



828 MLK Jr. Blvd - Concept Plan

Town Council - April 27, 2022

Laura Selmer | Town of Chapel Hill
Kenneth Reiter | Belmont Sayre

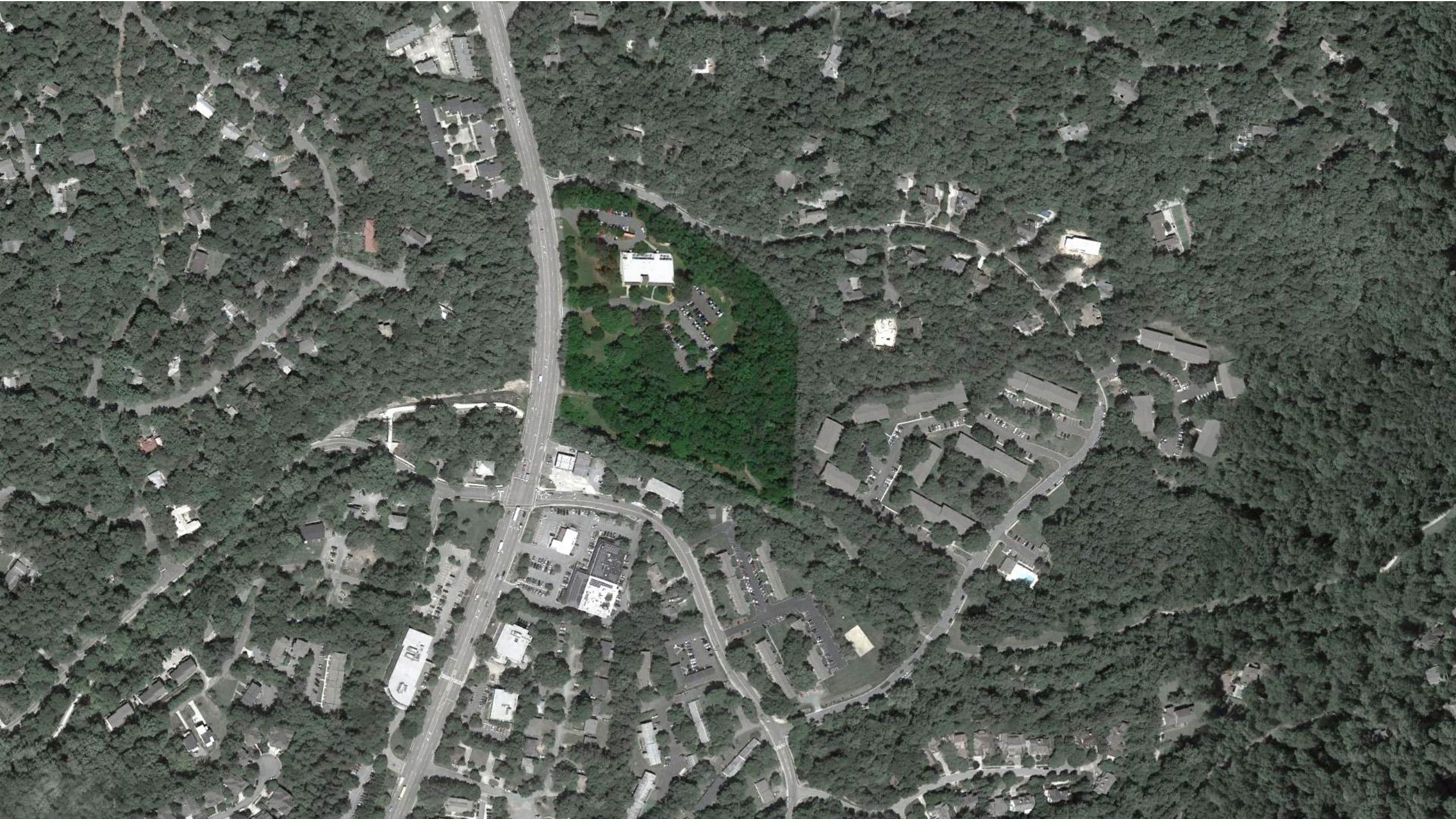


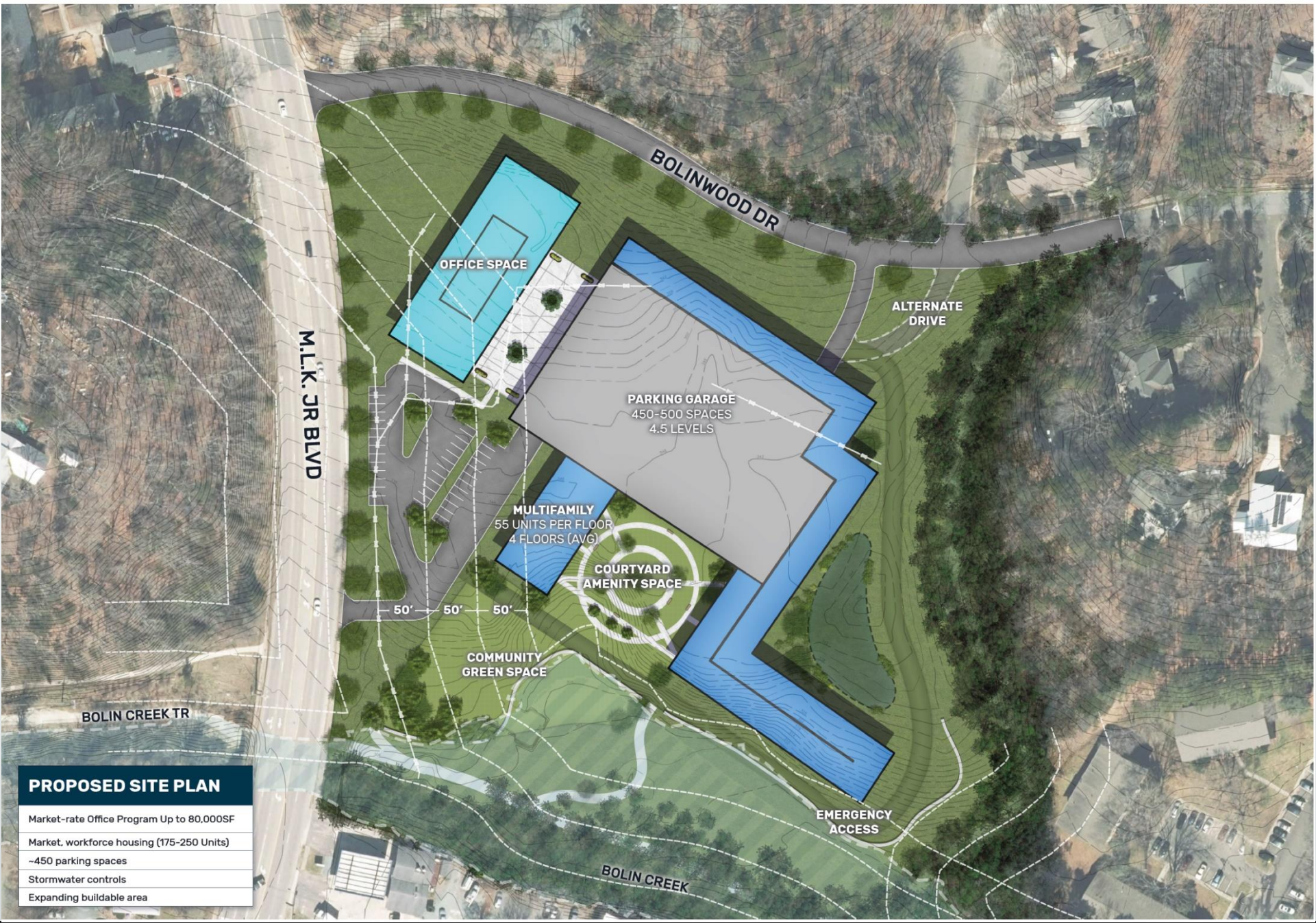
Project Overview



Project Overview

- Background
 - A public-private partnership, including residential development, is likely the best approach for maximizing public benefits and reducing costs
- Timeline
 - Where we are in the process
- Concept Plan
 - Municipal Service Center, including a new police HQ and other services
 - Apartments with commitment to an affordable, inclusionary housing component
 - Shared parking and Bolin Creek greenway improvements
- Recommendation & Discussion
 - Guiding principles – our principles
- Next Steps





OFFICE SPACE

PARKING GARAGE
450-500 SPACES
4.5 LEVELS

MULTIFAMILY
55 UNITS PER FLOOR
4 FLOORS (AVG)

COURTYARD
AMENITY SPACE

COMMUNITY
GREEN SPACE

EMERGENCY
ACCESS

M.L.K. JR BLVD

BOLINWOOD DR

ALTERNATE
DRIVE

BOLIN CREEK TR

BOLIN CREEK

PROPOSED SITE PLAN

- Market-rate Office Program Up to 80,000SF
- Market, workforce housing (175-250 Units)
- ~450 parking spaces
- Stormwater controls
- Expanding buildable area

