



Concept Plans are intended to be an opportunity for the Town Council and some Boards and Commissions, and the community to review and consider major development proposals and their potential benefits and impacts. Applicants propose a Concept Plan with the expectation of receiving feedback on their development idea.

The following are questions that the Council may ask of an applicant during the discussion of a Concept Plan. The attached application addresses the topics below. Please contact our staff if you have any questions or if we can provide additional information (planning@townofchapelhill.org)

1. Would this project demonstrate compliance with the Comprehensive Plan?
 - a. Compliance with:
 - Small Area Plan
 - Overlay Zone / NCD
 - Study Area:
 - Land Use Plan
2. Would the proposed project comply with the Land Use map?
3. Would the proposed project require a rezoning?
4. What is the proposed zoning district?
5. Would the proposed project require modifications to the existing regulations?
6. If there is a residential component to the project, does the applicant propose to address affordable housing?
 - Has the applicant presented its Concept Plan to the Housing Advisory Board (this is a voluntary step in the process)?
 - Has the applicant met with appropriate Town staff to discuss affordable housing policy, expectations and options?
 - Is the project for ownership or rental?
7. Are there existing conditions that impact the site design (i.e. environmental features such as RCD, slopes, erosion and sedimentation, retention of trees and tree stands, stormwater drainage patterns, significant views into and out of the site)
8. Has the applicant addressed traffic impacts? Traffic and circulation issues?
9. How is the application compatible with the surrounding neighborhood and/or district?
10. Has the applicant discussed the project with adjacent neighbors?



CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 9789413949 Date: 03/22/2022

Section A: Project Information

Project Name: 828 MLK Blvd
Property Address: 828 Martin Luther King Jr Blvd Zip Code: 27514
Use Groups (A, B, and/or C): A and B Existing Zoning District: R-2
Project Description: Office and Multifamily

Section B: Applicant, Owner and/or Contract Purchaser Information

Applicant Information (to whom correspondence will be mailed)

Name: McAdams on behalf of Town of Chapel Hill & Belmont-Sayre
Address: 2905 Meridian Parkway
City: Durham State: NC Zip Code: 27713
Phone: 919-361-5000 Email: hardesty@mcadamsco.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: *Jessie Hardesty* Date: 4.1.2022

Owner/Contract Purchaser Information:

Owner **Contract Purchaser**

Name: Town of Chapel Hill
Address: 405 Martin Luther King Jr Blvd
City: Chapel Hill State: NC Zip Code: 27514
Phone: _____ Email: Iselmer@townofchapelhill.org

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: _____ Date: _____



Concept Plan Project Fact Sheet

Site Description	
Project Name	828 MLK Blvd
Address	828 Martin Luther King Jr Blvd
Property Description	The southeast quadrant of the MLK Jr Blvd and Bolinwood Dr intersection
Existing Land Use	Chapel Hill Police Department
Proposed Land Use	Office and multifamily
Orange County Parcel Identifier Numbers	9789413949
Existing Zoning	R-2
Proposed Zoning	TBD (OI or NC)
Application Process	CZP
Comprehensive Plan Elements	See Consistency Statements
Overlay Districts	No overlay districts

Topic	Requirement	Proposal	Status
Use/Density (Sec. 3.7)	LUMO	Office (4 floors, 80k sq ft); Apartments (175-250 units); parking deck	
Dimensional Standards (Sec. 3.8)	LUMO	Potential modifications MLK street setback, otherwise meet code requirements.	
Floor area (Sec. 3.8)	LUMO	TBD	
Modifications to Regulations (Sec. 4.5.6)		TBD; Potential modification to MLK street setback	
Adequate Public Schools (Sec. 5.16)	LUMO	Comply with LUMO	
Inclusionary Zoning (Sec. 3.10)	15% required for for-sale products None required for rental products	See affordable housing proposal	
Landscape			
Buffer – North (Sec. 5.6.2)	20-ft Type C	20-ft Type C	
Buffer – East (Sec. 5.6.2)	10-ft Type B	10-ft Type B	
Buffer – South (Sec. 5.6.2)	30-ft Type D	30-ft Type D	
Buffer - West (Sec. 5.6.2)	30-ft Type D	TBD	



