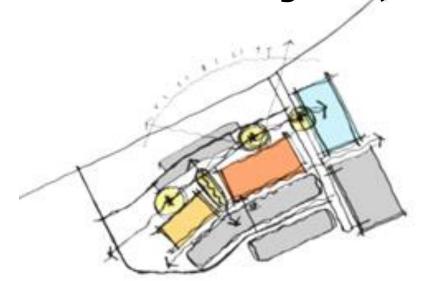


Municipal Services Center

Date: January 31, 2018



Project Location



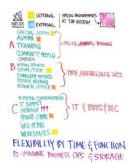
Visioning & Programming









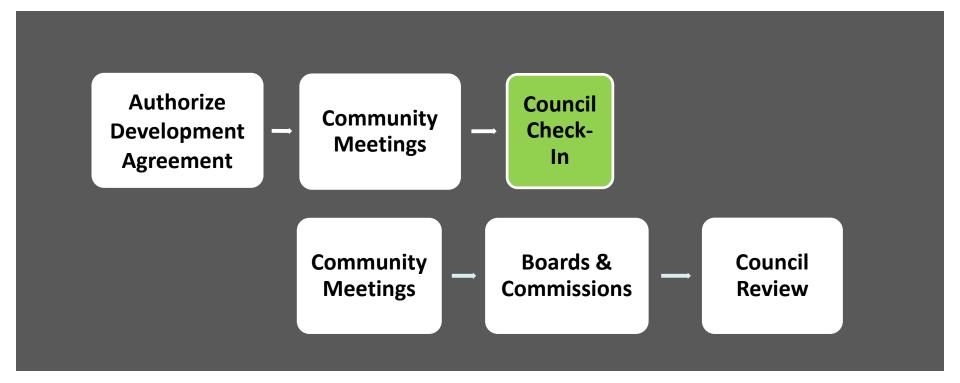


Police

Fire Administration/EOC Parks & Recreation Admin Housing & Community Wellness **Ombuds Technology Solutions** Shared Spaces/Collaboration Support Spaces

+/- 80,000 SF Total

Where we are in the process



The Development Agreement Process

Evaluate Existing Information

Review Team Evaluation

- Council provides guidance on Town mission
- Town and University identify program needs
- Initial discussion of community interests
- Site evaluation and concept sketches
- Review adopted plans and other background
- Identify regulatory/entitlement options

Public Information Meeting (March 2017)

University and State Regulatory Authorization – Ground Lease (July 2017)

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Identify Key Issues and Opportunities

Community Public Information Meeting #2 (September 2017)

Recommend regulatory process to Council

Council Review of Agreement Topics

- Identify submission requirements for DA (if recommended)
- Provide Council guidance on key interests (Policy Topics)
- Provide detailed Development Agreement schedule
- Identify related studies (traffic, stormwater, etc.)

.....

Negotiate Development Tool

Public Sessions on Negotiation Topics (Fall/Winter 2017(+)

Develop Design

- Based on input and technical guidance
- · Refine project form and features
- Transportation
- Infrastructure
- · Fiscal relationship with UNC

UNC & STATE Decision on lease

Optional: Council Review of Draft DA

Finalize Development Agreement

Share draft agreement for public, advisory board, and Council review

Planning Commission Review

> UNC Recommen dation on DA

Advertise Public Hearing(s)

24 weeks

4.....

■------ 4-6 weeks

5-7 months

.....

4.....

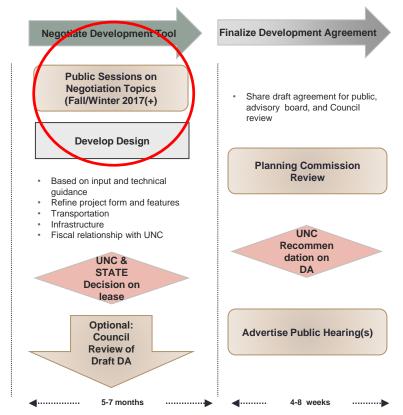
4-8 weeks

.....

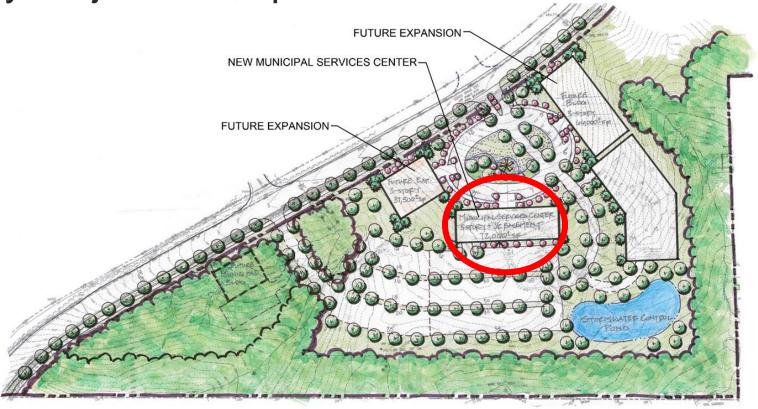
Workshop-style community conversations

Baseline topics:

- Site Plan and Building Design
- Stormwater and Environmental Protection
- Landscape, Walkability, Bike
 Paths and Traffic
- Acoustics, Lighting and Building Appearance



