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LAND DEVELOPMENT CONSULTANTS

Property Evaluation

1615 East Franklin Street
Chapel Hill, NC

April 8, 2013

Project No. 20008

Prepared For:

Town of Chapel Hill
405 Martin Luther King, Jr. Blvd.
Chapel Hill, NC 27514

LAND PLANNERS + CIVIL ENGINEERS
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LIC. C-1030

Property Evaluation

1615 East Franklin Street
Chapel Hill, NC

Purpose

The subject of this study is a 1.05-acre parcel of land located at 1615 East Franklin Street in Chapel Hill, NC. The subject property is owned by the Town of Chapel Hill and contains Chapel Hill's Fire Station #3.

The purpose of this study is to (1) provide analysis of primary regulatory and physical constraints applicable to the subject property; (2) provide property-specific guidance about reasonable types and intensities of future land uses for the property; and (3) discuss other identified issues or opportunities relevant to potential property development.

Assumptions and Qualifications

This study is based on current Town of Chapel Hill zoning designations, the Town of Chapel Hill 2020 Land Use Plan (2020 Plan), the Town of Chapel Hill Land Use Management Ordinance (LUMO), other applicable land development regulations and policies, typical interpretations relating to the foregoing, mapping and other information provided by the owner, and other available public information. Unless otherwise indicated, the determinations, opinions, and recommendations herein assume that current regulatory conditions will not change in a manner that will adversely or significantly affect future development of the subject property. In addition, this study does not consider the full range of issues that may affect the current or future development potential of the property.

General Site Conditions

The subject property lies at the western quadrant of the intersection of East Franklin Street and Elliott Road. It consists of approximately 1.05 acres, and contains a municipal fire station, known as Chapel Hill Fire Station #3. The subject property has about 200 feet of frontage on East Franklin Street and about 210 feet of frontage on Elliott Road, and is served by a single driveway connection to Elliott Road. This driveway is slightly offset from the opposing intersection of Village Gate Drive and Elliot Road.

The ground surface slopes generally from west to east (toward the Franklin / Elliott intersection) with slopes mostly in the range of 2% to 12%. No streams or surface waterbodies are indicated on or near the property by either the Soil Conservation Service (SCS) Orange County Soil Survey or the USGS Quadrangle map. Therefore, no riparian buffers are present

on the property pursuant to Jordan Lake watershed protection regulations. According to the Chapel Hill zoning map, the property is not in the Watershed Protection overlay zoning district.

Mapping provided by the owner indicates the presence of Resource Conservation District (RCD) on the property along its frontage with Elliott Road; however, no surface drainage feature appears on the property in this location because it has been previously piped across the property's frontage. A surface drainage feature of unknown classification appears to be present on the wooded property to the west, so RCD may extend onto the subject property due to this feature. For analysis purposes, this feature is considered to be an "intermittent" stream, and the extent of any RCD is limited to 50 feet from the feature. Since RCD determinations are made by the Town of Chapel Hill, we recommend that Town staff make a field determination of this feature for a more refined analysis. If this adjacent drainage feature is determined to have a different classification than what has been assumed, the maximum intensities for floor area and impervious surface will be altered.

Parcel Summary Data

The following table summarizes information relative to existing conditions and various land development parameters for the subject parcel:

Street Address:	1615 East Franklin Street
Parcel Identification (PIN):	9799150125
Parcel Acreage:	1.05
Current Land Use:	Fire Station
Zoning Jurisdiction:	Town of Chapel Hill
Current Zoning:	OI-2
Overlay Zoning:	RCD
2020 Land Use:	Institutional
Flood Restrictions:	None
River Basin:	Cape Fear (Jordan Lake)
Street Authority - Elliott Rd.:	Town of Chapel Hill
Street Authority - Franklin St.:	NCDOT
Future Focus Discussion Area:	Yes; North 15-501

Regulatory Jurisdiction

The subject property lies within the municipal limits of the Town of Chapel Hill, and is therefore subject to the Town's ordinances, including land development regulations and related policies. Zoning and land development regulations are established by the Chapel Hill LUMO. Public water and sanitary sewer service for the property is regulated and provided by the Orange Water and Sewer Authority (OWASA). Franklin Street is a Secondary Route (SR 1010) that is regulated and maintained by the North Carolina Department of Transportation (NCDOT). Elliott Road is regulated and maintained by the Town of Chapel Hill.

Any land development proposal for the subject property will require review by the Town of Chapel Hill (involving various Town departments, boards and commissions), NCDOT, OWASA, other utility providers, Orange County, and possibly various State and Federal agencies.

