

To: Durham County Board of Commissioners
From: Sarah Odio, Project Manager, Development Finance Initiative
Date: August 20, 2018
Re: *Public engagement around development plans for 300 and 500 blocks of East Main Street*

Summary of Second Round of Public Engagement

The Development Finance Initiative (DFI) has undertaken a comprehensive public engagement approach for redevelopment of the 300 and 500 blocks of East Main Street. See March 2, 2018 memo for an overview of the first round of public engagement.

On August 7, 2018, DFI and Durham County completed the second round of public engagement sessions around the two leading proposed development programs for the sites. Participants had the opportunity to provide feedback during three in-person sessions and/or online. Public sessions began with a presentation by DFI outlining the proposed development plans and providing an opportunity for questions. Participants were then split into small discussion groups and asked to consider (1) whether the plans met the guiding public interests endorsed by the Durham Board of County Commissioners (BoCC) in March of 2018 and (2) which plan did the best job of meeting those interests.

Individuals unable to attend an in-person session were able to complete an online feedback form (in English or Spanish) that followed the same structure as the small group discussions of the public sessions. Before completing the form, participants were strongly encouraged to download and examine a fact sheet outlining the proposed plans (see Appendix).

The workshops were advertised using the following means: County press release, County social media pages, stakeholder email distribution lists, neighborhood listservs and printed flyers distributed around downtown.

Participation in the July and August public engagement activities was as follows:

Public Engagement	Dates	Participants
Public Interest Workshops	July 17 & 28, August 2, 2018	112
Online Feedback Forms	July 11 – August 7, 2018	54
Total Individual feedback received		166

Summary of Public Input

The following is a summary of feedback collected via the July/August public engagement sessions and the online feedback form. This feedback relates to how well, in the respondents view, the development plans fulfill each guiding public interest and which plan does a better job of meeting that interest. Respondents did not often express a clear preference between the two plans and

instead made general comments that applied to both plans. In some cases, respondents disagreed on an issue, and therefore aspects of the development are categorized as both meeting the public interest and not meeting the public interest. The summaries below represent the most common opinions heard, but are not exhaustive. All individual responses received are available in the appendix.

The guiding public interests state that new development on the 300 and 500 blocks of E. Main should:

- Provide a parking solution that addresses the needs of Durham County employee and Health & Human Service facility customers and meets 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% of 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.

Many participants felt that the plans fulfill each public interest by:

	Plan A	Plan B
Parking	<ul style="list-style-type: none"> • Providing sufficient parking for County employees, HHS customers and the new demand generated by the project. • Allowing for the convertibility of both decks. 	<ul style="list-style-type: none"> • Providing sufficient parking for County employees, HHS customers and the new demand generated by the project.
Affordable Housing	<ul style="list-style-type: none"> • Increasing the overall number of affordable units in downtown. • Providing units affordable at 80% AMI and below. • Delivering units at various income levels within both the neighborhood and the affordable housing developments. • Providing micro units. 	<ul style="list-style-type: none"> • Increasing the overall number of affordable units in downtown. • Providing units affordable at 80% AMI and below. • Delivering units at various income levels within both the neighborhood and the affordable housing developments. • Providing more restricted, affordable units than Plan A.
Commercial Offerings	<ul style="list-style-type: none"> • Including a daycare/Pre-K space. • Adding commercial space on Liberty Street. 	

Efficient Public Investment	<ul style="list-style-type: none"> • Costing less per unit. • Spending more to allow for convertibility of the decks in the future. • Maximizing private investment. 	<ul style="list-style-type: none"> • Emphasizing the public benefit of affordable housing over the total public investment.
Pedestrian-Scale Design	<ul style="list-style-type: none"> • Placing green space <i>on</i> Main Street. • Respecting the downtown historic district setback requirements. 	<ul style="list-style-type: none"> • Placing green space <i>off</i> Main Street and therefore maximizing street-facing commercial activity. • Respecting the downtown historic district setback requirements.

Many participants felt that the plans fall short of meeting each public interest in the following ways:

	Plan A	Plan B
Parking	<ul style="list-style-type: none"> • Providing too much parking for downtown residents and employees, who will have access to public transit options and the future light rail. • Not delineating options of multiple modes of transportation. 	<ul style="list-style-type: none"> • Providing too much parking for downtown residents and employees, who will have access to public transit options and the future light rail. • Not delineating options of multiple modes of transportation.
Affordable Housing	<ul style="list-style-type: none"> • Separating the (restricted) affordable housing units from the (unrestricted) market rate units. • Not having enough density of market and affordable units overall. • Not restricting the affordability of the micro-units. • Not providing enough family units (larger units with 2 and 3 bedrooms). 	<ul style="list-style-type: none"> • Separating the (restricted) affordable housing units from the (unrestricted) market rate units. • Not having enough density of market and affordable units overall.
Commercial Offerings	<ul style="list-style-type: none"> • Not including commercial space on Ramseur Street. 	<ul style="list-style-type: none"> • Not including commercial space on Ramseur Street. • Not including commercial space on Liberty Street. • Not including a daycare/Pre-K space.
Efficient Public Investment	<ul style="list-style-type: none"> • Spending too much on parking. 	<ul style="list-style-type: none"> • Spending too much on parking.
Pedestrian-Scale Design*	<ul style="list-style-type: none"> • Setting the 300 block buildings too far back from E. Main Street. 	<ul style="list-style-type: none"> • Placing the 300 block parking deck façade against E. Main Street.

* Note that participants acknowledged that it was too early in the process to reflect on this public interest, given that the site analysis does not focus on design elements. However, most participants expressed an interest in receiving more information on the design review process once a development partner is selected and asked that the public be kept informed of opportunities for feedback on design as the project moves forward.

Addressing the Public Concerns

Respondents raised several issues regarding meeting the public interests in one or both of the plans. This section briefly addresses how, if at all, the plans can be revised to address those issues.

Not delineating options of multiple modes of transportation.

The solicitation will require developers to state how they will make the project accessible via multiple modes of transportation, including bikes, bus transit, ride-sharing services, etc.

Separating the (restricted) affordable housing units from the (unrestricted) market rate units.

In order to maximize the impact of affordable housing incentives and efficiently use public investment, (restricted) affordable units and (unrestricted) market rate units are not mixed within a building. Both plans rely on federal Low Income Housing Tax Credits (LIHTC) to subsidize buildings containing affordable units. (Otherwise the cost to the County would be substantially higher.) Among other restrictions, LIHTC can only be awarded to a building with a certain portion of units set aside for low-income households. To achieve a mixed-income neighborhood, both plans include at least one building with market-rate units. The proposed affordable housing development on the 500 block will serve a mix of extremely low income, low income and moderate-income households, and the adjacent building (also on the 500 block) will accommodate moderate to high-income households.

Not providing enough family units (larger units with 2 and 3 bedrooms).

Both plans focus on studio and 1-bedroom units on the 500 block for three reasons: (1) existing demand for affordable housing, (2) compatibility with downtown amenities, and (3) ability to accommodate public housing tenants to be relocated from downtown DHA properties being redeveloped. Should the BoCC decide it prefers to provide family units, an alternate Plan A is available at a lower cost to the County.

Not including commercial space on Liberty St. (in Plan B) and on Ramseur Street (in both plans) on the ground floor of the affordable housing developments.

Affordable housing developments were purposely set away from E. Main Street to maximize the number of residential units (by including ground floor units that, according to the Durham UDO, are not permitted along Main Street) and to minimize the public investment required. Federal tax credits cannot be applied to the construction of commercial space, so the addition of commercial space to those buildings would threaten their financial feasibility (or require additional County funds).

Not including a daycare/Pre-K in Plan B.

Although the development of the 500 block is not designed to accommodate a daycare/Pre-K, revisions can be made to the plan or the solicitation can state a strong preference for inclusion of childcare-compatible space.

Not having enough density of market and affordable units overall.

The density was designed to meet federal tax credit program limitations (a maximum of 200 units for the LIHTC program) as well as respond to reasonable absorption rates in the market. The plans reflect conservative assumptions about the market, but the solicitation will invite developers to add additional density should they believe the market can absorb it. Note that additional density would be limited by parking capacity or require additional parking.

Key Decision Points

PRIOR TO RELEASING A SOLICITATION FOR DEVELOPMENT

The following are the policy questions that must be answered prior to releasing a solicitation:

- How many affordable units restricted to households earning less than 80% AMI does the County want to include across the two sites in order to balance the goals of creating more affordable housing while also achieving a mixed-income community (i.e., what does mixed-income mean to the BoCC)?
- How much should the County invest in the development of affordable housing?

