

Durham County

Project Update: Public Interests Redevelopment of DSS Main



Agenda

- Project Overview
- Community Engagement Approach
- Draft Guiding Public Interests
- Next Steps

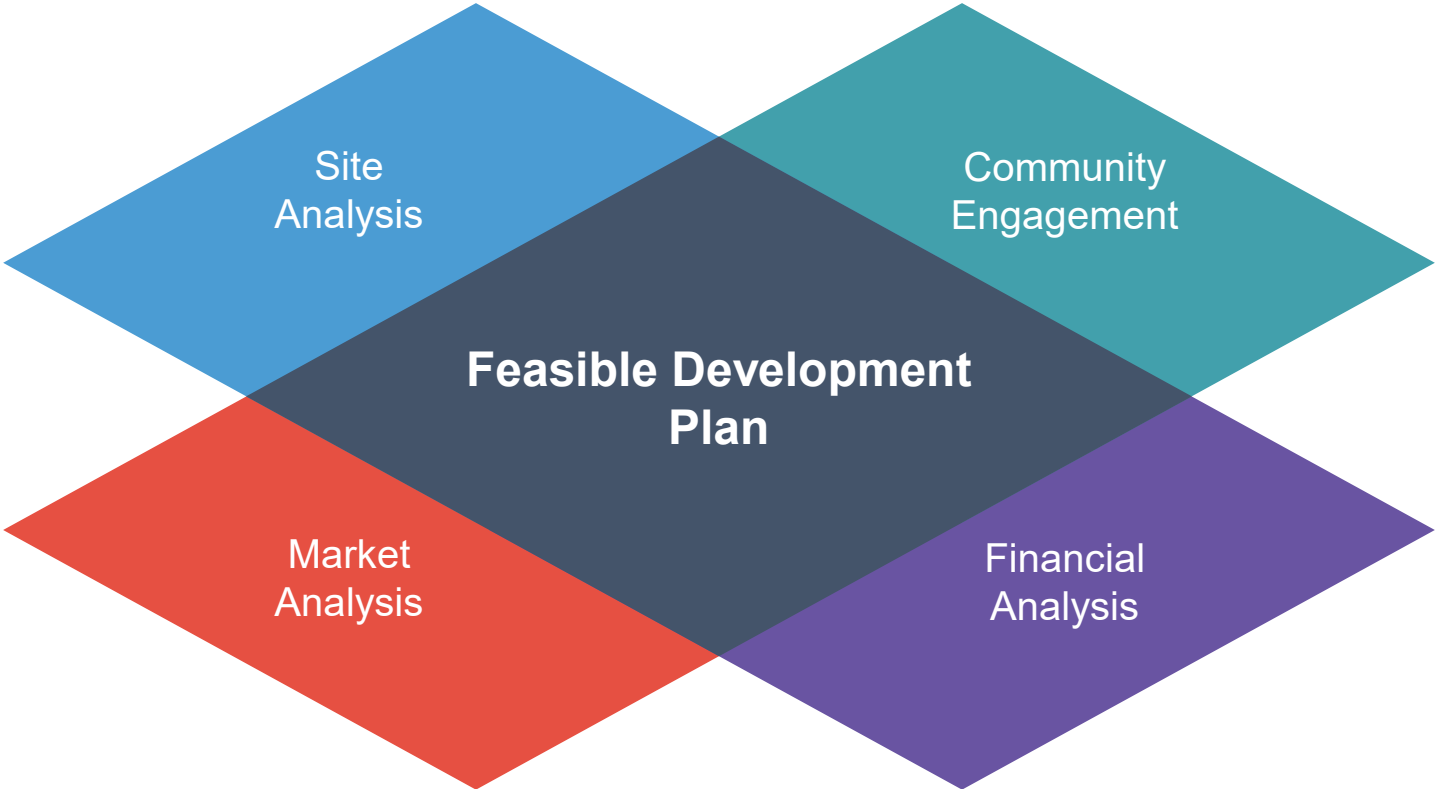


Development Finance Initiative

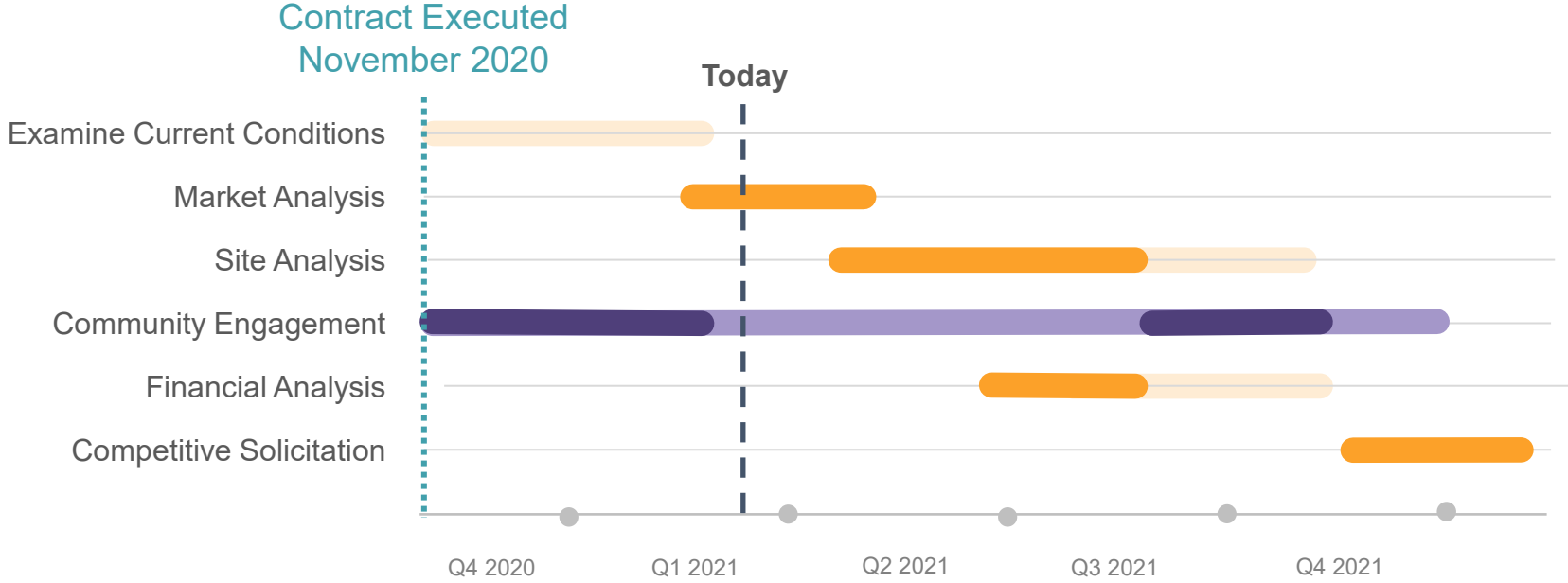
The Development Finance Initiative (DFI) is a program of UNC Chapel Hill's School of Government and advises communities in NC to attract private investment for transformative projects by providing specialized real estate development and finance expertise.



Pre-Development Process



Pre-Development Project Timeline



Note: Timeline subject to change due to market conditions, community feedback, delays in decision-making, as well as response during private developer outreach.