Tree Canopy (Sec. 5.7)	30%	30%	
Landscape Standards (Sec. 5.9.6)	LUMO	Meet code requirements	
Environment			
Resource Conservation District (Sec. 3.6)	LUMO	Potential RCD based on floodplain on site, to be left undisturbed to maximum extent practicable	
Erosion Control (Sec. 5.3.1)	LUMO	Meet code requirements	
Steep Slopes (Sec. 5.3.2)	LUMO	Show on plan set	
Stormwater Management (Sec. 5.4)	LUMO	Still being reviewed; Above ground, wet pond	
Land Disturbance	LUMO	TBD	
Impervious Surface (Sec. 3.8)	70%	70%	
Solid Waste & Recycling	Solid waste management plan	Plans provided at later date; meet code requirements	
Jordan Riparian Buffer (Sec. 5.18)	LUMO	No Jordan Buffer on site	
Access and Circulation			
Road Improvements (Sec. 5.8)	TBD	TBD	
Vehicular Access (Sec. 5.8)	LUMO/Design Manual	Site access from MLK Jr Blvd and Bolinwood Dr	
Bicycle Improvements (Sec. 5.8)	TBD	TBD	
Pedestrian Improvements (Sec. 5.8)	TBD	TBD/ connection to Bolin Creek Trail	
Traffic Impact Analysis (Sec. 5.9)	Required by LUMO	To be conducted prior to CZP submittal	
Vehicular Parking (Sec. 5.9)	LUMO	~450 spaces (deck parking)	
Transit (Sec. 5.8)	Transit along MLK and Hillsborough St	Future BRT Stop	
Bicycle Parking (Sec. 5.9)	LUMO	36 for office and +/- 63 for residential	
Parking Lot Standards (Sec. 5.9)	LUMO/ Design Manual	Meet code requirements	
Technical			



Fire	LUMO/Design Manual	Meet code requirements	
Site Improvements		TBD	
Schools Adequate Public Facilities (Sec. 5.16)	TBD	TBD	
Recreation Area (Sec. 5.5)	+/- 5%	+/- 5%	
Lighting Plan (Sec. 5.11)	LUMO	To be developed with CZP	
Homeowners Association (Sec. 4.6)	LUMO	TBD	

Symbol	Meaning	Symbol	Meaning
	Meets Standard	M	Modification necessary
NA	Not Applicable	UNK	Not known at this time



Checklist

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning and Sustainability at (919)968-2728 or at planning@townofchapelhill.org.

<input type="checkbox"/>	Application fee (refer to fee schedule)	Amount Paid \$ <input type="text"/>
<input type="checkbox"/>	Pre-application meeting – with appropriate staff	
<input type="checkbox"/>	Digital Files - provide digital files of all plans and documents	
<input type="checkbox"/>	Concept Project Fact Sheet	
<input type="checkbox"/>	Statement of Compliance with Design Guidelines (1 copies)	
<input type="checkbox"/>	Statement of Compliance with Comprehensive Plan (1 copies)	
<input type="checkbox"/>	Affordable Housing Proposal, if applicable (Rezoning Policy or Inclusionary Ordinance)	
<input type="checkbox"/>	Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool)	
<input type="checkbox"/>	Mailing fee for above mailing list	Amount Paid \$ <input type="text"/>
<input type="checkbox"/>	Developer’s Program – brief written statement explaining how the existing conditions impact the site design. Including but not limited to:	
	<ul style="list-style-type: none"> • Natural features of site • Access, circulation, and mitigation of traffic impacts • Arrangement and orientation of buildings • Natural vegetation and landscaping • Impact on neighboring properties • Erosion, sedimentation, and stormwater 	
<input type="checkbox"/>	Resource Conservation District, Floodplain, & Jordan Buffers Determination - necessary for all submittals	
<input type="checkbox"/>	Reduced Site Plan Set (reduced to 8.5"x11")	

Plan Sets (1 copies to be submitted no larger than 24"x36")

- Plans should be legible and clearly drawn. All plan sets sheets should include the following:
- Project Name
 - Legend
 - Labels
 - North Arrow (North oriented toward top of page)
 - Property Boundaries with bearing and distances
 - Scale (Engineering), denoted graphically and numerically
 - Setbacks and buffers
 - Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable



Area Map

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated open space, parks, greenways
- c) Overlay Districts, if applicable
- d) Property lines, zoning district boundaries, land uses, project names of site and surrounding properties, significant buildings, corporate limit lines
- e) Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicular parking areas, bicycle parking, handicapped parking, street names.
- f) 1,000' notification boundary

