

# Municipal Services Center



December 2, 2020

Town of Chapel Hill Work Session





# Agenda

1. Project background
2. Site considerations
3. Fire Station #4 location  
(Weaver Dairy Road and Martin Luther King Jr. Blvd.)
4. Next steps
5. Discussion

1. Project need

Outdated facilities  
need significant  
repairs or  
replacement

Opportunity to  
improve operations

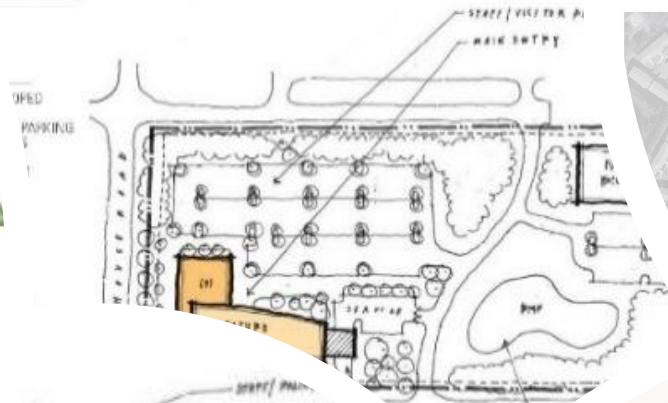




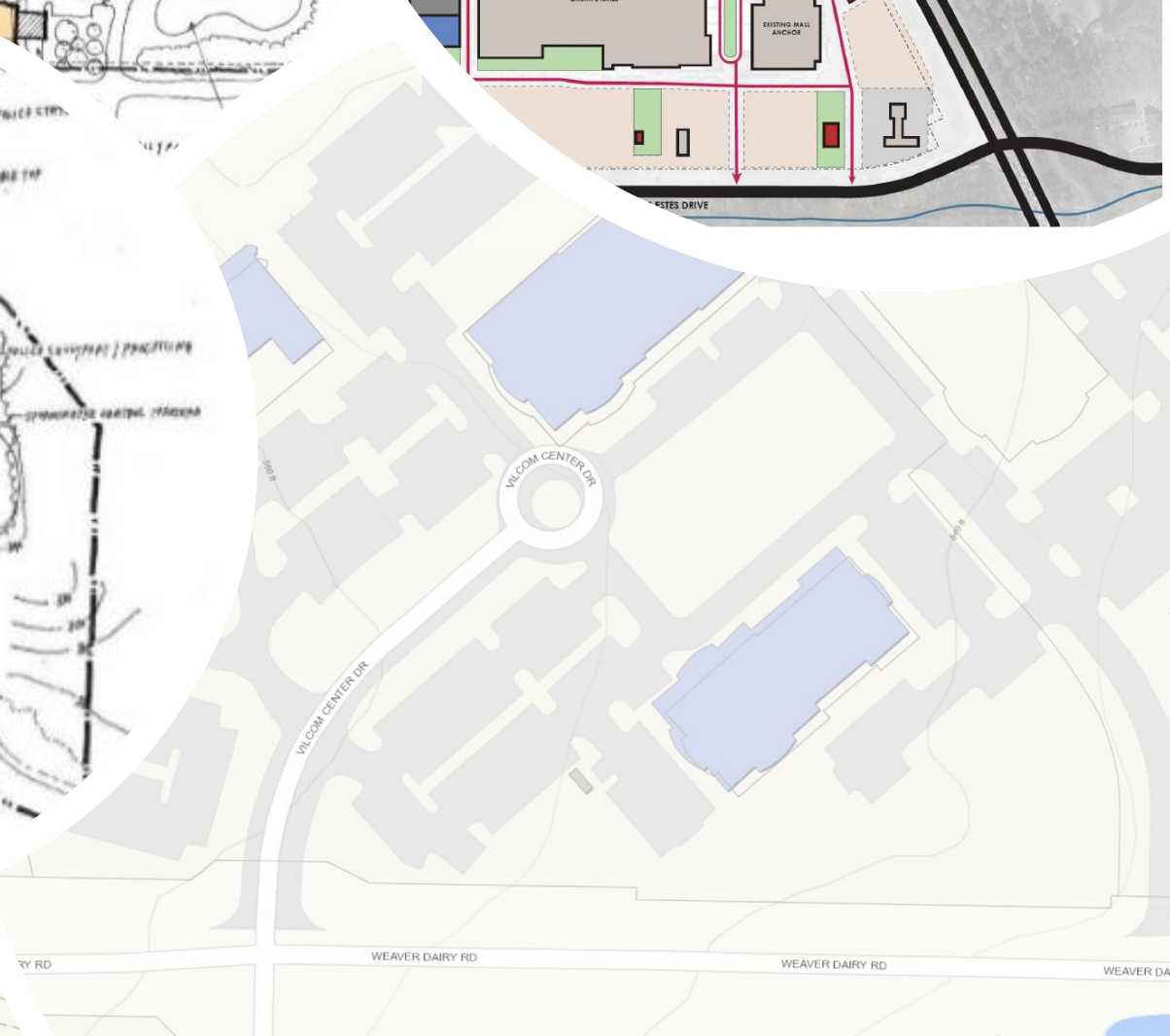
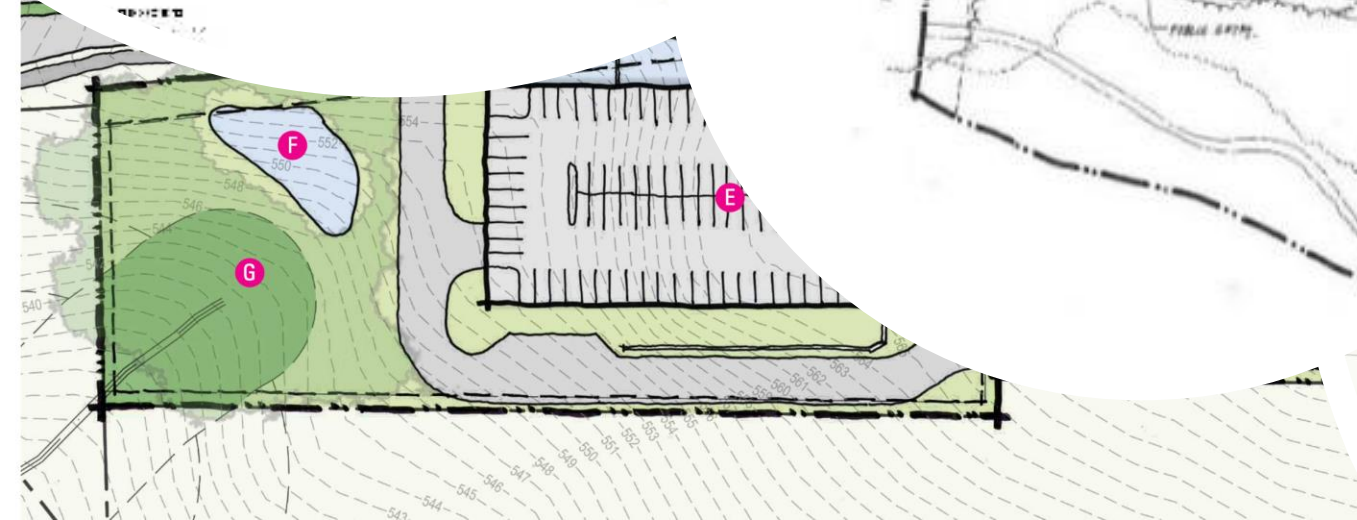
## 2. Site Considerations

- Does location meet operational needs?
- Does site accommodate program?
- Can we meet Town goals (quality service, responsible development)
- Can Town own the land?
- What is the cost?

### ROAD SITE



### CONCEPT PLAN - EXAMPLES



# Estes Drive

UNC requested property swap



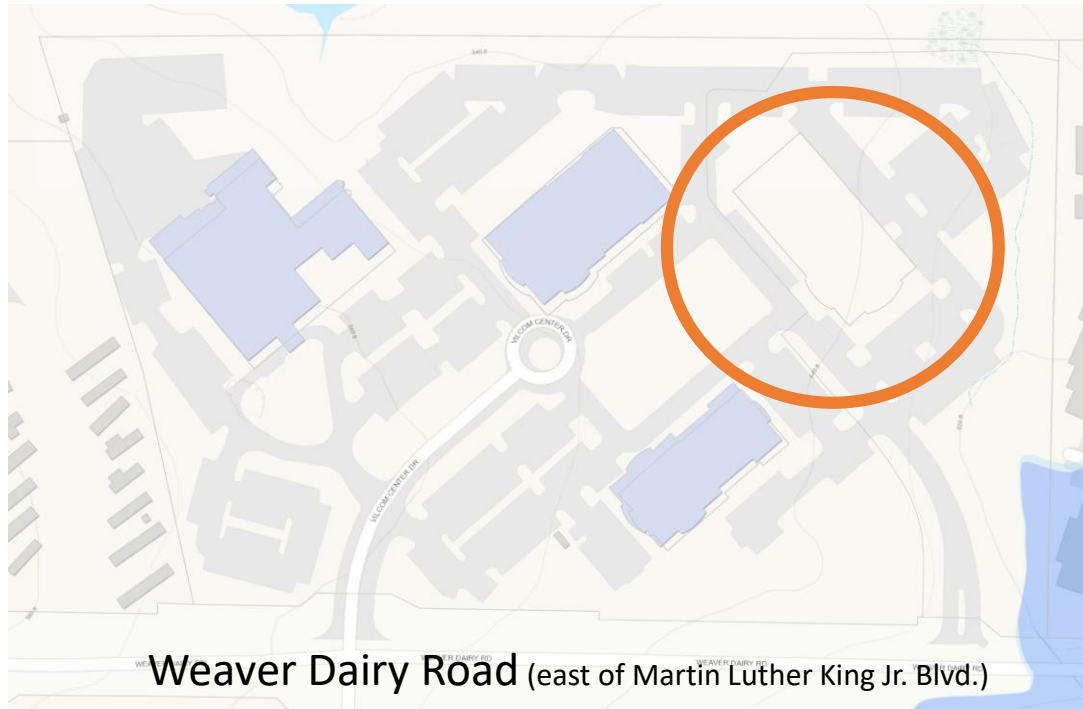
# University Place

Uncertain ownership timeline and costs



# Vilcom Center

SOLD



# Millhouse Rd. (town-owned property)

Location less desirable than Fire Station #4

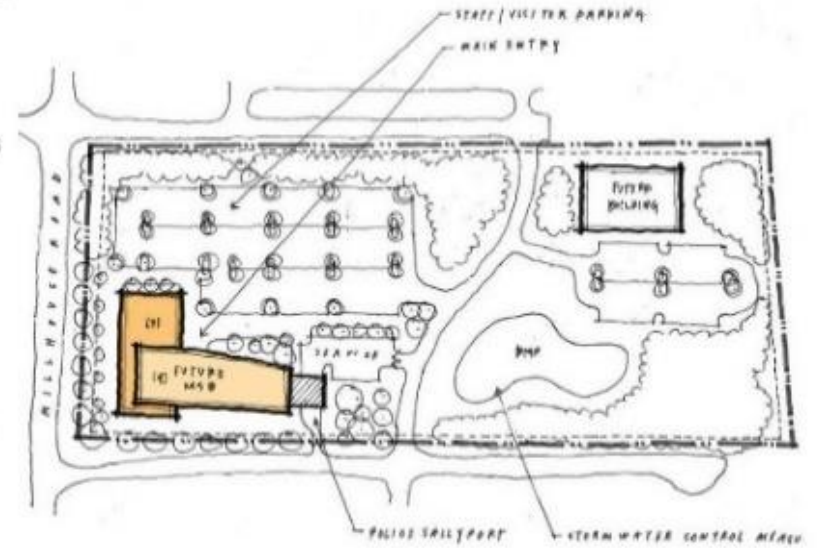
## MILLHOUSE ROAD SITE SITE PLAN

### ADVANTAGES

- FLAT, GREENFIELD EASILY DEVELOPED
- DOES NOT REQUIRE STRUCTURED PARKING TO MEET PARKING REQUIREMENTS
- SHORTEST PROJECT DEVELOPMENT TIMELINE
- MOST COST EFFECTIVE OPTION
- ROOM FOR FUTURE GROWTH

