

SUMMARY OF PROJECT HISTORY, BY YEAR**140 WEST (ROSEMARY/CHURCH STREET PARKING LOT)**

(Prepared by Town of Chapel Hill Staff, 1/25/10)

2000

- The Council adopted the Downtown Small Area Plan identifying downtown “opportunity areas,” including Town Parking Lot 5 (now named Rosemary/Church Street Parking Lot)

2002

- Town held Design Workshops for public input
- Council Committee on Lots 2 and 5 formed

2003

- The Council adopted Principles and Priorities for Lots 2 and 5
- Proposals for economic development consultant work solicited
- The Council authorized the Manager to contract with Stainback Public/Private Real Estate as the Town’s economic development consultant
- Initial community meeting held

2004

- Market study prepared and forums held
- The Council adopted a building program for Lots 2 and 5
- Conceptual master plans developed and public hearing held
- Financial feasibility analysis developed by Stainback Public/Private Real Estate and forums held
- The Council authorized issuing a Request for Qualifications to potential developers

2005

- The Council Committee held a pre-proposal conference with public participation
- The Council received six proposals from firms and authorized issuing a Request for Proposals to five of the six firms
- The Council interviewed two firms responding to the Request for Proposals, and subsequently authorized the Manager and a Council Negotiating Team to conduct negotiations with Ram Development Company
- The Council authorized a Memorandum of Understanding with Ram Development Company outlining the key features of a potential Development Agreement
- The Council Committee initiated the involvement of Dean Marvin Malecha from the School of Design at North Carolina State University to conduct peer review sessions of the proposed design and architecture
- Artist Mikyoung Kim selected to be the public artist for the project

2006

- Dean Malecha reported to the Council on the results of the peer review process
- Artist Mikyoung Kim developed an Arts Masterplan for the project
- Negotiations continued on structuring a Development Agreement
- Ram Development Company submitted concept plans for consideration in the Town's development review process
- The Council held a public forum on a proposal for a Development Agreement

2007

- The Council authorized the Manager to execute a Development Agreement with Ram Development Company on February 12, 2007
- Ram Development Company submitted a zoning atlas amendment proposal and a special use permit proposal for the site, approved by the Council in June 2007
- Amendments 1 and 2 to the Development Agreement authorized
- Dean Malecha presented his final report on design to the Council
- Artist Mikyoung Kim began design work on the public art component of the project

2008

- A second artist, Gordon Huether is selected to work on the public art component of the project in coordination with Mikyoung Kim
- Mikyoung Kim presented design concepts to the Council in January and December
- Ram submitted its detailed plans to receive a zoning compliance permit
- Ram opened its project marketing office in downtown Chapel Hill

2009

- Amendment 3 to the Development Agreement authorized
- Manager provided a status report to the Council
- Ram requested and received an extension of its special use permit starting date
- Work by artists put on hold for an 180 day period
- In December, Ram submitted additional information to staff needed for completing plan review to receive a zoning compliance permit