



## 09-10-2025 Town Council Meeting Responses to Council Questions

**ITEM #5: Seek an Affordable Housing Partner for the potential Fire Station #4 Property Redevelopment and Begin Negotiating an Agreement under which the Parties would prepare a proposed development project.**

**Council Question:**

Would you please provide us with an update on rebuilding our fire stations?

**Staff Response:**

*Station 4: The Town of Chapel Hill entered into a contract with Little Diversified Architectural Consulting in April 2024. The project is divided into three phases, with the first being conceptual drawings. We are nearing the completion of the conceptual plans, which will allow us to enter into phase 2, construction drawings. At the conclusion of the construction drawings, we will be ready to begin building the new fire station 4.*

*Station 3: In partnership with Orange County Emergency Services, we advertised a request for qualifications and have identified a consultant firm to lead our feasibility study. This study will reveal what size building, parking, programming, and several other items. This study will be completed by December 2025.*

**Council Question:**

There are many toxic chemicals in and around fire stations – have we done (or will we do) an environmental risk analysis before proceeding with housing plans?

**Staff Response:**

*Prior to construction, we will conduct environmental site assessments as well as geotechnical studies as part of the due diligence process for the future affordable housing site. The type and level of assessment will be determined by the findings of preliminary environmental studies, as well as the specific requirements of potential funding sources.*

**Council Question:**

If we build housing on the training facility site, where would the new training facility go? Also on town-owned land? Is the cost of the training facility part of our current budget for Station 4 redevelopment, or extra?

**Staff Response:**

*We do not have an identified site for a training facility. We have been strategizing and appealing to Senator Tillis for appropriations. The cost of the training facility was not part of the bond funding.*