

Town of Chapel Hill

828 MLK Boulevard
Council Work Session

June 2, 2021



- Project Background
- Belmont Sayre Team
- Public Private Partnership & Town Priorities
- Project Approach
- Next Steps

- Project Background

- 2013 - 2018 – NCDEQ-approved assessment completed; large-scale CCP removal deemed infeasible, environmentally detrimental; permanent, safe containment is preferred approach
- 2019 – enrolled in NC Brownfields Program providing close NCDEQ oversight & approvals
- 2020 – Health and ecological risk assessment & interim CCP cleanup completed, **property can be safely repurposed**
- 2021 – Town selects Belmont Sayre, a specialty brownfields redevelopment company, through RFQ to support the Town

- Belmont Sayre Team
 - Management
 - Belmont, Aptus, Legacy - Partners
 - Design & Construction
 - Little, McAdams, GEL, NEMA, Clancy & Theys
 - Capital & Financing
 - Belmont, Legacy, SharpVue & Blueprint

○ Belmont Sayre Team

- Supported over \$1 billion of successful, sustainable public and private Brownfields site development
- Notable Brownfields projects include:
 - CAM Raleigh – public/private partnership developed in cooperation w/ City of Raleigh & NC State University
 - Raleigh Union Station – multi-modal transportation hub and former CCP disposal site
 - Mixed-Use Developments – Smoky Hollow, Stanhope NC State student housing, the Venable Center, repurposed Spencer's Mill & Grey Mill
- All requisite technical and financial capability to support underwriting, funding and project execution

