

# Project Grace RFP Recommendation

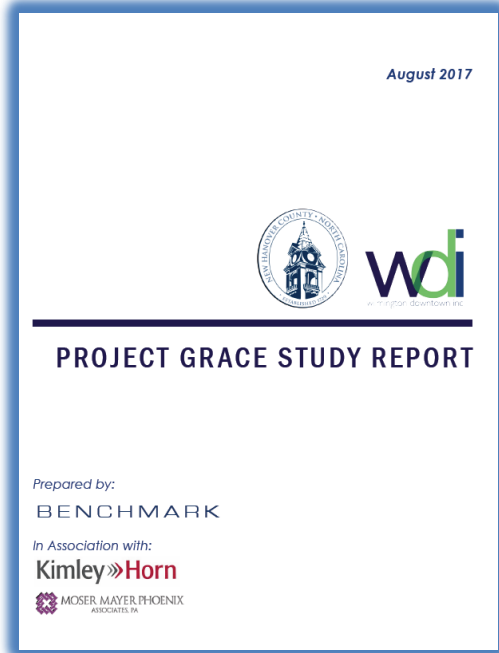


Jennifer Rigby, AICP  
Strategy and Policy Coordinator

October 2, 2017



# Study Elements



- ✓ Market analysis
- ✓ Site analysis
- ✓ 4 Potential development opportunities



# Policy Choices

Policy Choices	Scenario 1	Scenario 2	Scenario 3	Scenario 4
Captures full market share		✓	✓	✓
6 story height	✓			
12 story height		✓		✓
15 story height			✓	
new library	✓	✓		✓
No improvements to library or story park			✓	
new museum				✓

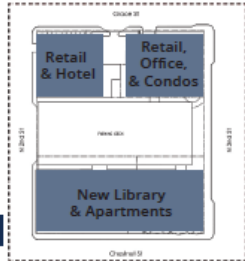


# Project Grace Options



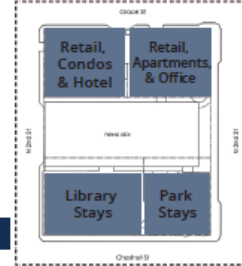
## Scenario 1

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



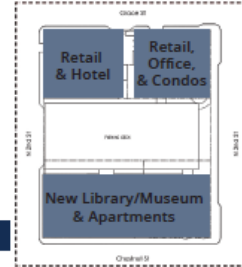
## Scenario 2

- 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

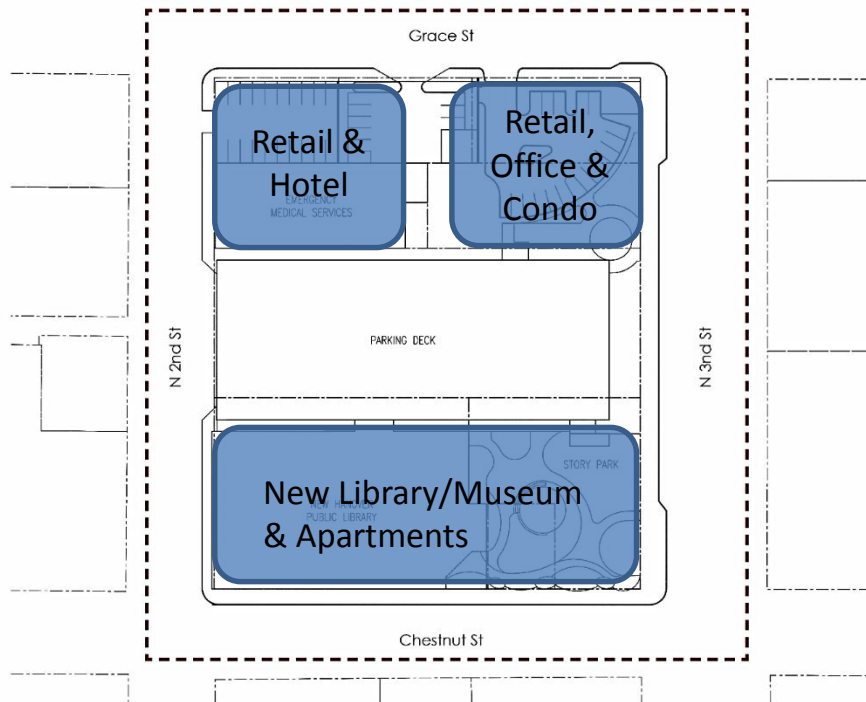
- Wilmington City Council
- Friends of the Library
- Library Advisory Board
- Library Foundation Board
- Museum Advisory Board
- Cape Fear Museum Associates
- WDI Executive Board and Dream Committee
- Historic Wilmington Foundation
- Residents of Old Wilmington
- Rotary meeting
- Chamber of Commerce
- 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.

— Site Boundary  
— Parcel Lines



150 FEET

# 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:

