and office use Cultural arts/museum/visitors center Recreation/teen center 	<ul style="list-style-type: none"> High value commercial and office use Solicit development strategies Possibilities for redevelopment if court facilities and post office were relocated (leases with Town). Murals in the lobby are a nice feature The Teen Center in the basement is unappealing. Concern about the message sending with this facility. 	<ul style="list-style-type: none"> Ability to relocate post office and court Duration of leases Suitability of floor sizes for potential functions Future location of teen center. Downtown location is preferable.
High/ Medium	<p>Southern Community Park Parcel 100 Sumac Rd. ~ 2.7 acres</p>	<ul style="list-style-type: none"> Cultural arts Recreation 	<ul style="list-style-type: none"> Should be part of a larger master plan of the Southern Village/ Park and ride lot/ park area During the planning for Obey Creek development, a 10-acre tract south of the Southern Village Park and Ride was briefly considered as an alternative park and ride lot location. Options were explored, but nothing moved forward. School system may want to expand access to school site 	<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

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High/Medium	<p>Parking Lot 415 W. Franklin St. (east of Basnight Lane)</p> <p>.54 acre</p>	<ul style="list-style-type: none"> • Cultural and/or performing arts space. • Market and/or affordable housing. • Office/incubator space 	<ul style="list-style-type: none"> • Received a proposal for a performing arts space in response to an RFP. Can't make a decision until have a solution for parking • The Mayor is working with West End merchants on issues, but that is not a formal task force 	<ul style="list-style-type: none"> • How can site be parked • Overall downtown parking solution is needed. • Town is working on coordinating leases for various parcels being used for parking.
High/Medium	<p>Fire Station #3 1615 E. Franklin St. at intersection with Elliott Road</p> <p>1.05 acres</p> <p>Fire station is ~ 4,000 sf</p>	<ul style="list-style-type: none"> • Retail • Office • Housing • Cultural arts 	<ul style="list-style-type: none"> • All the Town's fire stations, except Station #5, are outdated need to be rebuilt, whether on their existing site or other locations if current sites have higher and better uses depending on the Town's needs. A redevelopment process already is underway for Station #2 on Hamilton Road. • Some Town-owned property next on Legion Road has been reserved for a possible fire station site • Any decisions regarding this site must weigh the costs and benefits of moving or rebuilding the fire station • A fire station is a public necessity • The site is a valuable location for development and could easily be sold to a private owner. The Town could then use the cash proceeds for the public good. • Consider acquiring and entitling adjacent, vacant land, if it is available, to enhance the value of this site • While this site might be commercially valuable, would might also be useful for meeting the Town's strategic needs. • Consider strategically selling Town properties that might not advance community goals and use money elsewhere to advance community goals • Payments in lieu need to be applied to something tangible • The area neighborhoods may sensitive to about how this property is used for something other than a fire station; while the neighborhoods might be open to some types of development, apartments and a public-private partnership such as the one underway for Fire Station #3 (Hamilton Road) may not be well received. <p>Solicit development strategies</p>	<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 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?