Flood Hazard Areas

According to published flood mapping (FIRM Panel 9799, revised Feb. 2, 2007), no regulated flood hazard areas are present on the subject property, nor adjacent to the property.

Potable Water Service

According to utility information provided, an 8-inch diameter public water main exists in the Elliott Road right-of-way, and a 16-inch diameter public water main exists in the Franklin Street right-of-way, along the property's street frontages. Additional property development may require installation of a new potable water main and/or water service line, connected to one of the existing water mains and extended into the site to serve project-specific demands for both potable water service and fire protection service. Insufficient information is known regarding the pressure and flow capacity characteristics of the existing water system at the site, to verify its adequacy for any specific future land use. This question may be partially addressed by physical testing of the existing water system, which is typically done as part of due diligence work for a specific development proposal. Fully answering this question requires specific knowledge about the type and size of the proposed development.

Sanitary Sewer Service

According to utility information provided, a combination of 8-inch and 10-inch diameter public sanitary sewer mains exist within the adjoining rights-of-way of Elliot Road and Franklin Street, connected by a section of sewer main on the subject property. This sewer main is situated in a manner that apparently allows gravity sewer service to all usable areas of the property; however, the main appears to be located unusually close to (perhaps under) the northern end of the existing building. A more intense use of the property may require relocation of this main and dedication of a public sanitary sewer easement to OWASA, depending on the nature and locations of any proposed site improvements.

Driveway Access and Roadway Improvements

The Town of Chapel Hill will continue to control vehicular access to the property from Elliott Road. Vehicular access from Franklin Street along the property's frontage is unlikely, due to the street's classification, traffic volume, and the insufficient spacing from the Elliott Road intersection; especially since the property has current access from Elliott Road.

Significant public roadway improvements will probably be required as a condition of any future property development. Typical office development would generate a substantial

demand for incoming left-tuning movements, but no dedicated left-turn lane currently exists for the driveway. For small increases in site intensity, street improvements may include slightly shifting the existing driveway at Elliott Road further away from the intersection with East Franklin Street to align with Village Gate Drive, and installing a very short left-turn storage lane on Elliott Road to serve the new driveway. These improvements will not fully address traffic congestion concerns, due to the small amount of horizontal spacing between the driveway and the intersection, and the resulting conflicts between vehicles stacking at the driveway versus vehicles stacking at the intersection. If the driveway is relocated in this way, existing low-hanging overhead utility lines along Elliott Road will require adjustment to provide adequate vertical clearance at the driveway.

For moderate to large increases in site intensity, the access issue must be resolved in some other way; i.e., the site must be served by a primary driveway that extends from either Elliott Road or Franklin Street (or both), located much further from the intersection than can be provided by this property. ***If this condition cannot be achieved, the development potential for the subject property will be limited by lack of suitable vehicular access, rather than zoning constraints or physical site characteristics.*** (Also see discussion below under "Site Re-Development Potential".)

Soil Conditions

According to the SCS Soil Survey of Orange County, the soil type on the subject property is White Store clay loam. This soil type is commonly found in the Chapel Hill area, and is described by SCS as having "severe" limitations and "poor" characteristics for general site development purposes, primarily due to high shrink-swell potential. It should be noted that the local area is known for having relatively poor soil conditions for land development purposes, so these SCS descriptions should not necessarily be understood as being severe or poor as compared with other soils in Chapel Hill, but rather in the context of overall SCS classifications.

This level of analysis is not sufficient to properly assess the engineering properties of the onsite soils, especially where the current surface soils may not be native soil, and may not be the actual soil that was sampled (in the early 1970's) for the referenced Soil Survey mapping. Any judgments about the suitability of onsite soils for specific development purposes can only be made on the basis of an onsite geotechnical subsurface investigation, which is typically done as part of due diligence work for a specific development proposal, and is beyond the scope of this study.

Environmental Considerations

The scope of this study does not include environmental investigations for the subject property. The owner may choose to conduct a standard "Phase 1 Environmental" investigation for planning or marketing efforts. Such a study would look at available environmental database records and site conditions to determine if there are any apparent environmental concerns associated with the property, or with neighboring properties, that warrant further investigation.

Zoning

The subject property is zoned Office / Institutional-2 (OI-2) with limited RCD as an overlay zoning district. The OI-2 district is intended for medium intensity office and institutional development. The 2020 Plan indicates this property being used in an Institutional manner, which is consistent with the property's current zoning and land use. The current zoning designation is also consistent with that of other properties at the Franklin / Elliott intersection, except the property diagonally across the intersection containing Eastgate Shopping Center, which has a more intense commercial zoning designation.