Early Project Concept



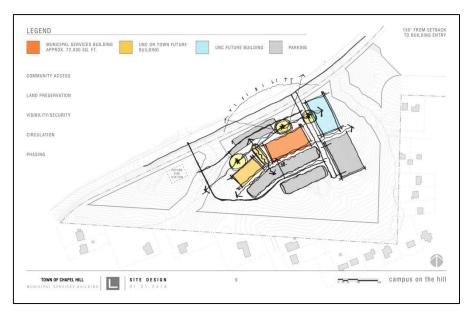
Engagement

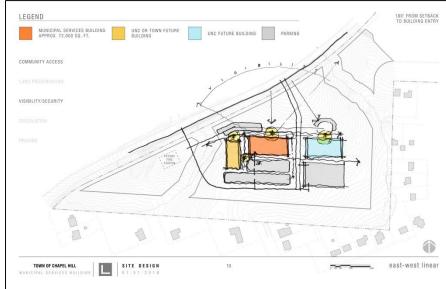
- Kick Off Meeting In September
- 3 Community Meetings in Fall/Winter
 - Site Building & Orientation
 - Stormwater Management
 - Progress Review Meeting
- Community Meetings Continue



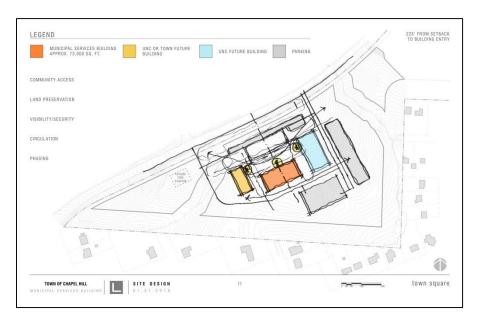


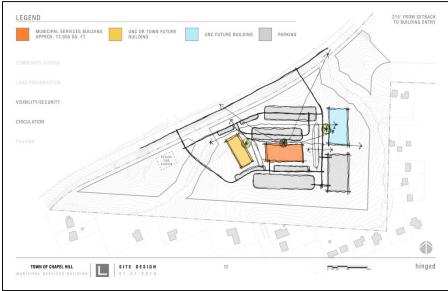
Project Concepts





Project Concepts



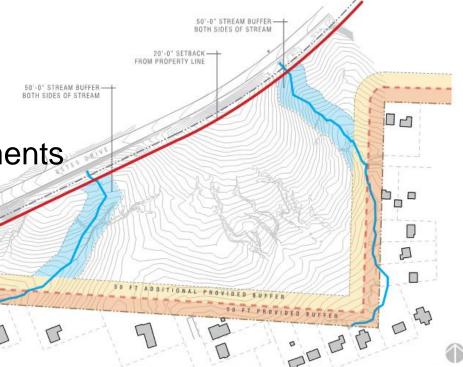


Design Team Next Steps

- Condense the site development footprint
- Evaluate opportunities for a contiguous tree canopy
- Explore distributed storm water control measures
- Assess transportation and multi-modal inter-connectivity
- Study options and costs for structured parking in order to minimize surface parking
- Consider greenways and trails as a public amenity

Community Guiding Principles

- 50% Site Preservation
- Design With Empathy
- Environmental Leadership
- Exceed Stormwater Requirements



Fiscal Impacts/Resources

- Funding plan includes combination of GO Bonds and Installment Financing
- Construction could start in late 2018 or 2019
- Cost of construction escalates \$1M per year
- Project costs include coal ash mitigation

MSC Financing Plan

Source of Funds

Source	
Property Sale	\$ 1,600,000
Parks & Recreation G.O. Bonds*	2,700,000
Installment Financing**	31,400,000
Total	\$ 35,700,000

^{*} Balance of 2015 P&R bond authority

^{**} Combined financing using MSC as security

MSC Financing Plan Use of Funds

Source	
Pre-construction Costs	\$ 4,600,000
Construction	27,300,000
Furniture , Fixtures & Equipment	1,400,000
Coal Ash Mitigation on Current Site*	2,400,000
Total	\$ 35,700,000

^{* &}quot;Plug Number" - actual cost will depend on required mitigation efforts

Capital Financing Plan

 Debt financed scheduled for the next five years includes \$54 million of projects

April 2018

April 2019

January 2022

\$9.8m GO Bonds

- \$5.5m Streets & Sidewalks
- \$4.3m Parks & Recreation

\$36.4m IF & GO

- \$31.4m IF MSC
- \$2.7m P&R GO MSC
- \$2.6m Ef Phase II*
- \$2.4m Wallace Deck

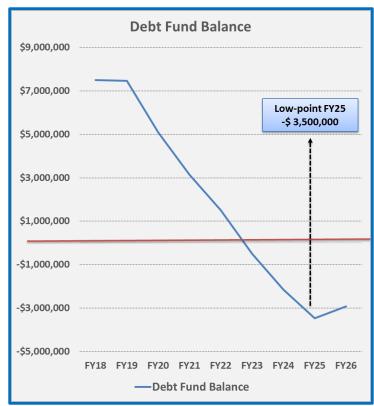
\$7.7m GO Bonds

• \$7.7 Streets & Sidewalks

^{*} Repayment thru Blue Hill TIF

Capital Financing Plan

 Debt financed projects planned for the next 5 years exceed **Debt Fund** capacity



Next Steps

- Additional Community Meetings
- Refine Site Layout
- Capture Development Standards
- Review with Boards & Commissions
- Return to Council

Recommendation

That Council Approve Resolution R-6, to receive the draft Guiding Principles and refer them to the Town Manager and Town Attorney for the **Development Agreement** negotiations.