



# Municipal Services Center Development Agreement

- A** MUNICIPAL SERVICES BUILDING  
72,000 SQ. FT. X 3.5 FLOORS
- B** TOWN EXPANSION BUILDING  
28,000 SQ. FT. X 3.5 FLOORS
- C** UNIVERSITY BUILDING  
100,000 SQ. FT. X 3.5 FLOORS
- SP** STRUCTURED PARKING
- S** SURFACE PARKING
- SCM** STORM WATER CONTROL MEASURE  
BIORETENTION CELL
-  INTERMITTENT STREAM CENTERLINE
-  50 FT. STREAM BUFFER



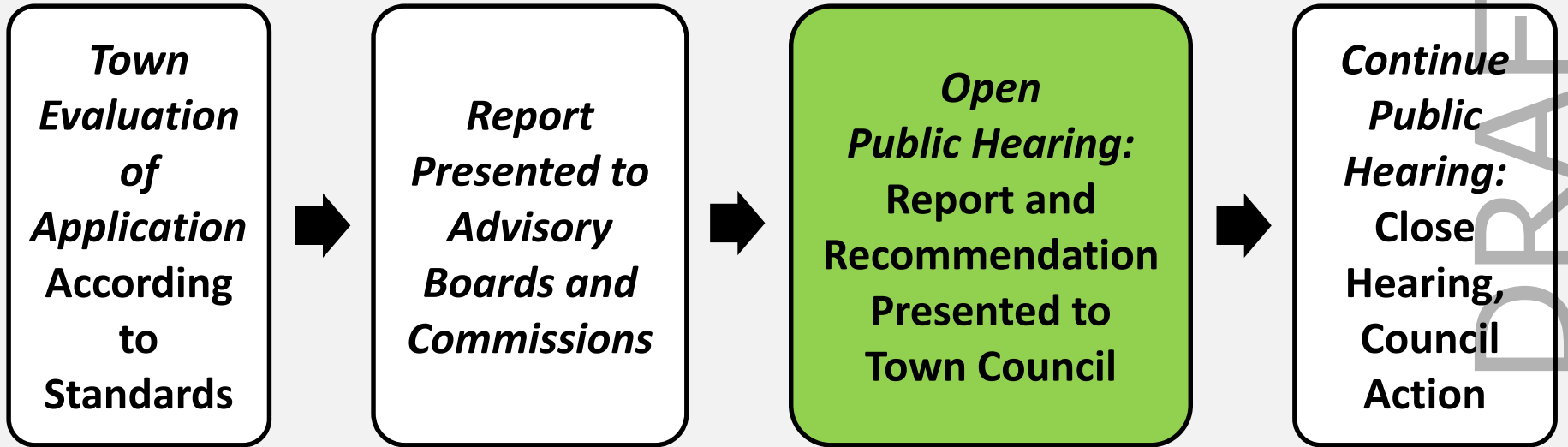
NOT TO SCALE - FOR REFERENCE ONLY

## Town Council May 9, 2018

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# Municipal Services Center Development Agreement

## Process



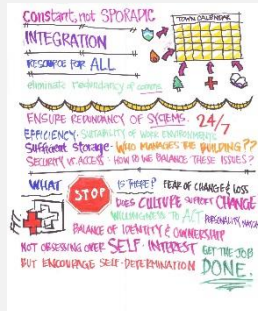
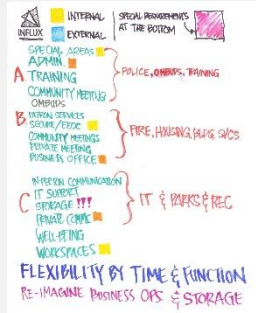
# Municipal Services Center

## History

- The need to replace the existing police facility was identified as a Council goal in 2014.
- Staff and our design team reviewed many different possible locations.
- January 2017: Council approved negotiating with UNC on a possible Development Agreement for this location.