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Medium	<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>	<ul style="list-style-type: none"> • Housing • Parks • Cultural Arts • Sports facilities 	<ul style="list-style-type: none"> • Conduct studies to conceptualize potential uses in relation to power lines and I-40 • The site has moderate value as residential lots, but would need to establish buffer with electric transmission lines. • Affordable housing may be an option, although lack of access to services may be an issue • Habitat for Humanity housing may be an option • Use some of the land as a park for adjacent the neighborhood. • While it might be a good location for an indoor sports facility, visitors likely would utilize restaurants and hotels in Durham County rather than in Chapel Hill and Orange County. • Demand generators supported by Chapel Hill and Orange County should produce demand for Chapel Hill and Orange County businesses. 	<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. • 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 • Consider future proposals if compelling; otherwise leave as is
Medium	<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>Fire Station ~ 5,000 sf</p> <p>Training Center ~ 1,000 sf</p>	<ul style="list-style-type: none"> • Gateway project, if fire station and training facility could be relocated • Housing • Retail 	<ul style="list-style-type: none"> • Challenge – where to relocate fire station and training facility. Cedar Falls Park has enough land to accommodate the fire station. Estimated cost to rebuild training facility is \$7 million. It has been suggested that a training facility be built in collaboration with Orange County and Durham • Property features - Have to be mindful of constraints on this property. Terrain sloping away from Martin Luther King Jr. Blvd. create difficulty for site development. Are there environmental issues associated with the training facility? • Moderate commercial or office value • Potential location for a gateway project. No firm ideas but should reflect who Chapel Hill is as a Town and not be purely utilitarian. The entrance to the Town on Hwy 54 (Meadowmont area) gives a favorable impression. • Discussion - Public intensive uses should be Downtown; however, the challenge is to balance concentrated activities and parking Downtown. Council may not be unanimous on centering everything Downtown. • SECU had submitted a proposal for this site; however, potential proceeds from sell not enough for relocation of fire station and training facility. 	<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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Medium	<p>Open Space 1610 US 15-501 South (West side of US 15-501, south of Southern Community Park)</p> <p>12.75 acres</p>	<ul style="list-style-type: none"> Housing Parks or open space 	<ul style="list-style-type: none"> Might be more suitable if zoning can be changed from R-LD1 to one that allows higher density and OWASA service. Good location for multi-family or low density affordable single family housing with private sewer for each one. 15-501 parcel - Located outside the urban services boundary so water and sewer services cannot be extended to it. It may be possible to move the boundary. Is there the potential to use for services shared by Chapel Hill, Orange County and Chapel Hill in this area? Not aware of current shared uses other than the UNC Park and Ride in Chatham County. 	<ul style="list-style-type: none"> Land-banking this property may be the best use right now until other development takes place (Obey Creek)
Medium	<p>Millhouse Road Parcels 6850 Millhouse Rd. (west side)</p> <p>~ 6 acres</p> <p>6900 Millhouse Rd. (east side between Town Operations and Transit centers)</p> <p>~ 10 acres</p>	<ul style="list-style-type: none"> Solid Waste transfer station (East Side) Additional bus parking (East Side) Parks/active recreation (West side) Maker spaces and other light industrial 	<ul style="list-style-type: none"> Orange County purchased 80 acres north of Millhouse Road for recreational use. Initial thoughts were for athletic fields. At this point, has not been connected with the study to identify demand generators for local officials to consider. County may be moving properties out of rural buffer 	<ul style="list-style-type: none"> Acceptability of transfer station to community Adequacy of site as transfer station. Integration into the light industrial zone. Access across tracks. Linkages, if any, to the 80 acres Orange County park site. Initial thoughts were for athletic fields. May consider proposals to further economic objectives
Medium/ Low	<p>Open space in the Northside area east of the Norfolk Southern Railroad, south of Village Drive and east and south of Jay Street</p> <p>7.6 acres (large tract) .28 acres (small tract)</p>	<ul style="list-style-type: none"> Affordable housing 	<ul style="list-style-type: none"> Potential to use as affordable housing home sites, perhaps for a Habitat for Humanity project. Due to terrain, the best access would be from the area alongside the cemetery It is feasible to split out one easily accessible lot along Jay Street for building a house Do not recommend selling unless for housing 	<ul style="list-style-type: none"> One or two lots on Jay Street may be suitable for a Habitat for Humanity size project. Remaining lots not suitable for development due to access issues

