



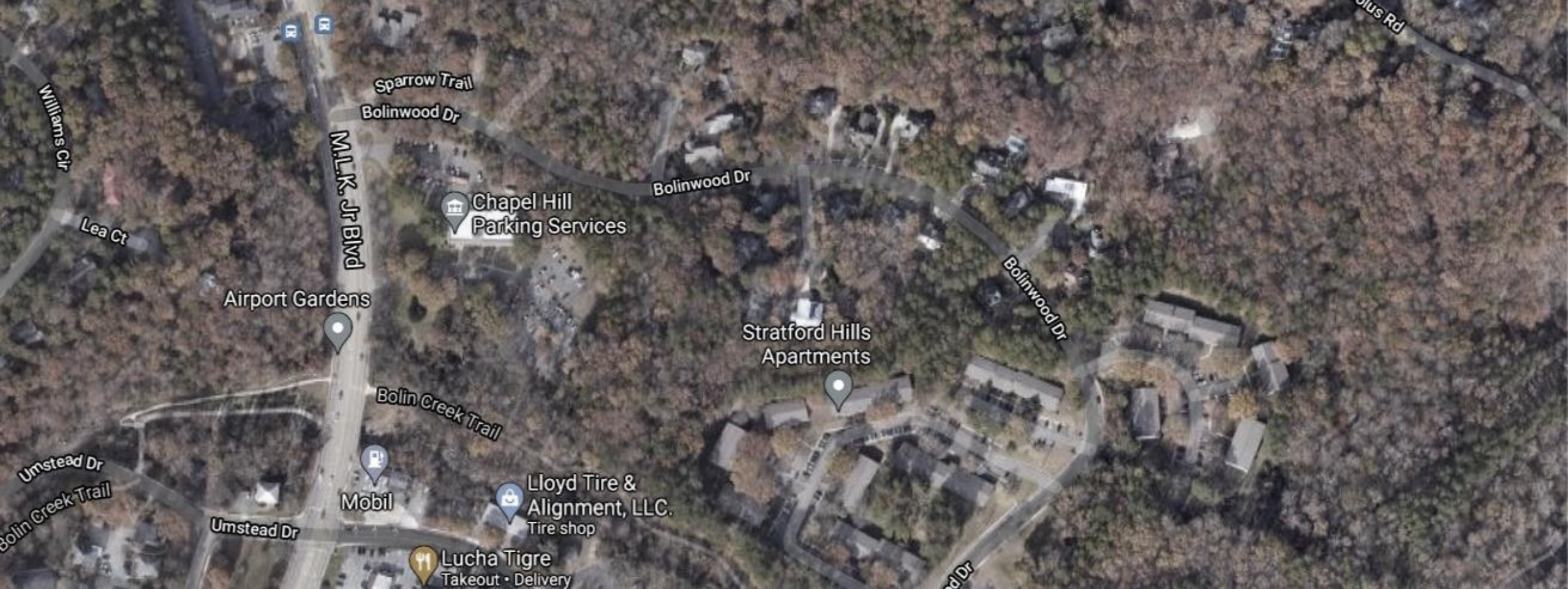
Police Station Property Redevelopment

PUBLIC INFORMATION MEETING

MAY 24, 2021

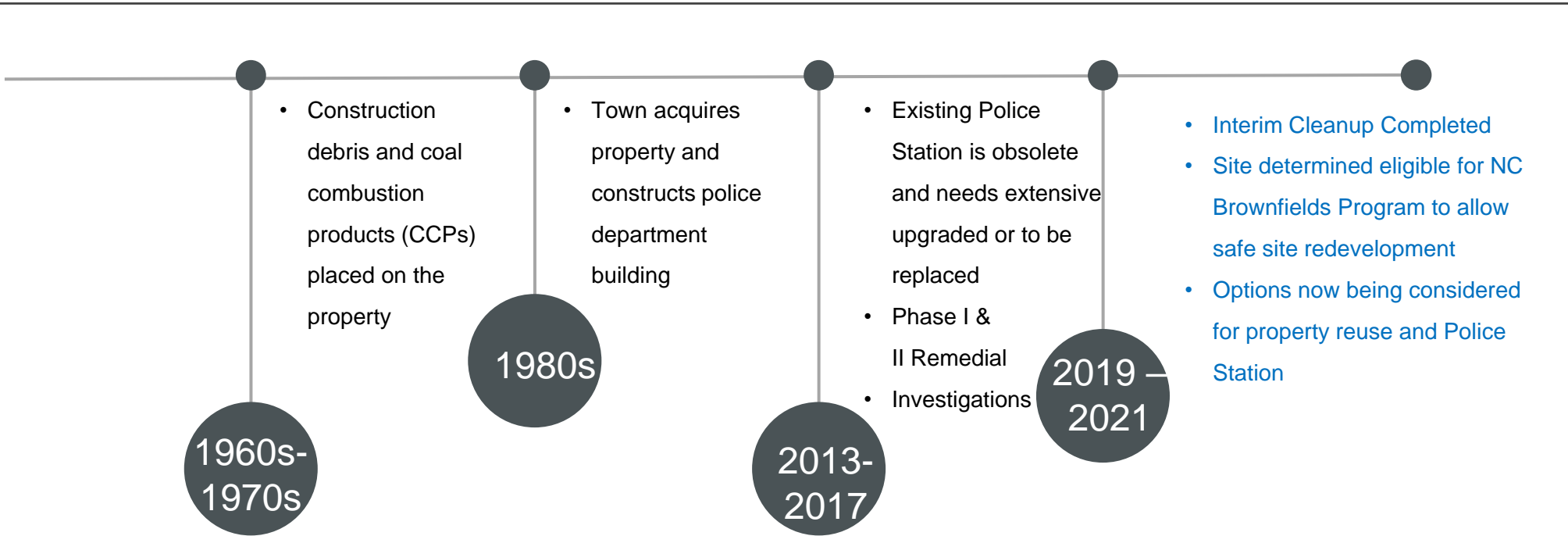
Gather comments and questions for Town Council regarding redevelopment of current police station property.

PURPOSE



Site Background

Historical Timeline



NC Brownfields Program

- The NC Brownfields Program, established in 1997, has promoted safe repurposing of over 600 properties in the state. All cleanup and redevelopment is closely supervised and approved by the NC Department of Environmental Quality.
- Brownfields sites are routinely repurposed for a variety of uses: commercial, office, industrial, residential and mixed-use
- In Orange County: 14 Brownfields, 8 with final Brownfields Agreements and 6, including the CH Police Station, the are working on agreements now with DEQ.
- Notable local projects include apartments at the former Crown Honda site and the new Wegmans grocery store, both located along Fordham Blvd
- The Police Station site was determined eligible for the NC Brownfields Program in Sept 2019
- DEQ will consider a variety of possible future uses for the Police Station– including a new Municipal Service Center and mixed-use options.

RFQ

<https://www.townofchapelhill.org/home/showpublisheddocument?id=47895>

Requested by Council December 2020

Issued January 2021,