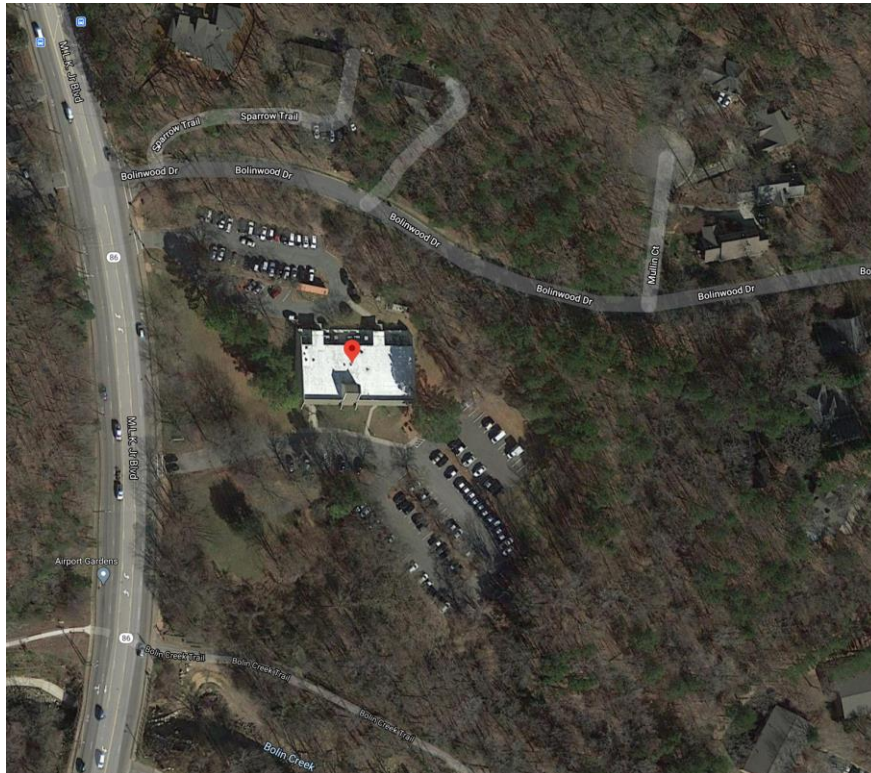
### DISADVANTAGES

- REMOTE LOCATION FROM OTHER TOWN FACILITIES
- DISTANCE TO MAIN ROADWAYS WILL INCREASE DEPARTMENT RESPONSE TIME
- LIMITED PUBLIC TRANSPORTATION AND GREENWAY CONNECTIONS