The property is included in the North 15-501 Future Focus Discussion Area, for which discussions have not yet started. Although the property is also included as part of the South MLK, Jr. Blvd. Future Focus Discussion Area (now called "Central West" Future Focus Discussion Area), it is only included in the "Impact Area", and not the primary study areas. Discussions are currently active for the Central West area, but this analysis assumes that they will not significantly impact or inform future development of the subject property.

Site Re-Development Potential

A Site Analysis Plan is attached as Exhibit 1, depicting approximate property boundaries, existing development footprints, and regulatory building setbacks based on current zoning. Perimeter buffers are not considered for this analysis since they can be highly variable based on proposed and adjacent land uses, and are generally able to be diminished in width if designed to provide "as good or better" buffering relative to the normative width. The resulting interior "buildable area" for the property is approximately 32,200 square feet, or 0.74 acre. The subject property appears to have substantial potential for re-development or additional development, which would be constrained by several physical and regulatory factors.

Two zoning scenarios are considered by this study. In both cases, the property is assumed to be used in a non-residential manner, specifically as some type of institutional or office. Either of these uses could potentially be further characterized as public, private, or some combination thereof. ***For both of these scenarios, the previous comments under "Driveway Access and Roadway Improvements" provide important qualifications to the following development intensity estimates and opinions.***

With the property's proximity to the Coker Hills residential neighborhood, it is possible that re-zoning the property to a more intense zoning classification would be considered as inappropriate. The first scenario therefore assumes that the current OI-2 zoning designation will not be changed. Exhibit 2-A indicates that approximately 8,400 square feet of additional floor area could be built on the property under the current zoning, for a total floor area of approximately 12,600 square feet. This amount of increase would essentially triple the existing site development intensity, as measured by floor area. (If measured by traffic generation, the increase would be much larger.) Based on the apparent physical buildable area on the site, this amount of floor area could be accommodated in a multi-story building of two or three levels,

using conventional onsite surface parking, and using typical parking ratios for office and institutional uses.

Due to physical limitations on municipal growth limits, the importance of attaining threshold densities to support alternative transportation modes, and the numerous benefits of optimizing the yield of developed area footprints, it seems reasonable to expect that this property could be rezoned to allow a higher development density. The small size of the parcel probably doesn't support the mixture of uses that would be required for a Mixed Use – Village (MU-V) zoning district. Therefore, the second zoning scenario considers a property re-zoning to the OI-3 district.

Exhibit 2-B indicates that approximately 22,800 square feet of additional floor area could be built on the property under the OI-3 zoning district, for a total floor area of approximately 27,000 square feet. Maximum development under this scenario would represent more than a five-fold increase in the existing site density, as measured by floor area. Based on the apparent physical buildable area on the site, this amount of floor area could be accommodated in a multi-story building of two to four levels, with one or two levels of parking beneath. However, vehicular parking requirements for this scenario will probably be the limiting "space allocation" factor for development intensity. For example, assuming about four parking spaces per thousand square feet of floor area, approximately 110 spaces would be required to support such a building. Assuming 350 square feet per space, approximately 40,000 square feet of parking surface would be required, which is impractical for this site without a substantial amount of structured parking. Therefore, we believe that the maximum building size that this site can support using conventional parking ratios and surface parking is probably somewhere around 15,000 square feet. In contrast, a development scenario that can tolerate a lesser rate of vehicular parking per square foot of floor area, and/or structured parking, could attain a larger building floor area, potentially to around 25,000 square feet.

The existing pocket park on the site would likely be impacted, and potentially obliterated, by significant improvement or re-development of the property. If the park represents a long-term or permanent encumbrance on the property, this knowledge will be critical to any future planning for this site.

Lastly, but emphatically, we suggest that the subject property may be best developed (or at least, planned) in conjunction with the adjoining properties to the west and/or south. The joint development concept would be beneficial for several reasons; most significantly, the ability to solve some of the serious driveway location and traffic management issues that would arise with even moderately intensive re-development of this property. Other potential benefits include the ability to consolidate building footprints, parking areas, and stormwater management features for improved functionality and cost efficiency; and potential removal of some otherwise-applicable development restrictions such as "internal" property line setbacks and buffers. In addition, joint planning may provide the opportunity to attain enough land area and integration to support a mixed use development, possibly using an MU-V zoning strategy.

Recommendations

We recommend that the Town of Chapel Hill perform a field review of the identified stream on the adjacent property to the west, to verify the type and extent of any RCD area applicable to the subject property. This determination will allow a more refined analysis of development potential for the property.

We recommend that the Town assess whether or not the existing "pocket park" may be removed, relocated, or impacted as part of any site re-development effort.

We recommend that the Town assess the potential of planning or re-developing this property in conjunction with adjoining properties to the west and south.

