



Background & Proposed Development Plans for the Redevelopment of the 300 & 500 Blocks of E. Main Street Summer 2018

Background

Durham County engaged the Development Finance Initiative (DFI) in May of 2017 to provide pre-development services for two County-owned sites on the 300 and 500 blocks of East Main Street. For more information relating to the history of this project and additional details regarding the plans below, please visit: www.dconc.gov/EMainSt.

DFI's pre-development process closely mirrors the process that the private sector uses in its approach to development, with an emphasis on a final product that meets public interests. Ultimately, this process will result in a competitive solicitation process aimed at helping the County find the right private development partner(s) to realize its community and economic development goals on 300 and 500 E Main. For more information on DFI, please visit: www.sog.unc.edu/dfi

Guiding Public Interests

Durham County worked with DFI to identify site-specific public interests to guide the pre-development process. The public interests, endorsed by the Durham Board of County Commissioners (BoCC) on March 8th, 2018 after a series of public engagement sessions, are as follows:

Development on the 300 and 500 blocks of E. Main Street should:

- provide a parking solution that will address Durham County employee and Health & Human Service facility customer needs and meet new demand created by the project, recognizing the proximity of the future light rail station and incorporating options for multiple modes of transportation;
- increase the availability of affordable housing in downtown Durham for households earning 80% Area Median Income (AMI) and below in a mixed income and multi-generational setting;
- provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street;
- efficiently use public investment to maximize public benefits and attract private investment;
- focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

Recommended Development Plans










DFI worked with LITTLE Diversified Architects to create conceptual mixed-use site plans that incorporated residential development with street-level commercial to align with Durham's Unified Development Ordinance (UDO), Downtown Durham Historic District requirements and the parking needs of County employees and future residents. After creating and testing dozens of potential development plans, DFI presented the plans that best meet the public interests for further review at the June 14, 2018 Durham BoCC meeting. The Commissioners selected two plans. The plans with costs under current conditions are outlined on page 2.

Opportunities for Public Input and Next Steps

Durham County is soliciting community input on the two plans with public feedback sessions on Tuesday, July 17th, Saturday, July 28th, and Thursday, August 2nd, and an online feedback form (see www.dconc.gov/EMainSt for more info). Following the public feedback sessions, DFI will present their findings to the Durham BoCC for selection of a final development plan. Through a competitive process, DFI and the County will then solicit a private development partner(s) to execute the vision in partnership with the County.

DURHAM COUNTY DEVELOPMENT STRATEGIES- 300 AND 500 E. MAIN STREET

Plan Legend- corresponding to plans and birdseye images:

- | | |
|---|--|
|  Affordable Housing |  Office Space |
|  Market Rate |  Commercial/Retail |
|  Micro-Unit |  Daycare/ Pre-K |
|  Resident Amenity |  Open Space |
| |  Structured Parking |

Plan A



Plan B



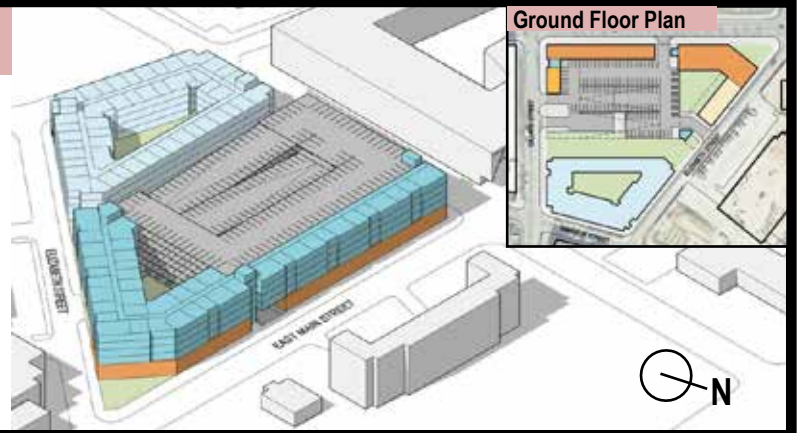
500 BLOCK- Plan A & B

North Parcel (Dark Blue)

- 160 market-rate apartments (studio, 1, 2 and 3br)
- 20,950 SF commercial space (1st floor facing E. Main Street)

South Parcel (Light Blue)

- 180 units restricted and affordable to households earning 30%-80% AMI. (studio, 1 and 2br)



300 BLOCK- Plan A

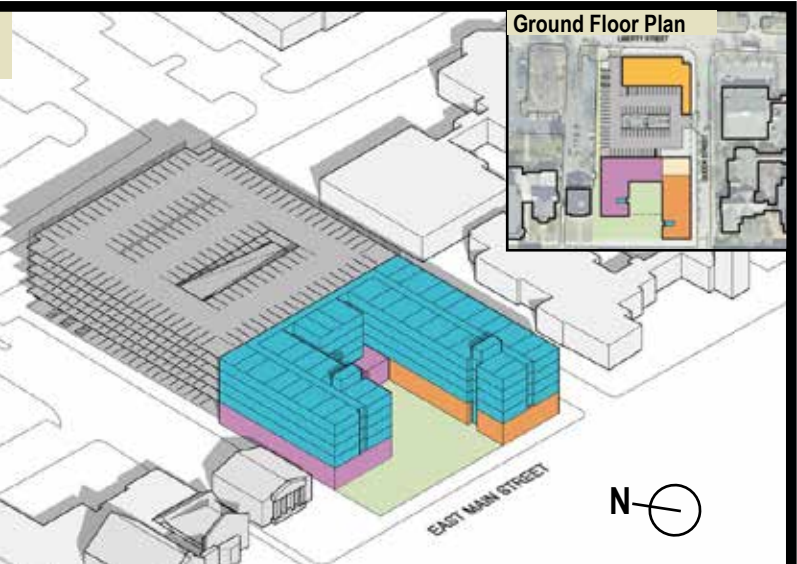
- 152 market-rate units (micro, studio and 1-br)
- 12,200 SF Space for daycare/pre-K
- 8,850 SF commercial space

Plan A Total Development

- 492 residential units, 180 restricted and affordable to households earning 30%-80% AMI.
- 55,000 SF of commercial space
- 1,574 – 1,970 County-owned parking spaces

Public Investment- \$46.8M-\$53.5M

- Requires \$4-\$5M in public loans/grants for the affordable housing component
- Approximately \$25,500 per affordable unit



300 BLOCK- Plan B

- 97 units restricted and affordable to households earning 80% AMI (1,2 and 3 br)
- 13,800 SF of County-owned commercial space (1st floor of parking deck)

Plan B Total Development

- 437 residential units, 277 restricted and affordable to households earning 30%-80% AMI.
- 34,700 SF of commercial space
- 1,537 – 1,933 County-owned parking spaces

Public Investment- \$45.2M-\$56.5M

- Requires \$8-\$9M in public loans/grants for the affordable housing component
- Approximately \$30,900 per affordable unit

