Municipal Services Center Development Agreement

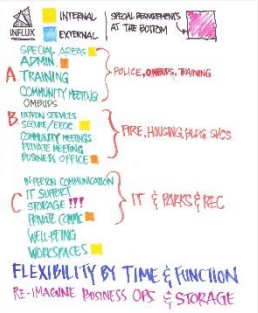
Town Council May 9, 2018

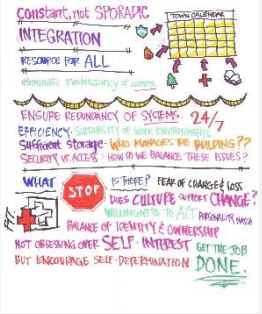
Project Location

History

- The need to replace the existing police facility was identified as a Council goal in 2014.
- Staff and our design team reviewed many different possible locations.
- January 2017: Council approved negotiating with UNC on a possible Development Agreement for this location.

Visioning and Programming





Police
Fire Administration/EOC
Parks & Recreation Admin
Housing & Community
Wellness
Ombuds
Technology Solutions
Shared Spaces/Collaboration

<u>Support Spaces</u>

Total +/- 72,000 SF

Community Engagement

- Kick Off Meeting In September
- Identified Key Issues
- 6 topic-specific community meetings
- All materials posted to website and shared with neighborhood listserve
- Additional community meeting April 12
    - Input from 4/12 is being incorporated into Dev. Agreement

Three Related Actions

#4. Text Amendment → ***#5. Rezoning*** → ***#6. Development Agreement***

Rezoning from OI-2 to U-1

University-1 District

- "Public or private development for college/university, research activity, civic…"
- Concurrent review of Development Agreement
- Development Agreement allows for tailored land uses and standards

Comprehensive Plan

- Plans for University Land Use

Municipal Services Center

The Development Agreement Process

Evaluate Existing Information

Review Team Evaluation

- Council provides guidance on Town mission
- Town and University identify program needs
- Initial discussion of community interests
- Site evaluation and concept sketches
- Review adopted plans and other background
- Identify regulatory/entitlement options

Public Information Meeting (March 2017)

University and State Regulatory Authorization – Ground Lease (July 2017)

24 weeks

Identify Key Issues and Opportunities

Community Public Information Meeting #2 (September 2017)

Recommend regulatory process to Council

Council Review of Agreement Topics

- Identify submission requirements for DA (if recommended)
- Provide Council guidance on key interests (Policy Topics)
- Provide detailed Development Agreement schedule
- Identify related studies (traffic, stormwater, etc.)

4-6 weeks

Negotiate Development Tool

Public Sessions on Negotiation Topics (Fall/Winter 2017(+)

Develop Design

- Based on input and technical guidance
- Refine project form and features
- Transportation
- Infrastructure
- Fiscal relationship with UNC

UNC & STATE Decision on lease

Optional: Council Review of Draft DA

5-7 months

Finalize Development Agreement

Board Commissions Review (Spring 2018)

- Share draft agreement for public, advisory board, and Council review.

UNC Recommendation on DA

Council Public Hearing(s)

4-8 weeks

Development Agreement Process

Town Evaluation of Application **According to Standards**

➡

Report Presented to Advisory Boards and Commissions

➡

Open Public Hearing: **Report and Recommendation Presented to Town Council**

➡

Continue Public Hearing: **Close Hearing, Council Action**

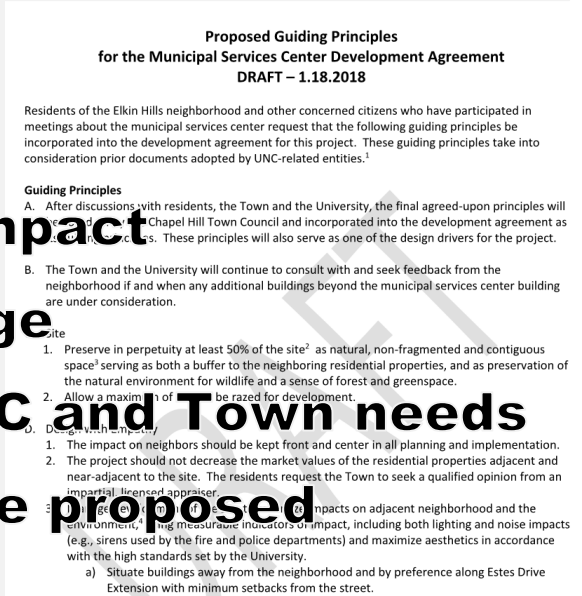
Project Overview:

- Joint development between the Town & University
- Phase 1: Municipal Services Center, ~72k sf.
- 100’ Buffer Proposed
- 4 story maximum height
- Total 200k development of built area
  - Modification/Public Process if fire station is warranted

Community Guiding Principles

Incorporation

- Informed site design decisions
- Appraisal performed and no anticipated impact
- Preservation of 50% of site was a challenge
- Balanced neighborhood interests with UNC and Town needs
- Good faith effort to respond and reflect the proposed principles
- Principles are reflected in Agreement and Site Plan



Proposed Guiding Principles
for the Municipal Services Center Development Agreement
DRAFT – 1.18.2018

Residents of the Elkin Hills neighborhood and other concerned citizens who have participated in meetings about the municipal services center request that the following guiding principles be incorporated into the development agreement for this project. These guiding principles take into consideration prior documents adopted by UNC-related entities.[1]

Guiding Principles

A. After discussions with residents, the Town and the University, the final agreed-upon principles will be adopted by the Chapel Hill Town Council and incorporated into the development agreement as binding obligations. These principles will also serve as one of the design drivers for the project.

B. The Town and the University will continue to consult with and seek feedback from the neighborhood if and when any additional buildings beyond the municipal services center building are under consideration.

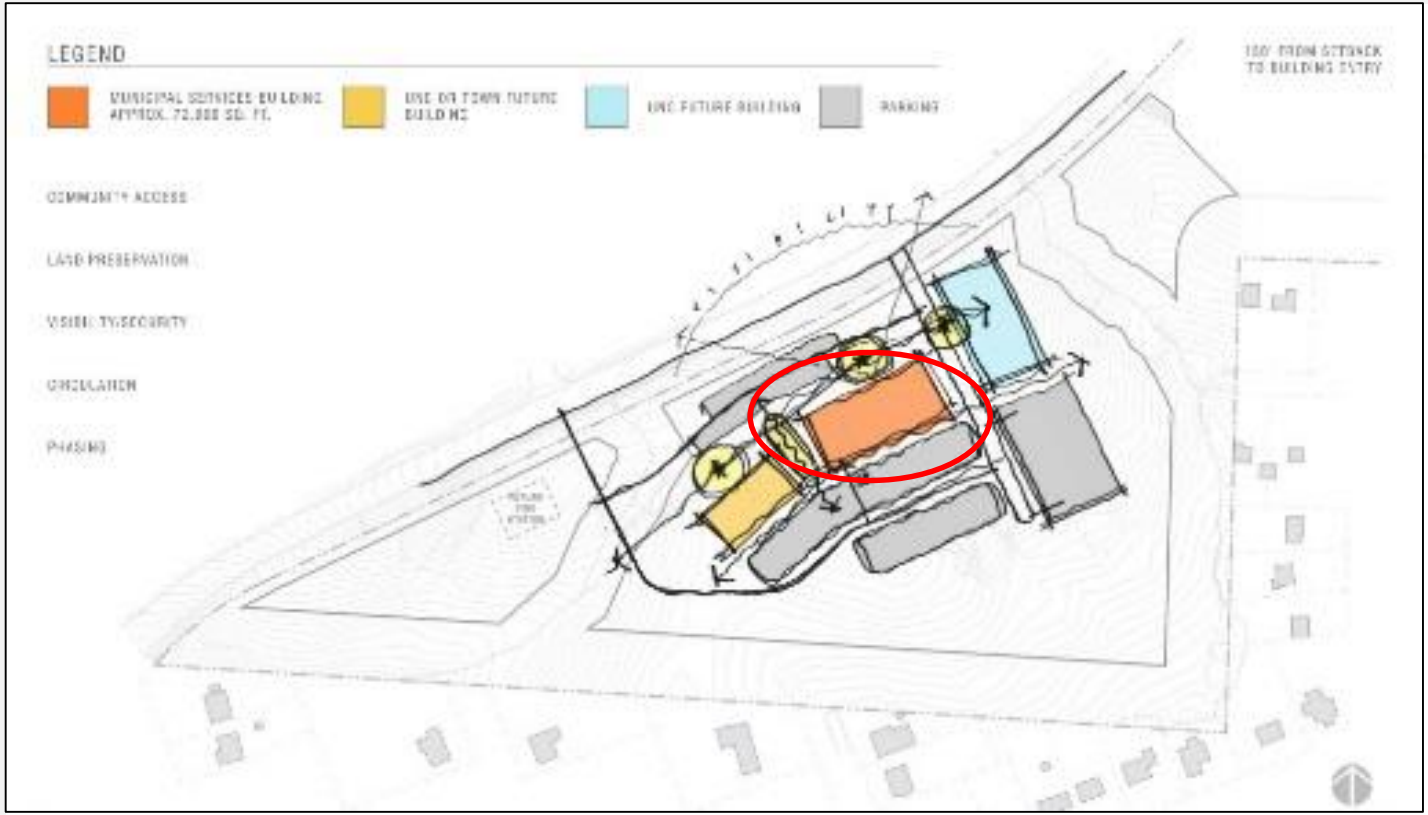
C. Site

1. Preserve in perpetuity at least 50% of the site[2] as natural, non-fragmented and contiguous space[3] serving as both a buffer to the neighboring residential properties, and as preservation of the natural environment for wildlife and a sense of forest and greenspace.
2. Allow a maximum of [illegible] be razed for development.

D. Design with Empathy

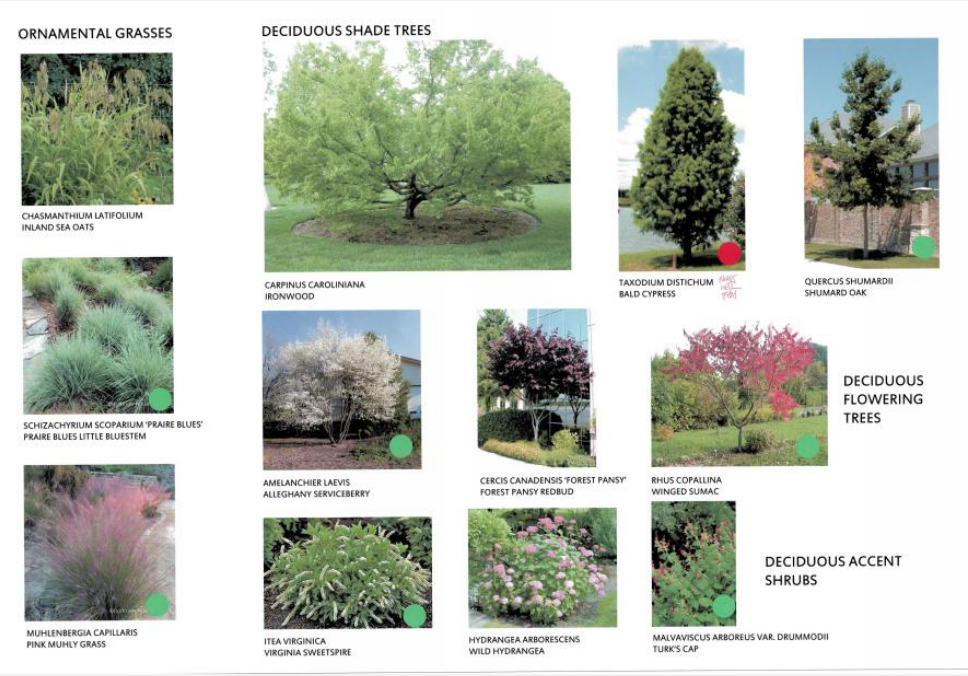
1. The impact on neighbors should be kept front and center in all planning and implementation.
2. The project should not decrease the market values of the residential properties adjacent and near-adjacent to the site. The residents request the Town to seek a qualified opinion from an impartial, licensed appraiser.
3. [illegible] impacts on adjacent neighborhood and the environment, [illegible] measurable indicators of impact, including both lighting and noise impacts (e.g., sirens used by the fire and police departments) and maximize aesthetics in accordance with the high standards set by the University.
   a) Situate buildings away from the neighborhood and by preference along Estes Drive Extension with minimum setbacks from the street.

