

POLICE STATION SITE REDEVELOPMENT MOU

March 9, 2022

Town Council



- That the Council authorize the Town Manager to execute a non-binding Memorandum of Understanding with Belmont-Sayre for the redevelopment of the 828 property.

Draft

Recommendation

- The MOU is the first step in a public process for redevelopment.
- The MOU **does not** lock in use types or density.
- The MOU **does not** constitute development approval.
- It is a non-binding agreement to advance discussions and refine a site concept.

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Memorandum of Understanding

Connected Community:

- Increase connectivity between walking, bicycling, and multi-modal networks to reduce amount of driving needed to get around Chapel Hill

Safe Community:

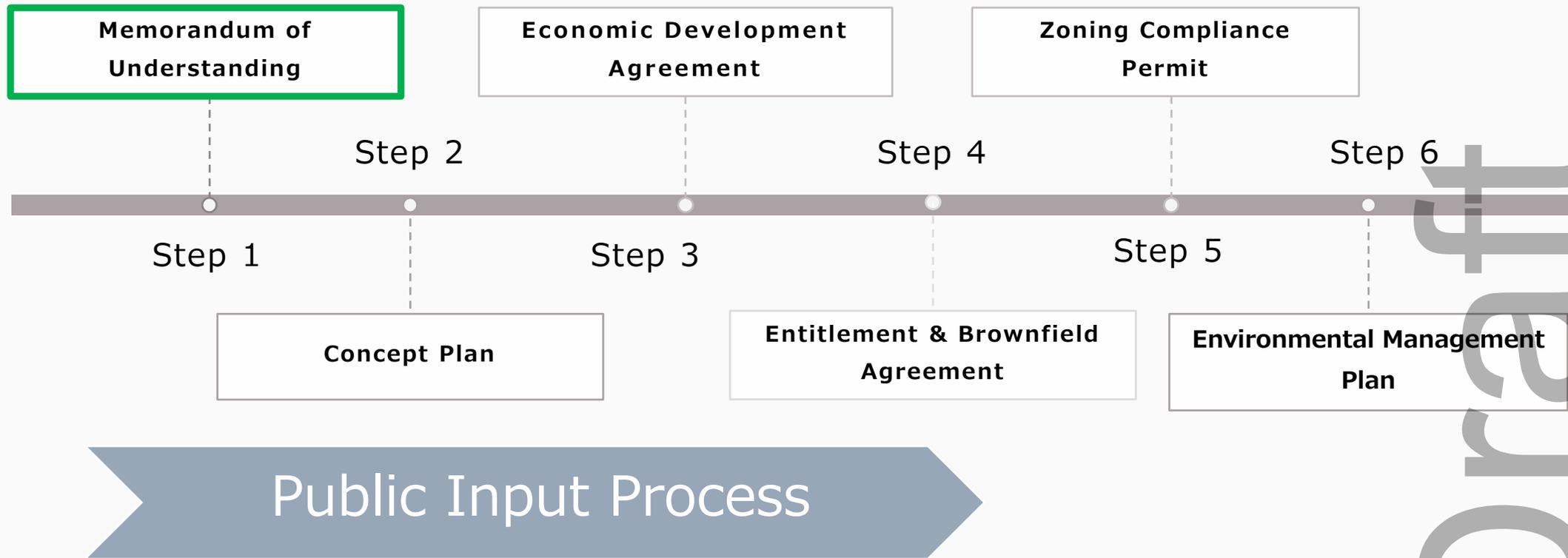
- Invest in facilities and infrastructure that support public safety

Affordable Housing:

- Increase availability of affordable housing for all incomes

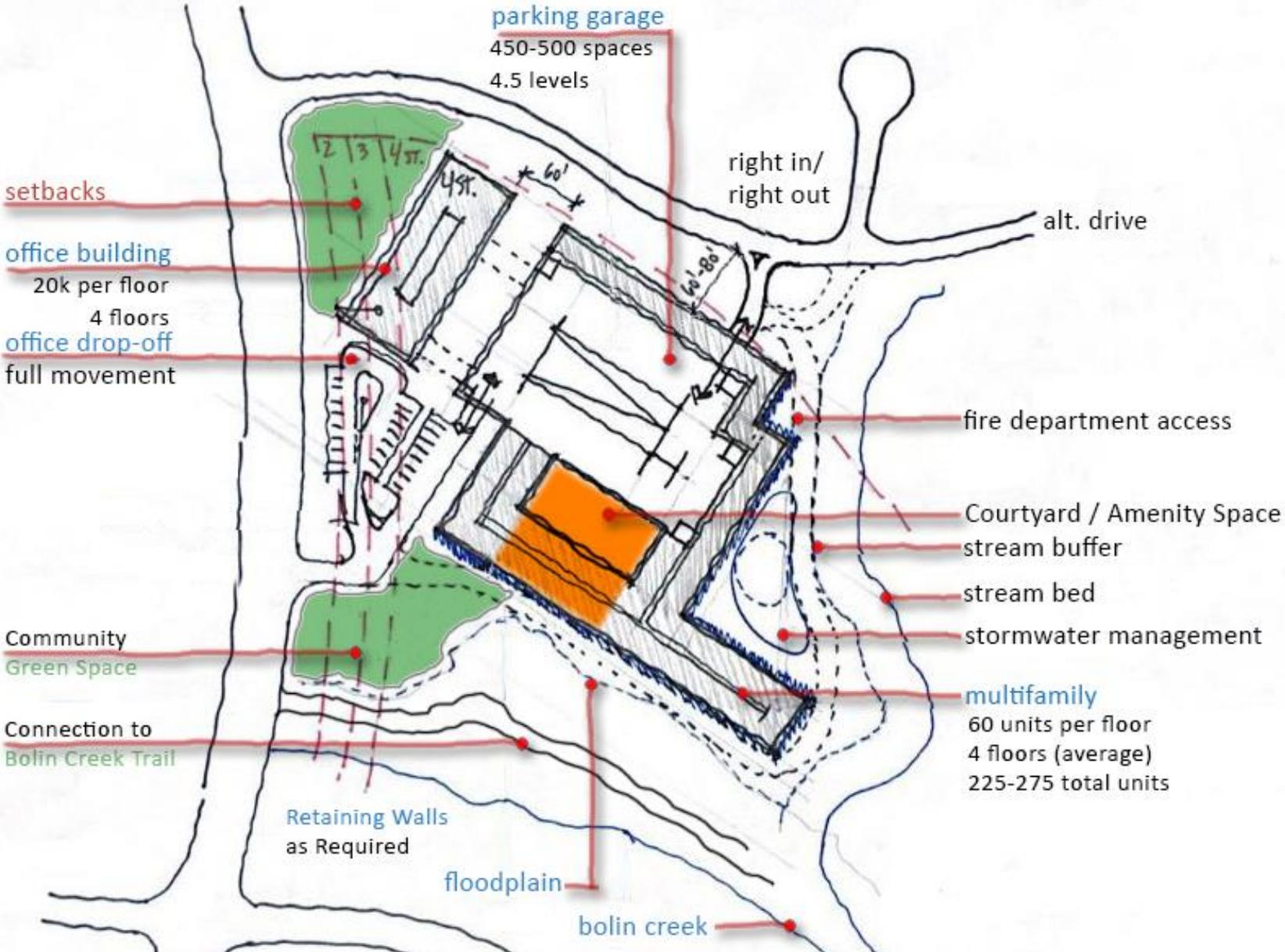
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Town Goals



Redevelopment Steps

828 MLK JR. BOULEVARD
PROPOSED SITE PLAN



Market-rate Office Program
 Up to 80,000sf
 Market, workforce housing
 ~225 - 275 units
 ~450 parking spaces
 Stormwater controls
 Expand buildable area



Next Steps

- Public Information Meeting (re: MOU & Next Steps) March 21st
- Concept Review (2 months)
- Brownfields Discussion with DEQ (same 2 months)
- Economic Development Agreement (June 2022)
- Conditional Zoning Permit Application (12-18 months)
- Negotiate Brownfields Agreement (same 12-18 months)

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Recommendation

THANK YOU



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