Background



Background - Overall Project

- This Town-owned property represents an opportunity to develop a mixed-use project including the MSC and housing with an affordable component and other amenities. It is a desirable location serviced by mass transit and near Bolin Creek trail system
- The Town's engineering and planning consultants have determined that the MSC and a private development component, preferably apartments, are feasible at the 10.9-acre site, subject to further review, CZP and other approvals.
- The Town's environmental consultants and DEQ have concluded the site can be safely redeveloped for a variety of uses, including residential, subject to a DEQ Brownfields Agreement and remedial safeguards.
- The property cannot be left as-is. Even if redevelopment does not occur, the Town would still need to make it safe and implement costly remedial measures
- A public-private partnership helps to offset remediation costs and bring beneficial community development

Background - Residential Development

- Based on recent study, there is a significant need for housing, including an affordable component, and a portion of the demand can be fulfilled by this site. And both partners prefer that the project contain a residential component as stated in the MOU.
- The MOU is a preliminary step in the overall process, before entitlements are secured. Neither the MOU or EDA obligate the Town or DEQ to approve any uses at this time
- The Town's consultants have completed detailed assessments of the property. The Town will enter into a BFA with DEQ that will provide the requirements for safe redevelopment, which can included multi-family residential, if otherwise approved by the Town
- DEQ supports affordable housing development at Brownfield sites. Brownfields, as is the case with the 828 MLK Blvd, Jr. property, are often located in desirable, infill locations where affordable housing is often critically lacking.

Timeline



Project Timeline



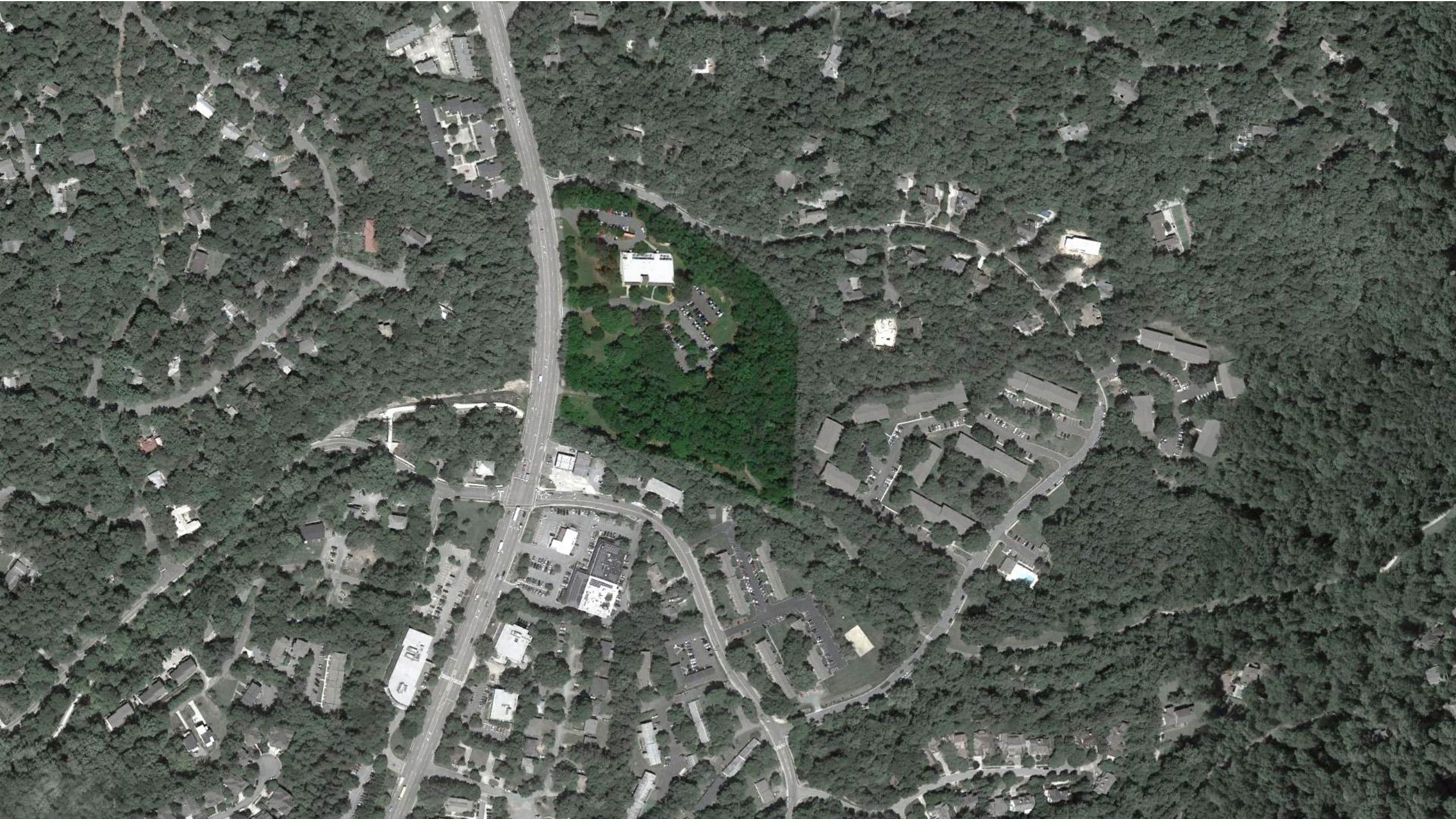
*Bond financing approval would be sought to coincide with completion of BFA and CZP

