

TOWN PROPERTIES TASK FORCE FOCUS ON **KEY** PRIORITY PROPERTIES

PROPERTY	KEY ATTRIBUTES	POSSIBLE APPROACH	KEY QUESTIONS AND ISSUES
Parking Lot , 604 N. Rosemary St. (managed jointly with the Town of Carrboro)	<ul style="list-style-type: none"> • Centrally located in the downtown • Near shopping • Excellent access to transit • Easy walk to campus • Outside of RCD • Flat topography, little need for grading 	No decision or action should be taken to repurpose smaller parking lots in the downtown until such time as a comprehensive overall parking plan is adopted for the downtown area.	<ul style="list-style-type: none"> • Should be part of larger parking solution for the downtown.
Parking Lot , 127 W. Rosemary St.	<ul style="list-style-type: none"> • Centrally located in the downtown • Near shopping • Excellent access to transit • Easy walk to campus • Outside of RCD • Flat topography, little need for grading 	No decision or action should be taken to repurpose smaller parking lots in the downtown until such time as a comprehensive overall parking plan is adopted for the downtown area.	<ul style="list-style-type: none"> • Should be part of larger parking solution for the downtown.
Parking Lot , 108 Graham St.	<ul style="list-style-type: none"> • Centrally located in the downtown • Near shopping • Excellent access to transit • Easy walk to campus • Outside of RCD • Flat topography, little need for grading 	No decision or action should be taken to repurpose smaller parking lots in the downtown until such time as a comprehensive overall parking plan is adopted for the downtown area.	<ul style="list-style-type: none"> • Should be part of larger parking solution for the downtown.
Southern Community Park Parcel , 100 Sumac Rd.	<ul style="list-style-type: none"> • About 2.7 acres • Adjacent to transit • Close to shopping • Adjacent to a Town park and trails • Flat parcel 	<p>Possible uses of this property include cultural arts and/or recreation. However, the property should be viewed in context of a larger plan for the entire Southern Village/park and ride lot/Southern Community Park area.</p> <p>There is no need to repurpose this property in the near term, although could be considered for a compelling use.</p>	<ul style="list-style-type: none"> • May be useful for museum or arts facility if outdoor park is important to function. • Parking is available. • Future plans for Southern Village and park and ride lot should be considered. • Consider future proposals if compelling; otherwise leave as is.

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Parking Lot , 415 W. Franklin St. (east of Basnight Lane)	<ul style="list-style-type: none"> About .54 acres Centrally located in the downtown Near shopping Excellent access to transit Easy walk to campus Outside of RCD Flat parcel 	<p>The Town has received a proposal for a performing arts space in response to an RFP.</p> <p>Possible uses include cultural and/or performing arts space, market and/or affordable housing, or office/incubator space.</p> <p>The property most likely cannot be repurposed until such time as a parking solution for West Franklin is developed.</p>	<ul style="list-style-type: none"> How can site be parked? West Franklin parking solution is required.
2200 Homestead Rd.	<ul style="list-style-type: none"> 14.25 acres Contains a vacant 6,000 sf building with mold/asbestos issues Frontage on Homestead Road Contains a dam that requires repairs and/or removal. Dam creates 2-acre +/- pond 	<p>A separate process with UNC Healthcare for use as affordable housing is currently moving forward. Unless this arrangement does not come to fruition, this would appear to address uses for the site.</p>	<ul style="list-style-type: none"> While some questions about the site exist, plans being developed with UNC Healthcare will likely address them.
Millhouse Road Parcels , 6850 Millhouse Rd. (west side of road) and 6900 Millhouse Rd. (east side of road between Chapel Hill Transit Center and Town Operations Center)	<ul style="list-style-type: none"> A total of about 10 acres Partially located in the new light industrial zone Partially located in the rural buffer Generally flat Limited RCD 	<p>The east side of Millhouse Road should be considered separately from the west side. The east side should not be considered for reuse until such time as decisions are made about where to place a proposed solid waste transfer station and if the property will be needed for bus parking.</p> <p>The east side is a much higher priority area since Town Council's adoption of the light industrial zoning. Given the desire to create a variety of light industrial uses in the area, the Town should explore ways to work with developers to realize this vision.</p> <p>Orange County purchased 80 acres north of Millhouse Road for recreational use. The Town should work with Orange County to determine if Town properties are needed to maximize the impact of future recreational uses.</p>	<ul style="list-style-type: none"> Acceptability of transfer station to community. Adequacy of site as transfer station. Integration into the light industrial zone. Access across tracks. Linkages, if any, to the 80-acre Orange County recreation site. Initial thoughts were for athletic fields. May consider proposals to further economic objectives.
Open space in the Northside area , east of the Norfolk Southern Railroad, south of Village Drive and east and south of Jay Street	<ul style="list-style-type: none"> Properties have various issues related to access Jay Street is not paved Largest tract access is likely through edge of a cemetery 	<p>Given the challenges (e.g., access, proximity to the cemetery), there is no need to move forward with repurposing the larger of the lots.</p> <p>However, the Town should explore offering the lots on Jay Street to non-profit organizations that provide affordable housing opportunities.</p>	<ul style="list-style-type: none"> One or two lots on Jay Street may be suitable for a Habitat for Humanity size project. Remaining lots not suitable for development due to access issues and proximity to cemetery.

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<p>Police Center, 828 Martin Luther King Jr. Blvd.</p>	<ul style="list-style-type: none"> • 10.24 acres • Police Department building is 23,450 sf • Good location along major road • Excellent access to transit • Walking distance to downtown • Adjacent to major greenway trail 	<p>This would be an ideal candidate for sale and reuse. However, there are two issues that require postponement of any decision to reuse the property.</p> <p>The Police Department is currently housed on the property and cannot move until a new police center is built. (Plans for a relocation of a site on Estes Dr. are in early stages.)</p> <p>There is also a potential coal ash remediation site on the property. At this time, it is not understood what the costs or impacts to the site that any remediation plan might entail. The timeframe for this information is about a year.</p> <p>Once the Police Department is moved and next steps on coal ash remediation are agreed to the site could be studied for possible sale or reuse.</p> <p>Another possible consideration is to consider working with a private developer that understands the brownfield redevelopment process to buy the site for redevelopment under the Brownfields Program, for which federal money is currently available. In such development, a conceptual plan is developed to work around the contaminated areas so that site components work together, thereby reducing development costs. However, it is likely that further understanding of the remediation requirements will be needed before this can be actively pursued.</p>	<ul style="list-style-type: none"> • Coal ash on site is a serious unknown. Consider waiting for remediation report (approximately one year) to help make plans.
<p>Eubanks Road Park and Ride Lot, 200 Eubanks Rd.</p>	<ul style="list-style-type: none"> • Existing park and ride lot • Generally flat and cleared 	<p>At this time, it may be best to delay any further action to study possible uses of the property. In the future, the planned Bus Rapid Transit (BRT) and the planned Carraway Village development may result in greater need for the existing parking lot. Until the future of BRT is clearer, this property should be “on hold.”</p>	<ul style="list-style-type: none"> • At what point will there be a need for additional parking?