# Visioning and Programming



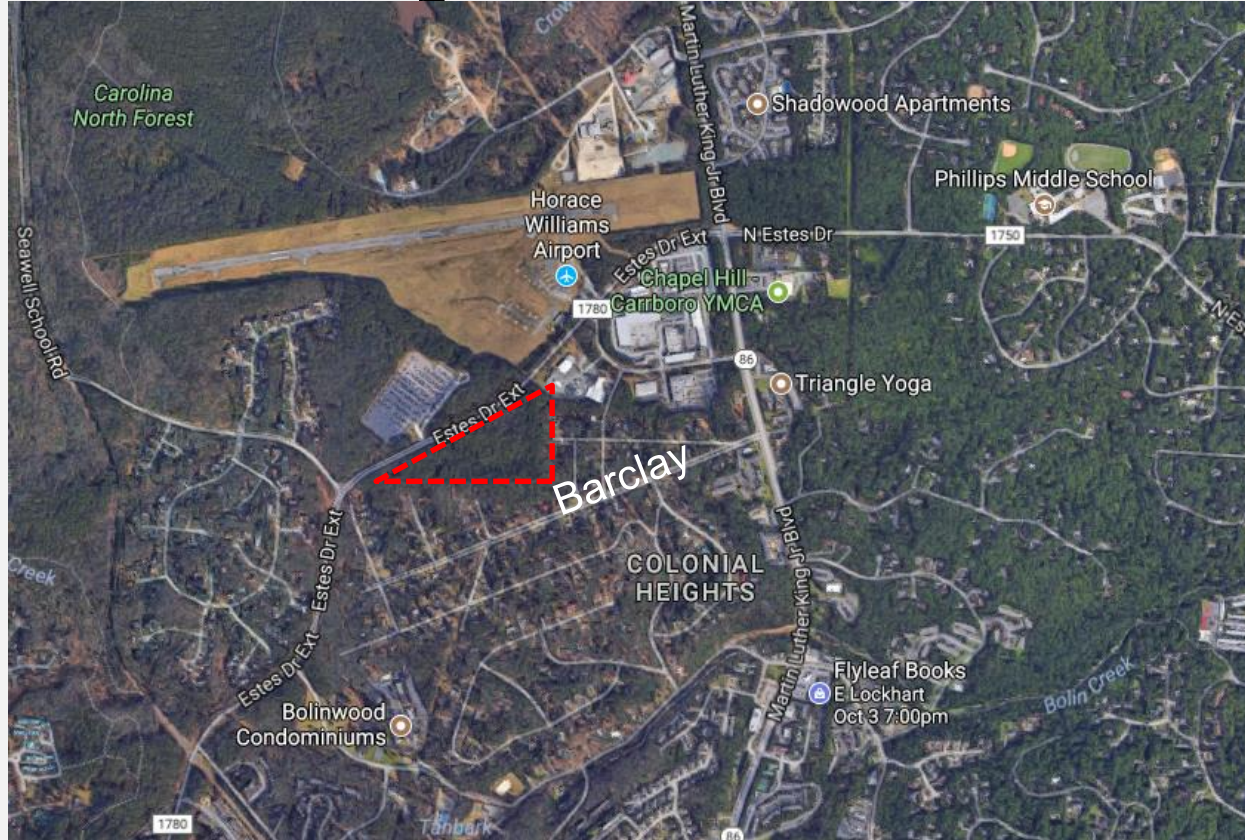
- Police
- Fire Administration/EOC
- Parks & Recreation Admin
- Housing & Community Wellness
- Ombuds
- Technology Solutions
- Shared Spaces/Collaboration
- Support Spaces

Total +/- 72,000 SF

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# Municipal Services Center Development Agreement

# Project Location



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# Municipal Services Center Development Agreement

## Project Overview:

- Joint development between the Town & University
- Phase 1: Municipal Services Center, ~72k sf.
- Total 200k development of built area
  - Modification/Public Process if fire station is warranted
- 100' Buffer Proposed
- 4 story maximum height

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## Project Milestones

### Past

- *January 2017* – Town Authorized Discussion of Site
- *September 2017* – Town Authorized Development Agreement
- *Fall/Winter 2017-18* – Six Focused Community Meetings

### Current/Upcoming

- *Spring 2018* – Boards & Commission Input
- *Spring 2018* – Council Review

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# Municipal Services Center Development Agreement