# Current Police Department Site (828 MLK)

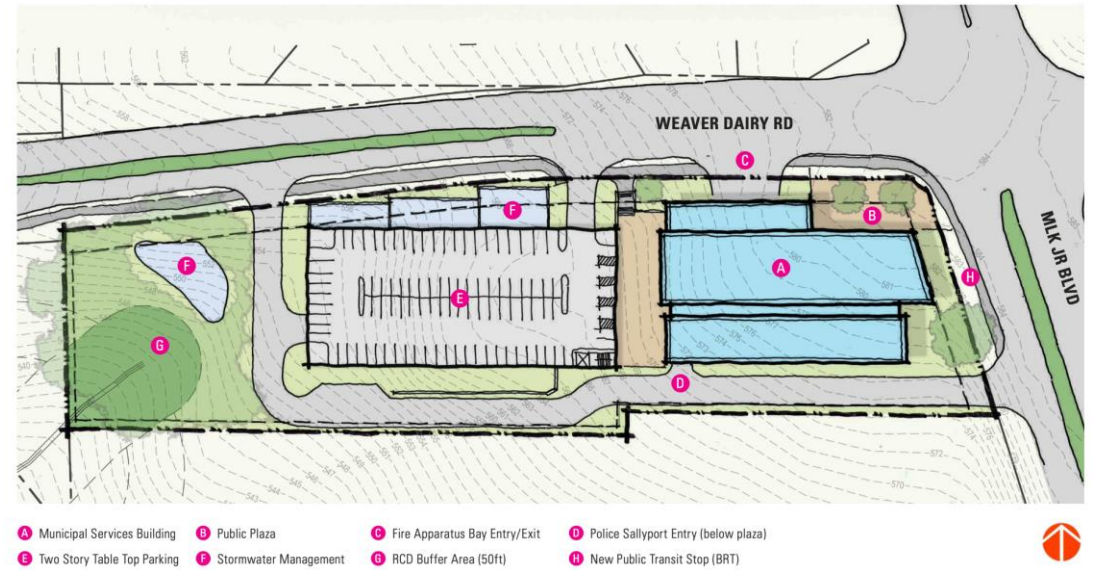
Uncertainty



# Fire Station #4, WD and MLK

Fire station replacement, Orange County partnership, meets program needs

CONCEPTUAL SITE PLAN







## 4. Fire Station #4

# TOWN OF CHAPEL HILL

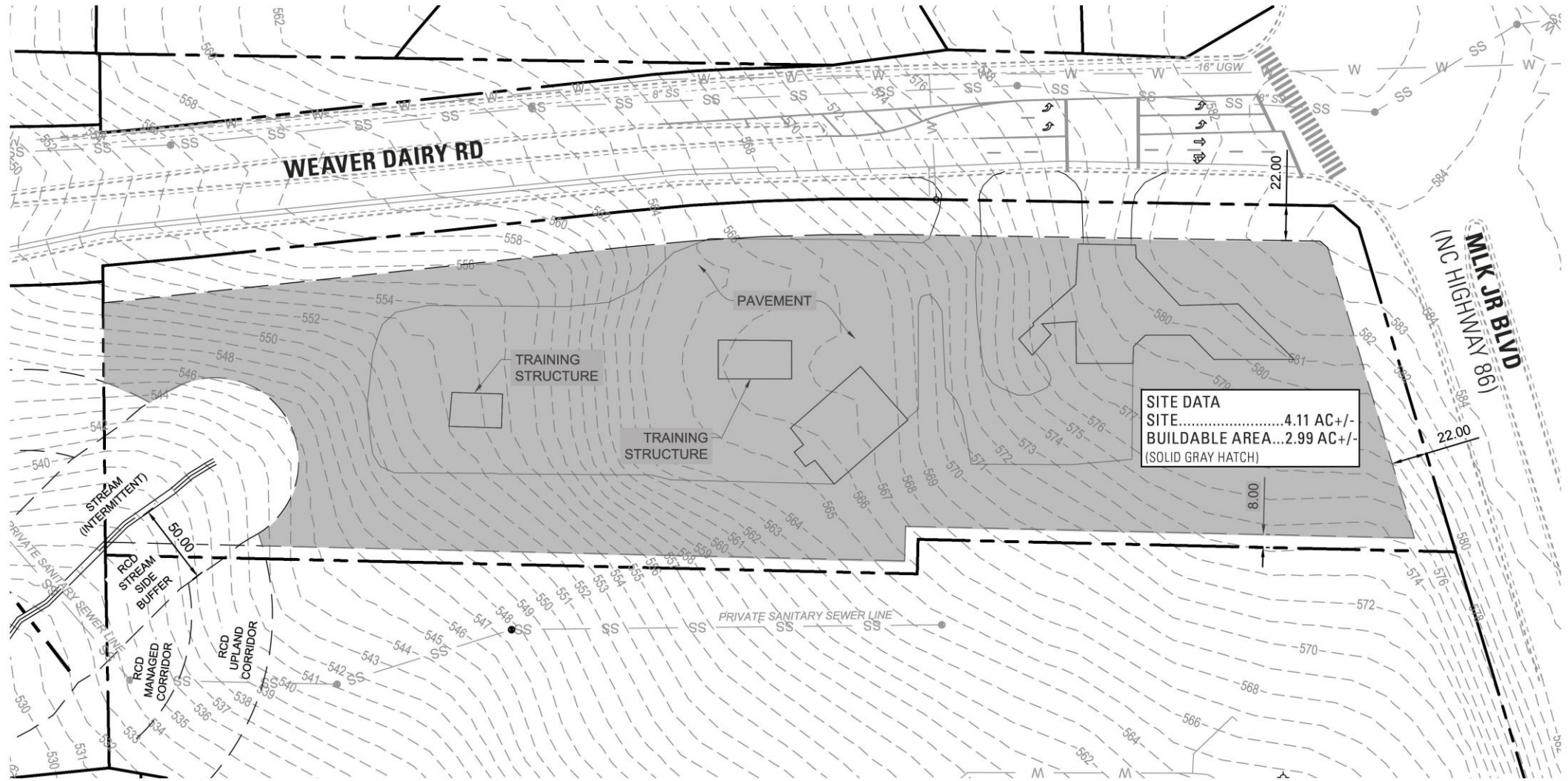
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MUNICIPAL SERVICES BUILDING

