



CONCEPT PLAN REVIEW: 828 MLK (Project #22-010)

SUMMARY REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
 Colleen Willger, Director
 Judy Johnson, Assistant Director
 Elysa Smigielski, Senior Planner

PROPERTY ADDRESS 828 Martin Luther King Jr. Blvd	MEETING DATE April 27, 2022	APPLICANT McAdams, on behalf of the Town of Chapel Hill and Belmont-Sayre
--	---------------------------------------	---

STAFF RECOMMENDATION
 That the Council adopt the attached resolution transmitting comments to the applicant regarding the proposed development.

- PROCESS**
- Comments from the Community Design Commission, Stormwater Management Utility Advisory Board, Housing Advisory Board, and Town’s Urban Designer are attached.
 - Because this review is a Concept Plan submittal, statements by individual Council members this evening do not represent an official position or commitment on the part of a Council member with respect to the position he or she may take when and if the Council considers a formal application.
 - A concept plan for this site was reviewed on April 12, 2022 by the Housing Advisory Board, April 14, 2022 by the Stormwater Management Utility Advisory Board; and April 26, 2022 by the Community Design Commission.

- DECISION POINTS**
- A Conditional Zoning review is typically required for the formal application. Alternatively, the applicant could request a Development Agreement.
 - The applicant has been advised to discuss their preferred process with Council tonight.

PROJECT OVERVIEW

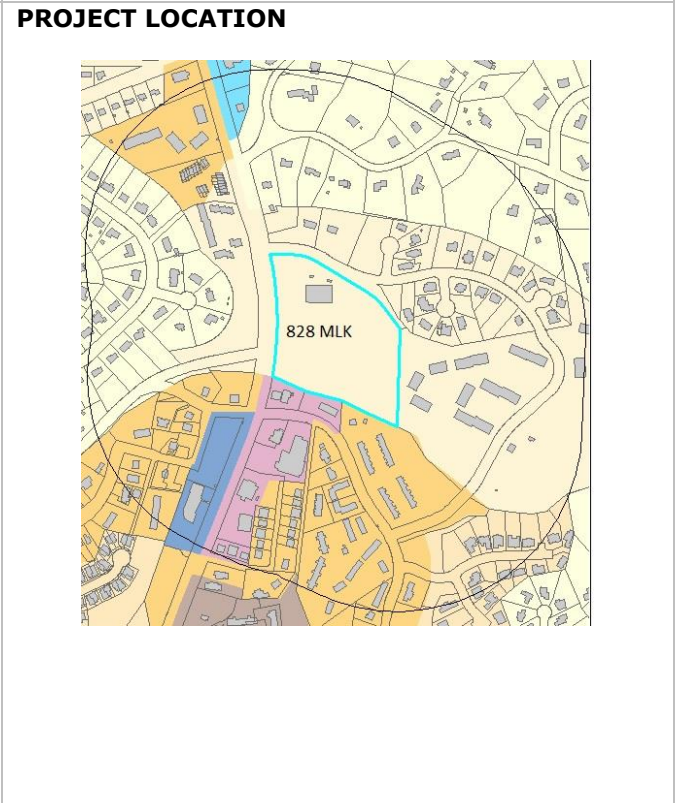
The approximately 10-acre site is located southeast of the intersection of Martin Luther King Jr. Blvd. and Bolinwood Drive. The property currently houses the Town of Chapel Hill Police Department. The site is currently zoned Residential-2 (R-2).

The Town has conducted multiple studies on the environmental conditions of the property since the initial discovery of coal ash combustion products (CCPs) in 2013¹.

The Council executed a non-binding memorandum of understanding (MOU) with developer Belmont Sayre and to move forward with a site concept on March 23, 2022.

The applicant proposes to construct approximately 80,000 sq. ft. of commercial office space for the Town’s Municipal Service Center (MSC) as well as approximately 200 mixed-income dwelling units and structured parking with approximately 450 spaces.