Existing Conditions Plan

- a) Slopes, soils, environmental constraints, existing vegetation, and any existing land features
- b) Location of all existing structures and uses
- c) Existing property line and right-of-way lines
- d) Existing utilities & easements including location & sizes of water, sewer, electrical, & drainage lines
- e) Nearest fire hydrants
- f) Nearest bus shelters and transit facilities
- g) Existing topography at minimum 2-foot intervals and finished grade
- h) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries

Proposed Site Plan

- a) Existing building locations
- b) General location of proposed structures
- c) Parking areas
- d) Open spaces and landscaped areas
- e) Access points and circulation patterns for all modes of transportation
- f) Approximate locations of trails, pedestrian and bicycle connections, transit amenities, and parking areas
- g) Approximate location of major site elements including buildings, open areas, natural features including stream buffers, wetlands, tree stands, and steep slopes
- h) Proposed land uses and approximate location

DEVELOPER'S PROGRAM

Overview

The proposed mixed-use development is located at the intersection of Martin Luther King Jr. Blvd. and Bolinwood Drive. The approximate 10-acre development proposes a mix of land uses: commercial and residential and associated parking, along with public greenspace and a connection to Bolin Creek Trail. As currently envisioned, the concept plan will meet the Town's Central West Small Area Plan which calls for "residential, commercial, retail, and/or institutional" at this important area along Martin Luther King Jr. Blvd.

This project provides much-needed public services through the construction of a new Municipal Service Center (MSC), complimentary transit-oriented residential development, and architecturally appropriate buildings (scale, character, articulation, etc.).

The proposed development will be a vibrant, transit-oriented mixed-use development, comprised of multifamily residential and commercial/institutional development. The combination of uses is intended to serve public and private users with public gathering areas and connectivity to surrounding greenspaces. It will also be centered around transit-oriented design and will be designed in recognition of the proposed Bus Rapid Transit (BRT) system for Martin Luther King Jr. Blvd corridor. Public spaces will be a key component of the new development, as well as accessible bicycle and pedestrian amenities to connect to Bolin Creek Trail. Finally, and importantly, an affordable housing component will be integral to the overall development.

The development proposes approximately 80,000 square feet of commercial space that will consist of the Town's MSC, not less than 200 dwelling units, and associated parking. The exact number and type of the dwelling units is still under consideration. Deck parking is proposed with approximately 450 spaces to be shared by the Town and private development.

Priorities

The 828 MLK project presents an opportunity for the Town to connect two critical projects: the remediation of the police station property and the need for a new Municipal Services Center. Safety and environmental stewardship are our highest priority to manage the coal combustion products (CCP) impacting the site. We will be following all federal and state requirements to provide a framework for the property redevelopment and protection of human health and the environment. This includes guarding against risks of contamination of the land, air, groundwater, and Bolin Creek.

The redevelopment of the property is proposed to occur through the NC Brownfields program. Both the Town and the Developer are proposed as cosigners to the agreement that will detail permanent land use restrictions to maintain long term public health and

safety.

We believe the site has significant potential value for the Town given its proximity to downtown Chapel Hill, proximity to the university, its location along the future BRT line, and considering the overall growth as a world-class center for research and development. With input from the community and Town, this project creates an economically viable reuse considering the environmental condition. The property's redevelopment, despite the environmental impairment, is viable and can create jobs, public benefits, sustained tax revenue, and catalytic investment in the surrounding community.

General Site Layout and Building Orientation

The property is approximately 10 acres, located on the east side of Martin Luther King, Jr. Blvd. and Bolinwood Drive intersection. The new MSC building will be located along MLK Jr Blvd, having an important presence along the streetscape and most visible to the public, while the multifamily will be on the east side of the parcel, interior to the site. Green space is located on the south side of the site to provide a connection to Bolin Creek Trail and provide distance between buildings and the floodplain.

Site Access and Circulation

The proposed development creates a mixed-use community that will connect and integrate with the existing fabric of the neighborhood. The development frontage at Martin Luther King Jr. Blvd. is proposed to be a compelling street edge along the high frequency transit corridor, including a prominent architectural message from the design of the MSC. The development plan reflects the latest plans from the design and construction consultant working on the transit corridor design that locates a BRT Station along the property frontage.