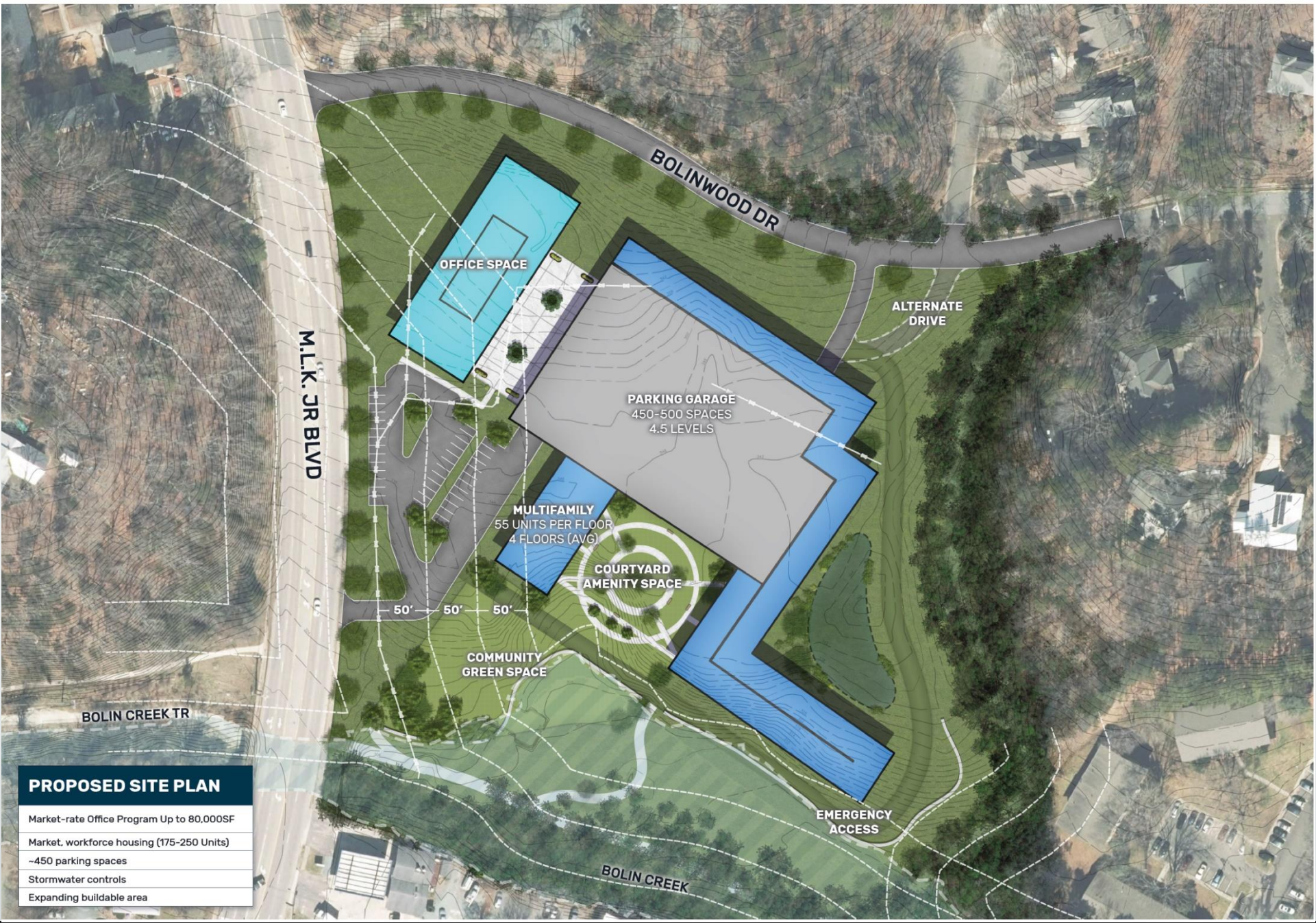
**Demolition of existing site improvements would begin after ZCP and police relocation, estimated Q1/Q2 of 2024

Estimated occupancy +/- 2 years from demolition.

