

# Property and Planning Committee Report

## February 19, 2022

- **Construction Phasing**
  - ✓ **Milestone #1** – Start Day 0, Days of Construction 75, Day Completed 75  
Erosion control and demolition of Building 119 and Annexes II and III
  - ✓ **Milestone #2** - Start Day 75, Days of Construction 120, Day Completed 195  
Part of Church parking and Parking Deck site
  - ✓ **Milestone #3** - Start Day 195, Days of Construction 150, Day Completed 345  
Parking deck
  - ✓ **Milestone #3** - Start Day 345, Days of Construction 540, Day Completed 885  
Parking deck façade, Multifamily, Completion of Church parking
  - ✓ **Milestone #4** - Day Completed 885  
Project complete



**MILESTONE #1**  
 DEMOLITION OF THE CHURCH YOUTH BUILDING AND THE TWO HOUSES. INSTALLATION OF EROSION CONTROL MEASURES. (THIS ASSUMES THE TOWN OF CARY WILL ALLOW DEMOLITION AND EROSION CONTROL CONSTRUCTION SIMULTANEOUSLY.)

**LEGEND**

- PARKING AVAILABLE TO CHURCH
- AREA UNDER CONSTRUCTION
- EXISTING CHURCH BUILDING

**STAGE 1 CONSTRUCTION SEQUENCE**

1. REMOVE THE PORTION OF THE EXISTING ASPHALT ON THE EAST SIDE OF HARRISON AVENUE REQUIRED TO INSTALL THE TEMPORARY SKIMMER BASIN.
2. INSTALL A TEMPORARY OUTFALL PIPE FROM SKIMMER BASIN TO EXISTING CURB INLET AND ALLOW FLOWS TO USE EXISTING 18" ACROSS HARRISON TO EXISTING DITCH.
3. PERFORM ONSITE DEMOLITION OF EXISTING BUILDINGS TO BE REMOVED (ON EAST SIDE OF HARRISON AVE.) AND ALL ABOVE/BELOW GRADE SITE FEATURES TO BE REMOVED.
4. REMOVE THE EXISTING PARKING WEST OF HARRISON AVENUE AND GRADE IN THE PROPOSED POND AND POND OUTFALL. POND SHALL BE READY TO TAKE ON FLOWS PRIOR TO INSTALLING NEW PIPE ACROSS HARRISON TO POND.
5. WHEN POND IS READY, INSTALL POND INLET PIPE ACROSS HARRISON AVENUE TO THE HANNOLE ON THE EAST OF HARRISON. REVERSE THE PIPE STUB TO BYPASS CHURCH FLOWS TO POND.
6. DURING DRY WEATHER, REMOVE EXISTING 18" ACROSS HARRISON AVENUE AND REPLACE WITH NEW STORM PIPE. MODIFY DRAINAGE AT LOW POINT OF THE ROADWAY PER PLAN SO THAT ROADWAY FLOWS RUN TO EXISTING DITCH THROUGH NEW PIPE.
7. ACCESS TO THE CHURCH PARKING LOT WILL BE AVAILABLE ALONG HARRISON AVENUE, W. PARK STREET, AND S. ACADEMY STREET.
8. AFTER COMPLETION OF BUILDING DEMOLITION, CONSTRUCT NEW PARKING LOT ADJACENT TO HARRISON AVENUE AND PARK STREET.

**WithersRavenel**  
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**CARY FIRST BAPTIST CHURCH**  
 SKETCH PLAN  
 218 S. ACADEMY STREET  
 21-DP-6546  
 CARY, NORTH CAROLINA