Surface Parking

42 spaces

2 Level Parking Deck

118 spaces

828 MLK JR. BOULEVARD

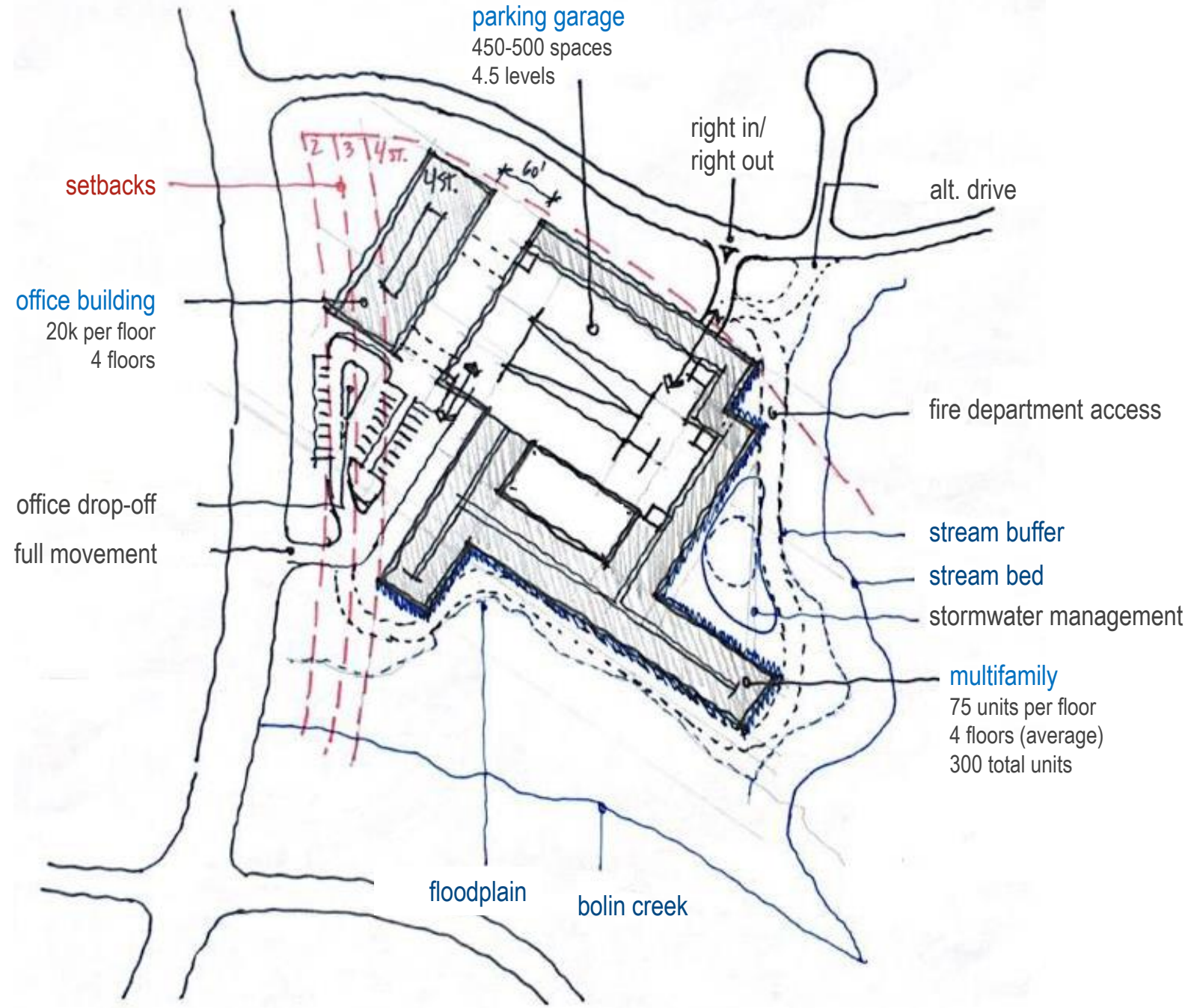
PROPOSED SITE PLAN

MSC Program
Up to 80,000sf
~206 parking spaces
Stormwater controls



Stormwater Control

828 MLK JR. BOULEVARD
PROPOSED SITE PLAN



Market-rate Office Program
Up to 80,000sf
Market, workforce housing
~250-300 units
~450 parking spaces
Stormwater controls
Expand buildable area

- Public-Private Partnership & Town Priorities
 - Environmental Stewardship – protect future users, Bolin Creek against contamination risks following all USEPA and NCDEQ requirements by permanently & safely containing the CCP. Follow Town’s sustainable, energy-efficient green bldg. stds
 - Financial Performance – economically viable reuse options: MSC, MSC w/ private development, or solely private development to provide jobs, public benefit, tax revenue & community investment.
 - Mixed-Use Development Options – support beneficial reuse & dynamic downtown and Bus Rapid Transit expansion
 - Public-Private Partnership – possible home to Municipal Service Center & complementary private development

