



Municipal Services Center Rezoning and Development Agreement



Town Council June 27, 2018

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.



Municipal Services Center Project Location



Community Engagement

- Input from community meetings and Council Public Hearing is incorporated into Dev. Agreement
- Changes from public hearing and community conversations will be presented tonight
- Opportunity to work with community in the future and NC Botanical Garden.



Tonight's Action Items

- Rezoning: applies U-1 zone and allows a development agreement
- Development Agreement between Town and UNC: authorizes a specific development

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

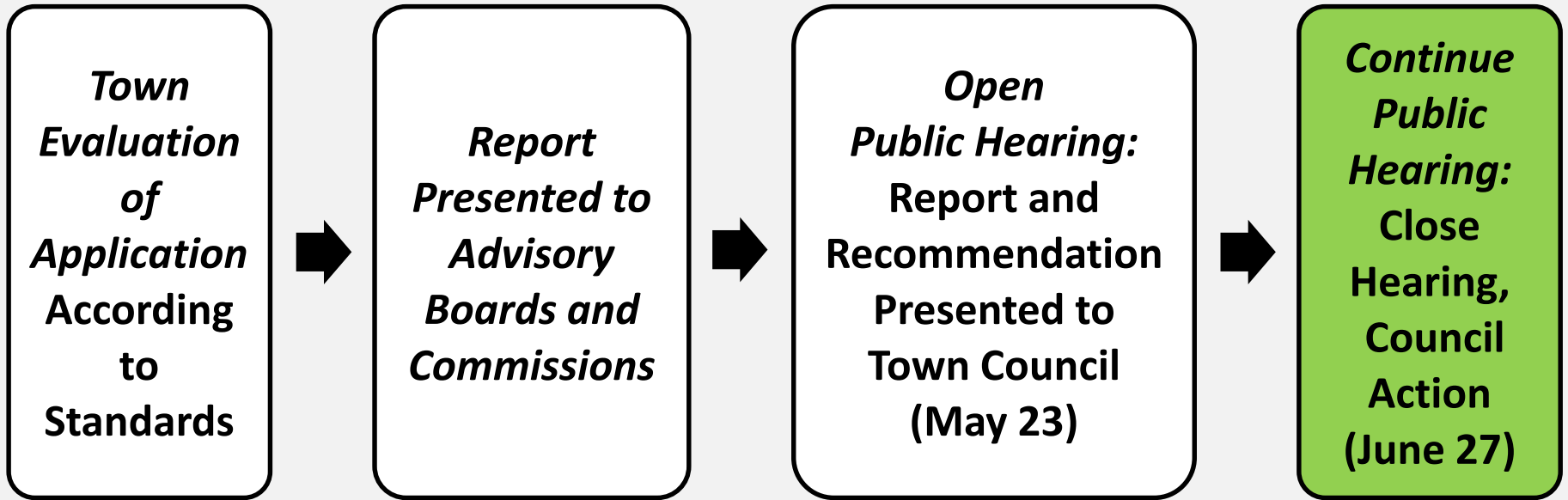
- Plans for University Land Use



Rezoning

- Adopt Resolution of Consistency for the zoning atlas amendment, finding it consistent with the comprehensive plan (**2018-06-27/R-9**);
- Adopt Ordinance A for the zoning atlas amendment, approving the rezoning(**2018-06-27/O-3**);

Development Agreement Process



Municipal Services Center

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

Community Guiding Principles

Incorporation

- **Informed site design decisions**
- **Principles are reflected in Agreement and Site Plan**
- **Appraisal performed and no anticipated impact**
- **Site preservation is close to 50%**
- **Balanced neighborhood interests with UNC and Town needs**
- **Good faith effort to respond and reflect the proposed principles**

Proposed Guiding Principles for the Municipal Services Center Development Agreement 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.¹

Guiding Principles

A. After discussions with residents, the Town and the University, the final agreed-upon principles will be approved by the Chapel Hill Town Council and incorporated into the development agreement as a condition of the site plan. These principles will 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 a minimum of 50% of the site² as natural, non-fragmented and contiguous open space with 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,³ 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) Give strong preference to higher buildings rather than lower structures that cover more surface area.
b) Extend the 100-foot required buffer to at least 200 feet.

c) Give strong preference to higher buildings rather than lower structures that cover more surface area.
d) Restrict the use and storage of hazardous materials such as fuels and chemicals.

e) Limit the use of fence.
f) Limit the use of fence.