Project Concepts



Municipal Services Center

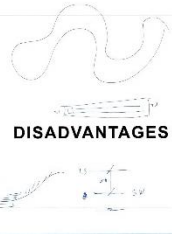
Community Review



Community Review

BIORETENTION CELL

A bioretention cell is an excavation that is filled with a sandy media and plants. It is designed to temporarily hold and filter stormwater. Bioretention cells are one of the most versatile SCMs. They can be installed in a variety of soil types from clay to sand and in a wide variety of sites. They are also one of the most effective SCMs for removing pollutants, because they use many different pollutant removal mechanisms, including infiltration, absorption, adsorption, microbial action, plant uptake, sedimentation, and filtration.

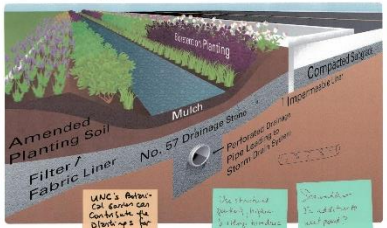


ADVANTAGES

- Versatile device and effective in removing pollutants (sediment and nutrients)
- Landscape or grassing
- Works with steep slopes
- Maximum ponding depth of 12 inches above the planting surface
- Does not retain water at all times

DISADVANTAGES

- Pretreatment should be provided
- Specific media mix required to achieve treatment
- Requires long-term maintenance



TOWN OF CHAPEL HILL
MUNICIPAL SERVICES CENTER | Dewberry

PERMEABLE PAVEMENT

Permeable pavement captures stormwater through voids in the pavement surface and filters water through an underlying aggregate reservoir. The reservoir typically allows the water to infiltrate into the soil subgrade. The reservoir can also be designed to detain and release the water to a surface conveyance system if the underlying soil is not suitable for infiltration.