## Community Engagement

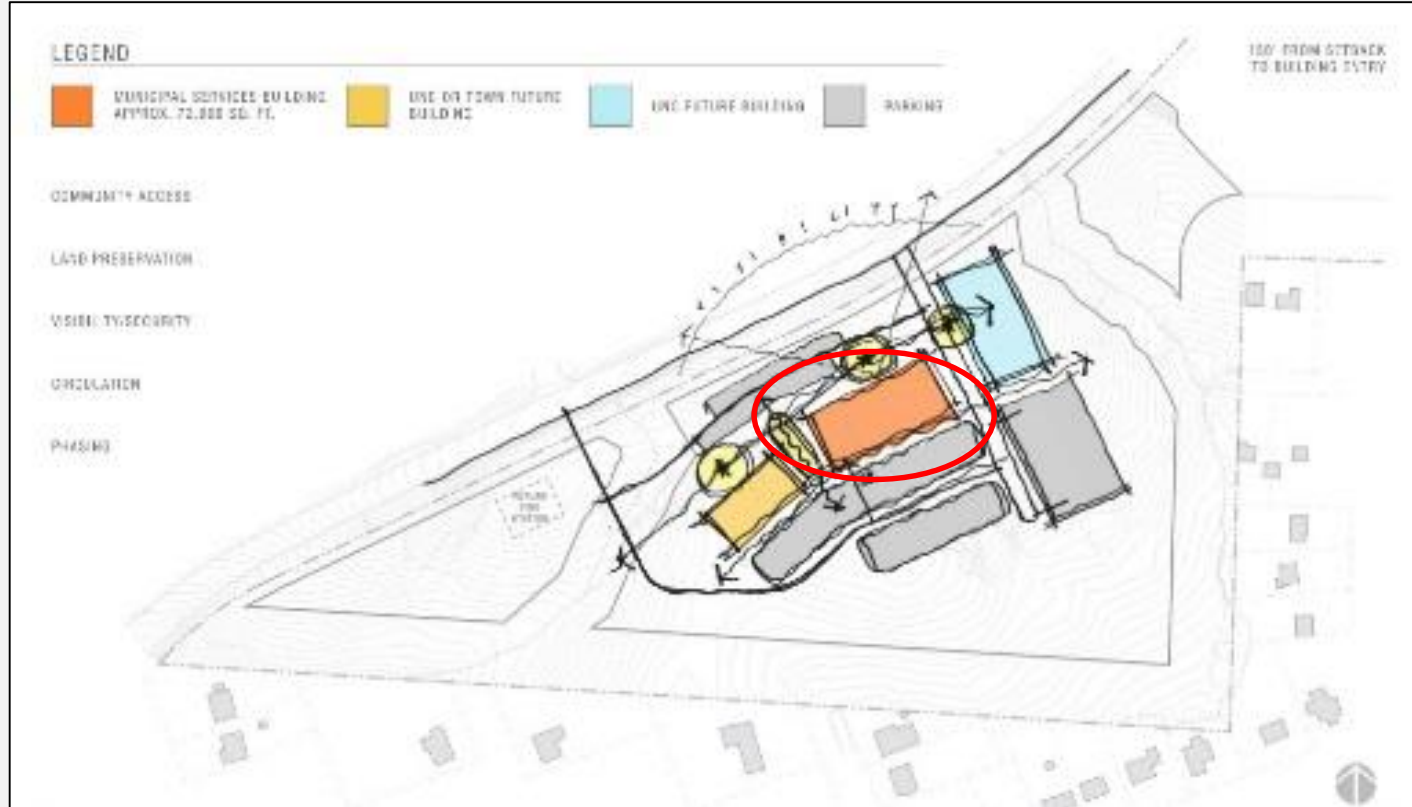
- Kick Off Meeting In September
- Identified Key Issues
- 6 topic-specific community meetings
- All materials posted to website and shared with neighborhood listserve
- Additional community meeting April 12
  - Input from 4/12 is being incorporated into Dev. Agreement





# Municipal Services Center Development Agreement

# Project Concepts



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# Municipal Services Center Community Review



