

East Rosemary Redevelopment Proposal



October 28, 2020

CHAPEL HILL

OPEN2.BIZ

Economic Development Agreement - update



- 1. The parties will exchange properties.** This is set to happen by the end of May 2021. Between the Economic Development Agreement (EDA) and an Agreement between Grubb Properties and Investors Title, all property is set to proceed pending no issues from due diligence.
- 2. Grubb and Town will work to entitle the New Deck, and Grubb and the Town will work together on the design.** - Council will consider the rezoning of the properties tonight. Council will discuss traffic and design at the Council Committee on Economic Sustainability on November 6, 2020.
- 3. The Town will contract for and pay for the New Deck.** - Once we have final design and all issues are agreed upon we will finalize design and submit for preliminary staff review. There are two rounds of staff reviews and the first has already begun.
- 4. Grubb will apply to build the New Office Building.** - Grubb is set to submit for a Concept Plan hearing by the end of November 2020.
- 5. Other provisions related to the New Office Building** – These will be negotiated as a part of the office entitlement or are already included in the EDA.
- 6. Town has a repurchase option.** – If for some reason Grubb fails to secure entitlement of the office building by November 2021, the Town will have the right to repurchase the property.

East Rosemary - update



- The due diligence period ends **November 23, 2020**
- **Construction Management Team**

Oversight Leadership: Lance Norris, Vence Harris, Maurice Jones, Judy Johnson, Amy Oland, Dwight Bassett

Core Team: Dwight Bassett - Economic Development, Chris Roberts - Engineering, Amy Oland – Business Management, Chris Blue - Public Safety, Mike Wright - Streets and Construction Superintendent, Kumar Neppalli - Traffic, Judy Johnson - Planning, Kelly Drayton - Emergency Management, Tommy Gregory - Fire Marshall, Chelsea Laws - Building Inspections, NC DOT (as needed), Ran Northam - Public Information, George Retschle (Ballentine), Michael Stevenson (Perkins & Will) and Joey Rowland, Walker Consulting

East Rosemary - update



- A list of the due diligence and other:

Other-

- a) UNC LOI
- b) Wallace Deck Lease
- c) Temporary License Agreement (site laydown)
- d) Improvements Agreement – (construction mgmt.)

Due Diligence-

- a) Title searches
- b) Soil boring and testing
- c) Environmental Phase 1
- d) Asbestos survey
- e) Survey

Public involvement: CCES Meeting on November 6th. The Town will also hold a public information session in February 2021 regarding the overall project and construction affects on downtown. Participants will have the opportunity to signup for a monthly news and notification service beginning in April. We are exploring to the possibility of a live-feed video placed on the Wallace Deck to watch as progress is made. Project web site:

<https://www.townofchapelhill.org/businesses/east-rosemary-street-redevelopment-project>

Next steps



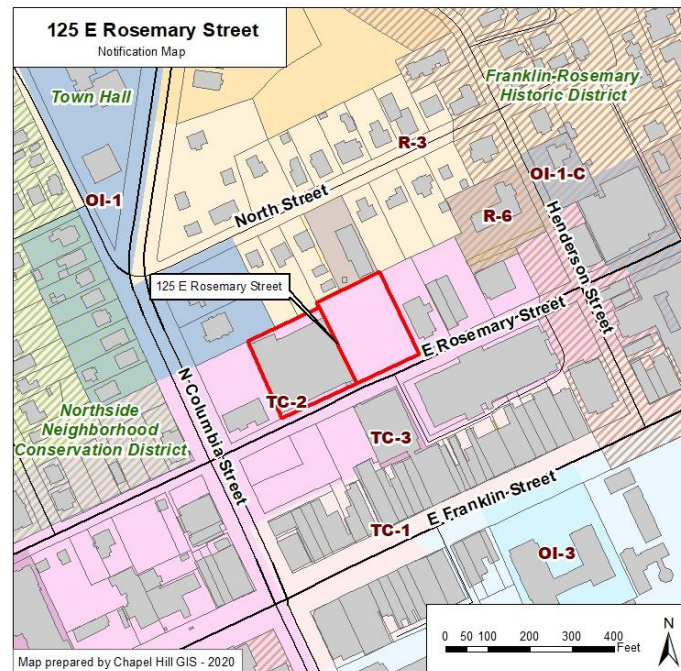
- > **Traffic and design discussion at Council Committee on Economic Sustainability (CCES), November 6, 2020**
- > **Overall project and budget update (CCES) – December 2020**
- > **Construction Team begins monthly meetings – November 2020**
- > **Council to consider final construction bid and general update – February 2021**
- > **Public meeting to discuss construction and signup for monthly updates – February 2021**
- > **Return to Local Government Commission for project review – February/March 2021**
- > **Council to consider bond authorization – April 2021**
- > **Land exchanges and closing – April 2021**
- > **Construction begins – May 2021**