Two points of access to the property are proposed with one access point to Martin Luther King Jr. Blvd. and one to Bolinwood Drive. Redevelopment and remediation of the property are proposed to occur through the North Carolina Brownfields program. There is Resource Conservation District associated with the Bolin Creek and the buffer area is proposed to remain largely undisturbed.



¹ Please visit the Town’s project page for a complete site history and relevant reports:
<https://www.townofchapelhill.org/residents/community-sustainability/coal-ash-disposal-site-remediation-project>


ATTACHMENTS

1. Long-Range Plans Evaluation
2. Draft Staff Presentation
3. Draft Applicant Presentation (*to be added*)
4. Resolution A
5. Advisory Board Comments (*Stormwater Management Utility Advisory Board and Community Design Commission to be shared under separate cover*)
6. Urban Designer Comments
7. Applicant Materials



LONG-RANGE PLANS EVALUATION
828 MARTIN LUTHER KING JR BLVD.

The following report provides an evaluation by Planning Staff of the Concept Plan site, based on long-range planning considerations.

PROPERTY ADDRESS 828 Martin Luther King Jr. Blvd.	CURRENT ZONING DISTRICT R-2
EXISTING LAND USE Institutional	PROPOSED LAND USE Mixed-Use
SURROUNDING PROPERTIES – EXISTING LAND USES Residential (North, East & West), Commercial/Residential (South)	
FUTURE LAND USE MAP (FLUM) FOCUS AREA S MLK Jr Blvd	FLUM SUB-AREA Sub-Area B
OTHER APPLICABLE ADOPTED PLANS <input checked="" type="checkbox"/> Mobility and Connectivity Plan <input checked="" type="checkbox"/> Cultural Arts Plan <input checked="" type="checkbox"/> Parks Comprehensive Plan <input checked="" type="checkbox"/> Stormwater Management Master Plan <input checked="" type="checkbox"/> Greenways Master Plan <input type="checkbox"/> West Rosemary Street Development Guide <input checked="" type="checkbox"/> Chapel Hill Bike Plan <input type="checkbox"/> Central West Small Area Plan	
SUMMARY OF PLAN CONSIDERATIONS AFFECTING ASPEN HEIGHTS SITE Map excerpts on following pages demonstrate the Plan Considerations listed below. The location of 828 MLK is marked with the  symbol.	
<p><u>Future Land Use Map (FLUM)</u></p> <p>The Future Land Use Map was adopted on December 9, 2020.</p> <ul style="list-style-type: none"> • Multifamily Residential, Shops & Offices and Parks/Green spaces are listed as <i>Primary (predominate) Uses</i> for Sub-Area B of the S MLK Jr Blvd Focus Area. Commercial/Office, Townhouses and Institutional/University/Civic facilities are listed as <i>Secondary Uses</i> (allowed, but not predominate). • The site’s frontage on Martin Luther King Jr. Blvd. is defined as an <i>Activated Street Frontage</i>. This designation means that buildings and civic space should engage with the street, with no off-street parking located in between the building and street. • Appropriate Height along an <i>Activated Street Frontage</i> in Sub-Area B is <i>Up to 6 stories (or approximately 72 ft. of building height if assuming a 12-foot story height)</i> of Core Height. 	
<p><u>Mobility and Connectivity Plan</u></p> <ul style="list-style-type: none"> • The site is located at the intersection of Martin Luther King Jr. Blvd. and Bolinwood Drive. There are existing sidewalks and sharrows along Martin Luther King Jr. Blvd. • Future <i>Bus Rapid Transit</i> stations are located at site frontage. The applicant should coordinate with Chapel Hill Transit for the latest information on BRT design, station locations and any potential connections. 	

Parks Comprehensive Plan

- The site is located just outside of the Neighborhood Park Service Radius of Umstead Park but within the radius of a proposed new neighborhood park, and within the Community Park Service Radius of the Community Center Park.

Greenways Master Plan

- The Bolin Creek Greenway is located on the southern boundary.

Chapel Hill Bike Plan

- Mapping of future bike facilities in the Bike Plan is superseded by the Mobility and Connectivity Plan. The Bike Plan provides some additional detail on facility design.