## ORNAMENTAL GRASSES



CHASMANTHIUM LATIFOLIUM  
INLAND SEA OATS



SCHIZACHYRIUM SCOPARIUM 'PRAIRIE BLUE'  
PRAIRIE BLUES LITTLE BLUESTEM



MUHLENBERGIA CAPILLARIS  
PINK MUHLY GRASS

## DECIDUOUS SHADE TREES



CARPINUS CAROLINIANA  
IRONWOOD



AMELANCHIER LAEVIS  
ALLEGHANY SERVICEBERRY



ITEA VIRGINICA  
VIRGINIA SWEETPIRE



CERCIS CANADENSIS 'FOREST PANSY'  
FOREST PANSY REDBUD



HYDRANGEA ARBORESCENS  
WILD HYDRANGEA



TAXODIUM DISTICHUM  
BALD CYPRESS



RHUS COPALLINA  
WINGED SUMAC



MALVASTRUM ARBOREUM VAR. DRUMMONDII  
TURK'S CAP



QUERCUS SHUMARDII  
SHUMARD OAK

## DECIDUOUS FLOWERING TREES

## DECIDUOUS ACCENT SHRUBS

# Municipal Services Center Development Agreement

## Community Review

### BIORETENTION CELL

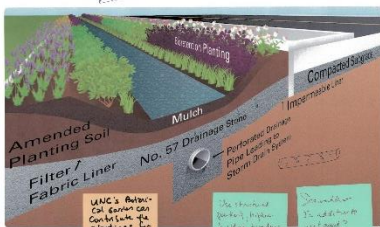
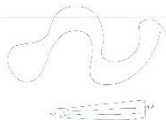
A bioretention cell is an excavation that is filled with a sandy media and plants. It is designed to temporarily hold and filter stormwater. Bioretention cells are one of the most versatile SCMs. They can be installed in a variety of soil types from clay to sand and in a wide variety of sites. They are also one of the most effective SCMs for removing pollutants, because they use many different pollutant removal mechanisms, including infiltration, absorption, adsorption, microbial action, plant uptake, sedimentation, and filtration.

#### ADVANTAGES

- Versatile device and effective in removing pollutants (sediment and nutrients)
- Landscape or grassing
- Works with steep slopes
- Maximum ponding depth of 12 inches above the planting surface
- Does not retain water at all times

#### DISADVANTAGES

- Pretreatment should be provided
- Specific media mix required to achieve treatment
- Requires long-term maintenance



This option seems really preferable to the pond and gravel. It's not looking like this!

LMC's outdoor Cal garden can contribute to plants for this!

In a mulch bed, it's really a good idea to have a drainage pipe leading to a storm drain system.

Drainage pipe leading to storm drain system?

### PERMEABLE PAVEMENT

Permeable pavement captures stormwater through voids in the pavement surface and filters water through an underlying aggregate reservoir. The reservoir typically allows the water to infiltrate into the soil subgrade. The reservoir can also be designed to detain and release the water to a surface conveyance system if the underlying soil is not suitable for infiltration.

#### ADVANTAGES

- Variety of materials (porous concrete and asphalt, interlocking concrete pavers)
- Must drawdown subgrade in 72 hours
- No above ground water retention

#### DISADVANTAGES

- Not compatible with steep slopes
- Observation well required at low point of the system
- Requires extensive maintenance



Looks Great!!



LOVE THIS! For paths around the property

+ creating pedestrian connections from street!



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# Municipal Services Center Development Agreement

## Community Guiding Principles

- Incorporate principles into Development Agreement
- Maintain communications with neighborhood
- Preserve maximum site area
- Design with empathy
- Support environmental stewardship
- Improve existing storm water conditions
- Help provide quiet enjoyment

### Proposed Guiding Principles for the Municipal Services Center Development Agreement DRAFT – 1.18.2018

Residents of the Elkin Hills neighborhood and other concerned citizens who have participated in meetings about the municipal services center request that the following guiding principles be incorporated into the development agreement for this project. These guiding principles take into consideration prior documents adopted by UNC-related entities.<sup>1</sup>

#### Guiding Principles

- A. After discussions with residents, the Town and the University, the final agreed-upon principles will be voted on by the Chapel Hill Town Council and incorporated into the development agreement as its guiding principles. These principles will also serve as one of the design drivers for the project.
- B. The Town and the University will continue to consult with and seek feedback from the neighborhood if and when any additional buildings beyond the municipal services center building are under consideration.
- C. Site
  1. Preserve in perpetuity at least 50% of the site<sup>2</sup> as natural, non-fragmented and contiguous space<sup>3</sup> serving as both a buffer to the neighboring residential properties, and as preservation of the natural environment for wildlife and a sense of forest and greenspace.
  2. Allow a maximum of 50% to be razed for development.
- D. Design with Empathy
  1. The impact on neighbors should be kept front and center in all planning and implementation.
  2. The project should not decrease the market values of the residential properties adjacent and near-adjacent to the site. The residents request the Town to seek a qualified opinion from an impartial, licensed appraiser.
  3. Manage development of the site to minimize impacts on adjacent neighborhood and the environment,<sup>4</sup> using measurable indicators of impact, including both lighting and noise impacts (e.g., sirens used by the fire and police departments) and maximize aesthetics in accordance with the high standards set by the University.
    - a) Situate buildings away from the neighborhood and by preference along Estes Drive Extension with minimum setbacks from the street.