125 + 135 E Rosemary St Parking Deck – Conditional Zoning

Town Council Business Meeting

October 28, 2020



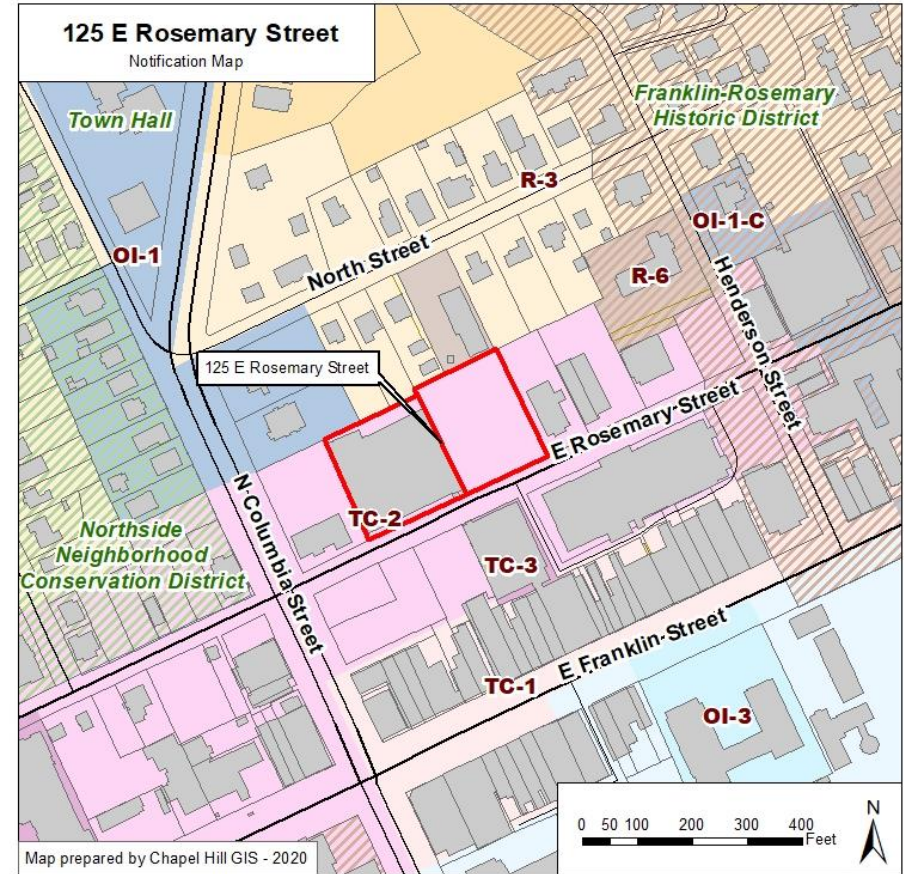
- Adopt the Resolution of Consistency
- Enact Ordinance A