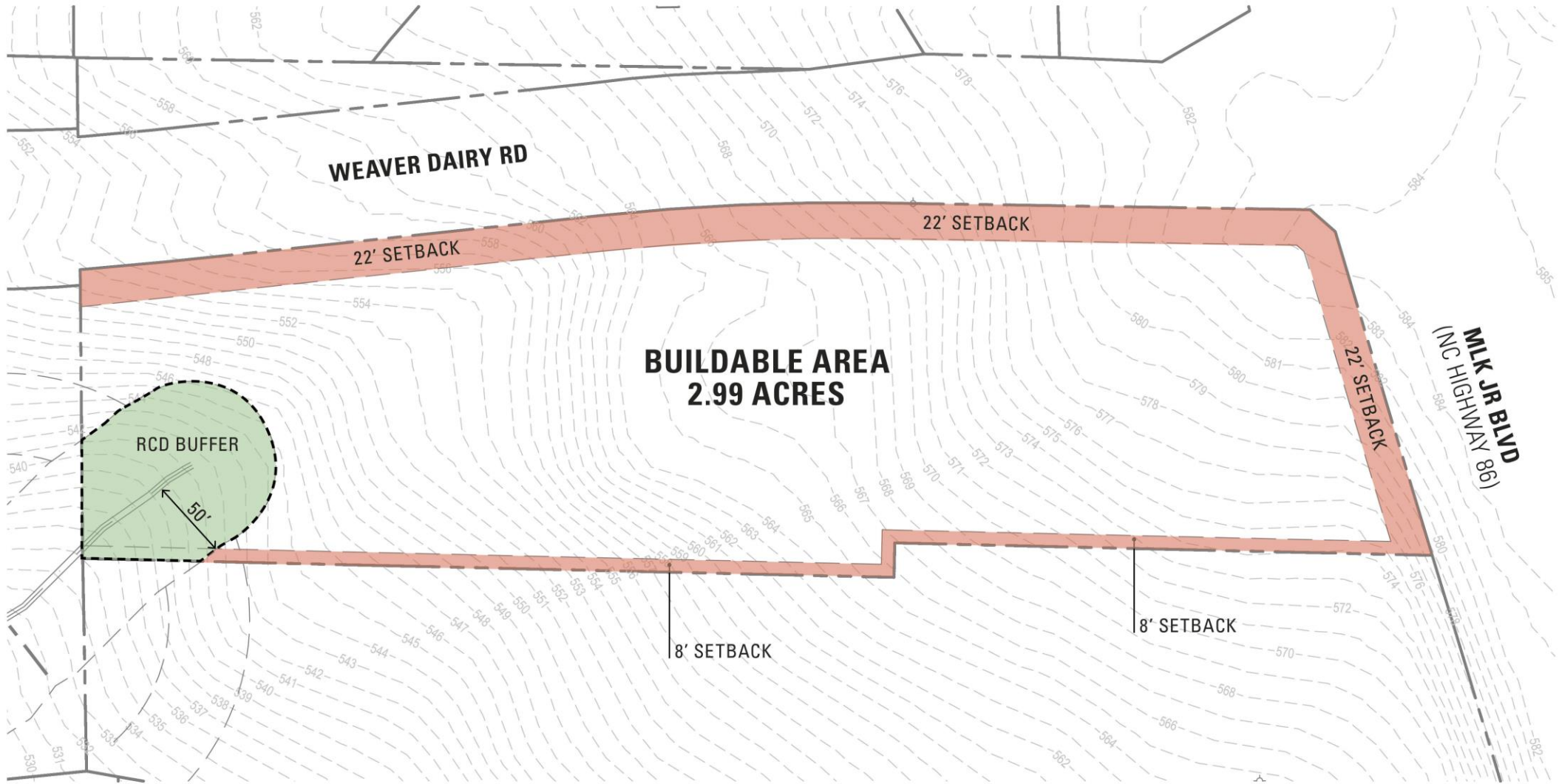


TOWN OF CHAPEL HILL - MSB  
WORK SESSION  
12.02.2020

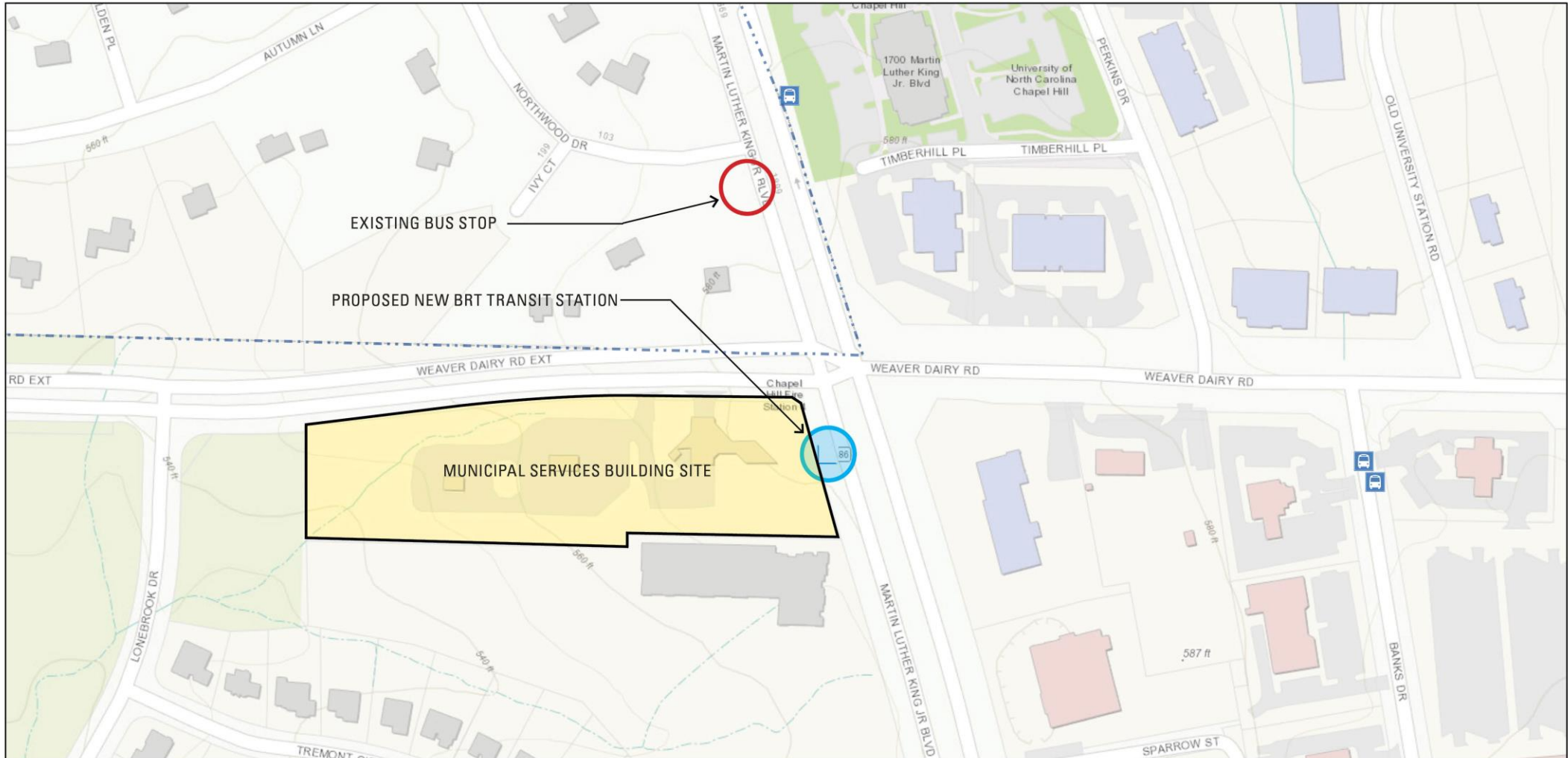
# SITE - EXISTING CONDITIONS



# SITE - CONSTRAINTS



# SITE - PUBLIC TRANSIT



# CONTEXT AND SAFETY

WELCOMING CORNER ENTRY AND PUBLIC PLAZA

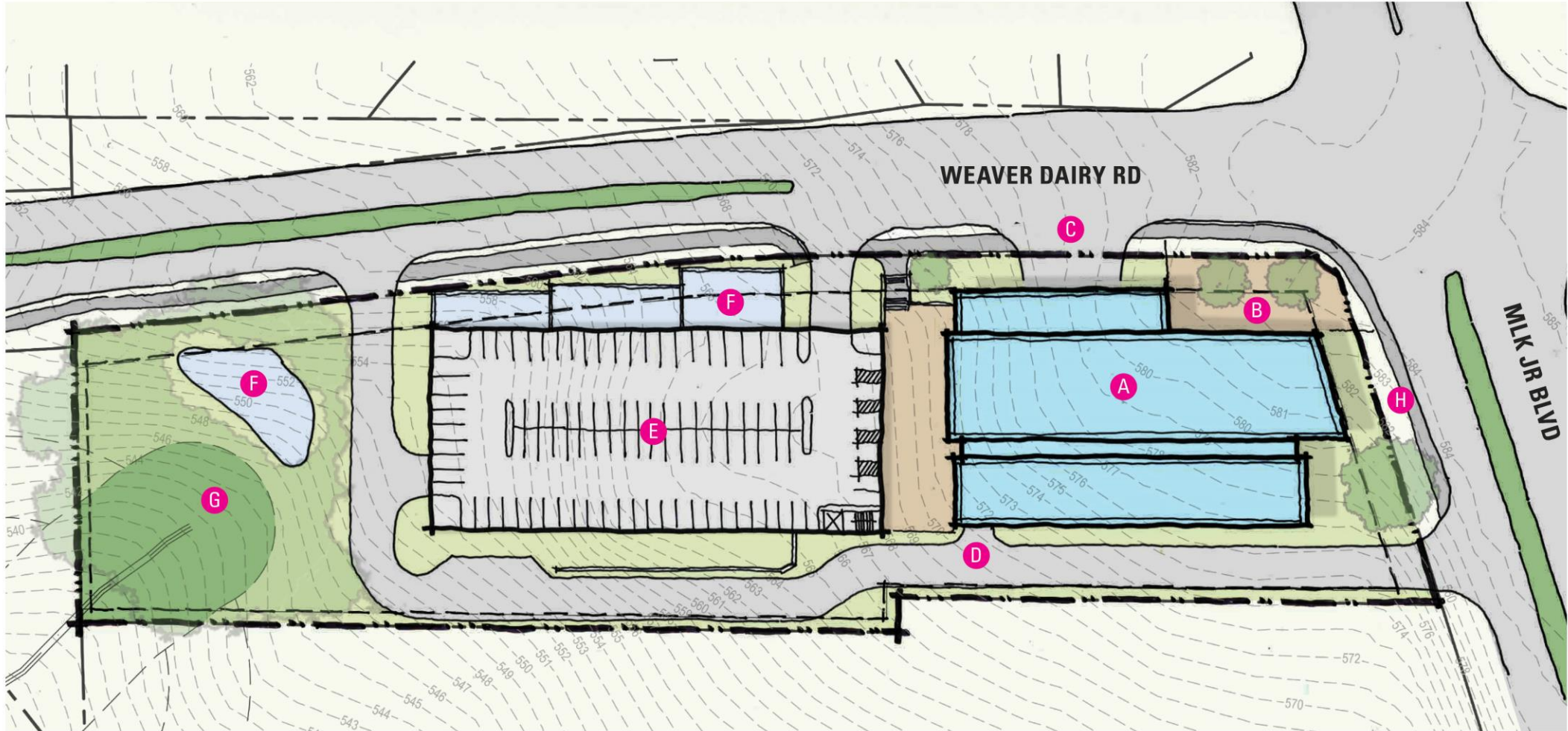
PROMOTE PEDESTRIAN SAFETY/CIRCULATION WITH MULTI-MODAL PATH