PRIOR TO ENTERING INTO AN AGREEMENT WITH A DEVELOPMENT PARTNER

Both plans can accommodate various levels of parking. Lenders, investors, and regulators will insist on a minimum number of parking spaces for the commercial and residential units. Prior to the execution of a development agreement, developers will need to share the total number of spaces required. Beyond that, the BoCC will need to determine how many parking spaces it wants to provide for County employees and other public uses.

Next Steps

DFI will present an overview of the public feedback at the September 4, 2018, BoCC work session. Following the work session, County staff will brief commissioners on the fiscal impact of each plan. Once the Commissioners have had a chance to review public feedback and understand the fiscal impact of each plan, they will be asked to select a final plan for a solicitation process. DFI will work with County staff to draft the solicitation(s) around the BoCC's preferred development plan and the results of public participation.

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APPENDIX 1

Fact Sheet

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.dconcc.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 of 2018 after a series of public engagement sessions, are as follows:

Any 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 multiples 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, outlined on page 2, for public review.

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.dconcc.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 below

 Low- Income	 Office Space
 Market Rate	 Commercial/Retail
 Micro-Unit	 Grocery/ Large Retail
 Resident Amenity	 Daycare/ County Amenity
	 Open Space

Plan A



Plan B



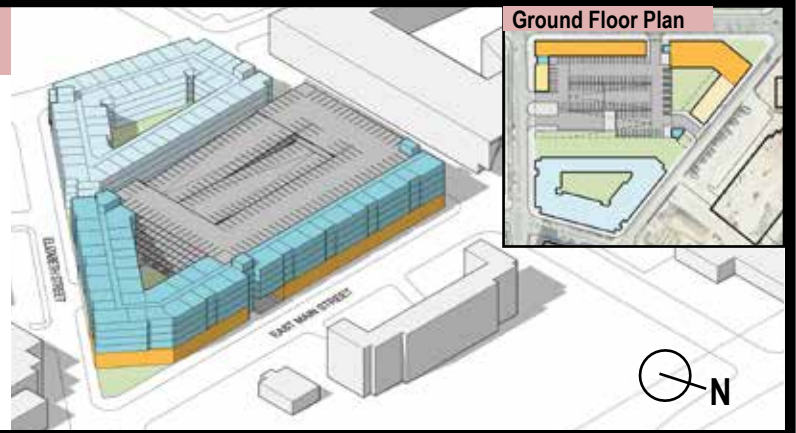
500 BLOCK- Plan A & B

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

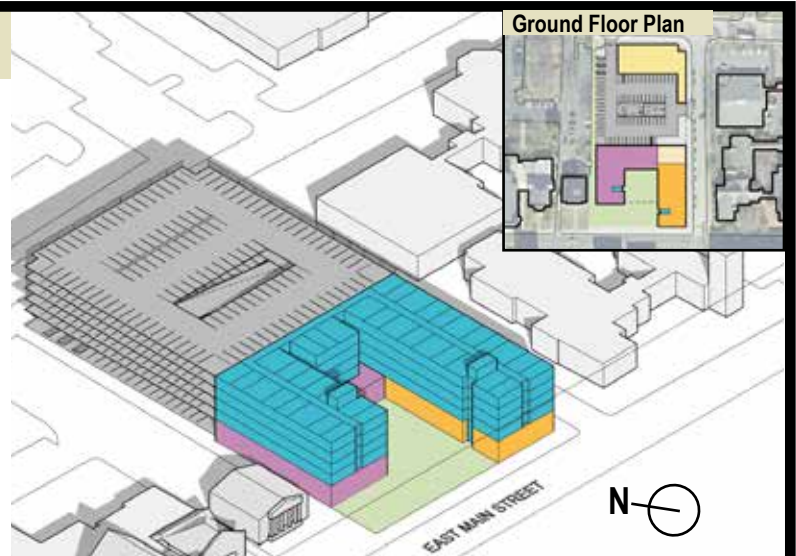
- 152 market-rate units (micro, studio and 1-br)
- 12,200 SF Space for daycare/pre-K
- 8,850 SF commercial space

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
- \$25,500 per affordable unit



300 BLOCK- Plan B

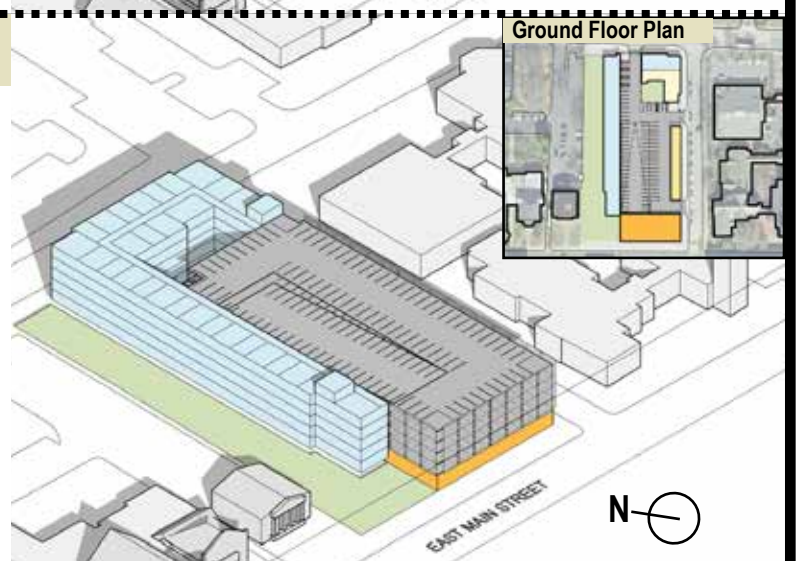
- 97 units restricted and affordable to households earning 80% AMI (1,2 and 3 br)
- 13,800 SF of County-owned commercial space (1st floor of parking deck)

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
- \$30,900 per affordable unit



APPENDIX 2

SELECT QUOTES FROM PUBLIC FEEDBACK

The following are quotes selected from the online and paper feedback forms that represent the range of opinions heard on the draft public interests (note that some quotes have been edited for clarity):

Public Interest #1: New development on these sites 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.

- *Lots of parking → too much? Between the plans, it's a wash.*
- *The city and county should continue to work on reducing the use of individual vehicles and promote better public transportation. If not already in place, some consideration should be given to including a bicycle use bonus for city or county employees who use bikes or public transportation. We put too much emphasis on cars, which is not sustainable in the long term.*
- *There is no public interest in providing this much parking to county employees. Both plans fail by providing too much parking.*
- *There should still be free parking for public and employees no matter the plan.*
- *The plans do provide parking but do not provide a convincing argument for why either plan needs to have as many parking spaces as are planned for.*
- *Parking is necessary, but ideally parking should be kept at the minimum amount to make the rest of the plans possible.*
- *I don't necessarily balk at the amount of parking I just wish that it took up less of the proportional development mix. Right now parking appears to consume half or more of the site, which is a waste. I'd like to see much more development than parking structure.*
- *They meet the parking interest well. Plan A seems to meet the interest slightly better due to its ability to convert more of the parking spaces into non-parking uses if necessary.*
- *I appreciate that both plans include decks that can be converted for other uses at future points.*
- *Both plans include county-owned parking spaces. But Plan A includes the most parking spaces, thus doing a better job of meeting this aspect of the public interest.*
- *All the plans to different degrees reflect the public interest. They all try to address the present and future need of downtown Durham.*
- *Both Plans meet this public interest. The use of automation is positive due to the efficiency involved. Also considering multiple uses - day and night - of the same parking space adds*

to efficiency. Both plans do a good job; I don't see the varied conversion options as significant variables -- especially in the near future.

- *Without parking in the short term, you'll choke the livability and viability. We'll go broke waiting for light rail and driverless cars. So Ya! Brings on lots of convertible parking!*
- *Critical to know whether any parking will be available for existing use that relies on street or county lot after hours.*

Public Interest #2: New development on these sites should 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.