125 E Rosemary St – Process



125 E Rosemary St – Project Summary

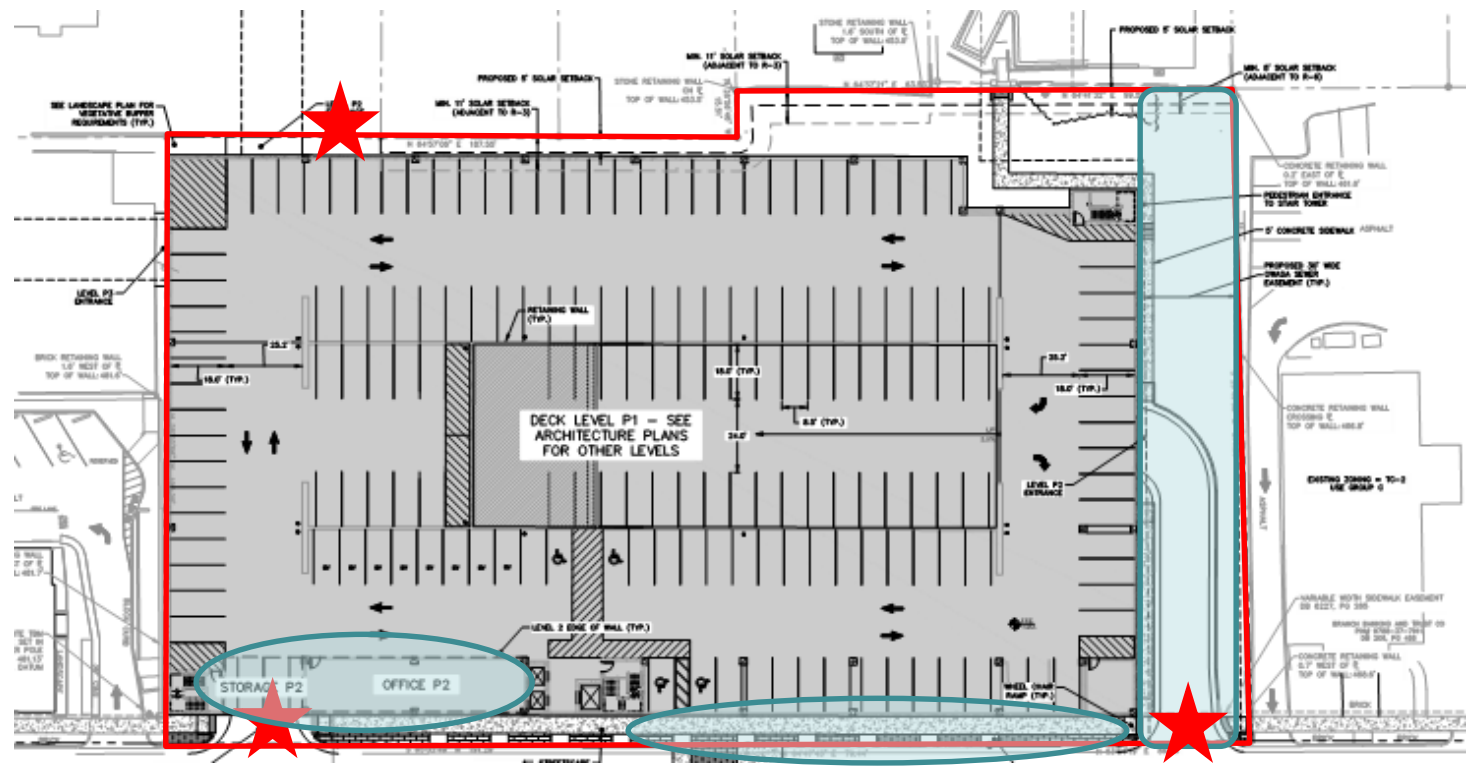
- 1.68 acre site
- Existing parking deck
- Proposing TC-2-CZD
- Replace with 6-7 story parking deck
- ~1,100 parking spaces



125 E Rosemary – Existing Conditions



125 E Rosemary St – Site Plan



125 E Rosemary St – Proposed



125 E Rosemary St – Crosswalk



**East Rosemary
Street-Potential
Crosswalk Treatment**

#12

Martin Luther King Jr Blvd and North Street/Columbia Street Intersection

Improvements: Prior to issuance of the Certificate of Occupancy, the Developer shall install:

- Install a traffic signal with pedestrian and bicycle amenities
- Include street scape elements including street lighting
- widen North Street as required

The design, and construction standards of the above shall be approved by the Town Manager and N.C. Department of Transportation prior to issuance of the Zoning Compliance Permit.

- Adopt the Resolution of Consistency
- Enact Ordinance A