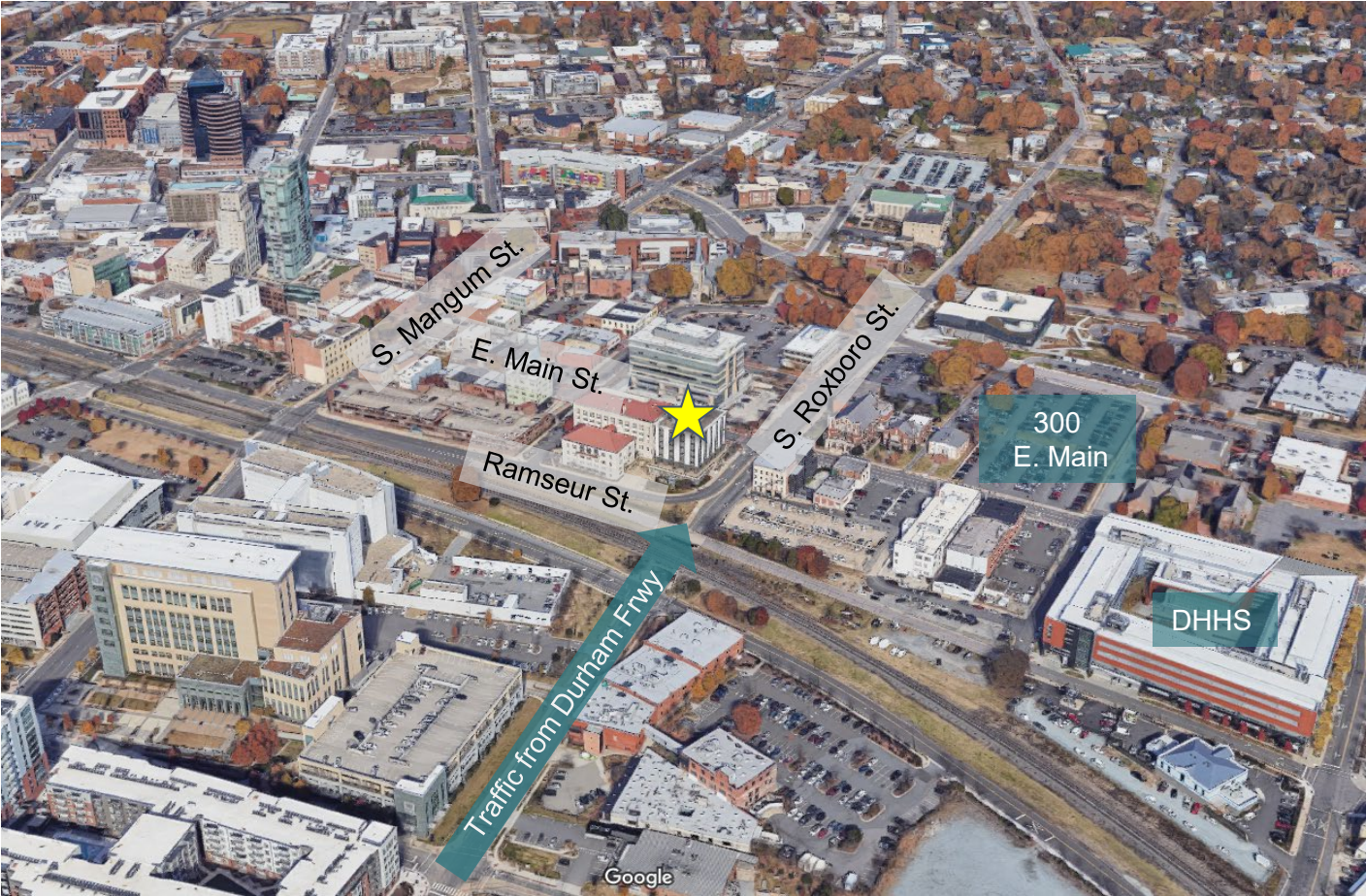


DSS Main Overview

- 220 E. Main Street
- 0.37 Acres
- 6 stories
 - ~49,000 SF above grade
 - ~13,500 SF unfinished basement



