



# Police Station Site Redevelopment

---

6/21/21

TOWN COUNCIL MEETING

# Agenda

## 1. Redevelopment Scenarios & Case Studies

- Belmont-Sayre Team

## 2. Guiding Principles & Summer Work Plan

- Laura Selmer, Economic Development.

## 3. Council Discussion

# Belmont-Sayre

---

## Redevelopment Scenarios

- Scenario I
  - Based on RFQ
  - 60,000-80,000 sf office, likely Municipal Service Center
  - 300 multi-family units
- Scenario II
  - 60,000-80,000 sf office, likely Municipal Service Center
  - 60,000 sf additional office
- Case Studies
  - Based on RFQ
  - Union Station – Coal Ash Site
  - Smoky Hollow, Bull House, Grey Mill, Spencer’s Mill – Workforce, Affordable, Student & Market Rate Multifamily Housing on Brownfield

# Assumptions for Scenarios

---

- Relocation of police operations off site during construction
- Demolition of existing 21,154 SF structure
  - Panels could be salvaged for repurposed inclusion in site redesign i.e. retention wall, pavilion, etc.
- Remediation of the site through a combination of capping, retention wall construction, and removal of portions of coal combustion products (CCPs) in accordance with NC DEQ and US EPA standards.

# Scenario I

---

OFFICE	MULTI-FAMILY	PARKING
60,000-80,000 SF	300 Units	690 Spaces •Assumed office parking ratio of 4/1,000 SF •Assumed apartment parking ratio of 1.5/unit
Market Rate	Market Rate	Structured Parking
Municipal Services Center	Could include a range of income levels	Shared parking model could reduce number of spaces

# Scenario II

---

OFFICE	OFFICE	PARKING
60,000- 80,000 SF	60,000 SF	480 Spaces •Assumed office parking ratio of 4/1,000 SF
Market Rate	Market Rate	Structured Parking
Municipal Services Center	Private Lease	Shared parking model may be difficult if demand peaks do not alternate

# Case Studies – Union Station

BROWNFIELD / COAL  
ASH / CCP SITE



# Case Studies – Smoky Hollow

---

BROWNFIELD / MIXED-USE  
+ MARKET RATE HOUSING



# Sustainability Considerations

---

- Urban infill reduces infrastructure and resource costs/consumption
- Redevelopment of existing site reduces impact on natural environment as compared to greenfield site
- Trail-oriented development (Bolin Creek Greenway) & Transit-oriented development (BRT) encourages and supports alternative forms of transportation
- Project can serve as a model and “proof of concept” for future sustainable development
- Explore feasibility of mass timber construction from certified sustainably harvested timber
- On-site solar greens the grid and lowers the carbon footprint of the development

# Summer Work Plan

---

- Utilize guiding principles to draft an Economic Development Agreement (EDA) for discussion in Fall
- Finalize risk assessment (Hart & Hickman) to inform proposed site uses
- Evaluate “Social Cost of Carbon”- calculating the social and financial carbon impacts of development types
- Refine site concepts with preliminary stormwater, geotechnical, legal and financial information
- Explore key EDA issues:
  - Land Ownership- transfer control and management
  - Land Valuation
  - Costs and Risks of Co-Located Use Types

# Next Steps

- June 23<sup>rd</sup> Council Meeting
  - Hart & Hickman will provide an overview of the risk analysis work plan, share preliminary findings and answer Council questions.
  - Continued Council Discussion
- Fall 2021
  - Staff return to Council with a draft EDA for discussion

# Guiding Principles

Based on previous Council and community input, staff have identified several guiding principles to help steer summer work.

- Safe redevelopment of site
- Use types informed by risk assessment
- Incorporate sustainability into the MSC design to the greatest extent possible
- Public Benefit
- Explore best and highest use types and market feasibility for the site

# Discussion

---

**What other guiding principles would Council like staff to consider when exploring site reuse and an Economic Development Agreement?**