- *Plan B meets public interest much better because of more affordable housing units. Period, full stop. Every one of those units are crucial in making downtown more inclusive and vibrant for all.*
- *Plan B does a better job, hands down. It is important to keep units affordable and plan B does better in terms of the number of restricted units by nearly 100 units.*
- *Plan B does the better job as there are more units dedicated to affordable housing.*
- *I prefer plan B because it has more affordable housing units applicable to families as well as singles.*
- *B obviously brings more (permanent) affordable housing.*
- *Any affordable units are a plus. So I am okay with either because there are so few existing units for the general public.*
- *Any affordable housing meets the public interest.*
- *I think either plan would achieve this interest.*
- *Overall, I think both plans meet public interest fairly well. I like plan A best though because it has something for everyone.*
- *Both plans offer affordable housing - micro units are a good way to keep rents low without restricting.*
- *Can't be sure market-rate micro-units will stay affordable.*
- *Even Micro-Units can escalate in price. Plus, graduate students could take up places intended for people needing affordable housing long-term.*

- *Given the 500 block's proposed units, diversity brought by Plan A seems like more short-term benefit, but B obviously brings more (permanent) affordable housing.*
- *80% AMI target seems to be for private investment. Meeting public need would prioritize 30% AMI with some 60% AMI. Affordable housing should always be the highest weighted priority.*
- *We need more units at the lowest income level.*
- *While I support low-income housing, I do worry that we are creating a concentration of low-income housing in one sector.*
- *Yes to mixed income but it does not need to be in every building – so long as neighborhood has a mix of housing that is good.*
- *I'd like to see double the overall number of units or at least double the number of micro units. I am concerned that with what appears to be an insatiable demand for affordable housing this project is underbuilt.*
- *There doesn't seem to be any limit to the demand for affordable rental housing so why not build much more of it. I'd like to see a project at least double the scale that is proposed here.*
- *Both plans have their merits, but it's not enough units.*

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

- *This is great! I love the idea of incorporating a daycare or pre-k site.*
- *As an employee of Durham County, and a new mother, I am most interested in having designated daycare space. This would cut down on my commute to drop my son off at daycare, and he would be close by in case of an emergency. I would love to see a daycare facility provided in one of these spaces, as there is not much in the way of daycare/childcare in downtown.*
- *I think Plan A is the option that meets public interest and the best option to pursue. By incorporating Pre-K, you are helping so many families. This is especially helpful because of the location - and I anticipate it being a highly sought after childcare site. In the long run, option A makes way more sense.*
- *Daycare is good in general but does less for Main Street activation.*
- *Do not put a daycare here. That much-wasted "open space" fronting Main St defeats the purpose and does not create conductivity east of Roxboro.*

- *500 building should include more retail along S. Dillard. Relocate services to either Elizabeth street or space between deck and south building.*
- *Plan A has good Main Street facing opportunities, but also opportunities on the street facing the Library. This will help develop this area and make all sides of the streets walkable and desirable.*
- *Both do well--Plan A seems to do a better job based on the amount of SF for commercial/service use and the flexibility of the space.*
- *I like how both plans try to wrap commercial around to the side streets.*
- *Both need some work on activating side streets, especially at the 300 block.*
- *I'm unsure of the demand for commercial space (at the moment) on Main Street, so I tend to favor Plan B for this reason. I do like having more housing and commercial space calculated in Downtown Durham.*
- *Plan B is best because I don't think you'll need to have so much commercial space in these buildings.*
- *May be asking for too much commercial space, particularly if it is a retail space.*
- *Think not only day care but there needs to be a grocery store if you are going to have affordable housing.*
- *East Durham Needs a Grocery Store, East Durham Needs a Grocery Store, East Durham Needs a Grocery Store.*
- *I think that these plans both meet the public interest, although I am not sure that I think the County should have control over the retail spaces. It seems reasonable for the spaces to be sold at market rates. I think the two plans are comparable at meeting this public interest because plan B could potentially include a daycare if that is requested.*
- *Both plans meet this interest. I have no preference because it is difficult to evaluate whether one plan provides better offerings for tenants and workers over another, when all are hypothetical and unidentified.*
- *More retail space within/underneath affordable housing -- retail should not just be targeted toward most affluent residents otherwise, what is the point.*
- *There needs to be something that pulls all the residents together to help create a community.*

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

- *Find a passionate developer. Plan A shifts more risk to the developer.*

- *Very well--I have a hard time choosing because I think the flexibility of the parking space should be valued over the long term.*
- *Parking lots are not an efficient use of public money; however, both seem to be about the same in terms of fund. Money for convertible parking lots seems like a better option for funds, even it more expensive.*
- *They are about the same investment, so the plan with more affordable housing is better – but the tax base boost might be better in Plan A.*
- *I think both of these plans will meet the public interest. Plan A costs less overall and needs fewer public funds so I would go with that plan.*
- *As Durham continues to grow, its growth is simultaneously increasing tax revenue and fueling economic advancement as well as pushing people out of their homes in downtown Durham. It is our duty as a community to reinvest a substantial portion of the benefits we are receiving in affordable housing for those who are being pushed from their homes and those middle-income workers, such as teachers, emergency responders, and police officers, who care for our community.*
- *Thanks for highlighting the amount of public subsidy that the parking decks are requiring and making it easy to compare to the relatively small subsidy that the affordable housing is requiring. This is the problem! Privatize the parking and charge market rates. I still prefer Plan A to convert parking to other uses.*
- *I like less parking investment in favor of more affordable housing units. [...] However - I am concerned about the amount of public investment in Plan B, and do not know how to evaluate whether this amount is realistic in our community. If Plan B is selected, I will want to know how our community will seek this funding.*
- *Whichever option includes more development and more private development is the better option. To that end why not double the scale of the project, make it a 100% private market rate development, and use the proceeds to fund affordable housing initiatives? Either way it is sad that 2/3 as much investment is going into parking as it is for housing. I'd like to see a project that is 100% human space instead.*
- *Plan B puts more money toward housing as opposed to the (in my opinion, unlikely) prospect of converting parking garages down the line. Why will we run out of need for parking when we are adding attractions and housing to a place many people already need to park. Then, you consider the population growth in the area, and eliminating parking in the future seems like a pipe dream.*
- *Plan B's investment of more for affordable housing is well worth it - we could subsidize even more to reach lower income levels.*
- *The greater numbers of affordable units in Option B is worth the additional public investment.*

- *I would happily pay higher taxes to ensure that more Durhamites can live in safe, affordable housing.*
- *Plan A seems more attractive to private investment, but plan B seems to make better use of public investment.*
- *Both do meet this public interest. Plan A appears to meet the goal through a smaller public investment -- generally a good thing when spending public money.*

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

- *I prefer that the parking not face East Main Street. That is not pedestrian-friendly. So 300 Block Plan A does a better job of activating that part of the corridor.*
- *Do not place a parking garage facade on Main St. It is unsightly and decreases desire of people to be downtown. Buildings need to at least appear to accommodate people, not cars. That's what makes a downtown desirable.*
- *Plan A does a better job of creating a vibrant, urban streetscape. 300 block of Plan A has commercial, residential, greenspace.*
- *Plan A activates the street more than B, with multiple uses. Streetscapes should have activated spaces versus just the parking deck.*
- *Great for the 500 block, not good for the 300 block. Fight back against the setback requirement - that's silly.*
- *It's not particularly pedestrian-friendly now. Making it an attractive streetscape will require lots of creativity. Respect for neighboring historic building is important.*
- *Keep Durham looking like Durham. Green Spaces are very important.*
- *Pedestrian-friendly walkways and features in the landscape are crucial.*
- *One the face of it, I prefer Plan B – but the devil is in the details. Make sure that design focuses on pedestrian realm.*
- *They may meet some technical requirements, but they do not meet the spirit of what a historic district is designed to protect. They do not look like human scale buildings and are not in keeping with the local character. Huge blocks of buildings with a little 'micro retail' thrown in do not make a vibrant cityscape.*
- *Because of lack of architectural details, I believe that this question is premature.*
- *Judgement is not possible at this stage of massing concept sketches.*

In addition, participants provided the following feedback:

- *Durham is urbanizing and becoming denser. To keep housing and transportation affordable in Durham, we should be maximizing housing at these two development sites, along with commercial offerings to support economic activity and the needs of the residents.*
- *Yes please take advantage of the current public ownership of these sites to maximize their use. 800 or so housing units is a good start but 2,000 would be better. This could be a powerful catalyst for better transit and walkability downtown. It's also an opportunity to augment the tax rolls by turning nontaxable land into potent taxable land.*
- *I am pleased that Durham Co. is addressing the issue of low-income housing instead of just a parking deck.*
- *Like the work of DFI. Both of these plans meet a need for affordable housing and parking.*
- *I am glad the county is looking for ways to help the city meet affordable housing goals in the upcoming light rail corridor.*
- *The two blocks are very "hard" surfaced and need to soften up the larger area.*
- *Remember that this will be a transit dependent community - give yourself some flexibility as needs change!*
- *We have so few options in Durham that we need to maximize affordable units in these two projects. Kudos to Durham for making this happen.*
- *I am excited that DFI and County Commissioners are prioritizing affordable housing. DFI's service is far superior to private sector designers who just try to find the ways to maximize tax revenues from the property.*
- *I hope these can be places with things to do, safe places to walk, and areas for people to live long-term.*