SITE FOR MUNICIPAL SERVICES BUILDING

PROPOSED NEW BRT TRANSIT STATION



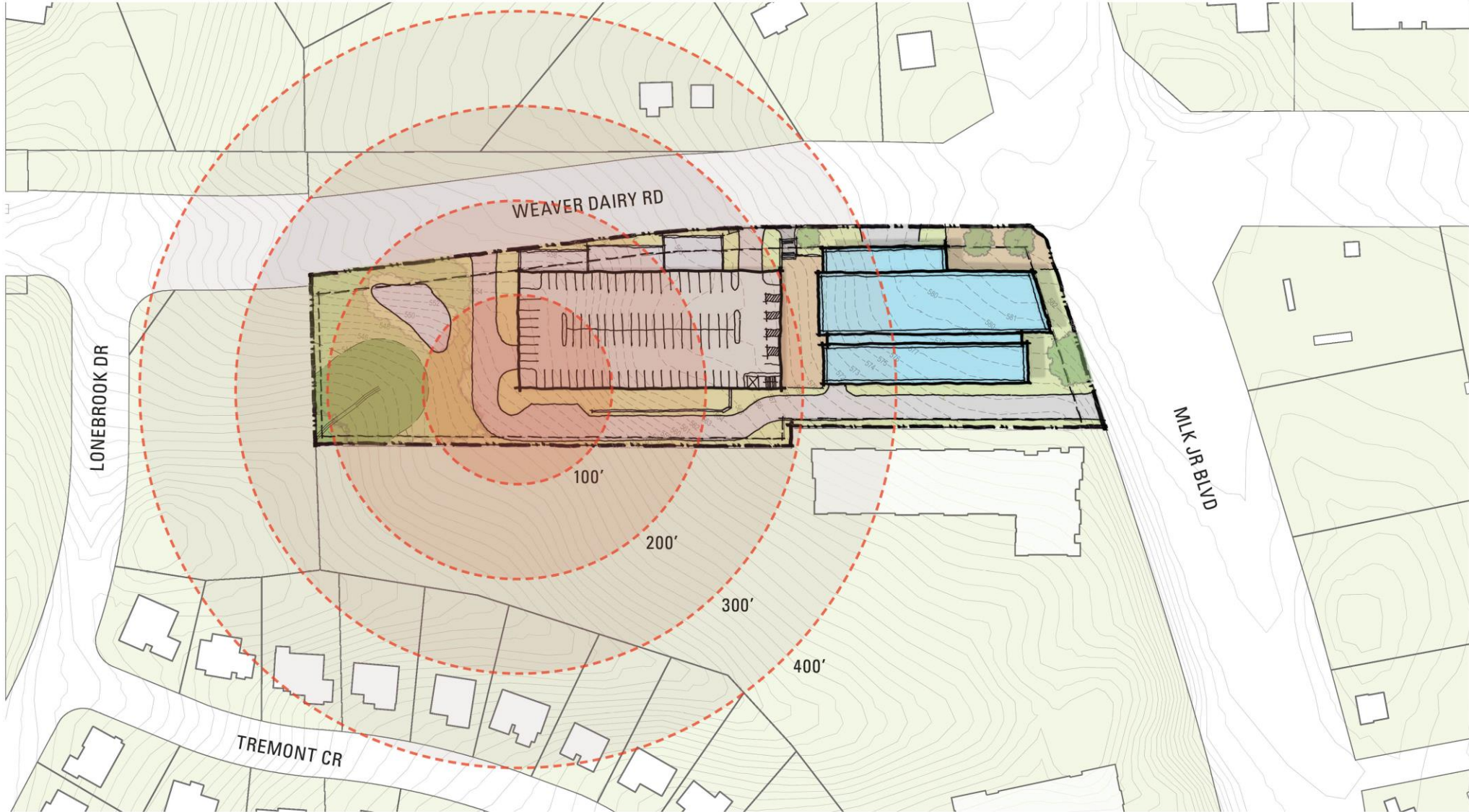
# CONCEPTUAL SITE PLAN



- A** Municipal Services Building
- B** Public Plaza
- C** Fire Apparatus Bay Entry/Exit
- D** Police Sallyport Entry (below plaza)
- E** Two Story Table Top Parking
- F** Stormwater Management
- G** RCD Buffer Area (50ft)
