

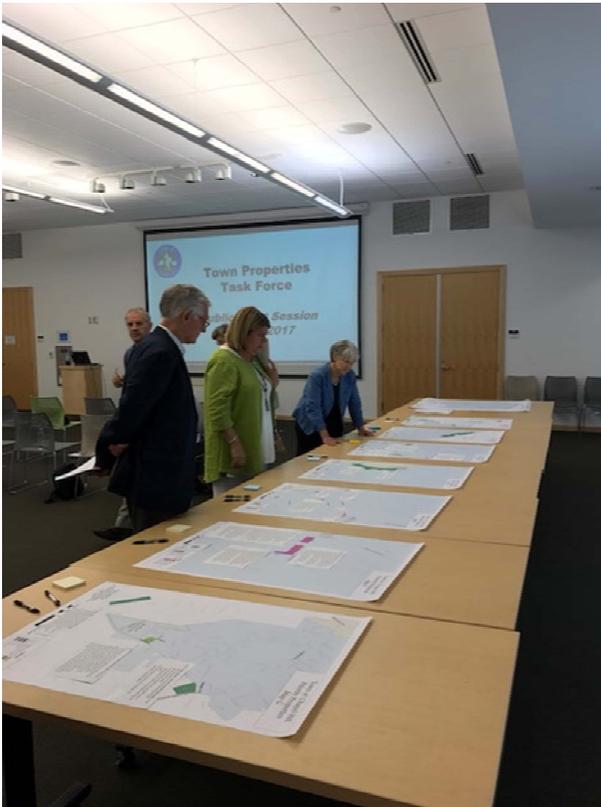


# Town Properties Task Force Recommendations for Strategic Uses of Town-Owned Properties



**Town of Chapel Hill Town Council | June 26, 2017**

# Town Properties Task Force



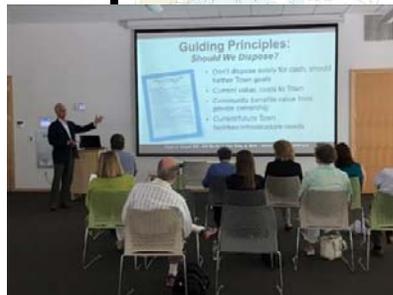
**Established January 18, 2017. Charge:**

- Conduct strategic evaluation of Town-owned properties
- Recommend guidelines for considering proposals for Town properties

**Appointees:**

- Jessica Anderson
- Millicent Bowie
- Dan Levine
- Gordon Merklein
- Michael Parker
- Doug Rothwell
- Bruce Runberg
- Don Tise
- Rosemary Waldorf

# Town Properties Task Force



Developed and applied **Guiding Principles** and **Priority Uses** to selected **Town-Owned Properties** and considered **Public Input** in developing **Recommendations for Strategic Uses**

# Guiding Principles:

## *Should We Dispose?*

- Collaboration
- Community benefits
- Further Town goals
- Land-banking
- Stakeholder input
- Uses not provided by private market
- Public interest projects
- Town needs
- Value and costs

# Guiding Principles:

## *How Do We Proceed?*

- Follow State law
- Follow adopted plans
- Consider leases
- Consider land swaps
- Retain reversion rights
- Acquirer's track record
- Maximize value with acquisitions

# Priority Uses

- Affordable housing
- Affordable space for entrepreneurial ventures
- Parking
- Recreation facilities
- Cultural arts
- Market uses in high value areas
- Infrastructure
- Schools
- Town facilities
- Land bank