# Municipal Services Center Development Agreement

## Community Guiding Principles

### Incorporation

- Informed site design decisions
- Appraisal done as requested
- Preservation of 50% of site was a challenge
- Balanced neighborhood interests with UNC and Town needs
- Good faith effort to respond and reflect the proposed principles
- Is reflect in DA and comparison exhibit

#### Proposed Guiding Principles for the Municipal Services Center Development Agreement DRAFT – 1.18.2018

Residents of the Elkin Hills neighborhood and other concerned citizens who have participated in meetings about the municipal services center request that the following guiding principles be incorporated into the development agreement for this project. These guiding principles take into account the prior documents adopted by UNC-related entities.<sup>1</sup>

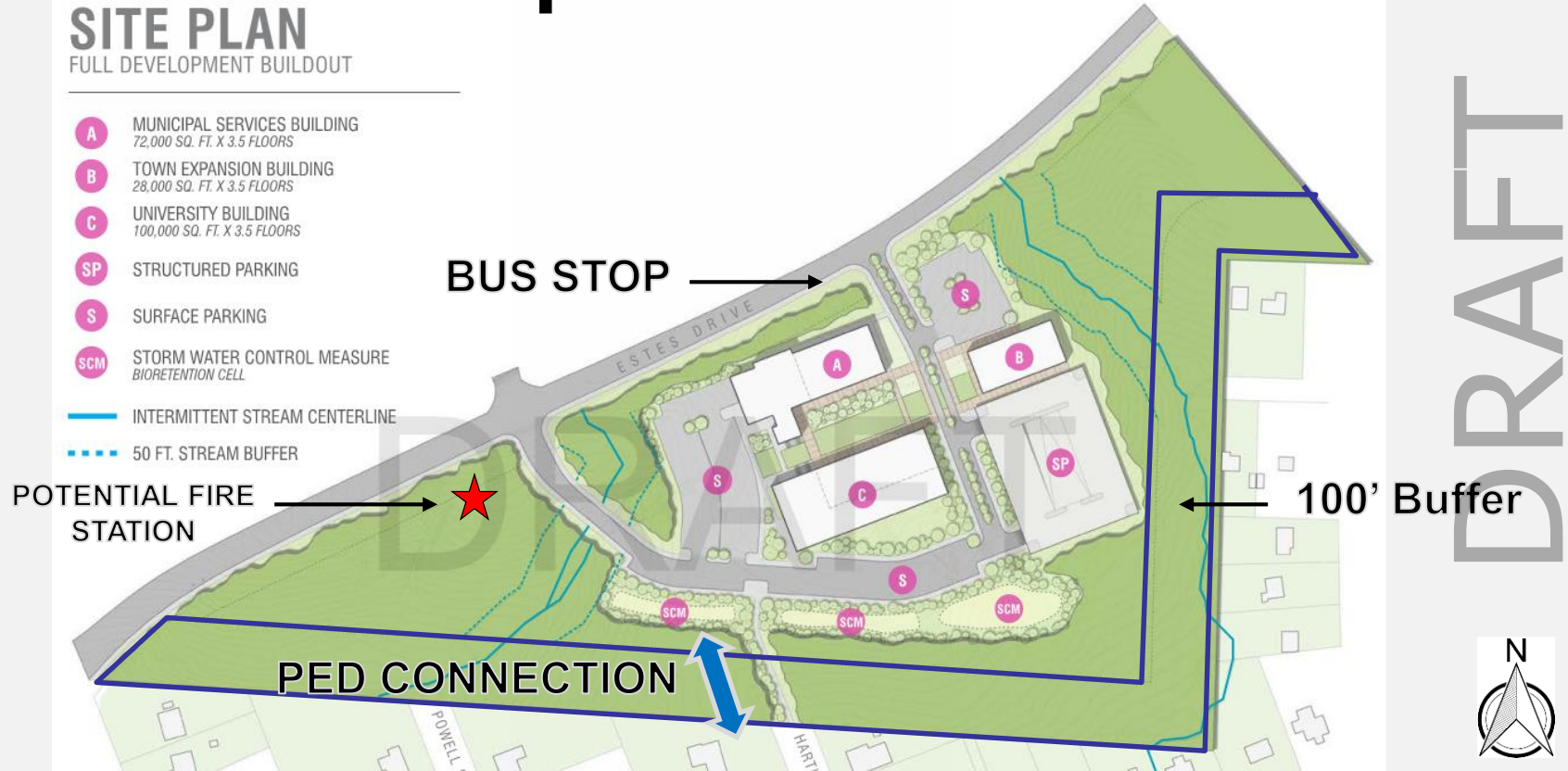
##### Guiding Principles

- After discussions with residents, the Town and the University, the final agreed-upon principles will be voted on by the Chapel Hill Town Council and incorporated into the development agreement as guiding principles. The principles will be incorporated into the development agreement.
- The Town and the University will continue to consult with and seek feedback from the neighborhood if and when any additional buildings beyond the municipal services center building are under consideration.
  - Design with Empathy
    - The impact on neighbors should be kept front and center in all planning and implementation.
    - The project should not decrease the market values of the residential properties adjacent and near-adjacent to the site. The residents request the Town to seek a qualified opinion from an impartial, licensed appraiser.
    - Management of the site to minimize impacts on adjacent neighborhood and the environment,<sup>2</sup> using measurable indicators of impact, including both lighting and noise impacts (e.g., sirens used by the fire and police departments) and maximize aesthetics in accordance with the high standards set by the University.
      - Situate buildings away from the neighborhood and by preference along Estes Drive Extension with minimum setbacks from the street.

# Municipal Services Center Conceptual Site Plan

## SITE PLAN FULL DEVELOPMENT BUILDOUT

- A** MUNICIPAL SERVICES BUILDING  
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**BUS STOP** →