Our office is available to provide additional research, site investigations, conceptual planning, regulatory liaison, or related services that could provide a more detailed understanding of the subject property's development potential.

Attached Exhibits

1. Site Analysis Plan (1 page)
2. Development Intensity Summary – Under Current OI-2 zoning (1 page)
3. Development Intensity Summary – If Re-Zoned to OI-3 (1 page)
4. Miscellaneous Maps and Supporting Information (multiple pages)

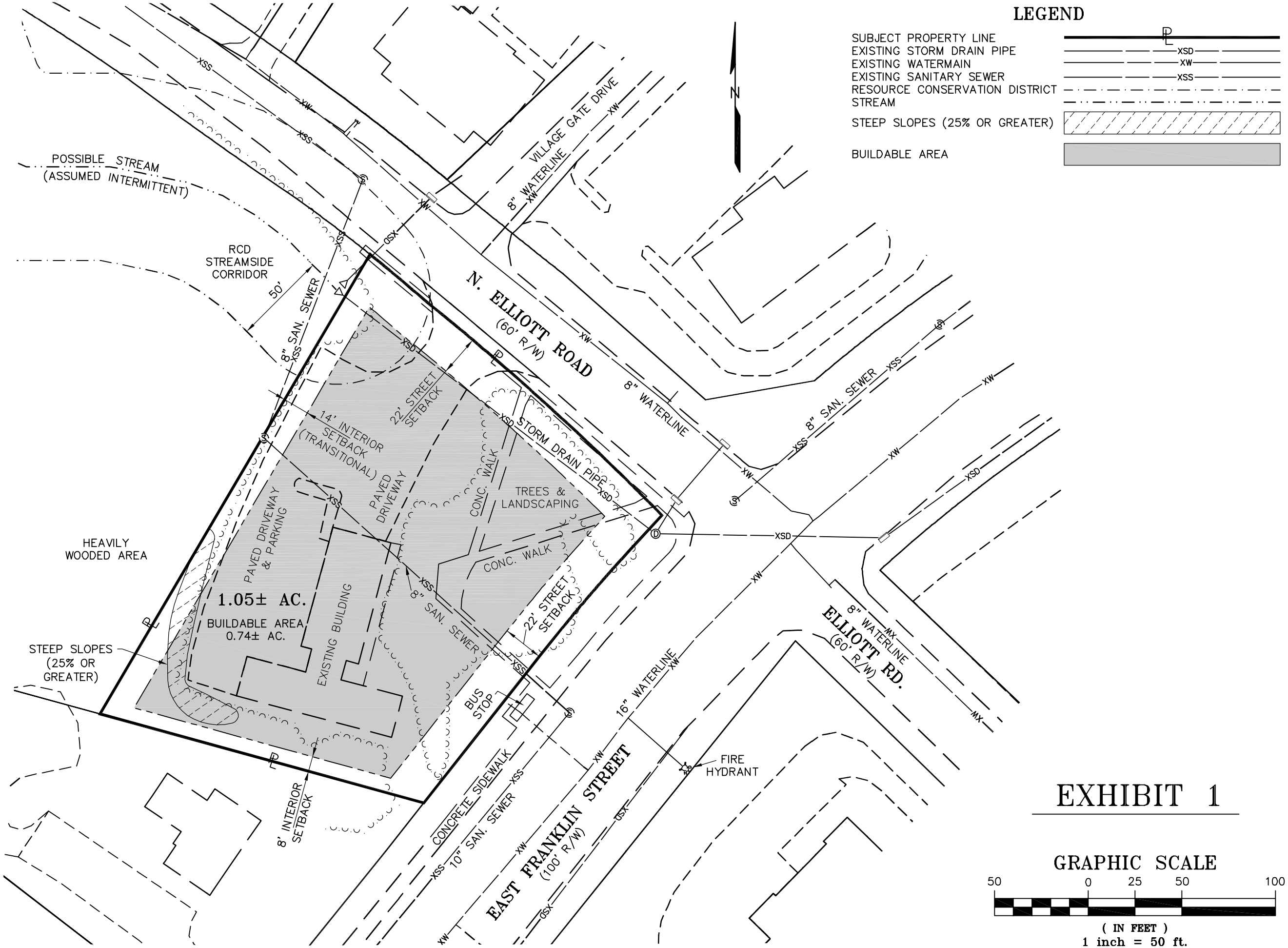

EXHIBIT 1

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)

1 inch = 50 ft.