Located at Gateway to City Center

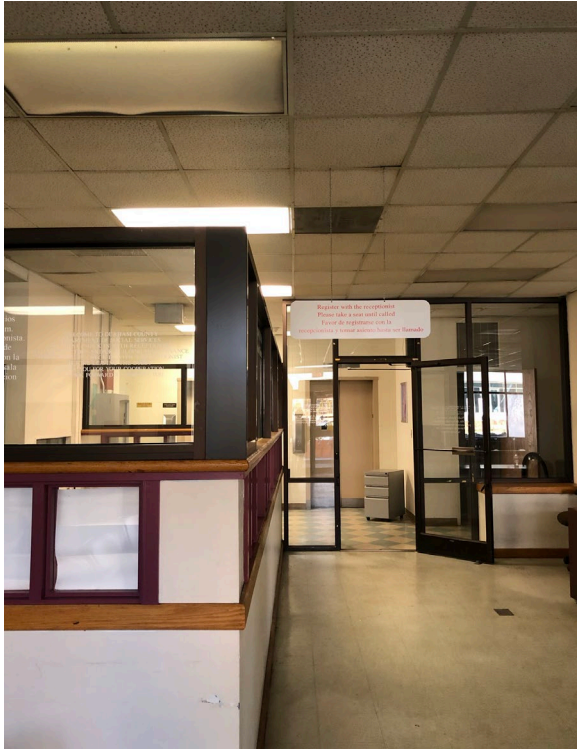


Preliminary Redevelopment Challenges

- Limited amount of service parking located at rear
- Asbestos present throughout building
- Utilities for Admin 1 and 2 located on site
- Does not meet current ADA and building code regulations