**POTENTIAL FIRE STATION** → 

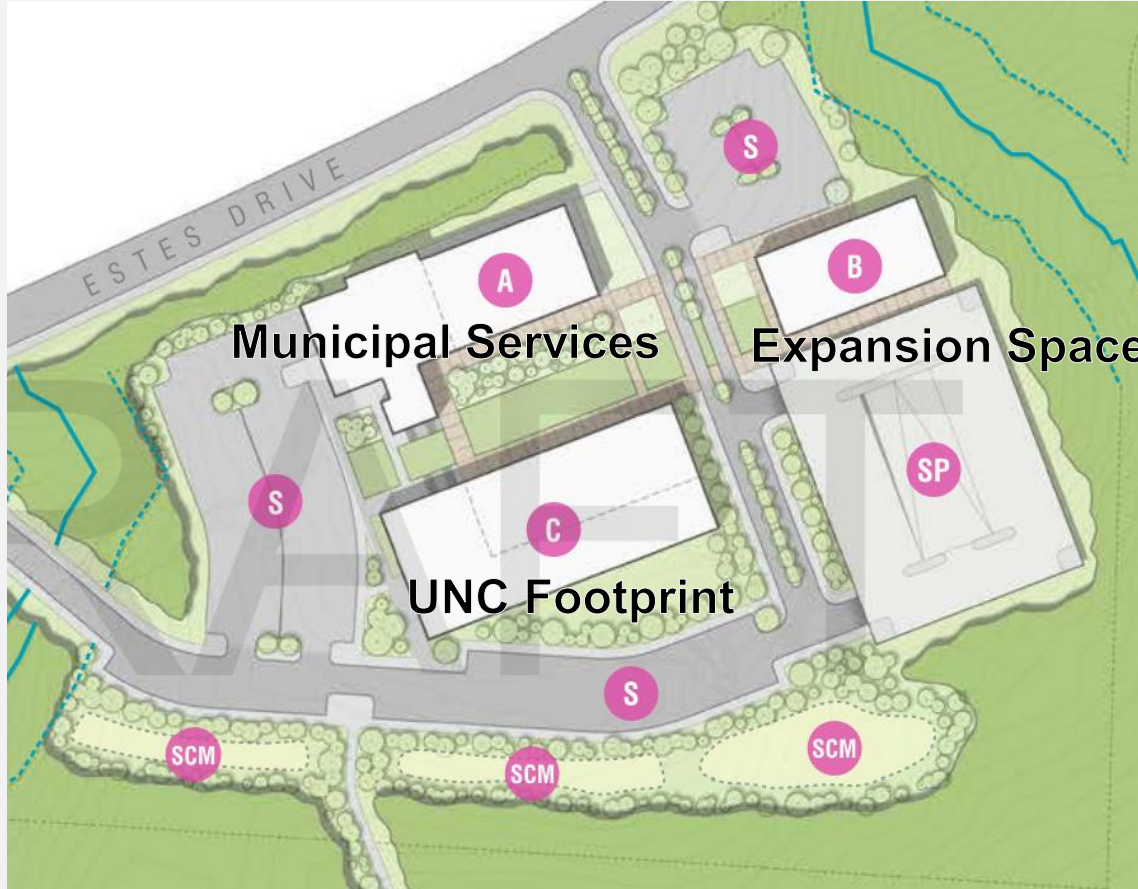
← **100' Buffer**

**PED CONNECTION** ↔

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# Municipal Services Center



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# Municipal Services Center Site Massing



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## Since January

- ✓ Additional Community Meetings
- ✓ Refine Site Layout
- ✓ Capture Development Standards
- ✓ Review with Boards & Commissions