ADVANTAGES

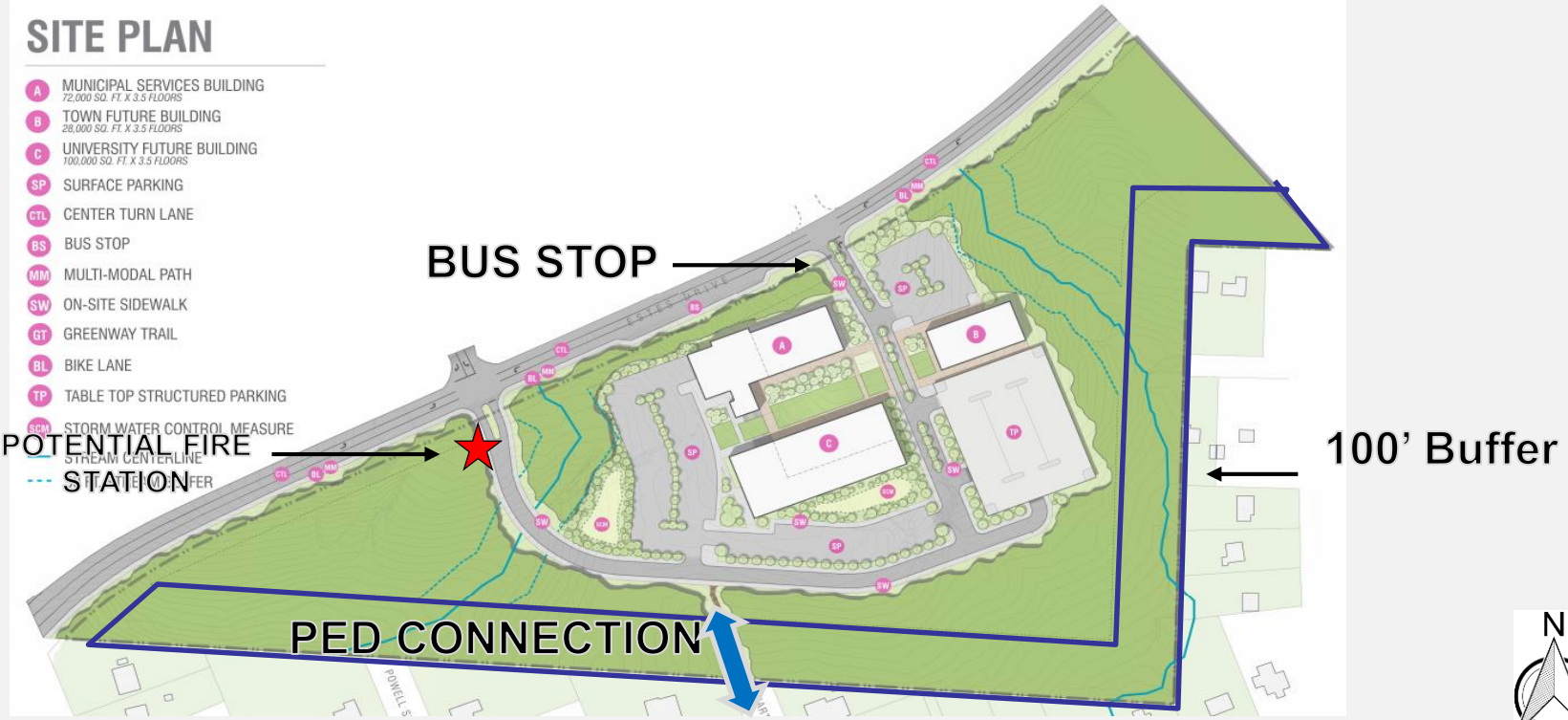
- Variety of materials (porous concrete and asphalt, interlocking concrete pavers
- Must drawdown subgrade in 72 hours
- No above ground water retention

DISADVANTAGES

- Not compatible with steep slopes
- Observation well required at low point of the system
- Requires extensive maintenance

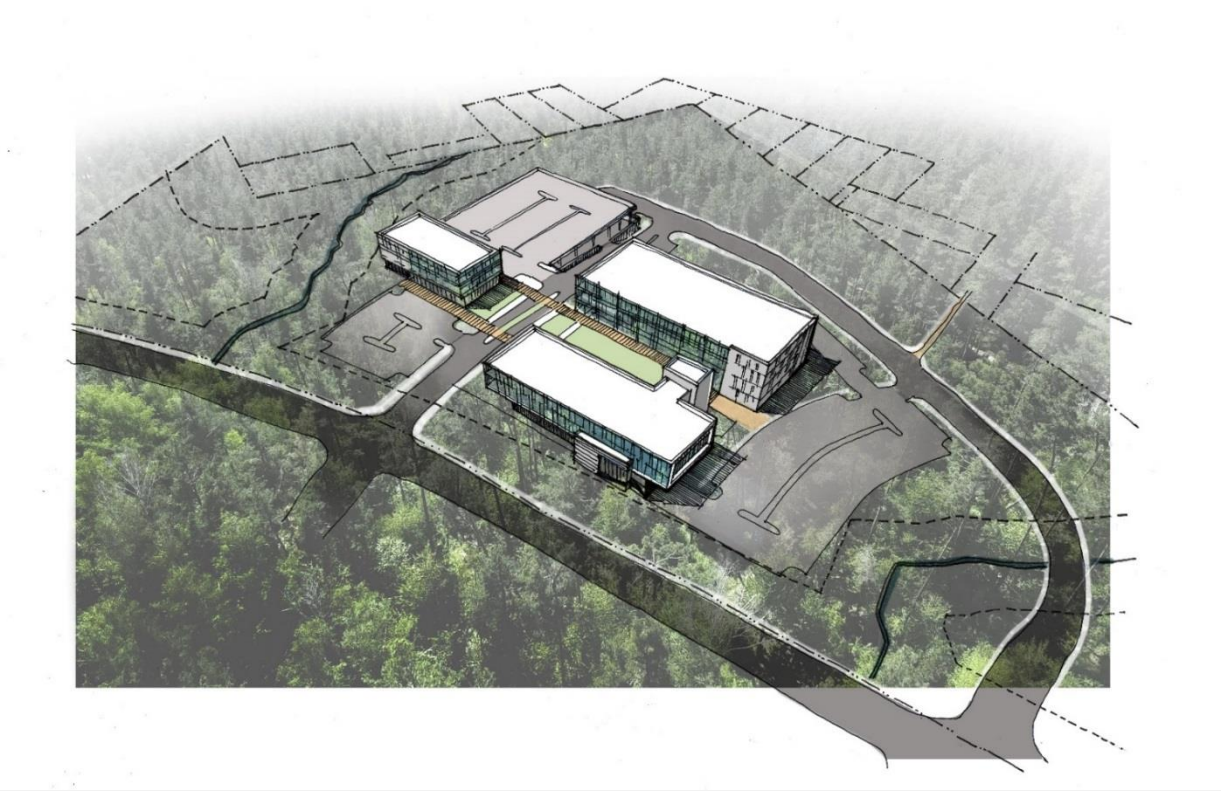
TOWN OF CHAPEL HILL
MUNICIPAL SERVICES CENTER | Dewberry | STORMWATER 2.13.2017