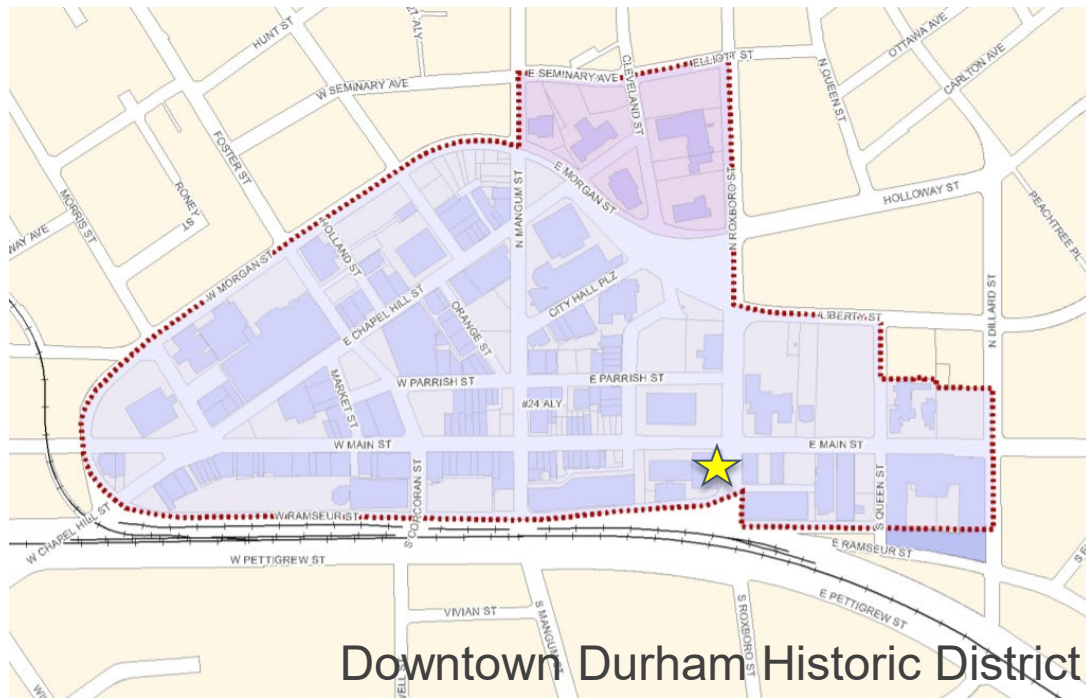


Few Upgrades Since Construction

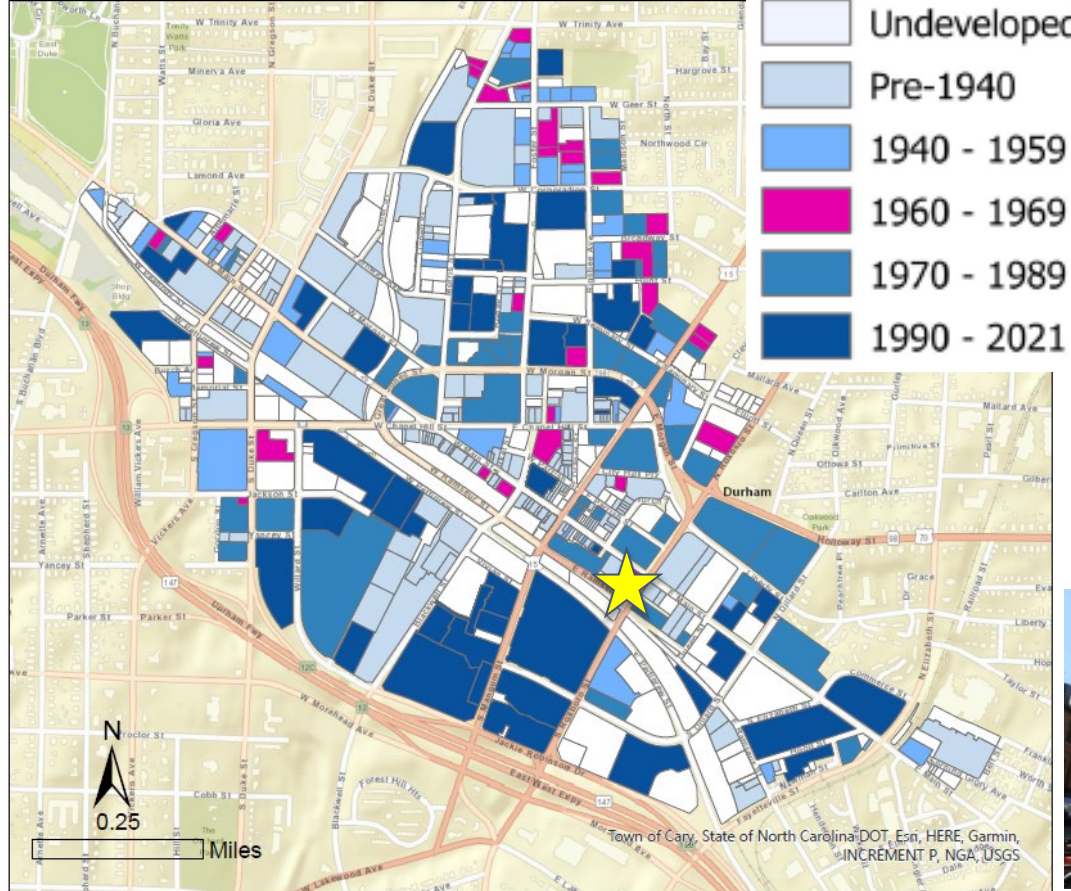
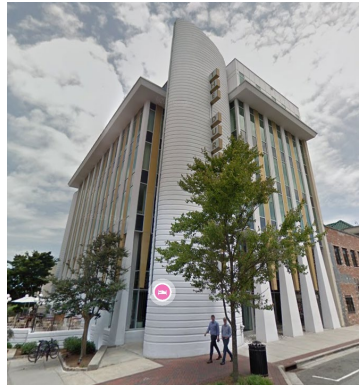


Historic Character of Building

- Formerly Durham Department of Social Services (DSS Main)
- Built in 1967 (within the 50-year period of significance)
- Architecturally intact 1960s Classically-Derived Modernist office building
- Part of local (contributing) and national Downtown Durham Historic District (not-contributing)
 - Subject to local oversight but currently not eligible for Historic Tax Credit