**CONSTRUCTION PHASING -**  
 STAGE 1

DATE: 03/20/24  
 DRAWN BY: JMS  
 CHECKED BY: JMS

**PRELIMINARY**  
 NOT APPROVED FOR  
 CONSTRUCTION

Sheet No.  
**C2.0**



**MILESTONE #2**  
 SITE WORK - CHURCH PARKING LOT IMPROVEMENTS  
 AND PARKING DECK PREPARATION.

**LEGEND**

- PARKING AVAILABLE TO CHURCH
- AREA UNDER CONSTRUCTION
- EXISTING CHURCH BUILDING
- TEMPORARY CLOSURES

**STAGE 2 CONSTRUCTION SEQUENCE**

1. REMOVE THE PORTION OF THE EXISTING PARKING LOT NORTH OF THE CHURCH BUILDING.
2. ACCESS TO THE CHURCH PARKING LOT WILL BE MAINTAINED FROM HARRISON AVENUE AND W. PARK STREET. THE ENTRANCE TO THE CHURCH PARKING LOT FROM ACADEMY STREET WILL NEED TO BE TEMPORARILY CLOSED TO ALLOW FOR RECONSTRUCTION OF THE PARKING LOT. THE TIMING OF THIS CLOSURE WILL BE COORDINATED WITH FIRST BAPTIST CHURCH.

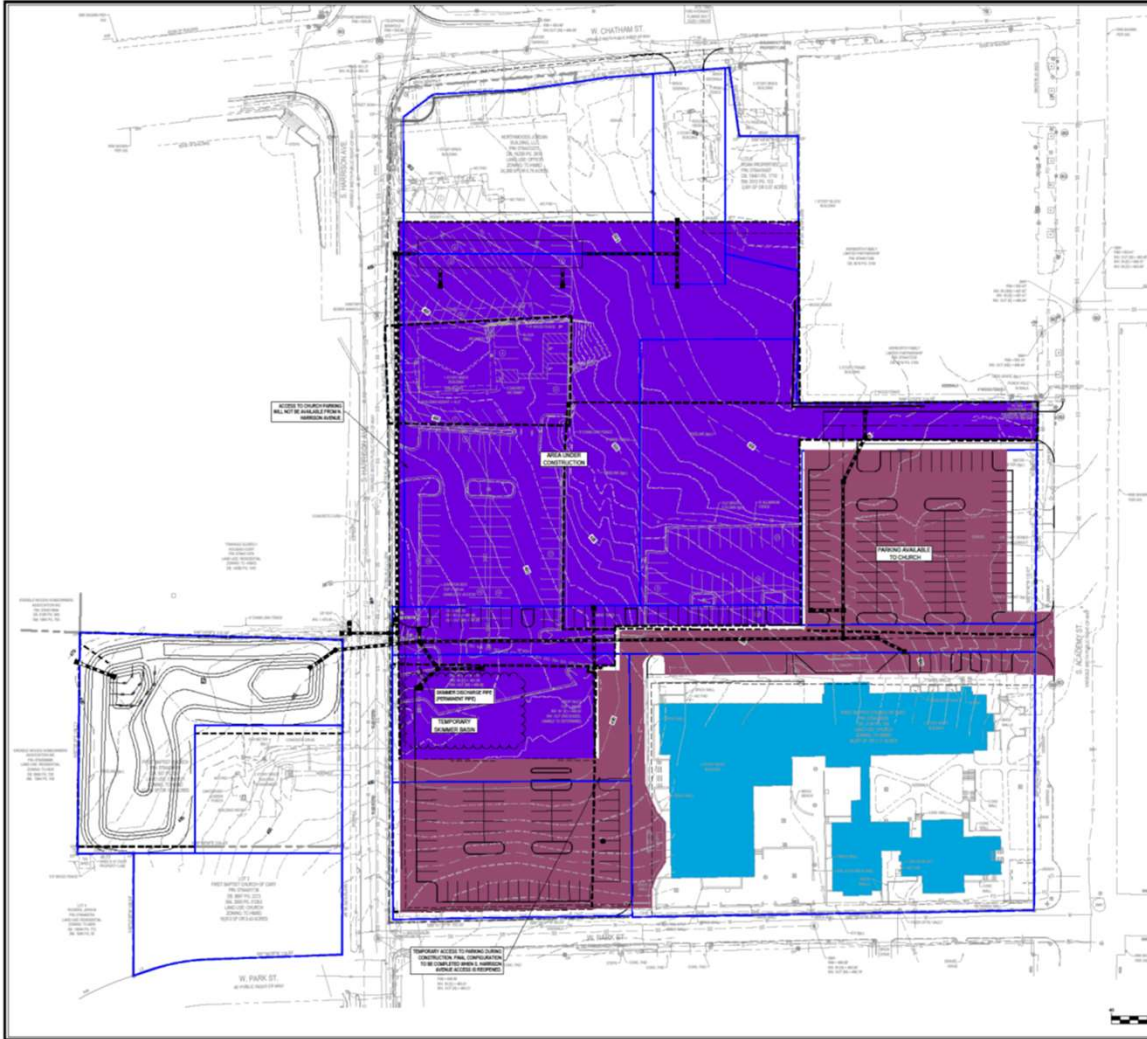
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 Engineers | Planners

**CARY FIRST BAPTIST CHURCH**  
 SKETCH PLAN  
 218 S. ACADEMY STREET  
 21-DP-6546  
 CARY, NORTH CAROLINA

**CONSTRUCTION PHASING -**  
 STAGE 2

**PRELIMINARY**  
 NOT APPROVED FOR  
 CONSTRUCTION

Sheet No.  
**C2.1**



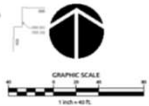
**MILESTONE #3**  
 SITE WORK - CONSTRUCTION OF PARKING DECK AND  
 MULTI-FAMILY STRUCTURE.

**LEGEND**

- PARKING AVAILABLE TO CHURCH
- AREA UNDER CONSTRUCTION
- EXISTING CHURCH BUILDING

**STAGE 3 CONSTRUCTION SEQUENCE**

1. REMOVE THE PORTION OF THE EXISTING PARKING LOT NORTHWEST OF THE CHURCH BUILDING.
2. THE ACCESS TO THE CHURCH PARKING LOT FROM S. HARRISON AVENUE WILL NOT BE AVAILABLE.
3. ACCESS TO THE CHURCH PARKING LOT WILL BE AVAILABLE FROM W. PARK STREET AND S. ACADEMY STREET.
4. PRIMARY PARKING FOR THE CHURCH DURING THIS PHASE OF CONSTRUCTION WILL UTILIZE THE PARKING AREAS GENERALLY NORTH AND WEST OF THE CHURCH BUILDING AS SHOWN IN MAGENTA.





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**CARY FIRST BAPTIST CHURCH**  
 SKETCH PLAN  
 218 S. ACADEMY STREET  
 21-DP-6546  
 CARY, NORTH CAROLINA

