Study Elements

- Market analysis
- Site analysis
- 4 Potential development opportunities
### Policy Choices

<table>
<thead>
<tr>
<th>Policy Choices</th>
<th>Scenario 1</th>
<th>Scenario 2</th>
<th>Scenario 3</th>
<th>Scenario 4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Captures full market share</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>6 story height</td>
<td></td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>12 story height</td>
<td></td>
<td></td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>15 story height</td>
<td></td>
<td></td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>new library</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>No improvements to library or story park</td>
<td></td>
<td></td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td>new museum</td>
<td></td>
<td></td>
<td></td>
<td>✓</td>
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</tbody>
</table>
**Project Grace Options**

**Scenario 1**
- 6-story modern Library & apartments on Chestnut Street
- 6-story hotel, condos, & retail on Grace Street

**Scenario 2**
- 9-story modern Library & apartments on Chestnut Street
- 5-story retail & hotel on Grace Street
- 12-story retail, office, & condos on Grace Street

**Scenario 3**
- Library & Story Park remain in their current form
- 15-story hotel & condos on Grace Street
- 14-story retail, apartments, & office on Grace Street

**Scenario 4**
- 10-story modern Library, Cape Fear Museum & apartments on Chestnut Street (Library & Museum located on first 2 floors)
- 5-story retail & hotel on Chestnut Street
- 12-story retail, office, & condos on Chestnut Street
Community Outreach

- Wilmington City Council
- Friends of the Library
- Library Advisory Board
- Library Foundation Board
- Museum Advisory Board
- Cape Fear Museum Associates
- WDI Executive Board and Dream Committee
- Historic Wilmington Foundation
- Residents of Old Wilmington
- Rotary meeting
- Chamber of Commerce
- 2 County-led public meetings
Statutory Requirements for PPP

• Local government determine the scope of the project
• Publish a request for proposals
• Receive and evaluate responses
  • Financial capacity
  • Experience with similar projects
  • Explanation of the project team
  • Timeline
  • ANY OTHER INFORMATION REQUIRED BY LOCAL GOVERNMENT
• After a public hearing, select a proposal & negotiate a developer agreement
Major Policy Recommendations

- Maximize market potential to help support capital investments
- Limit height to 12 stories (allowed by right)
- Include new 45,000* s.f. library
- Include new 45,000* s.f. museum

* Indicates Board of Commissioners amended recommendation.
Proposals to include...

- Require visible* public green space
- Ensure size, mass, and historical context* of new structures are consistent with buildings in the vicinity and is pedestrian friendly
- Continue downtown library services during construction
- Mitigate traffic conflicts with buses visiting library and museum

* Indicates Board of Commissioners amended recommendation.
BOCC Requirements...

- Ensure viability of underground parking and/or expanding existing parking deck to meet demand of public and private uses
- Consider renovating existing Belk building as an alternative
Next Steps

• Issue Request for Proposal

• Conduct preliminary development work:
  • Environmental studies
  • Boundary survey
  • Acquire regulatory approvals from the City of Wilmington

• Explore options for existing CFM site on a parallel track*

* Indicates Board of Commissioners amended recommendation.
Estimated Project Timeline:

- January 2017: Study Begins
- July 2017: Study Results Presented
- October 2017: BOCC determines scope of project
- Winter 2018: Issue RFP to Development Community
- Summer 2018: Select Proposal
- Summer 2019: Begin Construction
- 2021: Construction Complete