P:\20008\DWG\20008.DWG

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PHONE: 919.490.1645 Lic. #C-1030

REV.	DATE	DESCRIPTION	BY

TOWN OF CHAPEL HILL
FIRE STATION #3
1615 East Franklin Street
Chapel Hill, North Carolina

SITE ANALYSIS PLAN

DATE:	APRIL 5, 2013
HORIZ. SCALE:	1" = 50'
VERT. SCALE:	N.A.
PROJ. MANAGER:	MAF
DRAWN BY:	RAM
PROJECT NO:	20008
DRAWING NAME:	20008.DWG

SHEET NO.
EX1

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Exhibit 2

Project Name:	Chapel Hill Property Evaluations
Project Number:	20008
Client:	Town of Chapel Hill
Date:	April 1, 2013

Property Address:	**1615 E Franklin St.**
Reported Area:	1.05 Acres
Current Zoning District:	OI-2
Land Use Plan Category:	Institutional
Assumed Zoning District:	OI-2 [1]
Transitional Controls Apply?	Yes (Residential setbacks and building height limits will apply on west side)

Parameter	Value	Units	RCD - Stream Side	RCD - Managed Use [3]	RCD - Upland [3]	Non-RCD	% of NLA
Net Land Area:	45,700	Sq. ft.	2,650	0	0	43,050	
Credited Street Area:	4,570	Sq. ft.				4,570	10.0%
Credited Open Space:	0	Sq. ft.					0.0%
Gross Land Area:	**50,270**	**Sq. ft.**	2,650	0	0	47,620	110.0%
Max. Floor Area Ratio:			0.010	0.019	0.264	0.264	
Max. Base Floor Area:	12,598	Sq. ft.					
Existing Floor Area:	4,120	Sq. ft.	(Floor area value provided by owner)				
Allowable New Floor Area:	**8,478**	**Sq. ft.**					
Max. Imperv. Surface Ratio:			0.100	0.200	0.200	0.700	
Max. Imperv. Surface Area:	33,599	Sq. ft.	(Based on Non-residential Use with High-Density Option)				
Existing Imperv. Surf. Area:	21,000	Sq. ft.	(Approximation only; taken from review of aerial photo)				
Allowable New ISA:	**12,599**	**Sq. ft.**					

Footnotes:

1. This analysis does not consider the option of property re-zoning.
2. This analysis does not consider any residential use of the property.
3. Provided mapping shows RCD along the Elliott Road frontage, but no surface drainage feature appears to be present on the property. For this analysis, limited RCD is assumed on the property associated with a possible "intermittent" stream on adjacent property to the west. If the drainage feature on the adjacent property has a different classification, maximum intensities for floor area and impervious surface will be significantly affected.
4. All projected intensities are based on data taken from available mapping, etc., and are preliminary in nature.

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Exhibit 3

Project Name:	Chapel Hill Property Evaluations
Project Number:	20008
Client:	Town of Chapel Hill
Date:	April 1, 2013

Property Address:	**1615 E Franklin St.**
Reported Area:	1.05 Acres
Current Zoning District:	OI-2
Land Use Plan Category:	Institutional
Assumed Zoning District:	OI-3 [1]
Transitional Controls Apply?	Yes (Residential setbacks and building height limits will apply on west side)

Parameter	Value	Units	RCD - Stream Side	RCD - Managed Use [3]	RCD - Upland [3]	Non-RCD	% of NLA
Net Land Area:	45,700	Sq. ft.	2,650	0	0	43,050	
Credited Street Area:	4,570	Sq. ft.				4,570	10.0%
Credited Open Space:	0	Sq. ft.					0.0%
Gross Land Area:	**50,270**	**Sq. ft.**	2,650	0	0	47,620	110.0%
Max. Floor Area Ratio:			0.010	0.019	0.566	0.566	
Max. Base Floor Area:	26,979	Sq. ft.					
Existing Floor Area:	4,120	Sq. ft.	(Floor area value provided by owner)				
Allowable New Floor Area:	**22,859**	**Sq. ft.**					
Max. Imperv. Surface Ratio:			0.100	0.200	0.200	0.700	
Max. Imperv. Surface Area:	33,599	Sq. ft.	(Based on Non-residential Use with High-Density Option)				
Existing Imperv. Surf. Area:	21,000	Sq. ft.	(Approximation only; taken from review of aerial photo)				
Allowable New ISA:	**12,599**	**Sq. ft.**					

Footnotes:

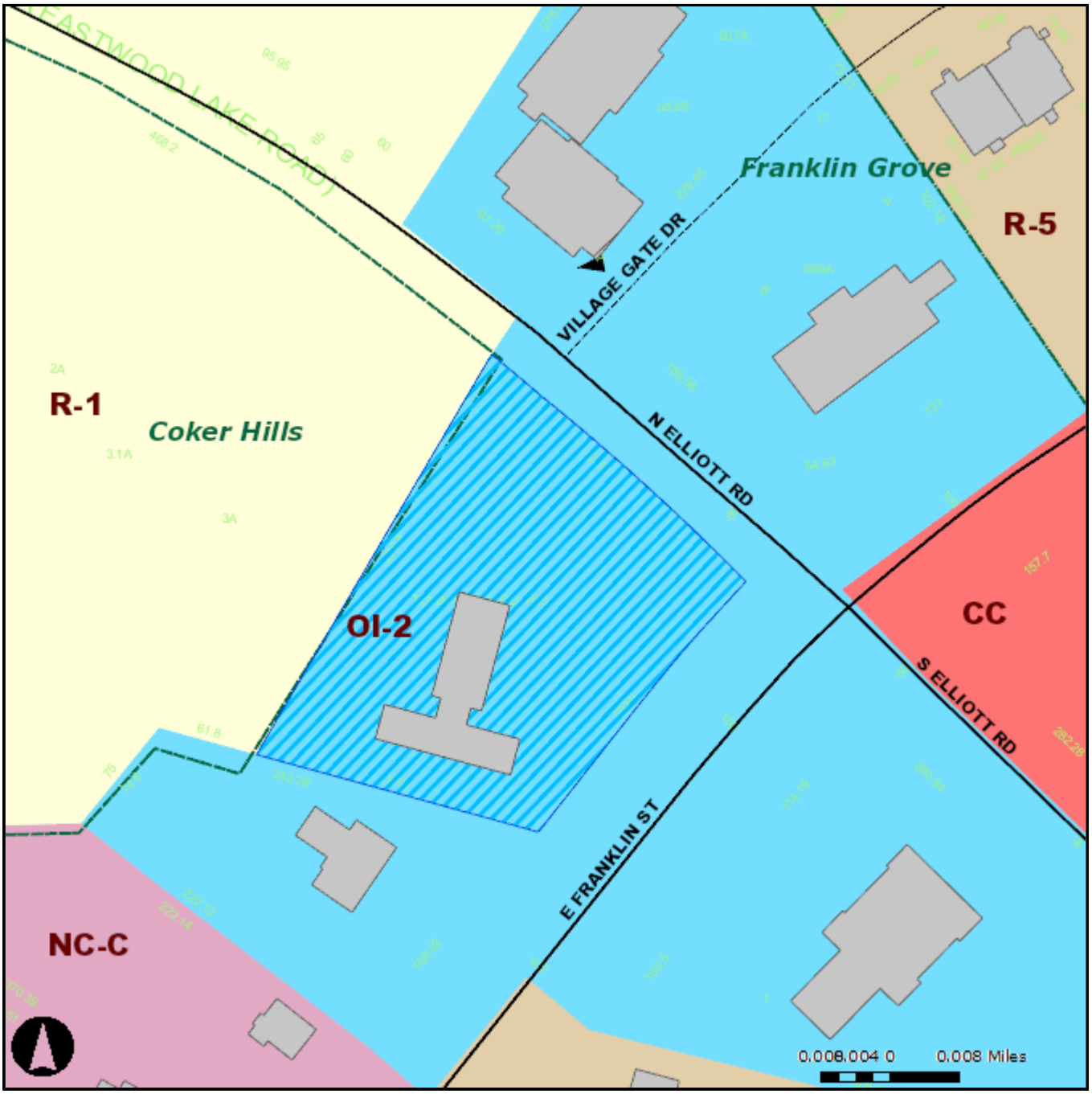
1. This analysis considers the option of re-zoning the property to OI-3.
2. This analysis does not consider any residential use of the property.
3. Provided mapping shows RCD along the Elliott Road frontage, but no surface drainage feature appears to be present on the property. For this analysis, limited RCD is assumed on the property associated with a possible "intermittent" stream on adjacent property to the west. If the drainage feature on the adjacent property has a different classification, maximum intensities for floor area and impervious surface will be significantly affected.
4. All projected intensities are based on data taken from available mapping, etc., and are preliminary in nature.

Orange County, NC GIS

1615 E Franklin - Aerial 1

1 inch = 50 feet
Created on 3/28/2013. Orange County, North Carolina.