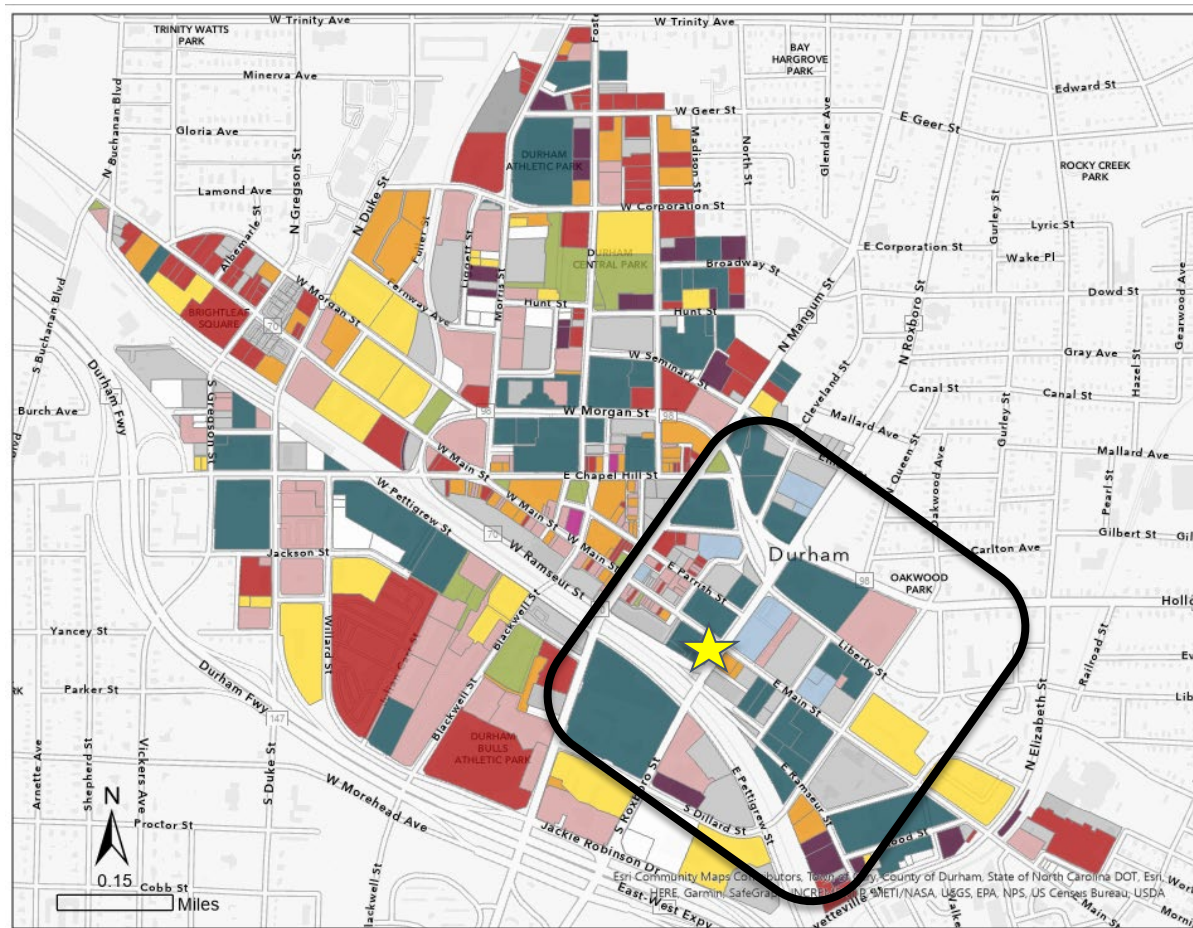
One of six 1960s buildings in City Center



Central in a largely institutional segment of E. Main

Parcels by Building Use

- Institutional
- Mixed Use
- Retail
- Hospitality
- Office
- Parking
- Industrial
- Open Space
- Religious
- Residential
- Undeveloped



Durham County investing to extend active uses east

Parcels by Ground Floor Use

 Institutional

 Office

 Retail

 Parking

 Other

Food & Beverage?

 Yes



Guiding Public Interests

What are Public Interests?