Vehicular access is proposed along Martin Luther King Jr. Blvd. for the commercial uses, and access along Bolinwood Drive is proposed for residential uses. Further details related to access, circulation and parking will be developed as part of the subsequent submittals. Additionally, as pedestrian and bicycle interactions are and will continue to be prevalent, we anticipate the need to incorporate bike lanes, sidewalks, and other connections, including connections to Bolin Creek as part of the proposed redevelopment of the site.

Project Principles

By working together with the Town of Chapel Hill as a team to redevelop the property, we will have an enormous impact on the community's future. We believe that redeveloping the property into an aesthetically-pleasing, mixed-use project will help the Town attract and grow retail, office, and residential uses in the neighborhoods surrounding the property. The ability to transform the site into an anchor of activity is essential to the overall attractiveness and financial strength of the entire Martin Luther King Boulevard

corridor.

There are many examples of redevelopment of urban in-fill, environmentally challenged sites across the United States. Through our development team's extensive experience and Town's continued support, we will focus our approach on the following principles:

- Appropriate reuse program, density, and market readiness,
- Superior public spaces to counter the associated stigma of site, and
- Capitalize on viable redevelopment scenario and creative public private financial structures.

Natural Features, Environment and Landscaping

In addition to the environmental matters of the site, there are physical challenges to the overall site development, such as steep slopes and floodplain, that have been considered as we developed the concept plan. The project will comply with all stormwater and sedimentation/erosion control requirements utilizing a variety of protection measures authorized by the Town. The concept plan indicates a preliminary strategy for addressing stormwater in relation to the overall project features.

STATEMENT REGARDING AFFORDABLE HOUSING PROGRAM

Development planning will fully consider Chapel Hill's Comprehensive Plan and the town's long-standing commitment to support and promote affordable, inclusionary housing. The 828 MLK Blvd site presents a unique opportunity to further these objectives at a town-owned property, taking full advantage of the site setting, and location along the future BRT route and Bolin Creek Trail.

The project will include an affordable/workforce/attainable housing component that addresses particular housing needs within the Town. As part of the community engagement and planning process with the Town, we will develop a housing strategy that aligns with the community's needs and affordable housing objectives.

March 31, 2022

Judy Johnson
Town of Chapel Hill Planning Department
405 Martin Luther King Jr Boulevard
Chapel Hill, North Carolina 27514

RE: 828 MLK Statements of Compliance with the Comprehensive Plan and Design Guidelines

STATEMENT OF COMPLIANCE WITH THE COMPREHENSIVE PLAN

The 828 MLK Concept Plan is submitted on behalf of The Town of Chapel Hill and Belmont Sayre’s public-private partnership. The submittal is proposed in accordance with the CH2020 Comprehensive Plan, the South MLK Boulevard focus area on the Town’s Future Land Use Map, and the Central West Small Area Plan. The proposed plan addresses the following themes with their corresponding goals: A Place for Everyone, Community Prosperity and Engagement, Getting Around, Good Places, New Spaces, Nurturing our Community, and Town and Gown Collaboration. Additionally, it provides the mix of uses called for in both the Future Land Use map and Central West Small Area Plan.

THEME 1: A PLACE FOR EVERYONE

One of the goals of Theme 1 is to provide a range of housing options for current and future residents. This property is currently occupied by Town of Chapel Hill Police Headquarters, which will be demolished and relocated back at the subject property in a new, expanded Municipal Services Center (MSC) office. The Chapel Hill Future Land Use Map places the subject property within the South MLK Boulevard Corridor Sub Area B, which specifically calls for multifamily, shops, offices, and green space as the primary land uses. This project proposes all of these uses except for shops. Approximately 200 multi-family units, 80,000 square feet of office space for the MSC, associated parking, and open green space connecting to the Bolin Creek Trail is proposed. This plan addresses the long-standing need to provide a new Police Headquarters and other expanded town services, contributes to the range of housing options for current and future residents in Chapel Hill and provides a welcoming space for community gathering. As shown on the concept plan, the site has been designed with deck parking and has situated the buildings towards the northern side of the parcel to provide courtyard and lawn space that opens and provides access to the greenway.