Map



Addresses
- Active
- Corner
- Pre-Assigned
- Retired
- Unverified

Bus Stops

Weekday Routes
- J

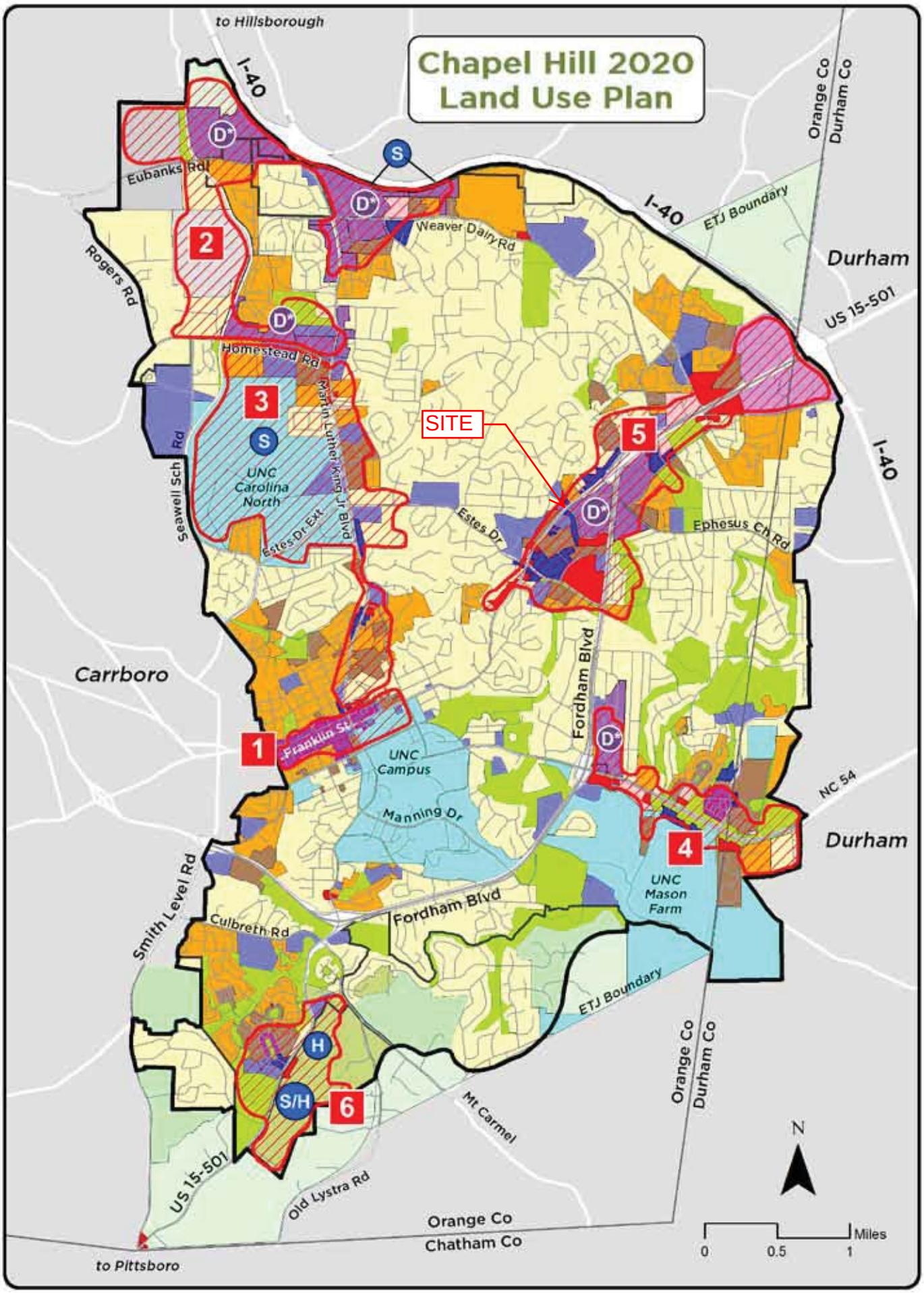
Weekday Routes (continued)
- CW
- CW,F
- CW,F,J
- CW,J
- D
- D,F
- D,J
- D,N,NS,V
- D,NS,V