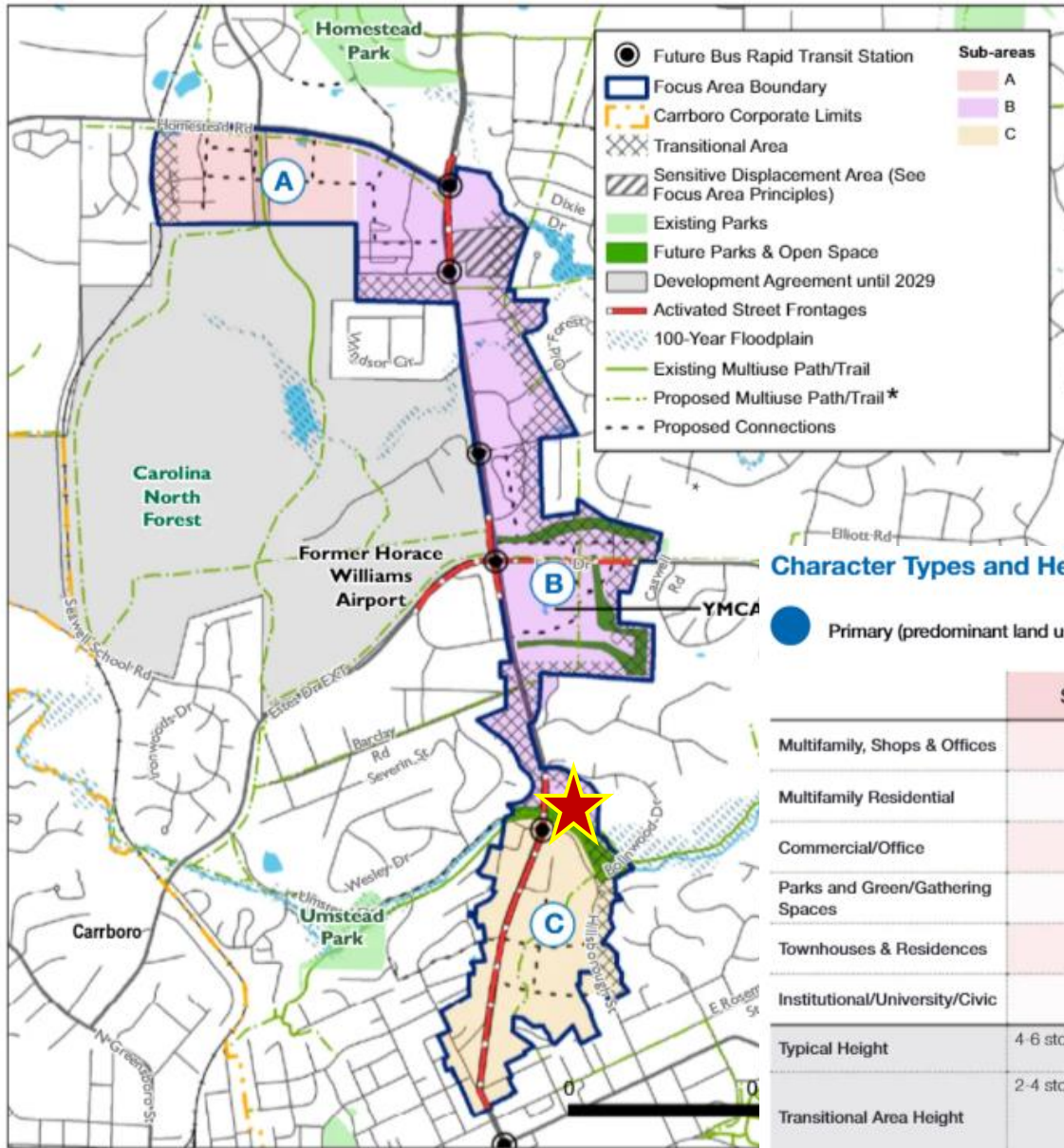
Cultural Arts Plan

- The Cultural Arts Plan identifies locations that are opportunities for integrating public art. The frontage of the site on MLK Jr Blvd is identified as an *Entranceway or Major Cross-Connector*.
- The applicant should **coordinate with Chapel Hill Community Arts & Culture** for more information on appropriate landscape and artistic treatments in this corridor.