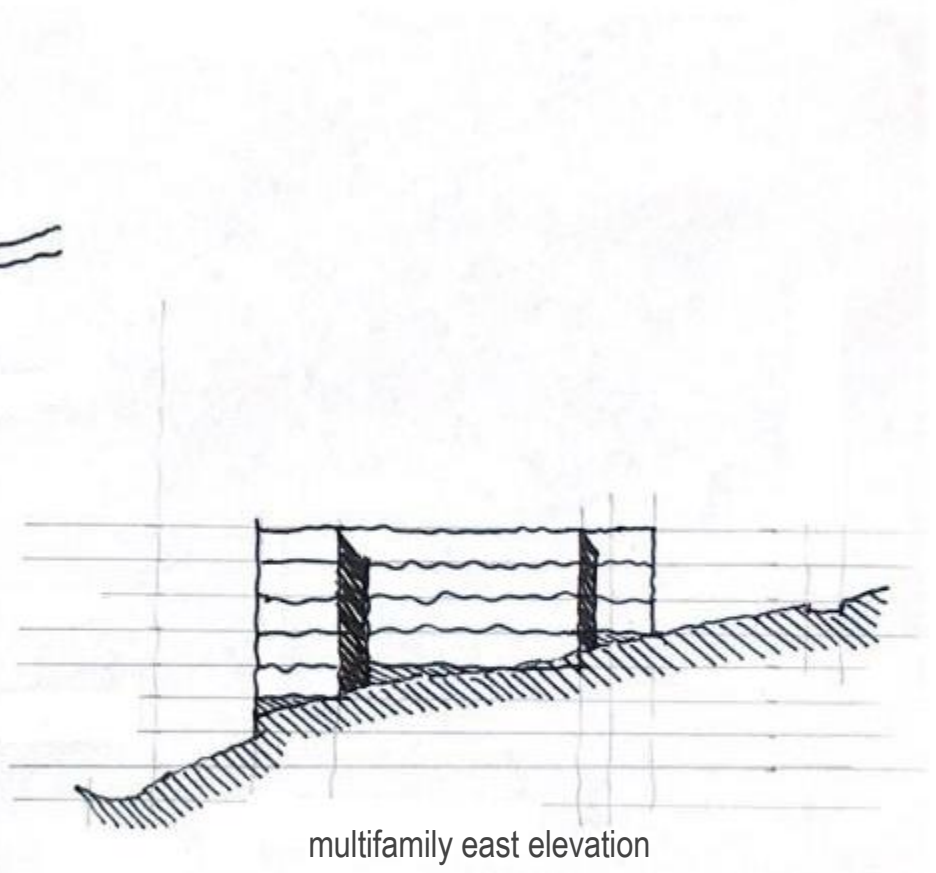
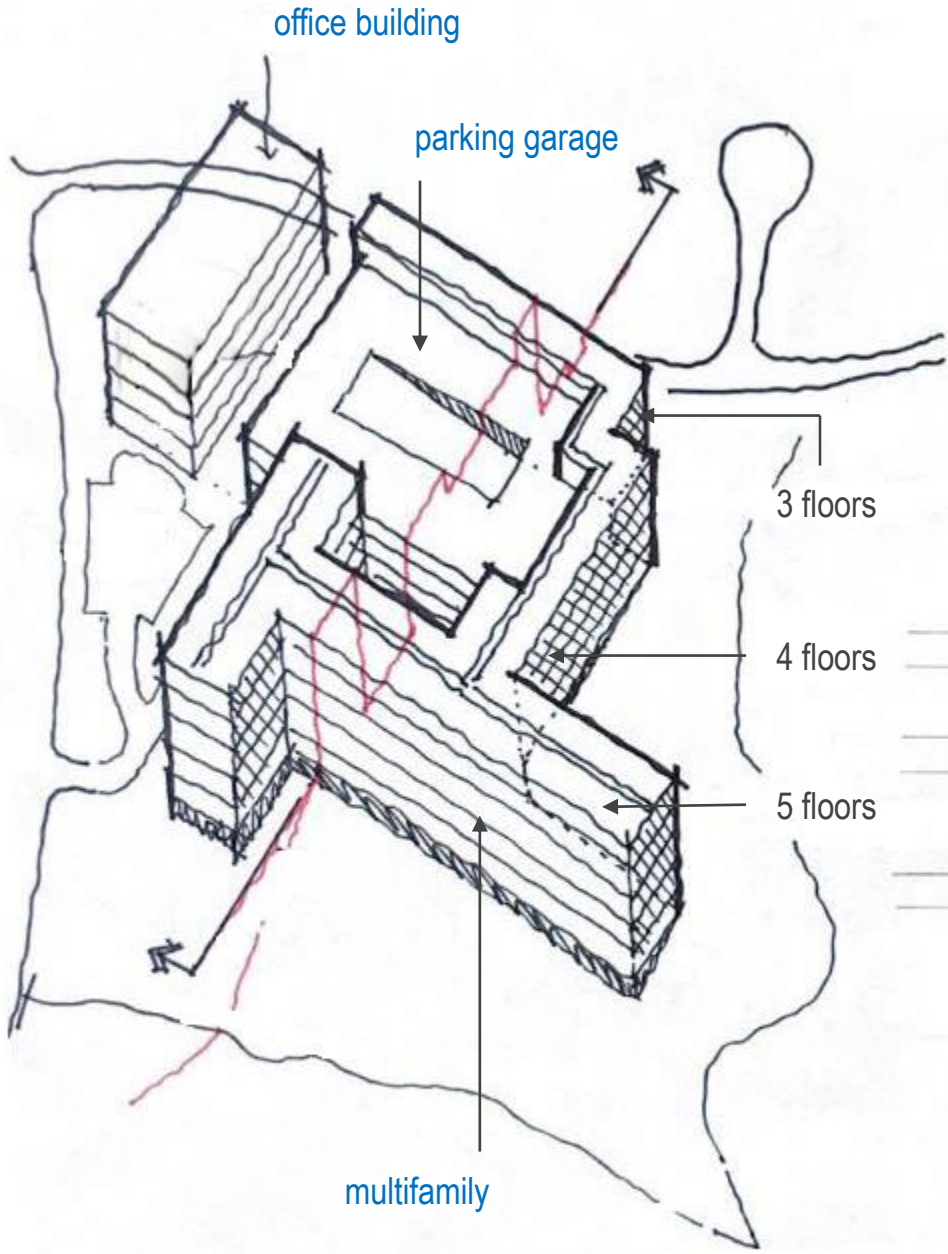
- Project Approach
 - Town Determines Redevelopment Approach
 - No further development, site contamination still addressed
 - Municipal Service Center only
 - Municipal Service Center, plus private development
 - Private development only, concept proposed under RFQ process