# Affordable Housing



**Parks & Recreation Office**  
200 Plant Rd.



**Jay Street**  
3 Lots

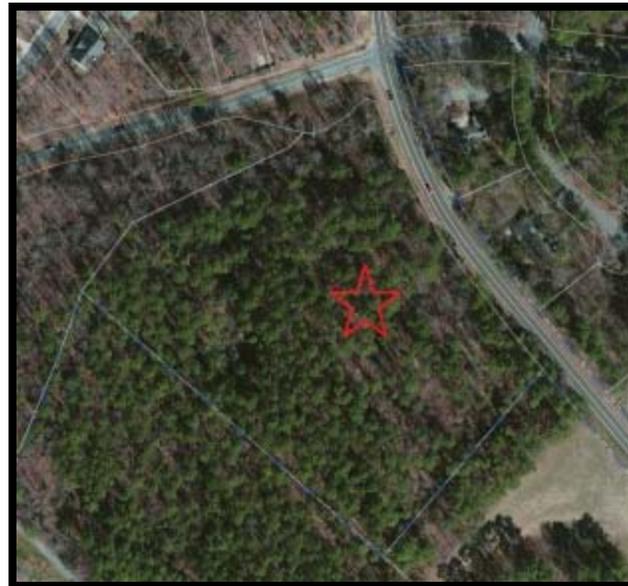


**2200 Homestead Rd.**

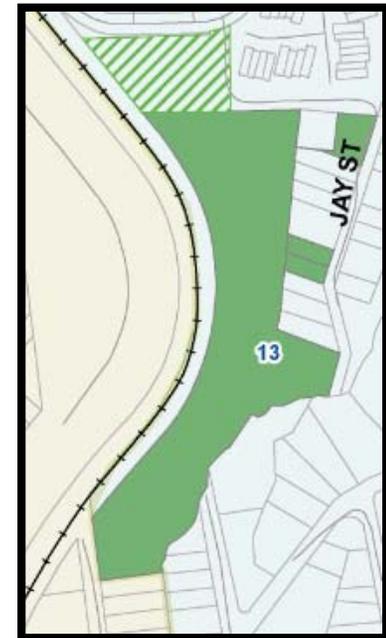
# Green Space / Greenways



**Dry Creek properties**  
Erwin Road & I-40



**Mt. Carmel Church Rd. Tract**  
near Bennett Rd. intersection



**Jay Street Area**  
large tract east  
of railroad

# Create Downtown Destinations



**Parking Lot #2**  
Rosemary & Columbia



**Parking Lot #3**  
415 W. Franklin St.

# Expand Downtown Parking



**Wallace Parking Deck**  
150 E. Rosemary St.

# Wait for Future Parking Plan



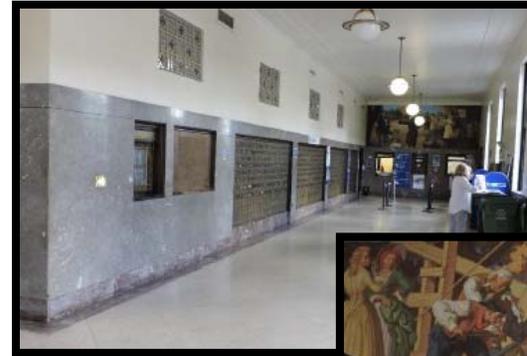
## Parking Lots

- 604 W. Rosemary St.
- 108 Graham St.
- 127 W. Rosemary St.

# Create Community Space



**Old Post Office**  
179 E. Franklin St.



# Address Town Needs



**Fire Station #3**

1615 E. Franklin St. at Elliott Rd.



**6900 Millhouse Rd.**

between Transit & TOC



**Fire Station #4**

101 Weaver Dairy Rd. Ext.  
at Martin Luther King Jr. Blvd.

# Further Economic Development



**6850 Millhouse Rd.**  
across from Transit, TOC



# Land Bank for Future Use



**Southern Community Park Parcels**



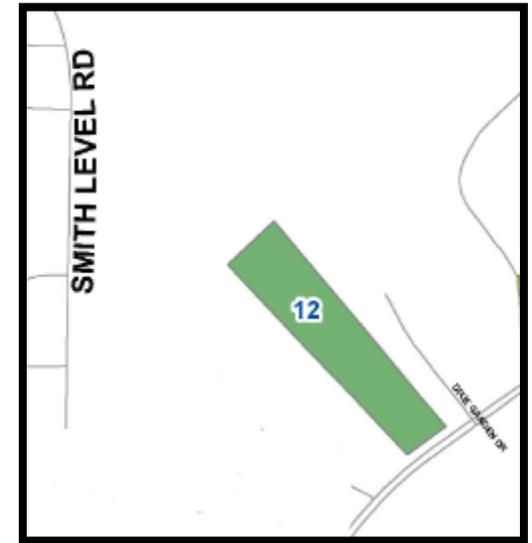
**Police Center**

828 Martin Luther King Jr. Blvd.



**Eubanks Park/Ride**

200 Eubanks Rd.



**Open Space**

1610 US 15-501 South

# Decision-Making Procedures



- **Properties Recommended for Re-Use**
- **Properties Requiring Additional Planning**
- **Decisions Related to Unsolicited Proposals**

# Recommended Council Action

That the Council adopt Resolution R-14 to:

- accept the Task Force's report,
- dissolve the Task Force, and
- authorize the Town Manager and Chairs of the Historic Town Hall Committee and Town Properties Task Force to review the reports, identify connections and discuss potential next steps.

The Town Manager will bring a report for the Council's consideration in the Fall 2017.