APPENDIX 3

ONLINE FEEDBACK FORMS

	Public Interest #1: New development on these sites 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 multiples modes of transportation.	Public Interest #2: New development on these sites should 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.	Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.	Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.	Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.	Anything else you want to share regarding the development plans?
1	I think planning everything around the possibility of future light rail is not the right goal. First, we don't know if it will ever happen. Second, I believe the light rail route currently contemplated is in the wrong location. It should go along the existing rail right of way where the tobacco trail is currently located.	Plan A does a better job because families will not be able to live in micro units and I believe we should focus on families with multiple generations living under one roof.	I think Plan B serves the public good.	Plan A does a better job of meeting the public interest.	They may meet some technical requirements, but they do not meet the spirit of what a historic district is designed to protect. They do not look like human scale buildings and are not in keeping with the local character. Huge blocks of buildings with a little 'micro retail' thrown in do not make a vibrant cityscape.	This is not a bona fide attempt to solicit feedback. This is sales collateral. It's obvious what plans you want our "feedback" to favor.
2	300 Block Plan B. We need as much restricted and affordable housing close to downtown as we can get. This is what the majority of folks in the community want. It is what they prioritize in every meeting I attend that is about a new trail, or green space, etc being developed in and around Downtonw Durham.	Plan B.	Plan B.	Plan B.	Plan B.	Thank you for working to bring more affordable housing to our community. What would really help in the future would be to have a free system like Cary and Chapel Hill do. We can do this. By making the bus free we will eliminate many struggles for folks of all walks and incomes who are trying to get around town and don't have transportation or who are trying to avoid traffic and create a greener city all the way around.
3	Affordable housing is a big challenge and Plan B addresses it more than Plan A	Plan B	Plan B	Affordable housing is in our public interest, and the light rail line will be especially useful for those persons with less income.	Both seem to accomplish this in slightly different ways.	Durham can be a model for offering innovative ways to include affordable housing - we need to go with Plan B!
4	Plan B!	Plan B	Plan B	Plan B	Plan b	
5	B. The city and county should continue to work on reducing the use of individual vehicles and promote better public transportation. If not already in place, some consideration should be given to including a bicycle use bonus for city or county employees who use bikes or public transportation. We put too much emphasis on cars, which is not sustainable in the long term.	Plan B	Plan B.	Plan B. If the public does not promote affordable housing at every opportunity, private developers will not do it on their own. We must be bold about this need in our community and reach for the most units of affordable housing possible at every site. Private development is doing just fine, as evidenced by the myriad housing complexes going up everywhere, and especially downtown.	Plan B	
6	Both plans address public interest.	Plan B addresses the need for a broader spectrum of Durham citizens/families.	Plan B will allow for more current City of Durham families to remain. In terms of child care centers, we have many options, not just so many that offer services for weekend, 2nd and 3rd shifts workers.	I think we need to look at the long-term benefit as well. My vote will be for Plan B.	Both	I appreciate the opportunity to weigh in. Thank you
7	Plan B!	Plan B	Plan B, but daycare would be necessary!	Plan B	Both	Affordable housing in Downtown, please.
8	Plan B	Plan B	Plan B	Plan B	Plan B	
9	Approximately equal.	Plan B does a better job.	Plan B seems to do a better job.	They seem similar in this regard to me.	Plan B seems to do a better job of activating commercial activity in the 300 block of East Main.	I think the attention to units that serve families, in Plan B, is extremely important.
10	Plan B	Plan B	Plan B	Plan B	both offer future flexibility and creative responses, which is good.	

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11	Plan A is more efficient, provides plenty of affordable housing, costs less and 300-block does not have an ugly deck as street front.	obviously, plan B	Plan A	Plan A	Plan A	We're not expecting a palace, but please use various teams of architects so that they come up with something attractive (attractive doesn't have to be expensive). Most of the cookie cutter apartments built recently in Durham are pretty ugly and perishable, made out of wood sticks that won't last very long.
12	Plan A	Plan A	Plan A	Plan A	Plan A	
13	I think they meet public interest well. I like option A best for parking.	Overall, I think both plans meet public interest fairly well. I like plan A best though because it has something for everyone.	I think Plan A is the option that meets public interest and the best option to pursue. By incorporating Pre-K you are helping so many families. This is especially helpful because of the location - and I anticipate it being a highly sought after childcare site. In the long run option A makes way more sense.	okay job meeting public interest. I like option A.	plan A	
14	I think plan B fits community needs better. With increased residents and questions of whether the light rail will occur in a timely manner, be user-friendly, or ever occur, the parking will likely be needed.	There needs to be more housing across the board. Plan A does a better job. However, the ability to own housing is sorely needed. Rents increase and units fall into states of disrepair. I want something people value, not another housing "project" where people are crammed together just because they are poor. Help us value where we live and give people a stake.	Plan A has good main street facing opportunities, but also opportunities on the street facing the Library. This will help develop this area and make all sides of the streets walk-able and desirable.	Plan B puts more money toward housing as opposed to the (in my opinion, unlikely) prospect of converting parking garages down the line. Why will we run out of need for parking when we are adding attractions and housing to a place many people already need to park. Then, you consider the population growth in the area, and eliminating parking in the future seems like a pipe dream.	I'm not sure one is better than the other	I hope these can be places with things to do, safe places to walk, and areas for people to live long-term.
15	Free parking for County employees is NOT in the public interest. It is not clear in the fact sheet or description what incentives the County is providing its employees not to drive to work. The amount of parking in both plans indicates that the County is not being aggressive enough in its incentives for alternative modes of transportation. Plan A would be better in that it seems to allow more parking to be converted to other uses. This should occur NOW not just in the future.	Plan A is better.	Daycare and Pre-K are very important! Plan A seems more likely to include this and thus is better	Thanks for highlighting the amount of public subsidy that the parking decks are requiring and making it easy to compare to the relatively small subsidy that the affordable housing is requiring. This is the problem! Privatize the parking and charge market rates. Wouldn't that help solve the financial problem? The County is prioritizing permanently affordable parking spaces over housing in both scenarios. Parking is not a public good. More parking, more cars, more pollution, more crashes, more land utilized for infrastructure over more productive uses, more expensive highway projects, etc. I still prefer Plan A to convert parking to other uses.	Neutral between both plans.	Reduce the parking. Charge market rates. Use the savings to incentive other modes of transportation and more affordable housing.
16	They meet the parking interest well. Plan A seems to meet the interest slightly better due to its ability to convert more of the parking spaces into non-parking uses if necessary.	Both do well, but Plan B seems to do a better job due to the income restriction.	Both do well--Plan A seems to do a better job based on the amount of SF for commercial/service use and the flexibility of the space.	Very well--I have a hard time choosing because I think the flexibility of the parking space should be valued over the long term. I think Plan A is a more effective use of public investment because of the flexibility it brings.	Both do well--difficult to choose between the two.	I hope you'll encourage/push the developers to value architecturally distinct and valuable designs when it comes time for that part of the process. These plans should be flexible from a use/programming perspective, but I'm hopeful they will also provide a design/aesthetic that will age well.
17	Both in my mind are about the same and hopefully the light rail will alleviate need for all to use cars all the time	Plan a allows the city more rental income which I think will be important	Plan a as day care is needed desperately and there are a lot of coffe shops and co working spaces in that area	Plan a	Not sure as they were not renderings. We do need the setbacks and the like	