  - Return to Council

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## Advisory Boards and Commissions

- Community Design March 27
- Transportation & Connectivity March 27
- Environmental Stewardship April 10
- Additional Community Update April 12
- Planning Commission April 17
- Parks, Greenways, Recreation April 17
- Stormwater Management April 24

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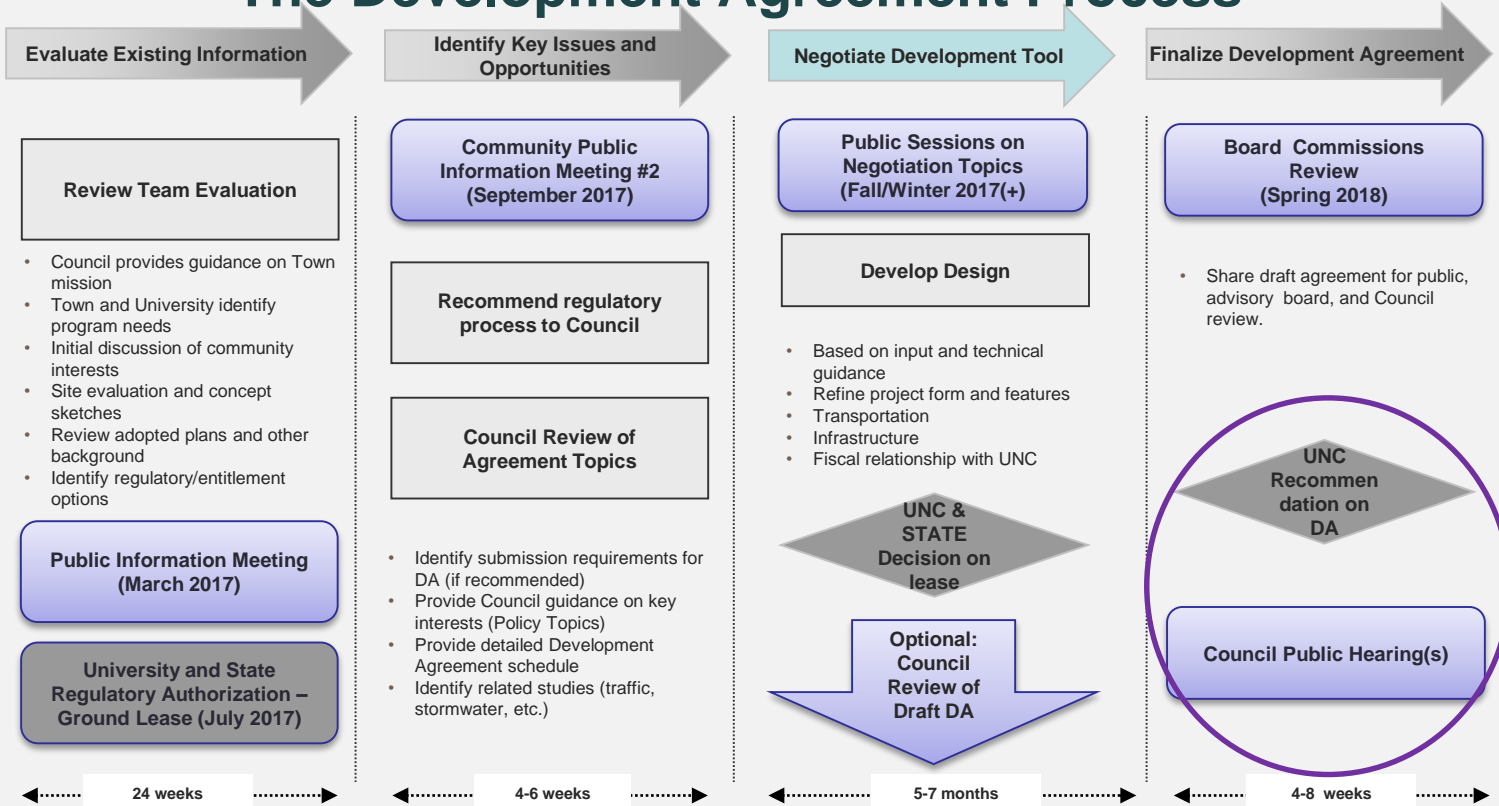
## Updates since Boards