- H** New Public Transit Stop (BRT)

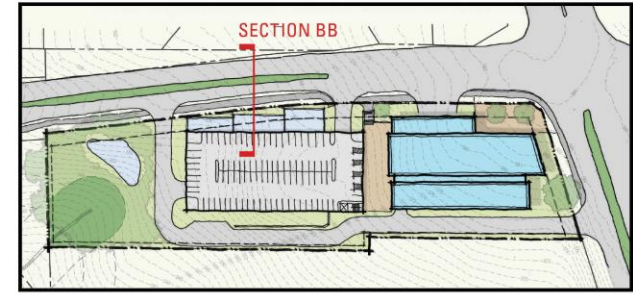


# LOCAL PROXIMITY





# STREET SECTION - WEAVER DAIRY



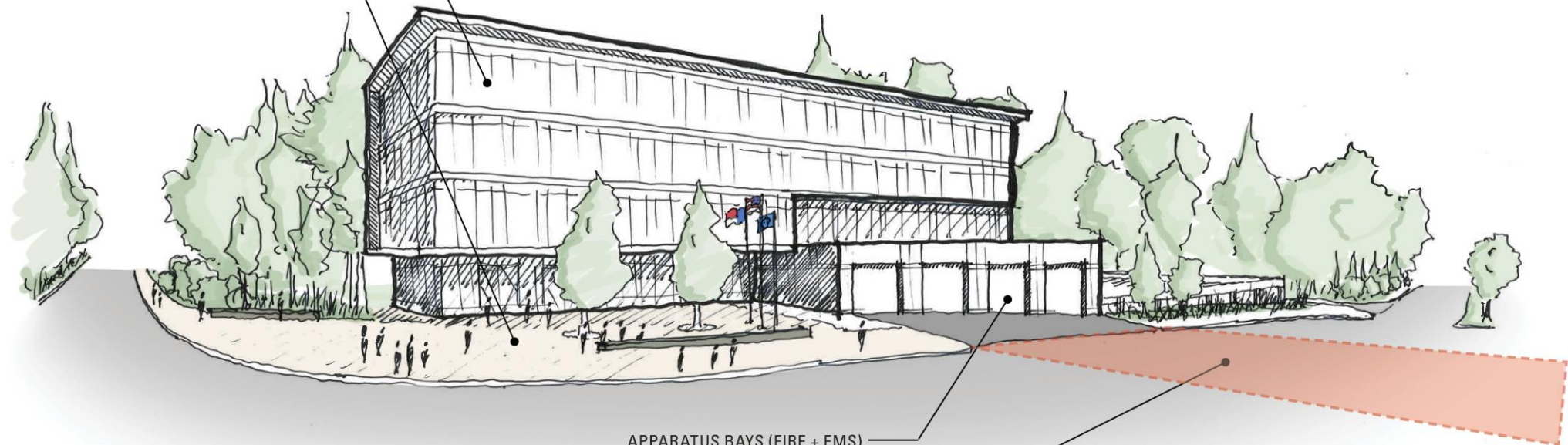
SECTION KEY



# PERSPECTIVE VIEW - WD/MLK

CORNER PRESENCE EMPHASIZED  
(4 STORIES)

PEDESTRIAN EXPERIENCE EMPHASIZED  
(RECESSED FIRST FLOOR + PLAZA)



APPARATUS BAYS (FIRE + EMS)