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18	It seems Plan A has the option for more parking spaces, so if the goal is parking, then it would seem Plan A meets that goal. That doesn't mean I prefer Plan A, however. I think Plan B offers plenty of parking.	Plan A has more units for $\leq 100\%$ AMI, so it would seem that one meets this interest the best. HOWEVER, I strongly disagree that downtown needs more $\geq 100\%$ AMI units. I'm for less apartment housing and more home ownership, therefore, I support Plan B. I despise high-income apartments located downtown as I don't think they allow for diversity.	It seems that Plan A allows for more commercial space. So, if the goal is commercial space, then Plan A allows for the most of it. I really like the idea of a childcare facility. Again, not sure that Plan A is my favorite, but it does have the most commercial space available.	Plan B requires less upfront public investment and less private investment, so I think it does a better job of meeting this public interest.	I think Plan B with the introduction of children and less $\geq 100\%$ AMI units will have a more vibrant, urban streetscape.	Thanks for soliciting public input! I like that Plan B has more open space (I'm sad the question of open space wasn't given), and I like its lack of $\geq 100\%$ AMI apartment units.
19	Plan B does a better job of offering retail and parking on the Main Street corridor side within the 300 block site and will keep vehicular and pedestrian traffic away from the residential units. Also, Plan B would be more attractive to potential office conversions in the future within the parking deck structure instead of being on the back side which doesn't have the same feeling of engagement with other downtown amenities.	Plan B	Plan A does a better job at this.	Plan A	Plan A	
20	Both plans meet this public interest; Plan A seems to better meet the needs as it would initially provide more spaces, but would be able to be converted decks to non-parking related uses.	Both plans meet the needs of this public interest; it appears plan B provides a greater number of units restricted to 30-80% AMI. Although Plan A includes additional units that may be affordable, though not restricted, it isn't clear the uptake of 'micro' units. It would be helpful to know the needs of individuals in the 30-80% AMI population--are those mostly families that would not be able to utilize only 400 sq ft?	Both plans meet this public interest; plan A is preferable as it provides retail along East Main, Roxboro, and Ramseur streets. What sort of regulations will be in place if the County controls commercial space? i.e. guarantees regarding rent control, permissibility of certain types of business, etc?	I am concerned about the selling of market-rate portions of the plan -- does this include the commercial spaces? These seems somewhat contradictory to what was reported on the previous section regarding County retaining property. What exactly will be sold to private sector? Also, what is the likelihood of acquiring the public investment? Can the plan decision be made after securing the investment or does a final project plan have to be submitted in order to receive support?	Both plans could benefit from 'green space' surrounding all sides of the properties (particularly the 300 block plans) so that there is not just road, sidewalk, wall.	I like that the parking structure for the 500 block is 'wrapped' by housing, particularly on the side facing E Main. I also like the 'wrapping' in Plan B for the 300 block, but also prefer the availability of commercial property along three sides of the 300 block as in Plan A. An additional consideration that needs to be further addressed is the impact of the daycare space in Plan A and the impact it may have -- what outdoor space will be reserved for children? What will be the impact of noise level? Will there be any restrictions in place for residents (obviously sex offenders will not be allowed to live there--any other restrictions)? And will the daycare/pre-K be only for residents? County employees that use the parking deck, etc?

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	I don't believe that this is a public interest and insofar as it is, this is entirely too much parking in any of the scenarios. County employees have a GoPass and these sites are a block from 15-minute bus service, a future light rail station, future protected bike lanes, and sidewalks. Providing that much parking is a waste of taxpayer money, takes up space that could be used for additional affordable housing or commercial space, will add more cars to Main Street, and moves Durham farther away from its sustainability goals. Find ways to reduce parking and encourage other modes of transportation.	Very well. Plan B is better because it provides more affordable housing and if parking is reduced, more could be added to bring the total number of units closer to Plan A.	Pretty well. Having a daycare on site would be amazing. I think the urban form of the 300 block is excellent. The 500 block leaves much to be desired. Having the commercial/daycare/office space pulled back from the street isn't good urban form and in plan B, having a parking garage face Main Street (even if it has some commercial space on the 1st floor) stinks. I prefer Plan A's overall form over Plan B's, though it should be reconfigured to bring the face of the development up to the sidewalk.	Well for affordable housing, very poorly for parking. \$50M of public subsidy for parking goes against everything Durham should be trying to achieve.	Great for the 500 block, not good for the 300 block. Fight back against the setback requirement - that's silly. What historic property - the church next door?!? This is an urban area - churches don't get to decide to make that urban form worse just because they are a block over!!! Ridiculous.	You're on the right track with the affordable housing, daycare, and some elements of the urban form (particularly the 500 block). The amount of parking and subsidy therein is outrageous and needs to be cut considerably. You also need to push back on the setback requirements in the 300 block. This is downtown. We need as much useful, walkable, bikeable, transit-friendly housing, office, and commercial as humanly possible. This plan does not yet maximize the possibilities.
21	Both these plans meet the public interest, but flexibility in Plan A to convert portions of the decks into non-parking uses reflects the better option for a mass-transit future.	Single people could benefit from the micro-units, but the affordable housing should also ensure there is enough square footage for a family of four or five.	The daycare, pre-K option meets the public interest more than additional office or retail. There are existing options for those spaces, while a shortage remains for child-oriented services.	I prefer Plan B because of the public investment in affordable housing. I would happily pay higher taxes to ensure that more Durhamites can live in safe, affordable housing.	I prefer that the parking not face East Main Street. That is not pedestrian-friendly. So 300 Block Plan A does a better job of activating that part of the corridor.	
22	Plan A does a better job.	Plan A does a better job.	Plan A does a better job.	Plan A.	Plan A.	Do not place a parking garage facade on Main St. It is unsightly and decreases desire of people to be downtown. Buildings need to at least appear to accommodate people, not cars. That's what makes a downtown desirable.
23	I think Plan A meets the public interest the best. I would recommend a sky bridge connecting the Health and Human Services Building to the parking deck in the 500 block.	Plan A does the best job.	Plan A meets the interest best. The daycare/pre-K is a great idea. There is a lack of daycare available in the downtown area. It would be very beneficial to have this service available for county employees working in the HHS building and nearby offices.	Plan A is in the best interest of the public. I believe building in the flexibility now is the right way to go. It may be more expensive right now, but it would be cheaper than doing later.	I think plan A is the best. Hopefully, there will be commercial development that will include eating places for the public and county employees.	I think the county should consider having park and ride sites with buses to shuttle employees to the HHS building when construction begins for the 300 and 500 block. Perhaps a parking deck could be constructed on Ramseur St adjacent to the General Services building next to the railroad tracks for employee parking.
24	These plans seem to meet public interest as it relates to parking. Is there any way that some of the parking spots can support electric cars?	I'm worried that because they're not restricted that the prices on the micro-unit will be raised and won't be accessible to low-income residents. If there's a way to ensure that the low-income residents can equally access the units.	I feel like space for a daycare/pre-k would be great. I think Plan A would be a good spot.	I prefer Plan B.	The plans sound fine.	
25	Both plans include county-owned parking spaces. But Plan A includes the most parking spaces, thus doing a better job of meeting this aspect of the public interest.	Plan B does the best job by creating more affordable housing units.	Plan A does a better job, for it provides more commercial space.	MY ANSWER: Plan B takes a lower overall investment, yet combines public and private investment to meet a variety of needs, including parking, commercial space, and market-rate and affordable housing.	I cannot tell which plan would be better for the streetscape, especially given the above caveat: The concepts shown are not architectural renderings.	
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27	Neither, both have parking decks that are visible and prominent from Main and Liberty St. The parking decks should be completely wrapper, especially at the street level. These plans fail to do that.	B does a better job but the micro units should be available to transition people from Urban Ministries or otherwise income restricted. They should also not enable subletting or airbnb type short term rentals. You could get more housing in these lots, it doesn't feel maximized or scaled appropriately.	Do not put a daycare here, that is stupid. Why not share playground space with the first Presbyterian day school which is in the 300 block of east main st. Having that much wasted "open space" fronting main st defeats the purpose and does not create conductivity east of roxboro. I really expected better here.	Plan B is better than A but not good on it's own merits.	You misinterpreted the requirements of the downtown historic district and can do much better. These look like plans from someone who has never proposed something in Durham. You also totally neglected liberty st. You're buildings should interact and create connectivity on both sides of the parcel.	These are not good. Try again. Think about what it's like to live here (I have for 20 yrs) going from one institutional setting to the next. How can this, the police station, library, and the health dept be developed so they work together as a three block area instead of what seem to be totally distinct and ill conceived sub projects. Transform the section between Holloway, Roxboro, and Fayetteville St. Think transformational connectedness.
28	These plans do meet the parking public interest. Plan B meets it better in my opinion, because it's more flexible in that the decks can be converted in the future, which may be extremely useful as the light rail develops and parking needs change.	Plan B does a better job of meeting this public interest because it provides more restricted units while still maintaining a mix of incomes. Given the growth in market-rate housing in downtown, I think it's critical that the County use its resources to create housing that is permanently affordable. While this does result in a lower number of overall units, I believe having more affordable units is more important.	Both seem similar in terms of providing commercial space. I think it is very important to provide daycare space, which is lacking in downtown, and to provide retail to activate the street frontage.	Plan B does a better job of meeting public interest because it maximizes public investment in things the private sector generally doesn't provide (affordable housing).	The plans don't seem different in this regard, but I agree that it is important to create a vibrant, urban streetscape along E. Main St.	
29	Well, especially if the parking spaces actually can be converted into more affordable residential units.	B. More units 80% AMI in below is better.	Great. Give incentives to black businesses, offices, and restaurants.	These plans meet the public interest.	Architectural concerns are fine, but should not be the top priority.	
30	These plans address public interest very well. I like plan A the most, because the most recent Durham County Community Health Assessment showed that community residents identified lack of affordable daycare being a cross-cutting barrier to wellbeing in Durham. I would suggest putting guidelines in place to ensure that the daycare or pre-k that is created in plan a (if that is the plan selected) is affordable and accessible to communities of color and other residents who have been underserved historically.	The micro units MUST be reserved for low income households, and there should be restrictions to ensure college students are not renting these units if they come from a family with lots of wealth and privilege. This is critical.	This is great! I love the idea of incorporating a daycare or pre-k site. Please do not only rely on current subsidies available to Durham residents for daycare. There has to be more help for people in this community that have been historically underserved.	Plan B is better because of the flexibility with the parking spaces and because it incorporates space for daycare and pre-k.	Sounds good! I hope you plan to get feedback on the renderings at a later date.	Please include people who have been through the Racial Equity Institute two-day workshop phase I and II in the planning for these developments. It is critical to use a racial equity lens in everything we do in Durham going forward. Also, thank you for soliciting public input. I'm glad to see the City engaging community members in these plans.
31	Plan A for both sites are my preferred choice. Green space on Main street and maximum parking. □ Housing is still not the scope of Durham County so who is managing the housing?	Plan A gives a balanced mix of incomes	Think not only day care but there needs to be a grocery store if you are going to have affordable housing. You need substantial dock area for garbage, trash and recycling don't forget that!	I like plan A because of the aesthetics and the investment that the private sector make the cost of the affordable housing units are works in my favor also.	Downtown Durham is growing up in comparison to the Human Service building and the new Police station it should fit in the scare perfectly.	1. Public art considered for the site □ 2. Waste disposal considerations □ 3. Which department in Durham County will be responsible for this structure and maintenance, leasing agent □ 4. Will animals i.e. pets be accepted.
32		Plan B				