Purpose: Identify a qualified development team, experienced in North Carolina Brownfields redevelopment for a possible public/private partnership to redevelop the police station property as an economic development project. This redevelopment could possibly include a new Municipal Services Center (MSC), in addition to other potential site uses.

The Town is also exploring the siting of the MSC at Weaver Dairy Road. This RFQ does not indicate a final site selection has been made for the MSC, nor does it indicate a determination of other site uses. Council continues to evaluate site options.



Municipal Services Center

MSC Vision

NEEDS THAT CAN BE MET AT 828 SITE

- Police Operations
- Fire Department Administration & Emergency Management
- Parks & Recreation
- Technology Solutions
- Parking for building use

ADDITIONAL NEEDS

- A replacement for Fire Station #4 and
- Space for Orange County EMS

No Development

PROS

- No traffic or development impacts

CONS

- Town bears full \$2.5M - \$4M remediation cost* and liability
- No future tax revenue
- Minimal beneficial reuse of community asset
- Upfit or demolition of existing building
- MSC needs to be sited elsewhere

*which could include retaining wall system, stormwater management, ongoing monitoring

MSC Only

PROS

- Beneficial, productive reuse of brownfields
- Reasonably low density
- Solves MSC siting
- Minimal traffic impacts
- No change in site use

CONS

- MSC will be incrementally more expensive to build at MLK due to remediation costs
- Town bears the cost of 24-month police relocation
- No future tax revenue
- Town bears \$2.5M - \$4M remediation cost and liability.

Public/Private Mixed Use

PROS

- Beneficial, productive reuse of brownfields
- Tax revenue
- Developer accepts remediation costs & future liability
- Developer contribution to common development costs
- Solves MSC Siting
- Opportunity for public benefit I.e. greenspace/trail connections
- Development to support BRT corridor
- Potential income from sale of property

CONS

- Increased traffic and construction impacts
- Temporary relocation of police services needed during construction

Private Development Only

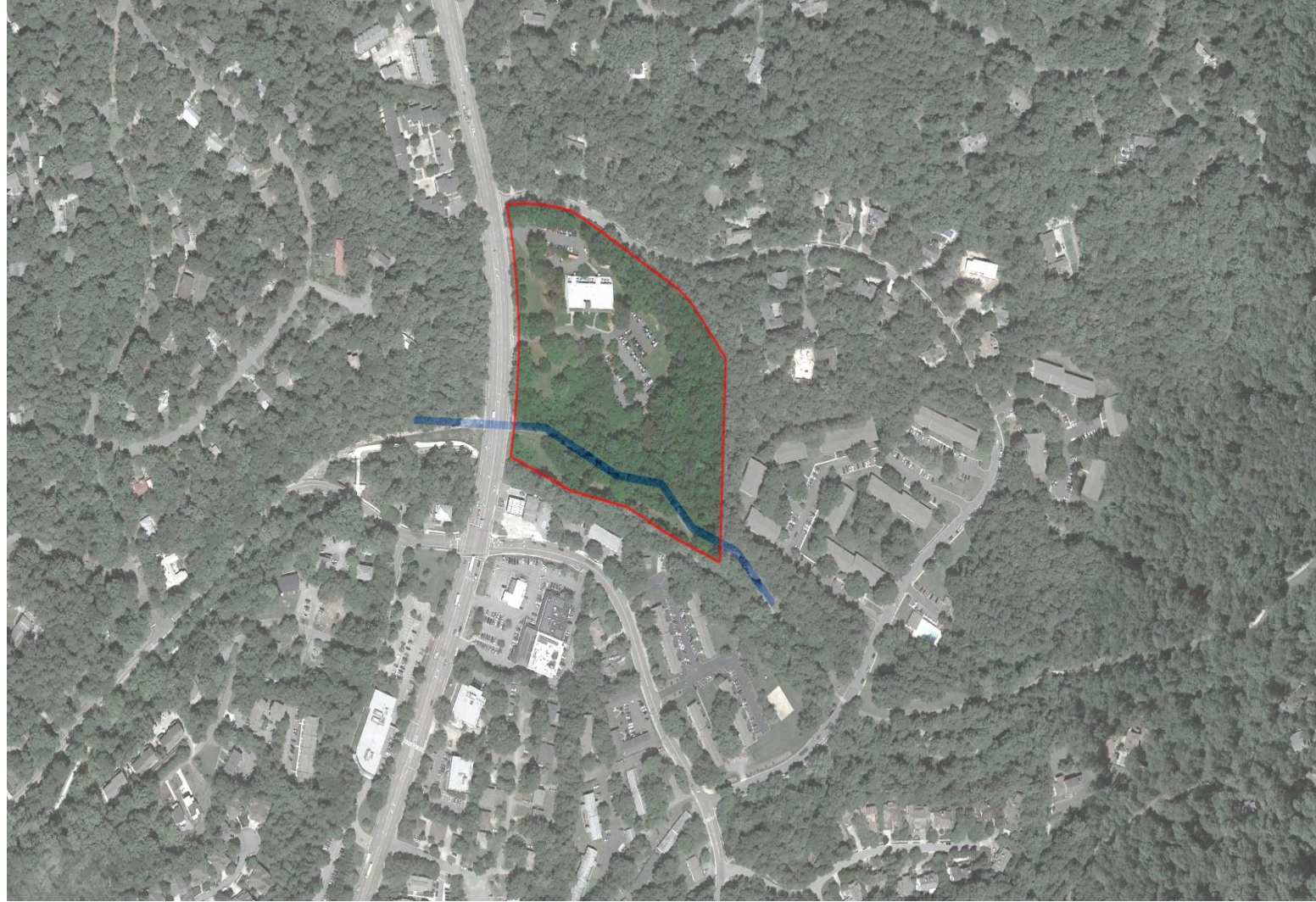
PROS

- Beneficial, productive reuse of site
- Future tax revenue
- Private development covers remediation costs
- May allow for payment to Town for land ranging from \$1.5M to \$3M
- Brownfield liability assumption by private developer