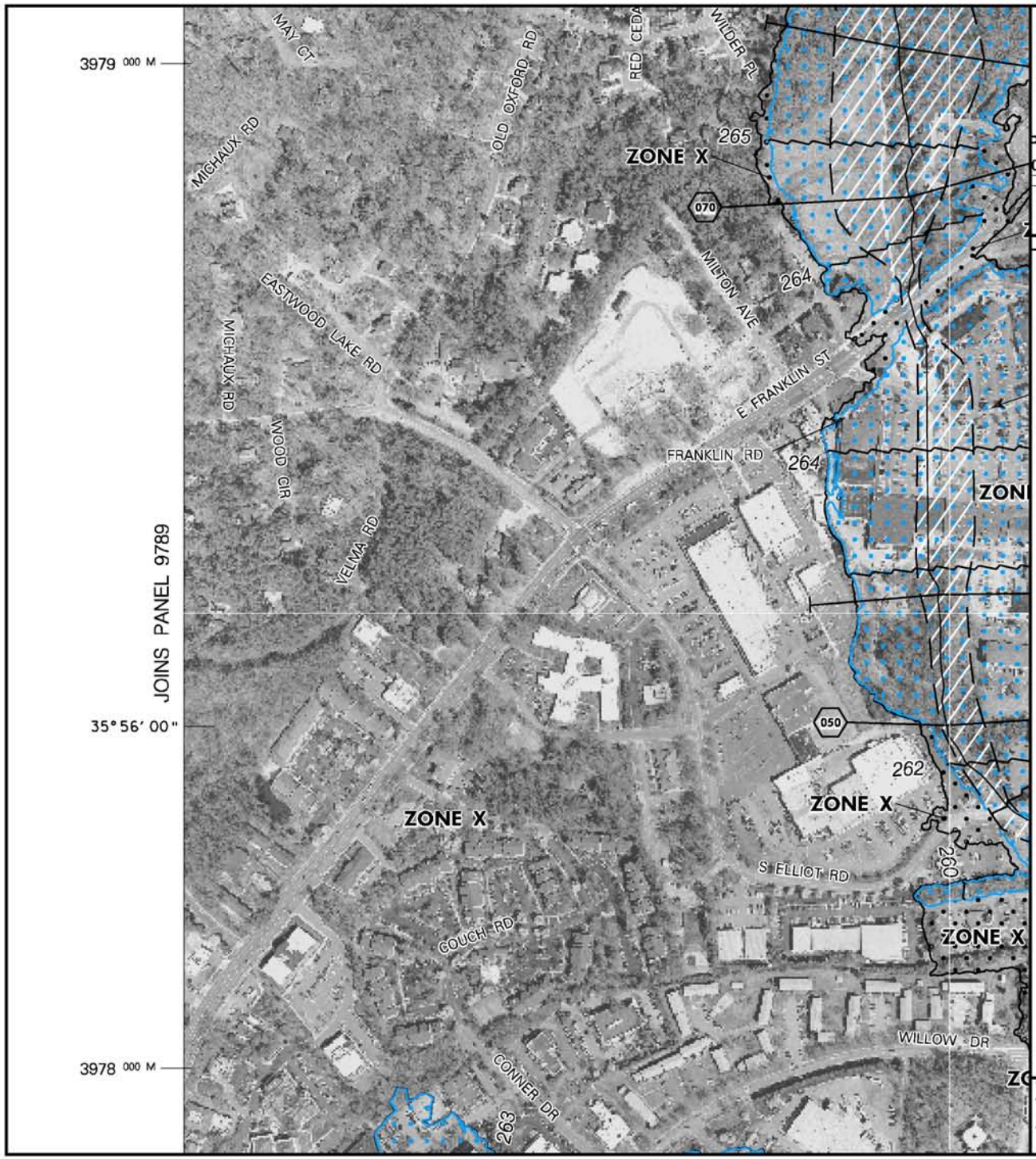
Orange County Misc. Parcel Lines
- Leader Line
- Miscellaneous
- Parcel Hook
- Sub Block Circle

Orange County Parcels

Durham County Parcels

Jordan Lake Watershed Protection District


Chapel Hill 2020
Land Use Plan
to Hillsborough
I-40
Eubanks Rd
Weaver Dairy Rd
ETJ Boundary
Orange Co
Durham Co
Durham
US 15-501
Rogers Rd
Homestead Rd
Martin Luther King Jr Blvd
SITE
Seawell Sch Rd
UNC Carolina North
Estes Dr Ext
Estes Dr
Ephesus Ch Rd
Carrboro
Fordham Blvd
Franklin St
UNC Campus
Manning Dr
NC 54
Smith Level Rd
Culbreth Rd
UNC Mason Farm
Mt Carmel
Old Lystra Rd
Orange Co
Chatham Co
to Pittsboro
N
Miles
0
0.5
1



GRID NORTH

SCALE 1" = 500' (1 : 6,000)

0 0 500 1000 FEET

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 9799K

FIRM

FLOOD INSURANCE RATE MAP

NORTH CAROLINA

PANEL 9799

(SEE LOCATOR DIAGRAM OR MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	CID No.	PANEL	SUFFIX
CHAPEL HILL, TOWN OF	370180	9799	K
DURHAM, CITY OF	370086	9799	K
DURHAM COUNTY	370085	9799	K

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP REVISED
FEBRUARY 2, 2007

MAP NUMBER
3710979900K

State of North Carolina
Federal Emergency Management Agency