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33	Portions of the parking decks in both plans can be converted to adapt to changing transportation needs. I think both plans meet this interest.	Given the rising costs of housing in Durham and the increasing number of displaced residents, I heavily endorse PLAN B, which focuses on restricted affordable housing for folks making 30-80% of AMI.	Both plans meet this interest equally.	Plan B requires lower overall investment, although it may require more public funds to support affordable housing. I think Plan B is the better, more cost-effective option. Access to affordable housing was the NUMBER 1 concern among Durham residents according to the 2016 Durham County Community Health Assessment, and this is the perfect opportunity for Durham City and County officials to take action on this priority.	I think both plans meet this interest.	As mentioned, the NUMBER 1 concern for Durham residents in the 2016 Durham Community Health Assessment was access to affordable housing. For this reason, I think Plan B is clearly the better option.
34	Both plans seem to do a fine job of providing public parking. As I think that we should be doing what we can to reduce driving in the triangle while promoting public transportation, including buses while we are waiting for light rail, this is not one of my top priorities.	Although both plans do provide some affordable housing, I think Plan B is clearly better at providing affordable housing. It provides far more affordable housing units, and those units are affordable to people at lower amounts of the AMI. These are the people that most need affordable housing in these lots. I'm also not convinced that providing micro-units is a good strategy. These units may well end up being rented at more expensive prices as area prices increase, and they are not ideal for families, who really need affordable housing.	I think that these plans both meet the public interest, although I am not sure that I think the County should have control over the retail spaces. It seems reasonable for the spaces to be sold at market rates. I think the two plans are comparable at meeting this public interest because plan B could potentially include a daycare if that is requested.	Both plans do a good job of meeting the public interest, as they are affordable and remain attractive to a private-sector partner. I think that Plan B meets the public interest better, as it puts fewer public funds towards the parking deck and more towards affordable housing. As Durham continues to grow, its growth is simultaneously increasing tax revenue and fueling economic advancement as well as pushing people out of their homes in downtown Durham. It is our duty as a community to reinvest a substantial portion of the benefits we are receiving in affordable housing for those who are being pushed from their homes and those middle-income workers, such as teachers, emergency responders, and police officers, who care for our community.	I think both of these plans do a good job of meeting this public interest. I don't see that one of them does a much better job than the other.	I strongly feel that the most important of the development interests is the interest in providing and subsidizing affordable housing. This is a major need in Durham, as expressed in the recent Health Priorities Survey. As the plans seem to be comparable in all other respects, I strongly recommend plan B, as it provides more affordable housing, especially for the most vulnerable residents of Durham.
35	There is no public interest in providing this much parking to county employees. Both plans fail by providing too much parking.	Both meet this portion of the public interest.	Having a daycare on site is valuable.	These plans are not cost-effective. they make an assumption that an appropriate parking ratio for public sector employees in one of the fastest growing downtowns in the South, right next to a light rail station- is to presume that 85-100% of employees will drive alone or "be frustrated." This is not a sound basis for public policy. Our economic competitors likely have drive alone rates closer to 50% or lower in their urban cores, and public sector employers should lead by setting examples. Regardless of other comments in this survey, these plans both fail because of too much spending on parking in conflict with our goals for transit, climate change, and energy use.	The plans are similar.	The development concepts for this site are promising and responsive to many community goals. The amount of parking being provided is in conflict with several community goals and does not support the kind of city Durham should be. DFI should bring back a proposal that AT MINIMUM, reduces the provision of parking for county employees by 50%.
36	I support Plan B as it has more units affordable to households at or below 30% AMI and has more multi-bedroom units for this population so low-income and formerly homeless families will benefit from the affordable units.	Plan B	No preference	I'm hoping that the costs of Plan B are closer to the lower part of the estimated range and therefore would require less upfront public and private investment than Plan A.	No preference	

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37	I think they both do adequate work of meeting public interest	I think plan B does because it has more restricted use	I think both do an adequate job of meeting public interest	I think both are adequate	Both are adequate	
38	Both meet the public interest of providing parking. I don't believe that we should maximize parking over other interests, so Plan B is better on the whole.	Both plans meet the interest. My concern is whether the units will be big enough to house families (which themselves can be multigenerational). The plan that has a better mix of larger units to accommodate families is my priority. Because Plan A emphasizes micro units this does not meet my criteria. I prefer Plan B. Plan B also includes more units at 60% AMI which I believe is better for low income families.	Both plans meet this interest. I have no preference because it is difficult to evaluate whether one plan provides better offerings for tenants and workers over another, when all are hypothetical and unidentified.	Both meet the interest. I like Plan B. I am concerned about how Plan A has higher parking construction cost for the purpose of potential future conversion. Just build with fewer parking spots if we think they won't be needed later. Bottom line/big picture: I like less parking investment in favor of more affordable housing units. Plan B also has lower threshold for private investment, and with all the other projects in Durham this seems like to right approach to me. However - I am concerned about the amount of public investment in Plan B, and do not know how to evaluate whether this amount is realistic in our community. If Plan B is selected I will want to know how our community will seek this funding.	Both appear to meet the public interest and I have no preference.	Our community needs to prioritize housing needs of working families at all levels of AMI. Every child in our community needs safe, stable, adequate housing, and our community needs to make sure families at all points on the AMI scale can find it.
39	I think there's ample surface parking for DHS employees. Unless the parking decks will serve the residents, these plans are unnecessary.	Plan A	Either plan serves the public interest	Why is parking the fixed variable for these plans? Is there a study justifying two parking decks?	Either is fine	Build affordable housing!
40	Plan B meets public interest much better because of more affordable housing units. Period, full stop. Every one of those units are crucial in making downtown more inclusive and vibrant for all.	Plan B meets more public interest. It is not the government's job to create above-market luxury housing. It is the government's job to create affordable housing at the lower end of the spectrum.	More retail space within/underneath affordable housing -- retail shouldn't just be targeted toward most affluent residents, otherwise what's the point	Use my taxes to house people! Sounds good to me	Sounds fine	
41	Increased parking spots does not meet public interest. Encourage public transport by minimizing parking.	Maximize affordable housing.	These aspects are both good, but must be balanced with the parking and affordable units discussed in the last 2 questions. Overall, less parking and more affordable housing are the 2 most important aspects.			More affordable housing!