- Next Steps

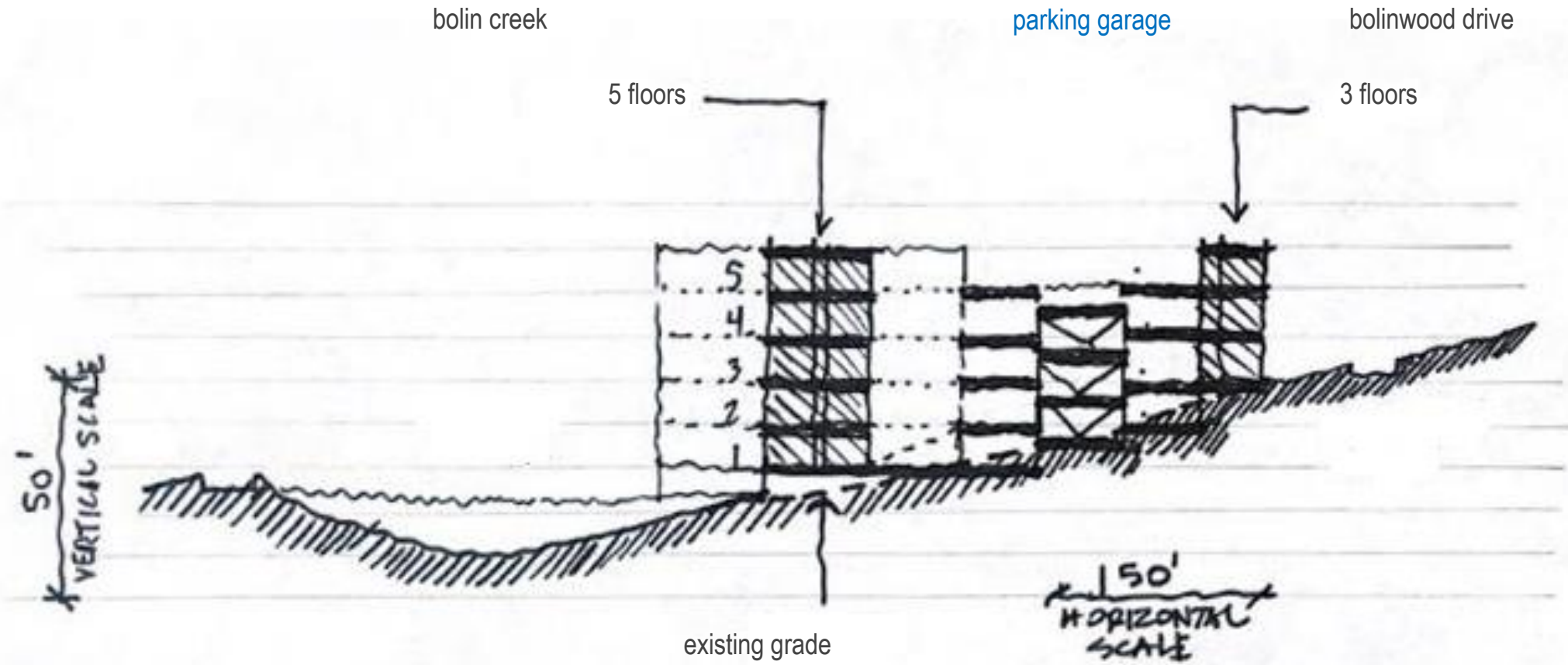
- June 23rd – Town Council meeting
 - Authorize staff to begin negotiations for an EDA
- This process will
 - Allow the MSC completed in approx. 24-36 months
 - Permanently address the environmental conditions
 - Provide a new home for police operations to better retain, grow and operate and serve the community