Concept Plan





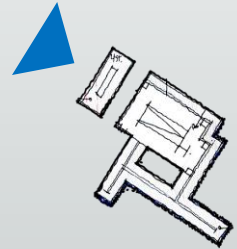


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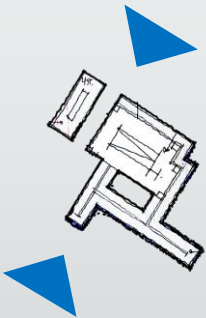
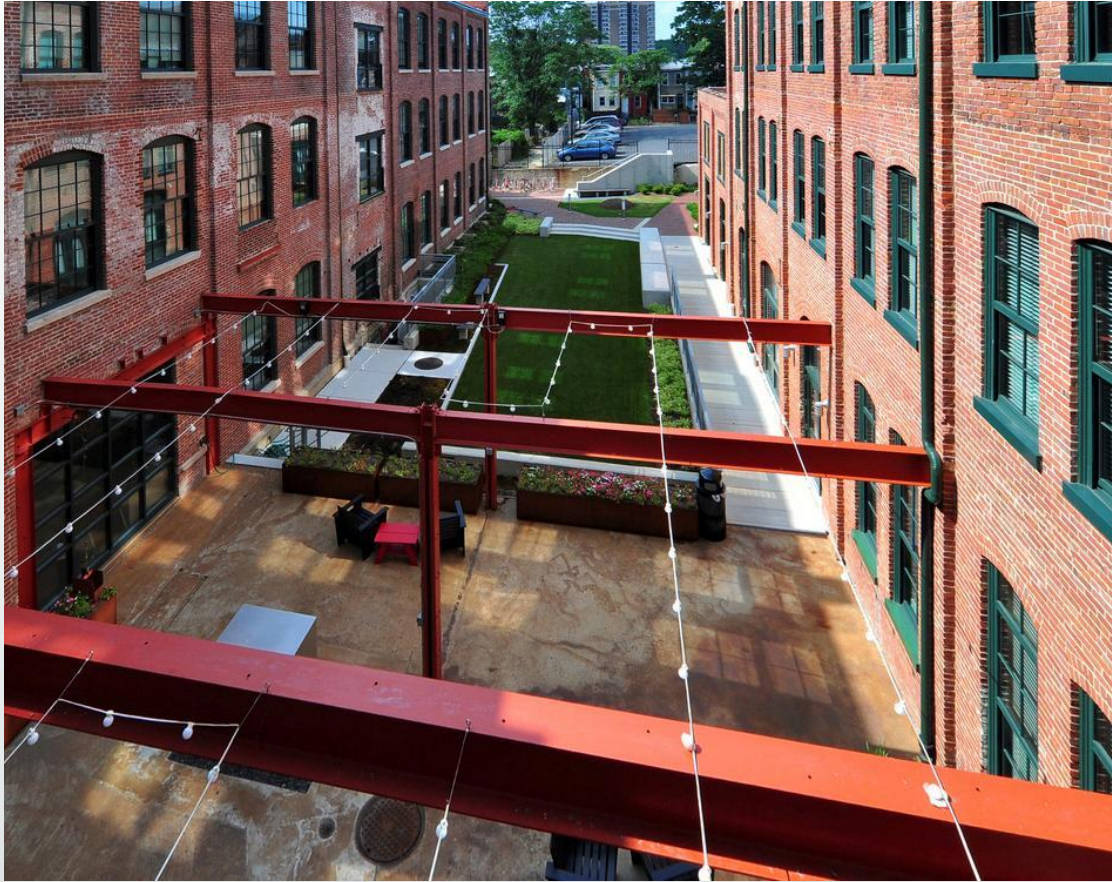
828 MLK JR. BOULEVARD
4 STORY OFFICE BUILDING ALONG MLK JR. BOULEVARD



FOR ILLUSTRATIVE
PURPOSES ONLY



828 MLK JR. BOULEVARD
GREENSPACE, COURTYARDS & TRAILS



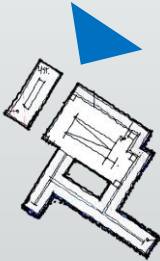
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828 MLK JR. BOULEVARD

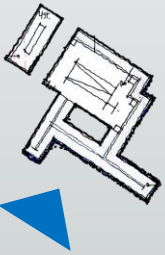
3-STORY RESIDENTIAL TOWARDS BOLINWOOD DRIVE