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42	I don't agree that what Downtown Durham needs this much additional parking. I believe that neither of these plans goes far enough in addressing the City of Durham's primary need - affordable housing. In both plans, half of the planned parking spaces are to be reserved for county employees while the rest will be for commercial use and residents of the building. This is particularly unjustifiable in the heart of downtown Durham. The development is in walking distance of Durham Station, an Amtrak station, and the future Dillard Street stop on the Durham-Chapel Hill Light Rail, expected to connect residents to thousands of jobs. If there's anywhere in Durham that can support alternative modes of transportation, it's downtown. We should be planning to expect less car ownership, not encouraging more of it. The Board of County Commissioners has put parking above affordable housing. This priority is evident in the disproportionate amount of money being spent on parking. I believe both of these plans should be scrapped in favor of plans that put a much higher emphasis on affordable housing.	Plan B		I cannot believe that these plans propose spending \$20-25 thousand dollars per parking space. That's a total of \$40-50 million on parking! Meanwhile, Durham has the highest eviction rate of the 10 largest counties in North Carolina. Compare that proposed amount on parking to the roughly \$4 to \$9 million that these plans are going to invest to build at most 277 affordable housing units. This is incredibly unbalanced and NOT a reflection of the public interest.	This is important to have livable, walkable, vibrant streetscapes, but it's incongruous to the plans which are placing the highest emphasis on PARKING.	
43	The amount of parking embedded in both of these plans is simply ridiculous. Why is the city continuing to dedicate prime real estate downtown that is transit-accessible to parking? Moreover, at \$24,000 a space it is extremely costly. It's hard to say that these plans meet the public interest when the public has overwhelmingly expressed an interest in affordable housing and instead these plans prioritize parking.	B	Again, I support mixed used development but the amount of parking is ridiculous.	Why are we spending significantly more on a parking deck (\$42 mil) than on affordable housing (\$8 mil)?		
44	There is no way to answer this question based on the information provided. The critical issue is some estimation of the likely downturn in demand for parking spaces downtown. Without that it is not possible to know if there is any value to having plan A have more flexibility in terms of conversion.	Plan B does a better job, hands down. It is important to keep units affordable and plan B does better in terms of the number of restricted units by nearly 100 units.	I think it's a tie. Both seem to accommodate retail uses pretty well.	Plan B does a better job in terms of efficient use of resources. The overall public investment is pretty close between the two plans, and Plan B's total investment is smaller.	I can't tell based on the concept drawings.	It is very important to use the land available to the city to maximize affordable housing. We have so few options in Durham, that we need to maximize affordable units in these two projects. Kudos to Durham for making this happen.

	Public Interest #1: New development on these sites 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 multiples modes of transportation.	Public Interest #2: New development on these sites should 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.	Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.	Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.	Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.	Anything else you want to share regarding the development plans?
45	This is a good start. There two shortcomings of the plan. It under-utilizes prime downtown real estate. It also over-emphasizes the role of automobiles. In fact the plan appears to mainly be structured parking with liner buildings wrapped around it. I'd like to see much more substantial density with a greater share of the development devoted to people space instead of cars. This is a great opportunity to create tax revenue and support walkability and transit. I'd also like to see more private sector development so that more of the project will be taxable. This is an irreplaceable opportunity to maximize a public asset.	It's a good start but should go further. Using more of the structure for residences or adding more floors would provide additional housing. There doesn't seem to be any limit to the demand for affordable rental housing so why not build much more of it. I'd like to see a project at least double the scale that is proposed here. To that end Plan A is much better because it has more unrestricted housing and more housing in general. Why not add a couple more floors of the micro units?	It should absolutely be a mixed use project.	The convertability makes Plan A better. Whichever option includes more development and more private development is the better option. To that end why not double the scale of the project, make it a 100% private market rate development, and use the proceeds to fund affordable housing initiatives? Either way it is sad that 2/3 as much investment is going into parking as it is for housing. I'd like to see a project that is 100% human space instead.	Placemaking! Hell Yeah! This is an urban project and should be at an urban scale. The parking decks pretty well ruin the possibility of a good urban environment. Though if that's the cost of getting a dense, mixed use development then so be it. My only real concerns are underdevelopment and overemphasis on parking.	Yes please take advantage of the current public ownership of these sites to maximize their use. 800 or so housing units is a good start but 2,000 would be better. This could be a powerful catalyst for better transit and walkability downtown. It's also an opportunity to augment the tax rolls by turning non taxable land into potent taxable land.
46	I think the plans for the 500 Block will and hopefully offer enough space for all Durham County HHS employees, as the current parking lots don't have enough space. I like Plan A for the 300 Block, as there is designated space for a daycare facility, as well as enough parking and other features.	I think Plan A does a better job of meeting this public interest.	As an employee of Durham County, and a new mother, I am most interested in having designated daycare space. This would cut down on my commute to drop my son off at daycare, and he would be close by in case of an emergency. I would love to see a daycare facility provided in one of these spaces, as there is not much in the way of daycare/childcare in downtown Durham.	I like what Plan A has to offer in terms of a daycare/childcare facility.	Plan A.	I think a skybridge from the 500 block parking deck over to the Health Department/Health & Human Services building ,for employees & clients, would greatly reduce foot traffic across Dillard St. Also, if the county offered discounted daycare/childcare for its employees that would be fantastic!
47	Please reconsider how much money you are spending on parking spots. We need to spend public resources on addressing the issue of skyrocketing eviction rates and the environment, not investing in infrastructure supporting a suburban lifestyle in an urban environment. Yes to housing, no to parking.	Both plans have their merits, but it's not enough units. Take some of that parking lot money and invest it in housing. Tens of millions of dollars to pave a place to put a car... Think about it. Is this the way of the future?	Both of these plans meet public interest and make sense with regard to commercial space.	Oh my god. Look at that parking lot expenditure. Please.... just think about it. Think about the bike lanes and residential units you can build with this money. It's not too late.		Please, before it's too late, reconsider spending tens of millions of dollars of public money on space to put cars. Right smack in the middle of downtown. Durham has a chance to be a city of the future. Don't do it.

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48	<p>The concepts are too developer-driven and lack urban vibrancy. Get people out of their cars and using alternative transit: public bus, biking, walking. The concepts should prioritize the pedestrian experience, not the car experience. Where are the bus stops? How does one get from the fancy automated parking deck to the businesses? Instead of accommodating an automated parking space technology, how about showcasing urban bike infrastructure or prominent bus stop to shopping experience. Sell it so parking is not necessary because the residents can utilize public transit to get to their job. Encourage county employees not to park, but to ride. The County has an opportunity to set the standard of public transit adoption in this developer RFQ. The concepts fail to embrace the progressive vibrancy Durham residents charge their elected officials with. Yes, it checks the box for affordable housing but fails to embrace community cultivation through transit and public space design. Why are the parking spaces required and how can those policies be shaped to encourage equitable development on County property? Urban vibrancy without destination parking can set the bar for surrounding developments and</p>	<p>Plan B is the socially responsible, equitable choice. Inclusionary models far outweigh the benefits of micro units in the long term.</p>	<p>The 500 block daycare or pre-k modifications seems more advantageous because it could encourage a market for those families in the surrounding commercial spaces. Would like to see the target demographics for the daycare - is it the affordable housing occupants or commuters to downtown? What are the motives & goals behind the daycare/pre-k? What are the balances in place to ensure it does not outprice the surrounding residents in favor of the rest of downtown's more affluent population?</p>	<p>Same issue with the parking deck leading private investment for subsidized affordable housing - prioritizes those who can afford the luxury of a car over those relying on public transit. If it is to truly be equitable, limit the parking & prioritize the community oriented transit options!</p>	<p>These concepts lack public space and the pedestrian experience. Parking-driven developments are just repeating the madness of strip malls in a more densely populated site. Make it accessible without a car. Raise the bar on county controlled land. Encourage equitable vibrancy, not a car culture. These concepts lack vision and cater to the affluent market rather than those who will live there. Make it a great place to live and visit and shop without depending on a car. Welcome those who cannot afford the luxury alongside those who can by providing equitable access in an urban setting. Encourage social responsibility beyond checking the affordable housing box. Look at park & ride options if parking is non-negotiable. Work with your transit partners. Do not let parking dictate development in our urban core - it only exacerbates the affordability crisis we're now in. Plan for equitable development over private developer-driven profits.</p>	<p>I think the County would be well served to host a design competition/charette for these sites. Capitalize on the design community asset you have in Durham, the Triangle region, and the larger-reaching interest our area has garnered. The vibrancy of Main Street will hinge on the success of these developments - bigger vision & collaborative thinking is necessary for a successful project. Durham can support bolder vision than what is proposed in these concepts. Set boundaries with the same parameters given to the DFI & Little team - you may be surprised who steps up to the challenge. Spark some competition in the planning for igniting that end of Main Street through public and private partnership on the concept design side to guide shaping the pro forma. Looking at a P3 eliminates the qualifications-based selection process public projects have prioritized. Revive it when shaping the developer expectations. Call for the design community to bring vision to their community.</p>