CONTROLLED TRAFFIC PATTERN FOR  
EMERGENCY RESPONSE



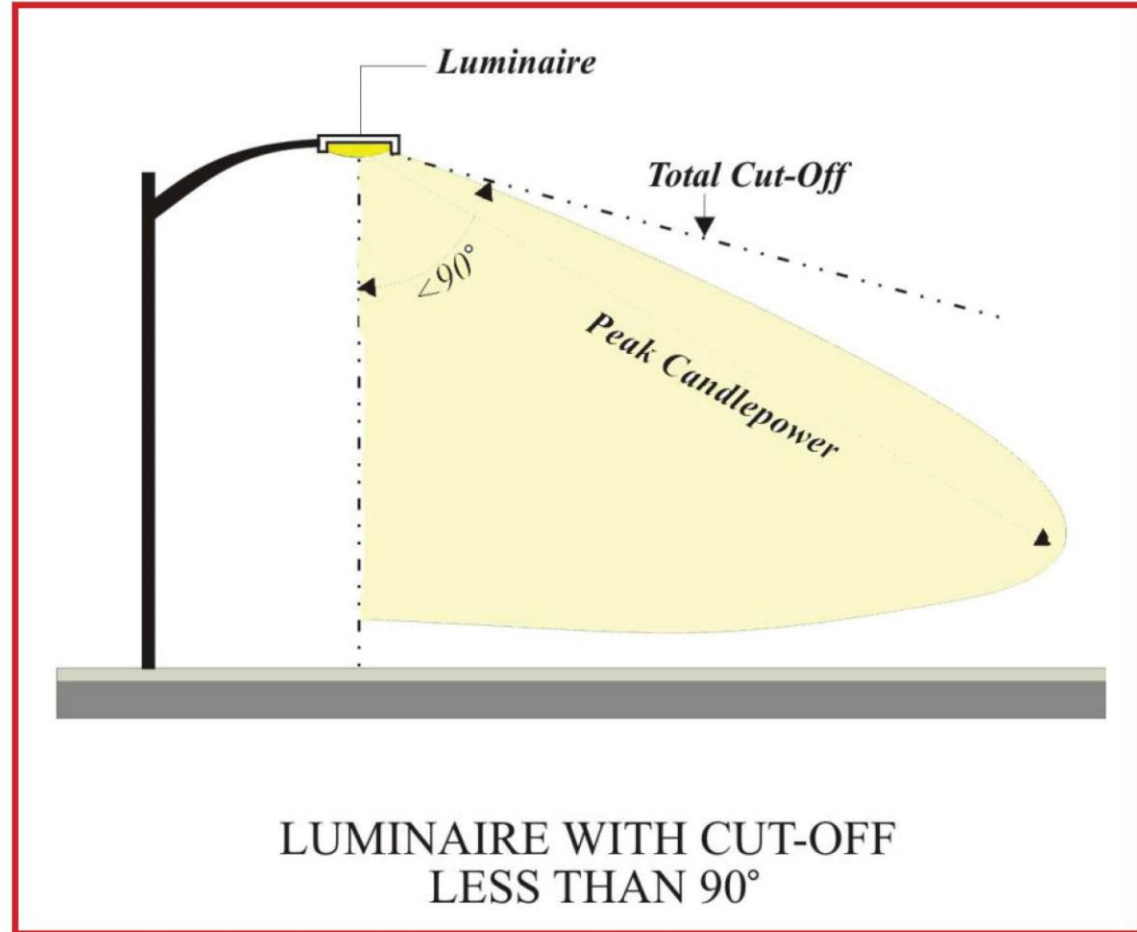
# LIGHTING CONTROL STRATEGIES



INTEGRATED SHIELDING



ADDITIONAL SHIELDING



LUMINAIRE WITH CUT-OFF  
LESS THAN  $90^\circ$

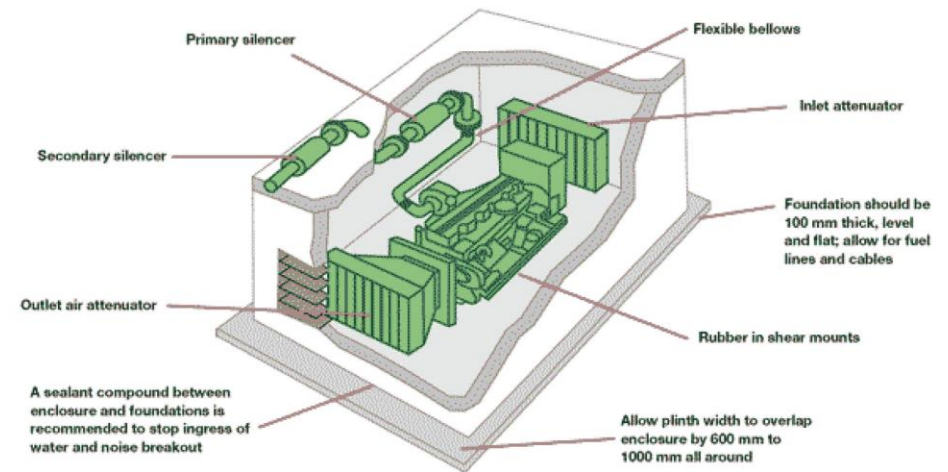


# NOISE REDUCTION STRATEGIES

TYPICAL GENERATOR WITH ATTENUATOR



GENERATOR WITH ATTENUATOR AND SITE WALLS



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THANK YOU

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# Existing Police Station Background





## Police Station Site Background

- Site determined eligible for NC Brownfield program.
- Interim remediation completed with trail construction; monitoring will continue.
- Next phases of remediation are linked to a future use.

## 4. Next steps for MSC

- Continue with MSC Concept at Fire Station #4?
- Explore MSC at existing police station site?
- Consider a Request for Qualifications for firms experienced in Brownfield redevelopment?



# Discussion