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Open Space , near the intersection of Bennett Road and Mt. Carmel Church Road (adjacent to Fire Station #5, 100 Bennett Rd.)	<ul style="list-style-type: none"> • High value ridge top open space • Some steep slopes • Outside of RCD 	There is no compelling reason to repurpose this property at this time. The property should be land-banked for future consideration.	<ul style="list-style-type: none"> • Is land-banking the best current use? Ongoing development (Obey Creek) may make potential uses clearer in the future. • Consider future proposals if compelling; otherwise leave as is.
Open Space , 1610 US 15-501 South (west side of US 15-501, south of Southern Community Park)	<ul style="list-style-type: none"> • 12.76 acres • Outside of town limits • Outside of OWASA service district • Generally flat • Limited RCD 	<p>At this time, there is no pressure or reason to repurpose the property.</p> <p>The land might be more suitable if zoning can be changed from R-LD1 to one that allows higher density and OWASA service. At that point, affordable housing would appear to be a viable option.</p>	<ul style="list-style-type: none"> • Land-banking this property may be the best use right now until other development, such as Obey Creek, takes place.
Fire Station #4 , 101 Weaver Dairy Rd. Ext. at intersection with Martin Luther King Jr. Blvd.	<ul style="list-style-type: none"> • 5.43 acres (2 parcels) • Fire Station buildings approximately 5,000 sf • Training Center approximately 1,000 sf • Moderately difficult terrain • Some RCD • Near transit • Close to shopping and grocery stores 	<p>The main challenges are finding a new location for the Fire Station and Training Center and determining how to pay for the new facilities. The estimated cost to rebuild the training facility is \$7 million. It has been suggested that a training facility be built in collaboration with other local governments and fire service agencies.</p> <p>Once a solution is found to relocate the fire facilities the property should be part of a broader gateway project to enhance the northern approach to the town via Martin Luther King Jr. Blvd. There are no firm ideas but any such project should reflect who Chapel Hill is as a Town and not be purely utilitarian. Housing and retail could be accommodated here.</p>	<ul style="list-style-type: none"> • Ability to find new location for both Fire Station and Training Center. • Constraints presented by RCD, topography, etc.

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<p>Fire Station #3, 1615 E. Franklin St. at intersection with Elliott Road</p>	<ul style="list-style-type: none"> • 1.05 acres • Fire Station building is approximately 4,000 sf • Centrally located • Near grocery stores, shopping • Excellent access to transit • Near park, community center, and major trails • Could walk to UNC campus • Outside of RCD • Flat topography, little need for grading 	<p>This is a valuable location. If a site for relocating the station can be found (Legion Rd.?) then it would be logical to consider this site for sale for development, possible enhanced by the acquisition of a neighboring parcel.</p> <p>It does not appear that this site would be as suitable for joint development as the Hamilton Rd. site is.</p> <p>Possible uses other than for a fire station might include.</p> <ul style="list-style-type: none"> • Retail • Office • Housing • Cultural arts <p>In either case the acquisition of the adjoining lot may enhance options.</p>	<ul style="list-style-type: none"> • Site warrants further conversation. • The Town is evaluating options for Station #3 which may include the feasibility of a public/private partnership solution for rebuilding the station at the current location. • Relocation of the fire station to potential alternative sites would have to consider service coverage area. • Can/should the property be enhanced by acquisition of nearby lot? • Is the site best used by the Town or would it be better to sell the property and use the funds for other important Town purposes? • Would the economics be compelling?
<p>Open space known as the Dry Creek properties, south of I-40 and on both sides of Erwin Road</p>	<ul style="list-style-type: none"> • Southeast corner of Erwin Road and I-40 (71.37 acres) • Southwest corner of Erwin Road and I-40 (35.53 acres) • One of largest open space areas in town • Significant portions outside of RCD and wetlands • Flat topography, little need for grading 	<p>Currently, this area is functioning well as a protected open space. The properties were acquired to provide an open space adjacent to Dry Creek to help protect the extensive wetlands, the creek, and the existing wildlife corridors.</p> <p>The Town’s Parks Master Plan shows the western side of Erwin Road as a possible neighborhood park.</p> <p>There is no immediate need to repurpose these properties since they are functioning well as open space, which meets the original intent. If repurposed in the future possible functions could include:</p> <ul style="list-style-type: none"> • Housing • Parks • Cultural Arts • Sports facilities 	<ul style="list-style-type: none"> • Is there adequate access for public uses? • Is there sufficient proximity to shopping, hospitality, and other amenities? • Is there an appropriate level of density? • Much of the property was purchased with parks or open space bond funds. • Property was acquired to provide a high-quality open space area around the Dry Creek wetlands. Open space works better the larger the tracts. Is open space the best use in this area (excluded space adjacent to Erwin Road on the west side)? • Where will future greenway trail go? • The property has high value as open space.