Stormwater Management Master Plan

- The site is located in the Middle Bolin Creek Subwatershed (BL4). The applicant should **coordinate with Chapel Hill's Stormwater Management Division** to understand relevant stormwater considerations.

828 Martin Luther King Jr. Blvd.
 Future Land Use Map (Excerpt)

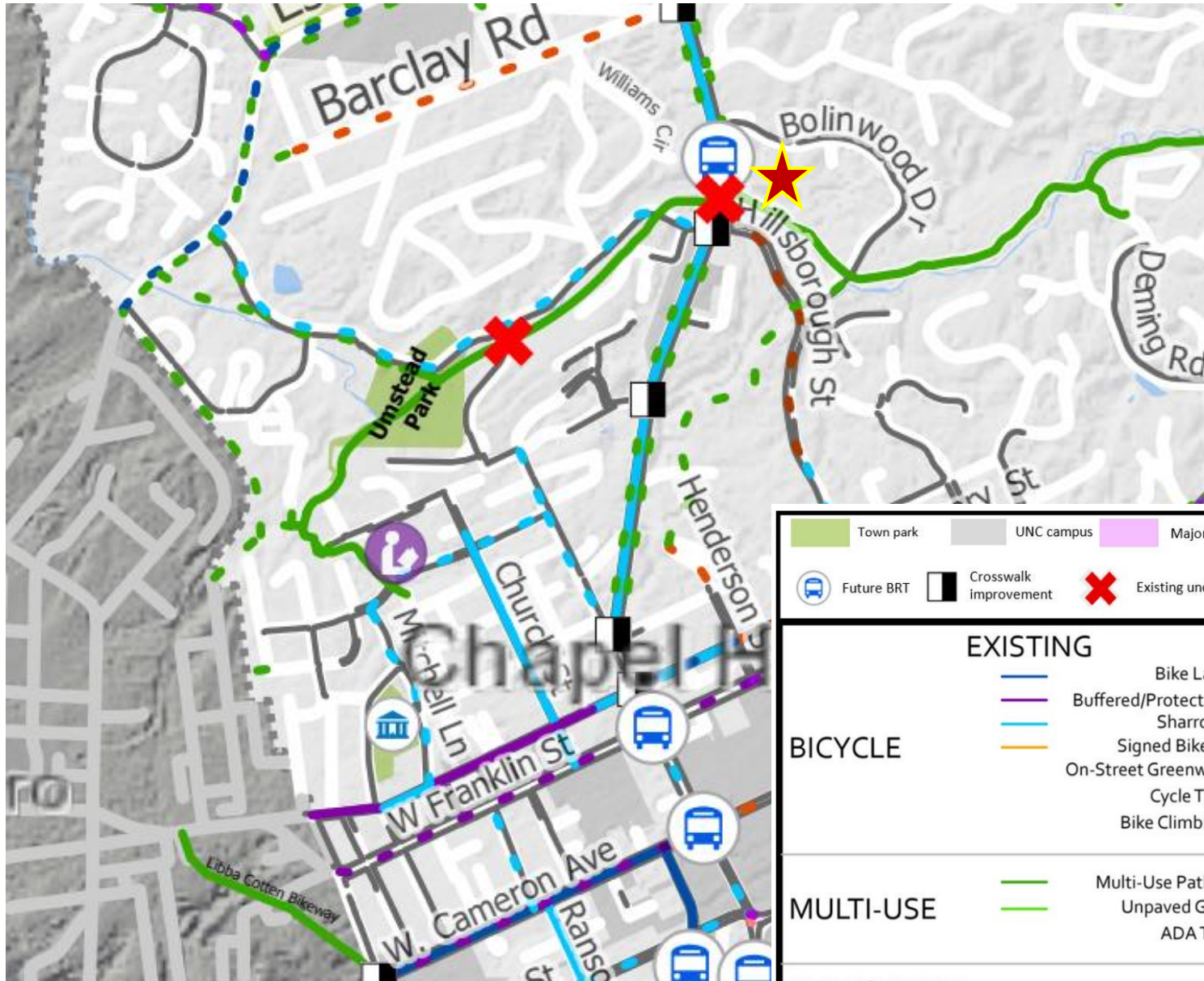


Character Types and Height in 2050: South MLK Boulevard

● Primary (predominant land uses) ⊙ Secondary (appropriate, but not predominant) ⊖ Discouraged

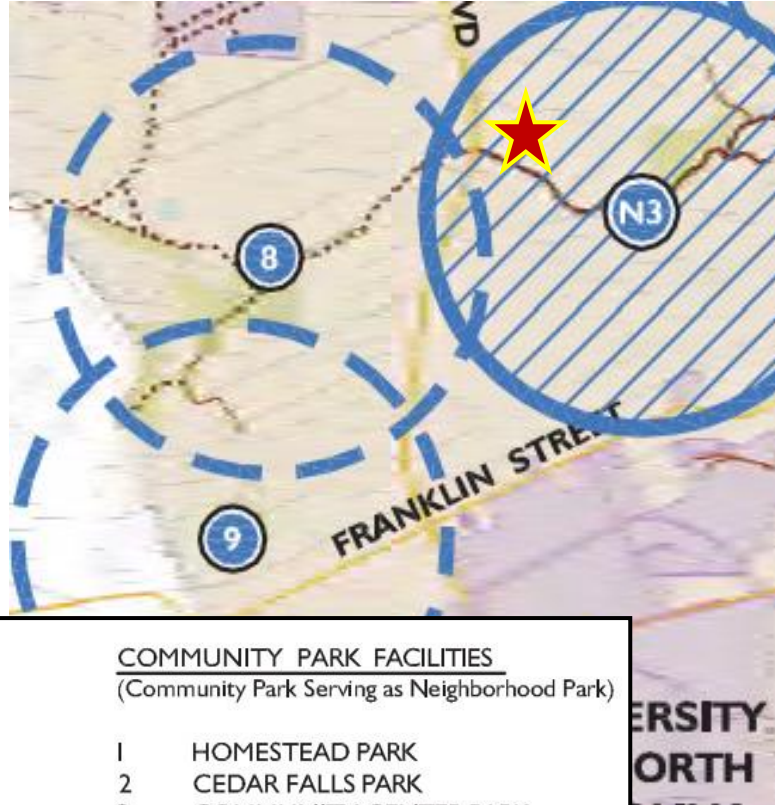
	Sub-Area A	Sub-Area B	Sub-Area C
Multifamily, Shops & Offices	⊙	●	●
Multifamily Residential	●	●	●
Commercial/Office	⊖	⊙	●
Parks and Green/Gathering Spaces	●	●	⊙
Townhouses & Residences	●	⊙	⊙
Institutional/University/Civic	●	⊙	⊙
Typical Height	4-6 stories	4-6 stories	4-6 stories
Transitional Area Height	2-4 stories	2-4 stories	2-4 stories (Adjacent to lower scale residential uses, step backs or other transitional methods are necessary to ensure harmonious transitions)
Activated Street Frontage Height	N/A	6 stories	8 stories, 4 stories at the front setback line

828 Martin Luther King Jr. Blvd.
 Mobility & Connectivity Plan (Excerpt)



	Town park		UNC campus		Major development		Other park
	Future BRT		Crosswalk improvement		Existing underpass		Proposed underpass/overpass
BICYCLE		EXISTING		PROPOSED			
		Bike Lane					
		Buffered/Protected Bike Lane					
		Sharrows					
		Signed Bike Route					
		On-Street Greenway Connector					
		Cycle Track					
		Bike Climbing Lane					
MULTI-USE		EXISTING		PROPOSED			
		Multi-Use Path/Greenway					
		Unpaved Greenway					
		ADA Trail					
PEDESTRIAN		EXISTING		PROPOSED			
		Sidewalk					