THEME 2: COMMUNITY PROSPERITY AND ENGAGEMENT

Goals of Theme 2 include promoting a safe, vibrant, and connected community as well as fostering success of local businesses. The project will provide approximately 80,000 square feet of new office space for the MSC that may also be occupied by local businesses and is easily accessible given the prime location along MKL Jr Blvd. Additionally, the project is located along the future BRT route with a station located either on or adjacent to the property. This will

allow residents of the community to be easily connected to other nearby business and for residents outside of the community to easily access the MSC office, green space, and Bolin Creek Trail. Located near a major highway and primary road system, the project is well positioned with a direct and strong connection to the surrounding overall context. These connections will assist in making the project a dynamic and thriving place.

THEME 3: GETTING AROUND

This project will take part in creating a comprehensive transportation system in the Chapel Hill area that links neighborhoods through a variety of systems. The site is located along the future BRT route and will have nearby stops, there is a multiuse path proposed along MLK Jr Blvd per the Chapel Hill Mobility and Connectivity Plan, and the site will provide deck parking for those who are not in close proximity to nearby bus stations or connecting multi-use paths. Additionally, the site is located along the Bolin Creek Greenway which connects to a number of parks and University Place (to be developed as a new vibrant mixed-use community). Summarized, there are opportunities to access and leave the site by different modes of transportation, accommodating the needs and demands of the Town while promoting sustainable transportation solutions. A future Traffic Impact Analysis (TIA) will inform the team of additional improvements needed to ensure a development design that minimizes traffic impacts and does not subtract from the quality of life of existing neighbors and future residents.

THEME 4: GOOD PLACES, NEW SPACES

The proposed development is consistent with the various plans in place that were created with thought and community engagement to promote new, vibrant communities in Chapel Hill. Not only does the project fulfill the future land use designation of the site but creates a place that strengthens the community with new housing options, the MSC office space, community gathering space, and accessibility to the natural environment. The amenity area provides recreation opportunities and an easy connection to natural wooded areas.

THEME 5: NURTURING OUR COMMUNITY

The development will keep buildings and hardscape out of the floodplain areas adjacent to Bolin Creek and has planned for green space directly adjacent to the floodplain. The proposal also supports the Chapel Hill Climate Action Plan with the buildout of a multiuse path on the MLK Jr Blvd frontage and promotion of the BRT Route and stations. Providing connectivity and access to trails will promote active transportation via walking and biking to reduce vehicle use and emissions, therefore reducing carbon footprint and improving air quality. Likewise, convenience to the BRT will encourage alternative modes of transportation. Additionally, the developer commits to LEED ND and Gold standard for individual buildings and will coordinate all activities with Town of Chapel Hill to meet or exceed Town sustainability guidelines.

Importantly, the project will also safely, sustainably and permanently address the legacy coal ash filling which occurred in the 1960s and 1970s before the present police headquarters was built in 1980. This will be conducted under close supervision by the NC Department of Environmental Quality pursuant to a redevelopment Brownfields Agreement.

THEME 6: TOWN AND GOWN COLLABORATION

By contributing to the range of housing options in the Central West area, a wider range of people will have the opportunity to live near the University and University Hospital, promoting access for residents to health care centers as noted in the goals of Theme 6 in the Comprehensive Plan. The project also contributes to various methods of transportation such as multiuse paths and BRT that may be used by students, faculty, and the greater community. The new MSC, located at the property, is a key component to provide for public safety and the basic services needed to help the town and university thrive and to provide for community needs and continued prosperity.

STATEMENT OF COMPLIANCE WITH DESIGN GUIDELINES

The 828 MLK Development will be built in compliance with the Town's Design Guidelines.

The architecture will be carefully designed with high-quality materials, contemporary design, and will have thoughtful transitions to properties along the subject site's boundaries. Parking will be provided in the deck for multifamily units and will be shared with office parking.

Landscape buffers will be designed in accordance with the Town's design manual and with the use of best practices to provide appropriate transitions between the building and streetscapes and adjacent land uses. Buffer modifications may be requested in order to create a more vibrant streetscape along MLK Jr Blvd, subject to review by CDC and Council.

Vehicular connectivity will be provided from MLK Jr Blvd and Bolinwood Dr, and internal roadways or drives will avoid dead-ends. Pedestrian connections will be provided to both fronting streets, the multi-use path along MLK, and connect to the Bolin Creek Trail. Fire access shall be provided in accordance with code requirements.

Stormwater management facilities, water, sewer, and other utilities will be provided in accordance with the applicable guidelines, standards, and regulations.

Sincerely,

MCADAMS



Jessie Hardesty
Planner II, Planning + Design