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Old Post Office , 179 E. Franklin St.	<ul style="list-style-type: none"> • .36 acres (approx. 25 acres is parking lot behind the building, on separate lot east of the deck) • Building is 17,542 sf • Centrally located in the downtown • Near shopping • Excellent access to transit • Easy walk to campus • Outside of RCD • Flat parcel 	<p>The Town should explore reusing the building for a high community value use.</p> <p>The building has historical significance (e.g., murals) and its location fronting Peace and Justice Plaza enhances it. The building would be well suited for some cultural function, perhaps in collaboration with UNC.</p>	<ul style="list-style-type: none"> • Ability to relocate post office and court facilities. • Duration of leases. • Suitability of floor sizes for potential functions. • Future location of teen center. Downtown location is preferable.
Wallace Parking Deck , 150 E. Rosemary St.	<ul style="list-style-type: none"> • Approximately 1.42 acres (approximately .25 acre east of the deck) • Currently contains 181,203 sf of parking space • Centrally located in the downtown • Near shopping • Excellent access to transit • Easy walk to campus • Outside of RCD • Existing building could be modified (two additional stories) 	<p>The existing parking deck is important from the perspective of providing parking for the downtown and should continue to do so for the foreseeable future.</p> <p>The Town should continue its exploration of adding floors to the top of the building for parking and perhaps wrapping the outside of the deck to possibly provide shops and residential aspects to the building.</p>	<ul style="list-style-type: none"> • How to finance additional parking? • Council has authorized proceeding with engineering to add levels of parking. • Outstanding question: wrapping other uses (perhaps offices, housing) around the deck. • The amount of parking added should be considered in relation to other possible changes to Rosemary (e.g., Parking Lot No. 2).
Parks and Recreation Department Office , 200 Plant Rd	<ul style="list-style-type: none"> • Approx. 3.2 acres (part of 12.06-acre Community Center Park) • Centrally located • Near grocery stores, shopping • Excellent access to transit • Adjacent to park, community center, and major trails • Could walk to campus • Outside of RCD • Flat topography, little need for grading 	<p>This property could be highly desirable for affordable housing due to its proximity to shopping, transit access, lack of physical constraints and central location and such a use should be actively explored. Cultural arts facilities would be another option, should affordable housing prove not to be possible.</p>	<ul style="list-style-type: none"> • Impacts of prior landfill use. • Impacts on Community Center Park parking. • Access – Is Plant Road adequate as is? • Future of 5,200 sf building? • Financial/economic analysis.

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<p>Parking Lot #2, 100 E. Rosemary St. at intersection with Columbia Street</p>	<ul style="list-style-type: none"> • Approximately 1 acre • Centrally located in the downtown • Near shopping • Excellent access to transit • Easy walk to UNC campus • Outside of RCD • Flat topography, little need for grading 	<p>This property is perhaps the single most valuable (from a community benefit perspective) parcel under Town ownership. It is such a vital tract that any move by the Town to repurpose the property should be done with great care and should include some level of coordination with planning for adjacent properties. Overall, the goal should be to create a destination Downtown that will help attract a broad range of people.</p> <p>Possible uses for this property might include:</p> <ul style="list-style-type: none"> • Cultural arts • Retail • Hotel • Parking (although parking may be provided in close proximity) <p>One possible approach would be to approach the owners of all properties on the N. Columbia Street/Rosemary Street intersection to see if a larger planning effort might be possible or desirable.</p>	<ul style="list-style-type: none"> • Parking – replacing existing and providing new for site. • Initiate coordination with other E. Rosemary development initiatives (such as CVS Plaza). • Desirability and feasibility of a “four corners” approach to the intersection of Rosemary and Columbia streets.