Public Interests

Values

Relevant

Encompass Range

Reflect tradeoffs

Input for criteria to evaluate development plans and select development partner

Development Plan

Defined

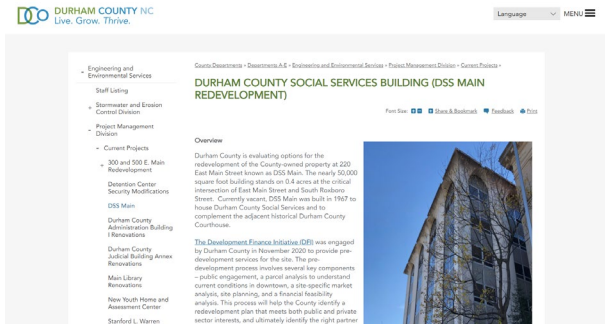
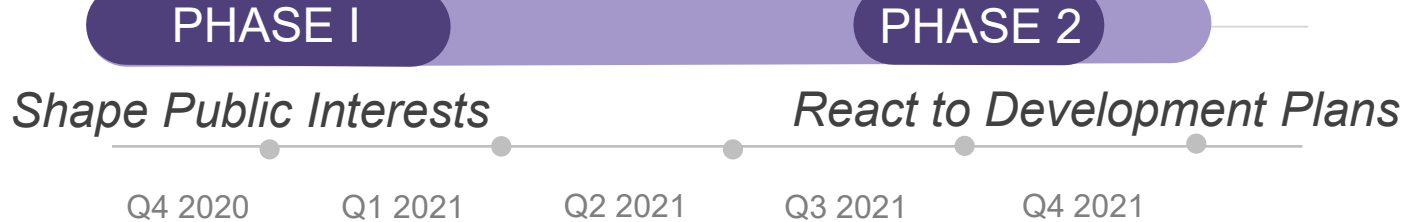
For example, the plan may include:

- Square feet dedicated to each use
- Preservation approach
- Location and # of parking spaces

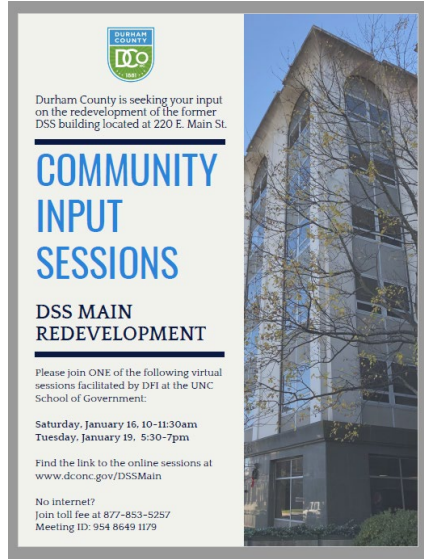
County or private ownership

Public investment scenarios (if any)

Community Engagement Approach



Community Engagement around Public Interests



The input sessions and survey were advertised:

- Project webpage on the County site (www.dconcgov/DSSMain)
- County press release
- County Facebook page
- Stakeholder email distribution lists
- Neighborhood Listservs
- Flyers

Community Input Sessions

Jan 16 & 19, 2021

18 individuals in attendance (excl. staff)

Online Survey

Jan 15 – Jan 29

27 unique responses

Small Group Engagement

DFI held one-one-one meetings with the following local organizations and City-County staff to inform guiding public interests:

Downtown Durham Inc.	American Underground
Durham Chamber of Commerce	Durham Area Designers
Preservation Durham	Durham County Economic Development
Self-Help Real Estate	Durham Cultural Advisory Board staff
NC Central University	Durham County Public Arts liaison

Select Quotes from Community Input

Preserving buildings from all eras is vital to having a vibrant and interesting downtown.

We really need affordable housing. This may not be the best use for this building site but is really key.

Continuity is missing in downtown. Downtown shouldn't be chopped up by districts [such as] business or "poor people's districts"

[Preserving the building] is minimally important. Focus on the best land use possible to meet Durham's needs.

What's missing [in downtown] is an outlet for those that are underrepresented.

Livening up the streetscape for pedestrians is priority #1, it's a desert for pedestrian amenities

Proposed Guiding Public Interests

Redevelopment of DSS Main should:

- Maintain the primary use of the building for community-oriented activities and/or office space accessible to businesses with needs unmet by downtown market.
- Incorporate ground-floor uses that increase street-level vibrancy and invite community interaction.
- Preserve the unique architectural features of the exterior and allow for enhancements consistent with the building's prominent location at a key gateway to downtown Durham.
- Include design elements that facilitate pedestrian traffic to and from nearby commercial nodes.
- Optimize public investment and attract private investment.

Next Steps

- BOCC endorses guiding public interests.
- Durham County released RFQ to select architect for site analysis and conceptual planning. Responses due March 10th.
- DFI completes market analysis and presents findings to Board.
- DFI begins site analysis with selected architect.

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of NORTH CAROLINA
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