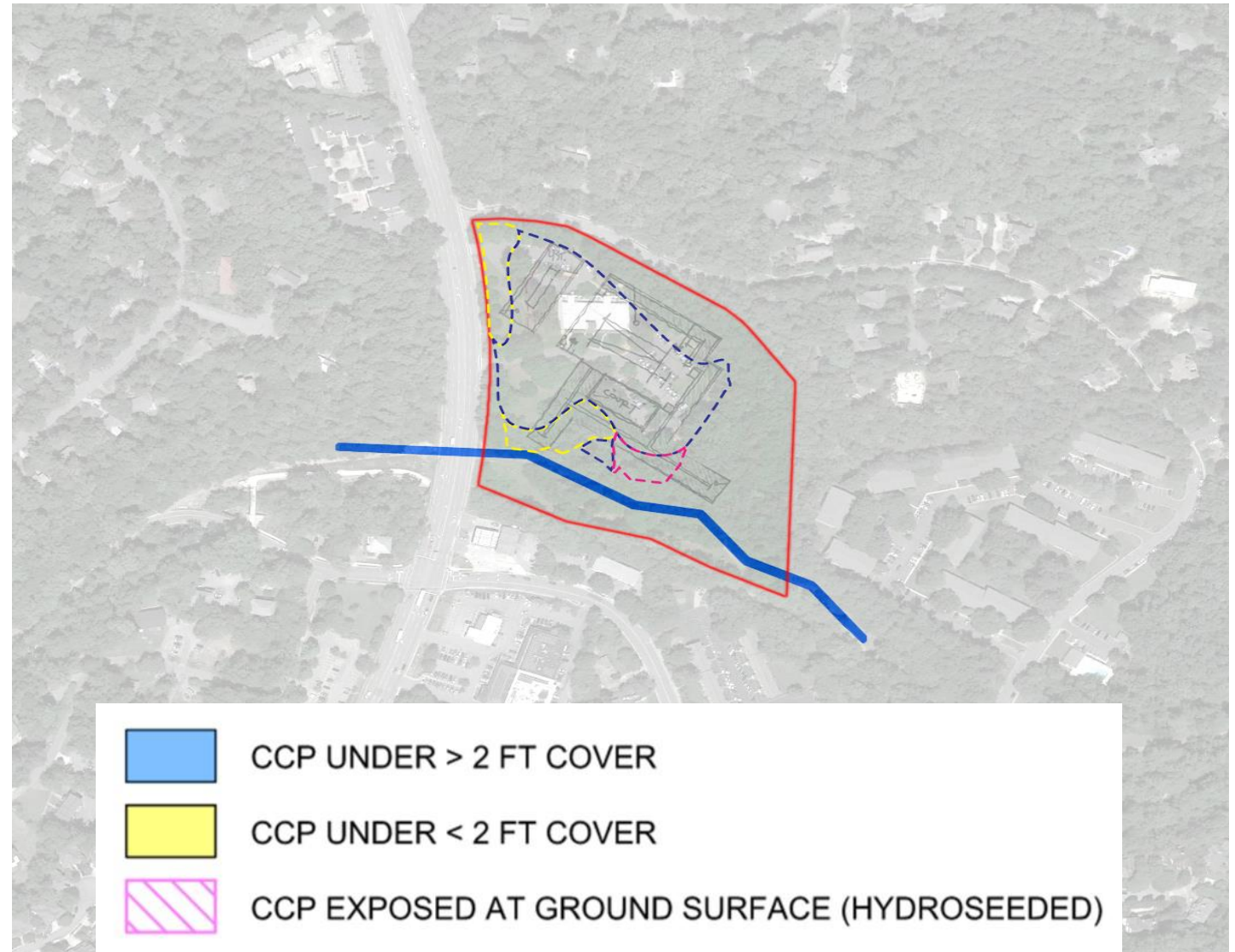
CONS

- MSC needs to be sited elsewhere
- Increased traffic and other impacts

Site Context

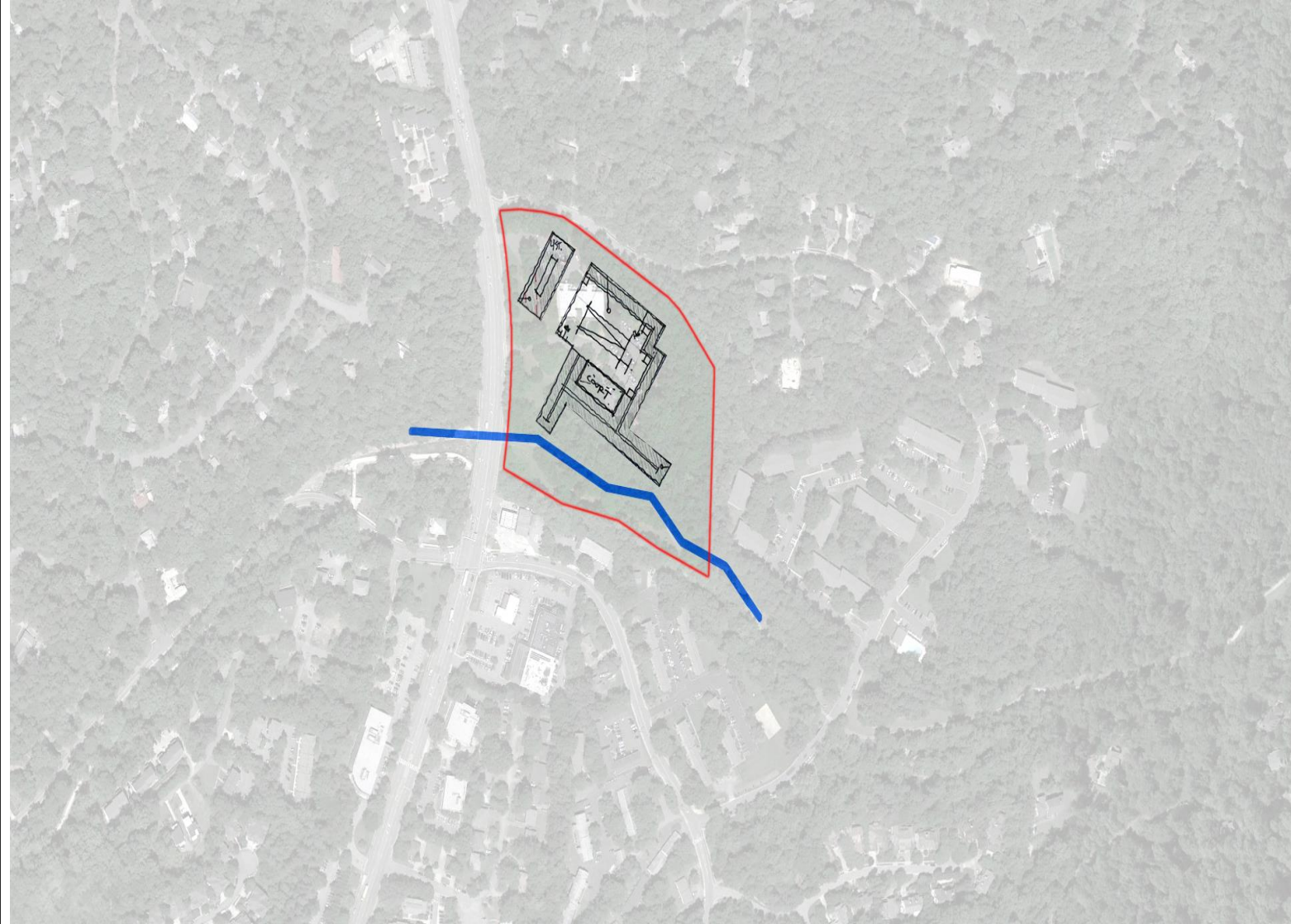


CCPs on Site



Sample Concept Fit

RFQ Response



Upcoming Project Dates

June 2 Council Work Session

- Discuss RFQ response
- Share feedback from tonight
- Explore Council interest in redevelopment

June 4 Council Committee on Economic Sustainability

- Discuss financial implications of redevelopment

June 23 Town Council Meeting

- Continue discussion on site redevelopment
- Council guidance for staff over summer break

Feedback & Questions

Share feedback directly with Council

- mayorandcouncil@townofchapelhill.org

Share feedback with project team

- futureof828@townofchapelhill.org

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PURPOSE

Discussion