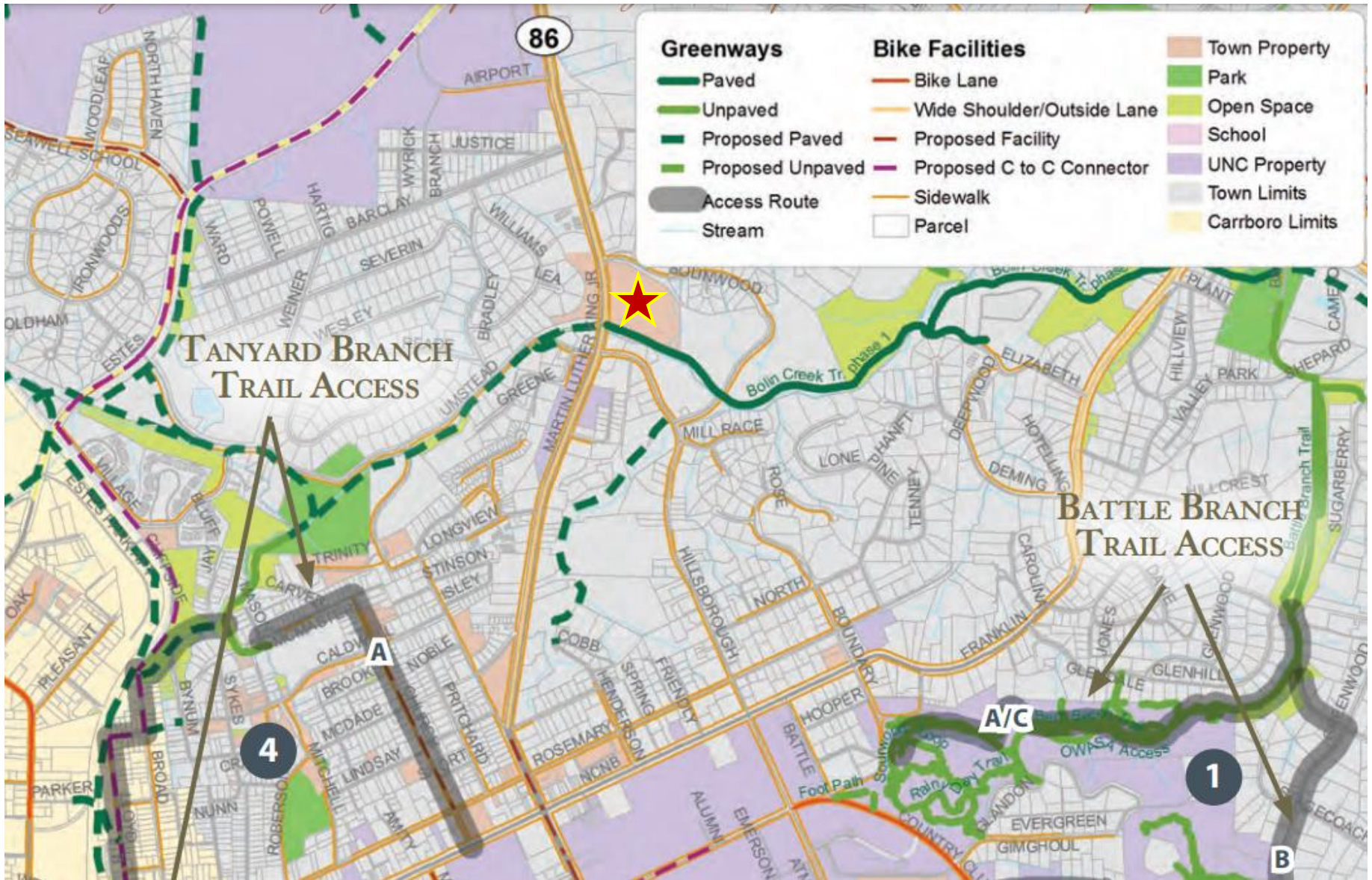
828 Martin Luther King Jr. Blvd.
 Parks Comprehensive Plan (Excerpt)