FOR ILLUSTRATIVE
PURPOSES ONLY

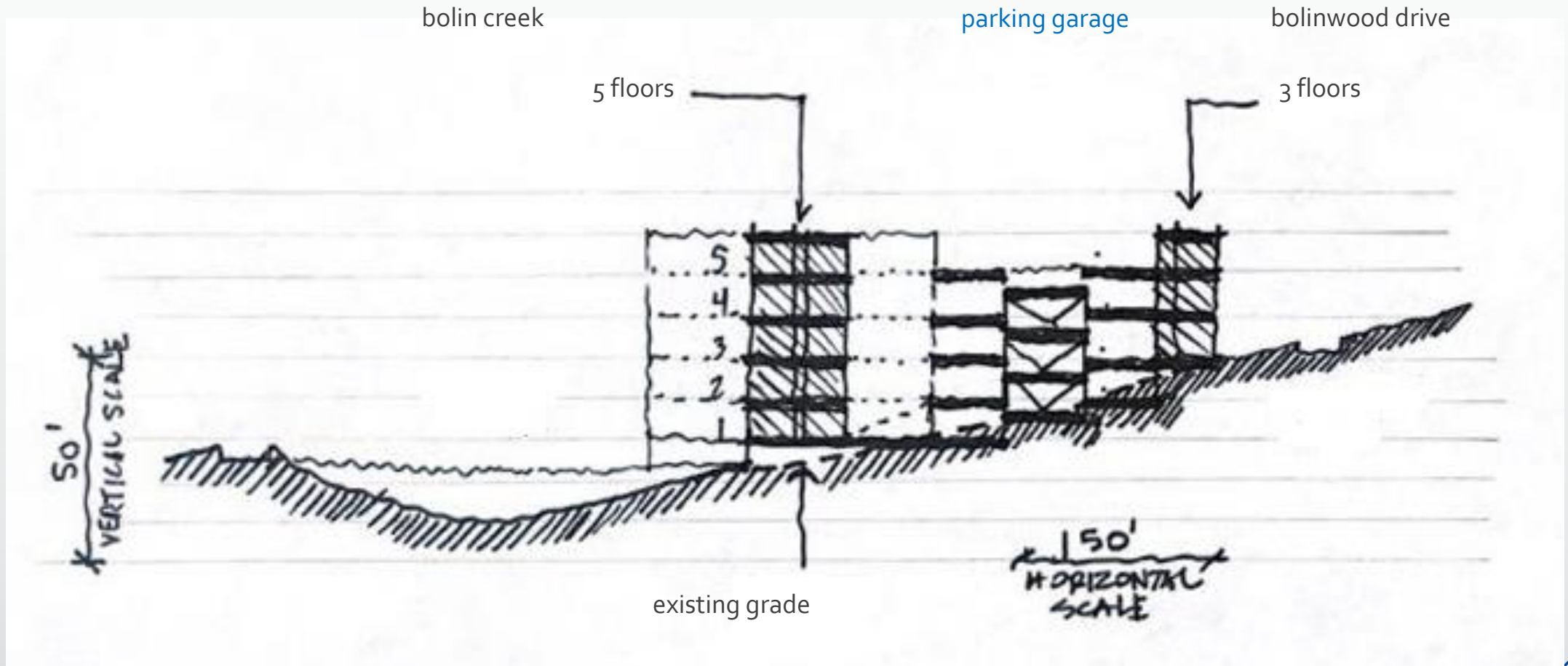


828 MLK JR. BOULEVARD
MULTI-STORY RESIDENTIAL TOWARDS BOLIN CREEK



FOR ILLUSTRATIVE
PURPOSES ONLY

828 MLK JR. BOULEVARD
PROPOSED SITE SECTION



Recommendation & Discussion

Key Issues for Council Negotiation

Before the EDA is executed, several key issues need to be negotiated by Council.

- Affordable Housing Component
- Density
- Community Greenspace
- Public Spaces
- Connections to Bolin Creek Trail
 - Retaining Wall (enhanced design for “amphitheater” programmable space)
 - Floodplain, stream RCD impacts, NCFMP
- Sustainability Goals
- Brownfields Redevelopment
 - DEQ will provide guidance on requirements for site safety and redevelopment under a BFA
- LUMO Modification Request(s)

Guiding Principles – HAB (as presented April 12, 2022)

(Town/Developer responses in **BOLD**)

- 15% of Units at 60% of AMI
 - Prefer on-site units vs payments in lieu
 - Physically indistinguishable
 - 30-year period
 - Vouchers and other programs
 - Partnership with other organizations
 - Non-full-time student housing
 - Promote access to housing for individuals with criminal and credit challenges
- **20% of Units at 80-120% of AMI**
 - **On-site units**
 - **Physically indistinguishable**
 - **30-year period**
 - **Explore vouchers and other programs including partnership with SECU foundation to provide an interest free construction loan for the affordable units, funding for projects targeting public employees, and collaboration with organizations to address specific populations or challenges**

Guiding Principles – Site Remediation/Mitigation & Stormwater Mgmt

- Today, coal ash is almost completely covered by the existing police building, parking lots and clean soil, except for limited areas of uncovered ash along the creek embankment.
- The Town's environmental consultants have concluded, because the ash is almost completely buried, it currently poses no unacceptable risks to our police officers, people visiting the police station or using the Bolin Creek Trail, or the Bolin Creek ecosystem.
- Regardless of future use, going forward, the Town intends to enter into a BFA with DEQ. This ensures DEQ's close supervision and approvals.
- Possible contact with coal ash will be permanently and safely addressed by removing some ash as needed, building a retaining wall along the creek, and containing and covering the coal ash with a combination of building footprints, parking and clean fill.

Guiding Principles – Site Remediation/Mitigation & Stormwater Mgmt (cont.)

- Stormwater best management practices and control measures will be implemented to protect the site RCD to preserve water quality, provide flood protection and protect the Bolin Creek ecosystem.
- Site stabilization / mitigation measures will permanently address risk of physical erosion of the slope and ash being washed into the creek.
- Stormwater discharges will meet TSS requirements and flow will be attenuated.
- Buildings and structures will be outside of both the floodplain and RCD
- Development will not occur near the streambank and use within 50-100 feet of the Bolin Creek streambank will be limited to open space, trails and recreation

Guiding Principles – CDC (as presented April 26, 2022)

(Town/Developer responses in **BOLD**)

Assist the Council in guiding the Town's vision on aesthetics, character and function to focus community growth through advice, advocacy, and implementation of the Council's policies and review of proposed development in key areas of the community.

- **Create mixed-use density near existing infrastructure and transit**
- **Provide new MSC with Police operations**
- **Address environmental conditions**
- **Provide needed affordable housing**
- **Create great public greenspace and community space**

Next Steps



Project Timeline



April 12th - Housing Advisory Board

April 14th - Stormwater Management Utility Advisory Board

April 26th - Community Design Commission

April 27th - Town Council

May 16th - Public Information Meeting with NCDEQ

Appendix

Background - Acronyms

- Memorandum of Understanding (MOU)
- Economic Development Agreement (EDA)
- Brownfields Agreement (BFA)
- Conditional Zoning Permit (CZP)
- Zoning Compliance Permit (ZCP)
- Municipal Service Center (MSC)
- North Carolina Department of Environmental Quality (DEQ)
- Resource Conservation District (RCD)
- North Carolina Floodplain Mapping Program (NCFMP)

The Project

- **Demolition** of the existing police station building, after temporary offsite relocation of the police department operations
- **Construction** of a retaining wall and any other environmental remedial measures required pursuant to a brownfields agreement and management plan, stormwater management design and construction, and other site-wide redevelopment tasks
- **Subdivision** of the Property into one or more Town-owned parcels for the MSC and Bolin Creek Trail right-of-way, and one or more privately-owned parcels for the private development component by Belmont Sayre