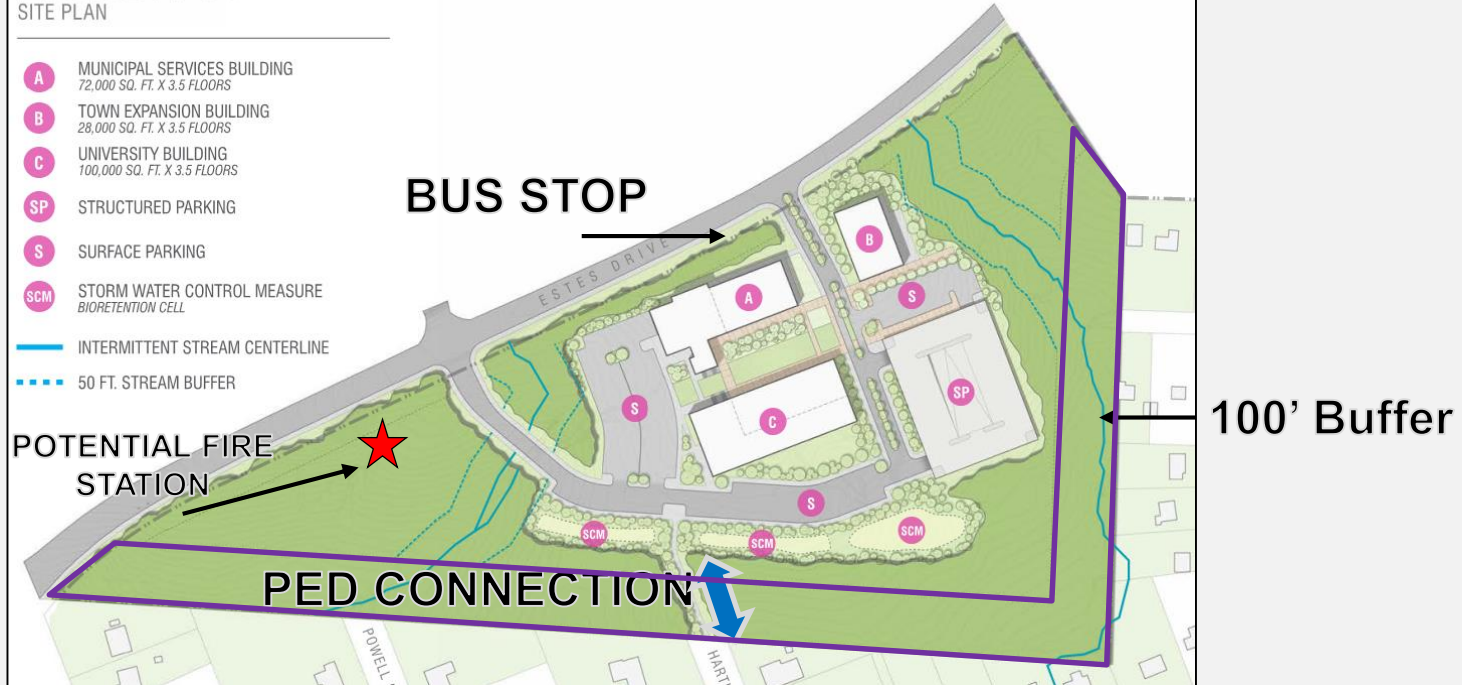
4. Environmental Goals
1. Demonstrate a leadership position in environmentally sensitive development regarding air quality, and energy production and consumption.⁴

a) Construct buildings to meet high environmental standards, such as the AIA-2030 carbon reduction energy performance standards as recommended to the Town by the Environmental Stewardship Advisory Board (ESAB).⁵
b) Give strong preference to a multi-storied parking garage or parking under each building on the site, rather than expanded surface parking.

Municipal Services Center Conceptual Site Plan

EXHIBIT A SITE PLAN

- 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



Municipal Services Center

Phase One – Municipal Services Center



Changes Since Public Hearing

- Removed some proposed land uses
- An increase in parking would be a major modification
- Native plantings required
- Non-asphalt trail surface (ADA compliant)
- Elkin Hills construction sign to be located with neighbors
- Initial scope proposed for downstream stormwater improvements

Community Proposed Changes

- Changes proposed since packet publication
 - Additional construction management oversight
 - Specific tree replacement standards
 - Preference for energy efficient features
 - Solar canopy and permeable pavers
 - Stormwater Management

Proposed Text Changes

- **Construction Management 4.8.c:** After the tree protection fencing has been installed, the Town shall invite the North Carolina Division of Energy, Mineral and Land Resources regulatory staff, and interested stakeholders to participate in a walk of the site prior to tree clearing.
- **Tree Canopy & Landscaping 5.7.f:** A minimum of 40% of the canopy removed for construction shall be replaced using a variety of native species, including some quick growing varieties, at a minimum size of 2.5” caliper.

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Proposed Text Changes

- **Parking 5.9.g.iii:** The use of solar canopies and/or permeable pavers within the parking lot is encouraged, as feasible during final plans.
- **Energy Management Plan 5.10.c.i:** An Energy Management Plan shall...
 - i. consider and encourage utilizing sustainable energy, currently defined as solar, wind, biofuels, and hydroelectric power. The plan shall consider options such as solar panels atop buildings and solar canopies over parking areas for cars and bicycles;
- **Duty to Comply with Regulations and Mitigate Environmental Releases 5.23.a:** The Town will immediately clean up any environmental releases that result from their operations on the Property on University owned property that result from the Town's operations.

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Proposed Text Changes

- **Stormwater Management 5.5.a:** Stormwater management shall be integrated into the site, building, and landscape design, with stormwater management strategies coordinated and applied in a comprehensive manner across the entire Project. The intent of this section is to ~~improve stormwater conditions after development~~ provide better stormwater conditions after development than before development.
- **Stormwater Management 5.5.o:** Once Municipal Services Center project funding is allocated, the Town shall initiate an evaluation of downstream stormwater conditions and opportunities for improvement. The evaluation will include documentation of pre-construction stormwater conditions, and downstream stormwater performance shall be monitored following construction of the Municipal Services Center.

Use of Property

- University owned
 - Authorization to enter into a lease
 - Development Agreement remains if property ownership changes

Council Considerations

Should the project achieve LEED Silver?

- Triangle trend is +/- 7% of “hard” construction cost for LEED silver certification. Base certification is typically achieved through existing energy and stormwater requirements.
- Construction Manager at Risk will assist Town in cost management during design and construction.
- Environmental Stewardship opportunity.

Staff Recommendations

- That the Council close the public hearing for the rezoning and development agreement (**one motion**);
- Adopt Resolution of Consistency for the zoning atlas amendment, finding it consistent with the comprehensive plan (**2018-06-27/R-9**);
- Adopt Ordinance A for the zoning atlas amendment, approving the rezoning(**2018-06-27/O-3**);
- Adopt Ordinance O-3.1 for the Development Agreement, approving the Development Agreement as amended, and authorizing a lease (**2018-06-27/O-3.1**).