- Town & University Staff are conducting a final review
  - Future community engagement structure
  - Greater definition of proposed land uses
- University Design Review Committee review

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# Municipal Services Center

## The Development Agreement Process



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# Municipal Services Center

## Development Agreement – Accompanying Standards

Development Agreement Outline

Last revised: 5/2/2018

			<p>improvements proposed in the application. Stormwater Management Plans shall clearly demonstrate compliance with the design criteria specified in this Agreement, applicable NPDES permit requirement, and applicable University, Federal and State rules.</p> <ul style="list-style-type: none"> <li>The post-development runoff peak discharge rate shall not exceed the discharge rate for the 50-year, 24 hour event.</li> <li>The difference in the runoff volume generated by the pre-development and post-development 2-year, 24-hour storm event shall be managed on-site and released over a period of 2 days to 5 days.</li> <li>Jordan Watershed Nutrient Export Limitation of 2.2 pounds/acre/year for Nitrogen and .82 pounds/acre/year for Phosphorous apply to the property.</li> </ul>
5.6	Stream Buffers	<ul style="list-style-type: none"> <li>Resource Conservation District applicability</li> <li>Clean Water Act</li> <li>Jordan Buffer</li> </ul>	<ul style="list-style-type: none"> <li>Resource Conservation District regulations apply.</li> <li>A future Stream Determination may be performed although the location of buildings and infrastructure must remain consistent.</li> <li>Development must apply with Clean Water Act and Jordan Buffer Rules.</li> </ul>
5.7	Tree Canopy & Landscaping	<ul style="list-style-type: none"> <li>Tree Canopy %</li> <li>Types of Plantings</li> <li>Consultation with UNC Botanical Garden</li> </ul>	<ul style="list-style-type: none"> <li>40% tree canopy is required.</li> <li>Native and drought tolerant plant species are preferred.</li> <li>Invasive plants are prohibited.</li> <li>The UNC Botanical Garden shall be consulted.</li> </ul>
5.8	Compatibility & Buffers	<ul style="list-style-type: none"> <li>Required buffers</li> </ul>	<ul style="list-style-type: none"> <li>A 100' buffer is required along the south and east.</li> <li>The buffer should consist of existing vegetation.</li> <li>A prescribed landscape buffer is not required along Estes Drive Extension.</li> </ul>
<b>Transportation</b>			
5.9	General improvements	<ul style="list-style-type: none"> <li>What improvements will be provided?</li> </ul>	<ul style="list-style-type: none"> <li>The general site layout provides a plan for vehicle, bicycle, pedestrian, and bus amenities on the site. The exact location of each improvement may vary slightly as demonstrated by each SDP.</li> <li>Two accesses will be provided with the initial SDP.</li> </ul>

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# Municipal Services Center

## Rezoning from OI-2 to U-1

### University-1 District

- “Public or private development for college/university, research activity, civic...”
- Concurrent review of Development Agreement
- Development Agreement allows for tailored land uses and standards

### Comprehensive Plan

- Plans for University Land Use



# **Staff Recommendations**

- That the Council open the public hearing, receive comments on the proposed rezoning and development agreement, and recess the Public Hearing to June 27, 2018.

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