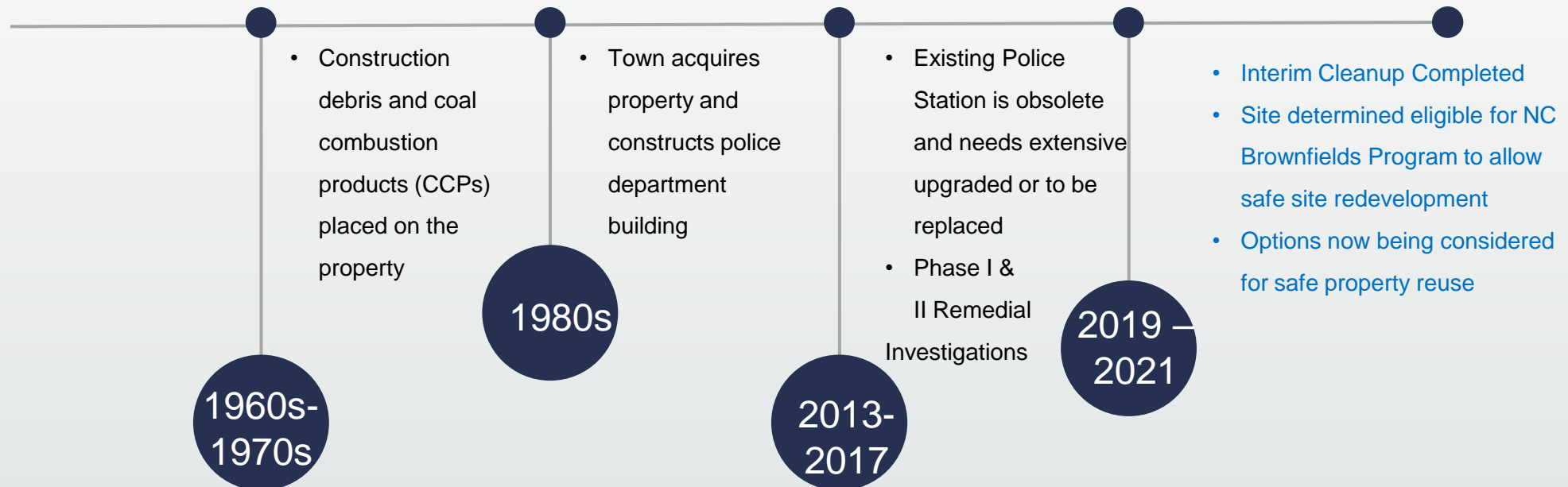
The Project

- **Sale** of the parcel(s) designated for private development from the Town to Belmont Sayre
- **Construction** of the new MSC
- **Construction** of the private development component that may include residential (preferred), offices, retail or a mix of uses
- **Construction** of a parking deck that would serve both the MSC and the private development (owned by Belmont Sayre) with spaces leased to Town for exclusive use

Municipal Services Center

- The Town would fund all costs associated with the development of the MSC
- The Town would also pay Belmont Sayre a management fee based on a to-be determined percentage of the total hard costs in exchange for Belmont's services related to the design and construction of the MSC
- Certain costs of common site development, including brownfields remediation and risk mitigation, will be apportioned between the parties in a manner to be set forth in the EDA.
 - The parties will account for the Town's environmental and other costs incurred to date that will aid in redevelopment of the Property
- Belmont Sayre as the developer will take the lead in seeking a CZP and BFA, with the Town's development staff, its environmental consultants and counsel providing support

Historical Timeline



Brownfields Agreement (BFA)

- Both parties will be signatories to the brownfields agreement, provided the Project includes a private development component.
 - The Town would be the sole signatory to the agreement in the event that development is solely for the MSC.
- The brownfields agreement must allow for the following future land uses: (a) commercial, including the MSC, (b) a private development component, (c) structured parking, and (d) continued recreational use of the Bolin Creek Trail.
- Belmont Sayre will prepare the required Environmental Management Plan (EMP) for site redevelopment with support from Town staff and Town environmental consultants

MOU



EDA

Completed: March 2022

- Nonbinding Agreement
 - Basic business terms
 - Project Concept
 - Framework for Land Ownership
 - Financial Framework based on assumptions

Target: May/June 2022

- Binding Agreement
 - Defined business terms
 - Land Sale Price
 - Cost sharing agreement
 - Outstanding key issues addressed

Guiding Principles - Stormwater (as presented April 14, 2022)

- Unlike typical the site, this “wants” to be more impervious and minimize infiltration of stormwater through the existing coal ash.
- Proposed stormwater facilities will mitigate existing untreated impervious area as well as the increase.
- Site stabilization / mitigation measures will also permanently address risk of physical erosion of the slope and ash being washed into the creek.
- Standard detention and treatment requirements will be addressed. The methods to reach those goals will be in collaboration with SMUAB, DEQ -Brownfields and NCFMP.

Guiding Principles – SMUAB (as presented April 14, 2022)

Stormwater Requirements

(Town/Developer responses in **BOLD**)

- Achieve 85% TSS removal for the first inch of runoff using stormwater control measures
- Limit runoff volume for the post developed 2-year 24-hour event to predevelopment volume or less
- Limit post development peak flows leaving the site for the 1-year, 2-year, and 25-year event to predevelopment rates or less
- **Utilize primary stormwater control measures such as surface and underground SCMs to meet TSS requirements and to attenuate discharge rates for the required storms to predevelopment levels**
- **Utilize stormwater capture and retention control(s) such as rainwater cistern(s) to reduce offsite volume release to existing conditions.**

Guiding Principles – SMUAB (as presented April 14, 2022)

Floodway, Floodplain & RCD

(Town/Developer responses in **BOLD**)

- RCD- Three feet above 100-year floodplain elevation.
- Limited use, as is necessary, within the first 50 feet of the stream bank.
- Limited development 50-100 feet from the stream bank.
- Avoid driveways and roads within the RCD.
- Elevate utilities above RCD elevation.
- Capture and treat impervious surfaces prior to entering the RCD.
- Eliminate floodway encroachments unless a no-rise study is completed.
- Minimize floodplain encroachments to result in less than 1 fps increase in velocity and less than 0.50 feet of elevation increase in the base flood.
- **Limit development within 50 feet of the streambank to at grade and minimal grading greenway connections**
- **Limit use from 50-100 feet from the stream bank to open space, trails, and recreation**
- **All formal lawns and planting areas 100 feet or greater from the stream bank**
- **Propose all buildings and insurable structures outside of both floodplain and RCD**
- **If necessary, provide hydraulic modelling to show no increase in base flood elevations**