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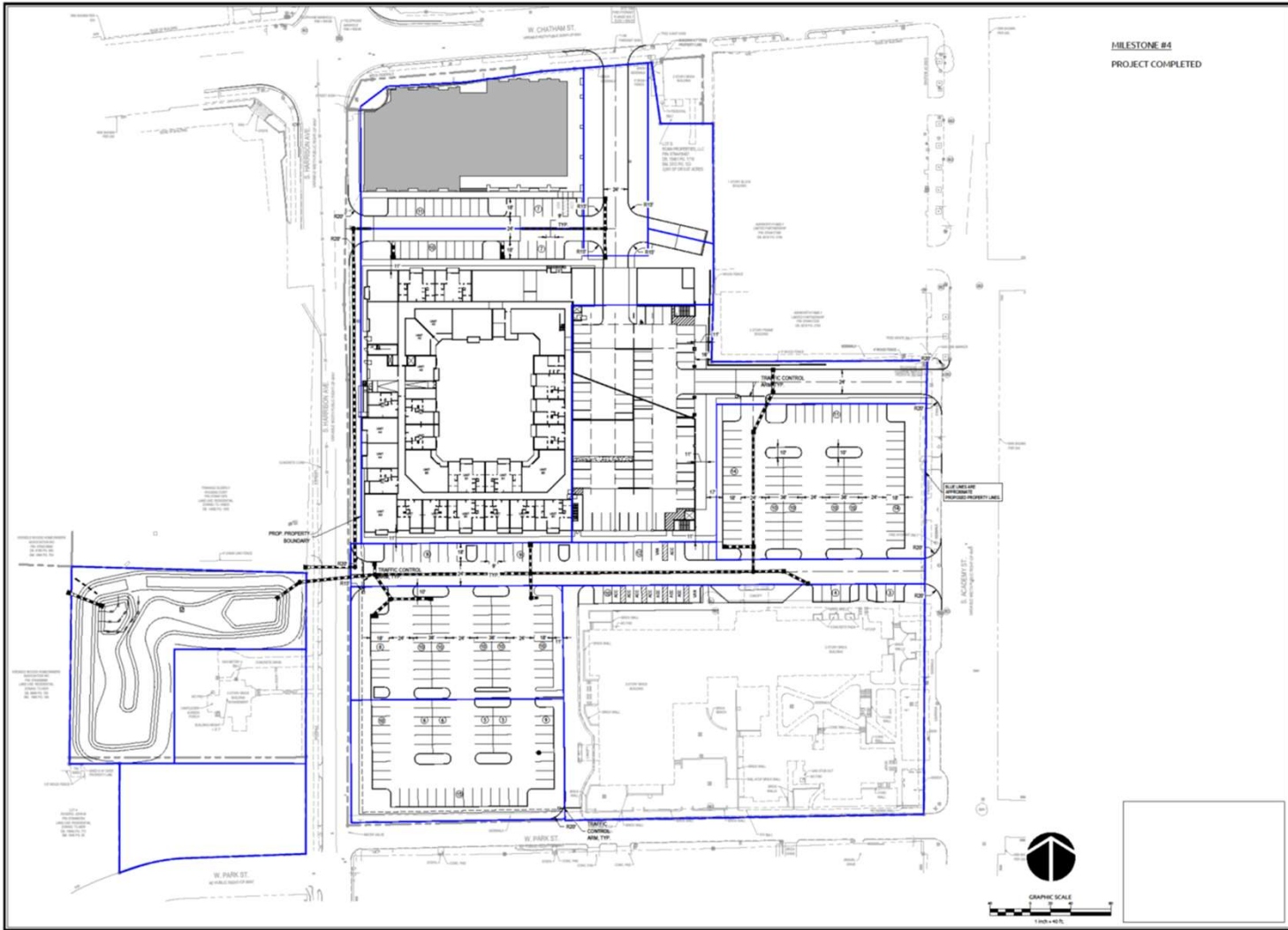
**CONSTRUCTION PHASING -**  
 STAGE 3

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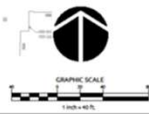
**PRELIMINARY**  
 NOT APPROVED FOR  
 CONSTRUCTION

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Sheet No. **C2.2**



MILESTONE #4  
PROJECT COMPLETED



CARY FIRST BAPTIST CHURCH  
SKETCH PLAN  
218 S. ACADEMY STREET  
21-DP-6546  
CARY, NORTH CAROLINA

CONSTRUCTION PHASING -  
STAGE 4

DATE	BY	REVISION
3/20/2023	WRS	ISSUED FOR CONSTRUCTION

PRELIMINARY  
NOT APPROVED FOR  
CONSTRUCTION

NO.	DESCRIPTION

Sheet No.  
**C2.3**

## Parking Deck Rendering from 2021



## Parking Deck Rendering from 2021



## Parking Deck Location





## Parking Lot Location



# Parking Deck Location



## Parking Deck Location



# Property and Planning Committee Report

## February 19, 2023

- Timeline – Bottom Line
  - Closing is upon us – By March 3 2023
  - Construction is upon us – Soon after closing. 855 day construction period.

Property and Planning Committee Report  
February 19, 2023

Committee Members – Amy Bytnar, Anthony Wood, James Phillips,  
Phyllis Tipton, John Shupe, Eleanor Sun, Myron Burris, Chris Brown -  
Thank you!

Trustees – John Cortese, Paul Shackleton, Reg Shiflett – Thank you!