○ APPENDIX

PROPOSED 3D MASSING



828 MLK JR. BOULEVARD
PROPOSED SITE SECTION



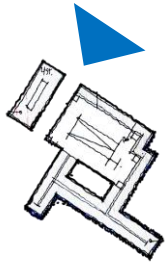


828 MLK JR. BOULEVARD

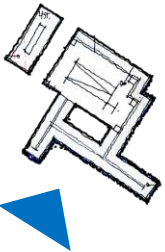
3-STORY RESIDENTIAL TOWARDS BOLINWOOD DRIVE



**FOR ILLUSTRATIVE
PURPOSES ONLY**



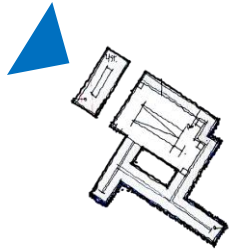
828 MLK JR. BOULEVARD
MULTI-STORY RESIDENTIAL TOWARDS BOLIN CREEK



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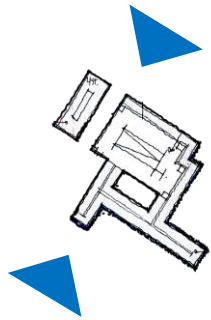
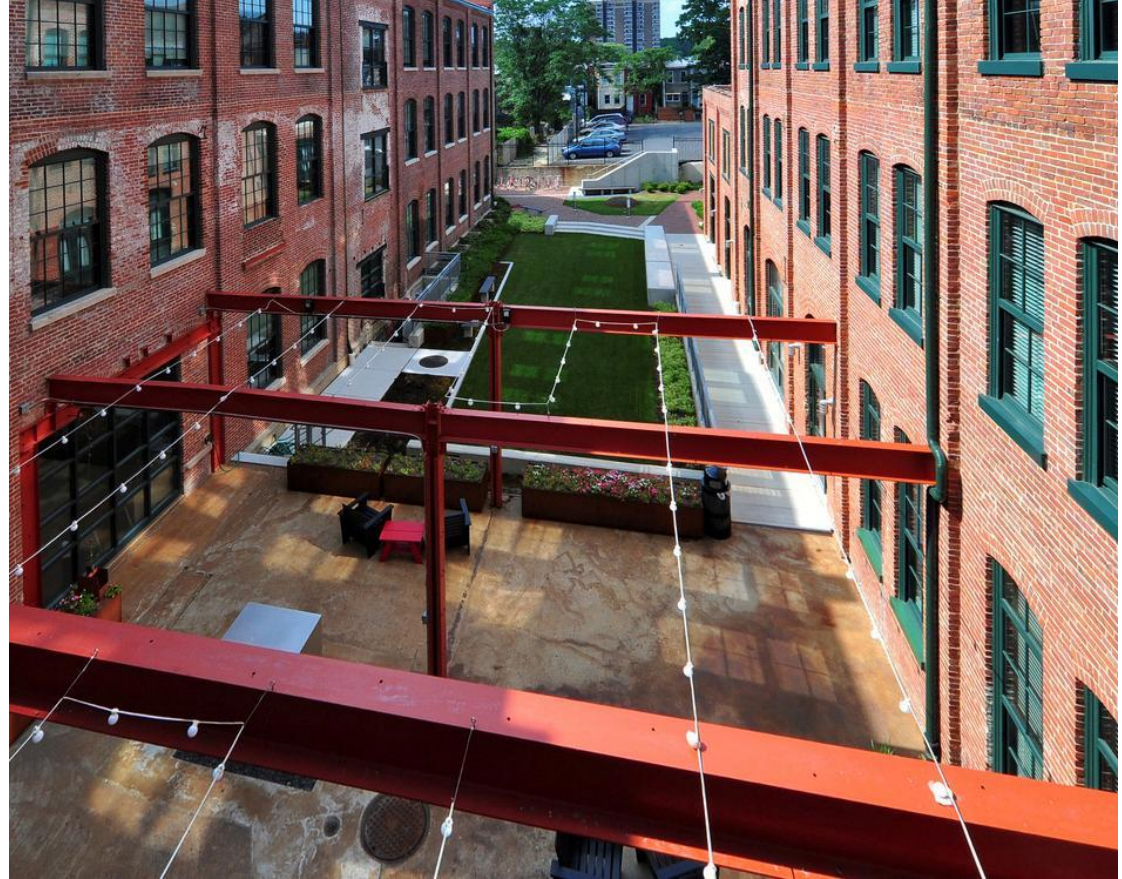


828 MLK JR. BOULEVARD
4 STORY OFFICE BUILDING ALONG MLK JR. BOULEVARD



**FOR ILLUSTRATIVE
PURPOSES ONLY**

828 MLK JR. BOULEVARD
GREENSPACE, COURTYARDS & TRAILS



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PURPOSES ONLY**

○ Economic Development Agreement

*Provides the Framework to Successfully Repurpose the Property,
Not Necessarily In Chronological Order*

- Section 1 – Determine Site Use – MSC , MSC & Mixed Use, Private Development
- Section 2 – Negotiated Property Sale to Belmont Sayre
- Section 3 – Sustainability, Stewardship & Brownfields Mitigation
- Section 4 – MSC Planning, Design & Entitlement
- Section 5 – Town to Contract with Belmont Sayre for MSC Construction
- Section 6 – Belmont Sayre – Mixed Use Planning, Design & Entitlement
- Section 7 – Agreement Terms, Conditions & Miscellaneous

- Sequence & Duration

- Approval of Concept(s) / EDA Completed – 60 days
- Concept Designs Completed – 90 days
- Execute Lease & Construct Temporary Relocation – 180 days
- Community Engagement & Entitlements – 180 days
- Design (Schematic, Design Development & Construction) – 270 days
- Construction
 - Demolition & Sitework – 270 days
 - MSC / Office & Parking Structure - 360 days
 - Residential – 270 days

Approval of Concept(s) / Economic Development Agreement	90	Apr-21	Jun-21
Concept Designs Completed	90	May-21	Jul-21
Execute Lease & Construct Temporary Relocation	180	Jun-21	Nov-21
Community Engagement & Entitlements	180	Jun-21	Nov-21
Design (Schematic, Design Development & Construction)	270	Jun-21	Feb-22
Demolition & Sitework	270	Jan-22	Sep-22
MSC / Office & Parking Structure	360	Jun-22	May-23
Market-rate & Workforce Residential	270	Sep-22	May-23

All durations are approximate and start and end date are reliant upon the mutual cooperation of both parties