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Low	<p>Eubanks Road Park and Ride Lot 200 Eubanks Rd. 6.22 acres</p>	<ul style="list-style-type: none"> • Multifamily higher end apartments, mixed use, tax credits may be an option • Parking • Commuter retail 	<ul style="list-style-type: none"> • Bus Rapid Transit (BRT), if it happens, may increase site potential and parking needs • Multifamily higher end apartments, mixed use, tax credits may be an option • Tie usage to Carraway Village • Site encumbered by Federal Transit Administration funding • Cost to replace park/ride probably greater than value of lot 	<ul style="list-style-type: none"> • At what point will there be a need for additional parking?
Low	<p>Open Space near intersection of Bennett Road and Mt. Carmel Church Road (adjacent to Fire Station #5, 100 Bennett Rd.) 7.37 acres</p>	<ul style="list-style-type: none"> • Housing • Parks or open space 	<ul style="list-style-type: none"> • Hold for future consideration. Don't sell or use at this time. • The property was given to the Town. There are no deed restrictions on the use. • A church previously approached the Town about purchasing the property, but the Council decided not to sell the property. • Save this property for a civic use. • A round-about is to be constructed at the intersection of Bennett and Mt. Carmel Church roads. • A unique piece of land, not something to shave down and for a use like parking. • It is on a Town entrance way • The topography drops off sharply and creates nice vistas; one of the few pieces of ridgetop open space in Town 	<ul style="list-style-type: none"> • Is land-banking the best current use? Ongoing development (Obey Creek) may make future potential uses clearer in the future. • Consider future proposals if compelling; otherwise leave as is

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Low	<p>Police Center 828 Martin Luther King Jr. Blvd. 10.24 acres Police Department building is 23,450 sf</p>	<ul style="list-style-type: none"> • Office • Cultural facility, such as Kidzu • Recreation • Multifamily housing 	<ul style="list-style-type: none"> • Coal Ash Remediation - Lots of coal ash on site. The Town is studying what would be involved in remediation. May not want to spend a lot of time discussing options for this site until the remediation options are known, which may not be until at least 2018. • Viable consideration to consider working with a private developer that understand the Brownfield redevelopment process to buy the site for redevelopment under the Brownfield Program, for which federal money is available. In such development, a conceptual plan is developed to work around the contaminated areas so that site components work together so that developer doesn't have to spend so much just in remediation costs. An example is the Chatham Mill building in Winston Salem that was redeveloped into multifamily housing and commercial buildings. Redevelopment of a dry cleaning site is underway in Durham. • The Town and UNC exploring collocating the Police Center and some UNC facilities on a UNC-owned site on Estes Drive. The arrangement might require Legislative approval. • Potential uses - cultural activity, such as Kidzu; recreation, multifamily housing • Moderate value for office re-use; highly visible location that should not remain vacant • Solicit development strategies 	<ul style="list-style-type: none"> • Coal ash on site is a serious unknown • Consider waiting for remediation report (Approximately one year) to help make plans.

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Parking Solution	Parking Lot 604 W. Rosemary St. (managed jointly with the Town of Carrboro) .54 acre		<ul style="list-style-type: none"> • Hold on recommendations - evaluate within context of looking at overall parking Downtown • Could be a small retail site • Adjacent to sites privately owned, used for parking • Hold for adjacent development opportunity • Consider developing pro-active strategies, including consideration of acquiring adjacent properties that would maximize the value of Town holdings and accelerate Town redevelopment strategies 	<ul style="list-style-type: none"> • Should be part of larger parking solution for the downtown
Parking Solution	Parking Lot 127 W. Rosemary St. .14 acre		<ul style="list-style-type: none"> • Hold on recommendations - evaluate within context of looking at overall parking Downtown • Hold for future redevelopment adjacent of Walker Funeral Home site • Potential to tie Franklin and Rosemary streets together • Consider developing pro-active strategies, including consideration of acquiring adjacent properties that would maximize the value of Town holdings and accelerate Town redevelopment strategies 	<ul style="list-style-type: none"> • Should be part of larger parking solution for the downtown
Parking Solution	Parking Lot 108 Graham St. .12 acre		<ul style="list-style-type: none"> • Leased by Third Birds Marketing • Hold for adjacent development opportunity or acquire adjacent property and sell • Consider developing pro-active strategies, including consideration of acquiring adjacent properties that would maximize the value of Town holdings and accelerate Town redevelopment strategies 	<ul style="list-style-type: none"> • Should be part of larger parking solution for the downtown
Other	Historic Town Hall 100 W. Rosemary St. .21 acre		<ul style="list-style-type: none"> • Being evaluated by Council’s Historic Town Hall Committee • Submitted comment: Moderate value, but could create higher value by relocating Orange County uses from Franklin Street and repurposing Franklin Street site • Solicit development strategies 	<ul style="list-style-type: none"> • May be useful in future planning for Parking Lot #2