Legend		COMMUNITY PARK FACILITIES (Community Park Serving as Neighborhood Park)	
	Neighborhood Park	1	HOMESTEAD PARK
	Service Radius 1/2 Mile	2	CEDAR FALLS PARK
	Community Park Serving as Neighborhood Park	3	COMMUNITY CENTER PARK
	Proposed Neighborhood Park 1/2 Mile radius	4	SOUTHERN COMMUNITY PARK
	Chapel Hill Town Limits	NEIGHBORHOOD PARK FACILITIES	
	Community Park	5	NORTH FOREST HILLS PARK
	Service Radius 1.5 Mile	6	PRITCHARD PARK
	Proposed Community Park 1.5 Mile radius	7	EPHESUS PARK
	Chapel Hill Town Limits	8	UMSTEAD PARK
		9	HARGRAVES PARK
		10	OAKWOOD PARK
		11	MEADOWMONT PARK

UNIVERSITY
 NORTH

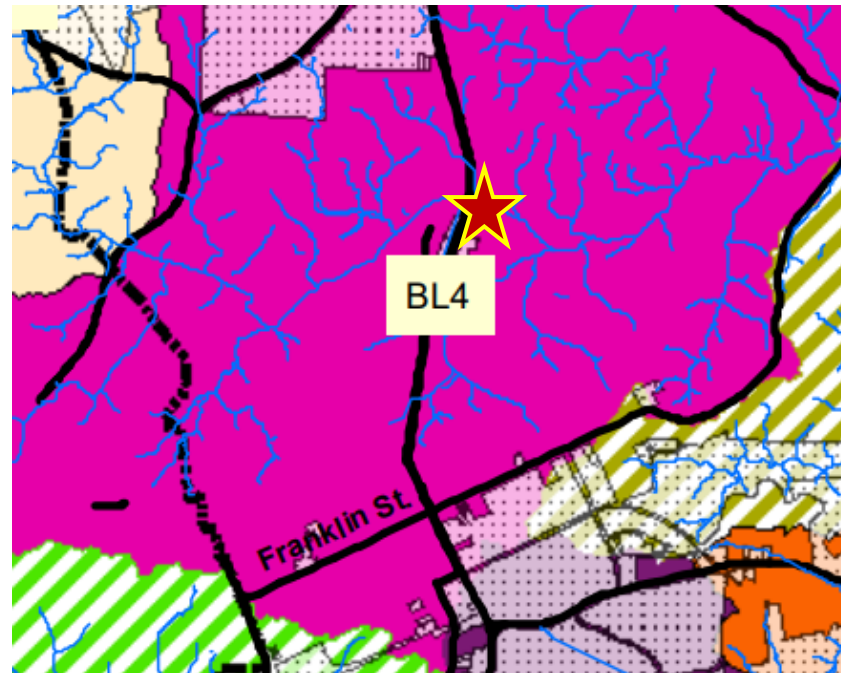
828 Martin Luther King Jr. Blvd.
Greenways Master Plan (Excerpt)



828 Martin Luther King Jr. Blvd.
Cultural Arts Plan (Excerpt)



Stormwater Management Master Plan (Excerpt)



Legend

Opportunities for Intergrating Public Art into Town Master Plans & Action Plans

- Gateway
- Node of Intersecting Plans
- Shared Improvement Corridor
- Entranceway or Major Cross-Connector

Future Non-Street Pedestrian and Transit Facilities

- Future Nature Trail
- Proposed Paved Greenway
- TTA Rail Corridor (Adopted 9-14-05)

Town Public Art: Existing or Funded

- Existing Public Art
- Funded & Planned Public Art

Public Lands & Town Boundaries

- Town Owned Land
- UNC Owned Land
- Chapel Hill Town Limits
- Chapel Hill Urban Services Boundary