Conceptual Site Plan



Phase One – Municipal Services Center

Site Massing



Incorporations since Boards

- Refine site layout & standards
- Future community engagement structure
- Commitment to stormwater management of 50-year storm
  - Future Town analysis of downstream stormwater
- University design review

Municipal Services Center

Proposed Revisions

Council Highlights

- Enhanced Stormwater Management
- Achieve LEED/AIA Goals
- Electric Vehicle Spaces
- Solar Readiness
- Adaptive Reuse of Parking Deck

Development Agreement – Accompanying Standards

			improvements proposed in the application. Stormwater Management Plans shall clearly demonstrate compliance with the design criteria specified in this Agreement, applicable NPDES permit requirement, and applicable University, Federal and State rules. • The post-development runoff peak discharge rate shall not exceed the discharge rate for the 50-year, 24 hour event. • The difference in the runoff volume generated by the pre-development and post-development 2-year, 24-hour storm event shall be managed on-site and released over a period of 2 days to 5 days. • Jordan Watershed Nutrient Export Limitation of 2.2 pounds/acre/year for Nitrogen and .82 pounds/acre/year for Phosphorous apply to the property.
5.6	Stream Buffers	• Resource Conservation District applicability • Clean Water Act • Jordan Buffer	• Resource Conservation District regulations apply. • A future Stream Determination may be performed although the location of buildings and infrastructure must remain consistent. • Development must apply with Clean Water Act and Jordan Buffer Rules.
5.7	Tree Canopy & Landscaping	• Tree Canopy % • Types of Plantings • Consultation with UNC Botanical Garden	• 40% tree canopy is required. • Native and drought tolerant plant species are preferred. • Invasive plants are prohibited. • The UNC Botanical Garden shall be consulted.
5.8	Compatibility & Buffers	• Required buffers	• A 100' buffer is required along the south and east. • The buffer should consist of existing vegetation. • A prescribed landscape buffer is not required along Estes Drive Extension.
Transportation			
5.9	General improvements	• What improvements will be provided?	• The general site layout provides a plan for vehicle, bicycle, pedestrian, and bus amenities on the site. The exact location of each improvement may vary slightly as demonstrated by each SDP. • Two accesses will be provided with the initial SDP.

DRAFT

Staff Recommendations

- That the Council open the public hearing, receive comments on the proposed rezoning and development agreement, and recess the Public Hearing to June 27, 2018.