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49	I am dubious of the claim that parking, especially in an urban environment, is a public good. That said this is step in the right direction. I don't necessarily balk at the amount of parking I just wish that it took up less of the proportional development mix. Right now parking appears to consume half or more of the site which is a waste. I'd like to see much more development than parking structure. This could be a good opportunity to expand and support transit. Another solution might be a satellite parking deck for public employees and downtown in general on less critically valuable real estate.	There is certainly a tremendous demand for affordable housing. I am dubious of the effectiveness of programs like LIHTC that also function as massive subsidies for big finance. I am much more interested in the unrestricted micro units that are being proposed. I think this is a good start but for such a large and strategic site it seems underdeveloped. I don't see a huge difference in the plans other than the additional unrestricted units which I prefer. More to the point I think this plan serves the public interest but could serve it much better. This is a chance to really maximize on the site and put a dent in the city's housing issues. I'd like to see double the overall number of units or at least double the number of micro units. I am concerned that with what appears to be an insatiable demand for affordable housing this project is underbuilt. I think the project should include more solid modest market rate units even if they don't have LIHTC funding. LIHTC doesn't have a monopoly on building apartments. Even low end market rate housing, call it middle income housing, will provide a benefit to the	Yes. The project should follow urban design 101 principles and follow the downtown guidelines. I think we can do better than that though. Could we please find a decent designer and builder to keep this project from being yet another shoddy-looking dorm that crops up all over the place? It shouldn't be hard. Just build the whole damn thing out of bricks. Add a few extra floors of market rate units to help pay for it. That's another issue I'd like to bring up. What appears to be missing from this project is some bigger market rate units to help offset the cost. By doing a couple of floors or a building worth of these we could afford even more affordable units or make them nicer or build them out of brick. I have no doubt the commercial space will do well.	This is public benefit I most interested in and concerned with. It would appear to be a solid investment of public resources. In addition to the direct ROI the public will receive there is the ongoing tax revenue that gets created when a non-taxable parcel becomes taxable. I think it is a good idea to plan on converting the parking structures. In fact I'd like to see them converted from the beginning. If anything this is such a good financial opportunity I'd like to see even more money invested in it. If nothing else why not solicit even more private development? If you left the project the same but added a few more floors of market rate housing, or even luxury housing, or hotel space you'd get all the same benefits but also additional revenue. I'm concerned that the project may not be maximizing public benefit though. How would its value compare to other downtown properties on a per acre basis? Using values in the presentation it looks like the two sites will fall somewhere around \$11m/acre-\$14m/acre. It meets a decent downtown threshold pulling similar productivity to the Bell West Apts and Liberty Warehouse. But could this project do more? I think this is a tremendous opportunity to to sneak in some	Yes. It should have a good urban design. It should be a good urban design that appropriately dense and mixed. The amount of parking seriously hampers this goal. It's hard to create a "pedestrian-scale" place with literally thousands of cars around. This could still be achieved with good competent urban design though.	Build the biggest, best, buildings.
50	All the plans to different degrees reflect the public interest. They all try to address the present and future need of downtown Durham.	I think plan A is more cost effective and can meet the present need.	I like the thought behind this development. Not sure about Micro commercial space. Don't see how this can be facially recoupable.	They both have good balance.	I would support bonds for this project.	no.
51	Both plans seem to meet this public interest item.	I prefer plan B because it has more affordable housing units applicable to families as well as singles.	Both plans seem to do a good job of providing ground-floor commercial and service offerings. I especially like that Daycare and Pre-K space could be available.	Both seem to meet the public interest. Although the public investment is higher for Plan B, the overall investment is lower and more of the development is under public control which I favor.	Both plans seem to meet the public interest.	I am pleased to see the county moving to provide affordable housing options in a section of the city where affordable housing is becoming scarce. I am glad the county is looking for ways to help the city meet affordable housing goals in the upcoming light rail corridor.
52	Both plans add the suggested number of space.	Plan B, because it creates the larger number under 60% AMI	Both plans seem about the same.	Obviously, more public investment is required to make more affordable units. Still, it's important to have affordable housing in the downtown area. Option B	No comment	
53	Both Plans meet this public interest. The use of automation is positive due to the efficiency involved. Also considering multiple uses - day and night - of the same parking space adds to efficiency. Both plans do a good job; I don't see the varied conversion options as significant variables.-- especially in the near future.	Both plans meet the goal of increasing affordable housing. Plan B is a better fit for the needs of affordable housing. I see the unrestricted microunits in Plan A as potentially problematic in that they might likely appeal to college students and minimalist millennials - not the aim of an affordable housing initiative..	Both meet the goal of increased retail/commercial activity along Main Street.	Both do meet this public interest. Plan A appears to meet the goal through a smaller public investment - generally a good thing when spending public money. The reduced cost of the parking deck for Plan B seem to be warranted as Plan A's conversion of both decks is betting on an unknown future need.	Both plans meet this public interest, and appear to do so equally well.	Although Plan A costs less in public outlay of investment dollars, my sense of Durham's need, and the Council's acknowledgement of this, is that affordable public housing is a number one priority. If this is accurate, Plan B is the better choice because it does offer more affordable housing within the parameters of adding parking space as well as commercial/retail space along a pedestrian friendly Main Street.

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54	I appreciate that both plans include decks that can be converted for other uses at future points.	Plan B is far superior! We desperately need affordable housing options in Durham. I have had numerous conversations lately with folks who have been forced to move to neighboring municipalities or outside the city limits. Just because Durham has become more developed does not mean that most folks are being paid a higher hourly wage than they have been in the past.	I think that Plan B should be modified slightly to accommodate an affordable daycare. Childcare is very expensive and usually inaccessible to folks who require affordable housing. Another option would be to turn that space into a community center that might come with a daycare component.	I am thrilled that option B, which contains more affordable housing, is a cheaper investment for the city.	Yes! Pedestrian-friendly walkways and features in the landscape are crucial! Please consider adding bicycle-friendly features, such as bicycle racks that are actually functional (so many of the "classic" bicycle racks do not fit bicycles well).	Nope.

APPENDIX 4

PUBLIC SESSION FEEDBACK FORMS



Feedback Form Summer 2018: 300 and 500 E Main Development Plans

Date of Session Attended: July 17

The following series of questions relate to the five guiding public interests for the redevelopment of the 300 and 500 blocks of E. Main Street. The public interests were identified through community engagement, prior planning efforts, and staff/elected official input. They were endorsed by the Durham County Board of County Commissioners on March 8, 2018.

With each question, we will state the public interest and provide some background / descriptive information. **We want to know whether you believe that the proposed plans do a good job of fulfilling the five guiding public interests.**

Refer to the fact sheet as you answer these questions.

Question #1

Public Interest #1: New development on these sites 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 multiples modes of transportation.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

300 Block plan A

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Plan A for 300 Block — daycare & microunits

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Plan A

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Finding sustainable retail for commercial units } Plan A
lower cost per unit
~~lower cost~~ require smaller amount of public loans & grants

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Plan A is better at this Plan B has less green space on E. Main St.

Question #6

Anything else you want to share regarding the development plans?

Is there a land use plan for the area?
Co-ordination with DHA plans?
A grocery store is needed



Feedback Form Summer 2018: 300 and 500 E Main Development Plans

Date of Session Attended: 2/17/18

The following series of questions relate to the five guiding public interests for the redevelopment of the 300 and 500 blocks of E. Main Street. The public interests were identified through community engagement, prior planning efforts, and staff/elected official input. They were endorsed by the Durham County Board of County Commissioners on March 8, 2018.

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Question #1

Public Interest #1: New development on these sites 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

from what I can tell they are pretty much equal in terms of meeting parking needs but the convertible deck ~~is~~ meets the needs ~~best~~ better

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

I prefer plan B - it has more units

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

given the historic district constraints
they do the job equally
but - what about a fadder commercial
space

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

~~Plan B~~ Plan A with convertible parking deck

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

green space needs to be activated

Question #6

Anything else you want to share regarding the development plans?



Feedback Form Summer 2018: 300 and 500 E Main Development Plans

Date of Session Attended: 7/17

The following series of questions relate to the five guiding public interests for the redevelopment of the 300 and 500 blocks of E. Main Street. The public interests were identified through community engagement, prior planning efforts, and staff/elected official input. They were endorsed by the Durham County Board of County Commissioners on March 8, 2018.

With each question, we will state the public interest and provide some background / descriptive information. **We want to know whether you believe that the proposed plans do a good job of fulfilling the five guiding public interests.**

Refer to the fact sheet as you answer these questions.

Question #1

Public Interest #1: New development on these sites 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 multiples modes of transportation.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

like the concept of a convertible deck have to determine value of investment, i.e., what might be anticipated date for converting space

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

max restricted spaces

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

day care/pre k
max restricted spaces
activate main st. connect downtown to Golden Belt.

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Both do w/ commercial/retail space

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Agree. 500 block puts more on main st.

Question #6

Anything else you want to share regarding the development plans?



Feedback Form Summer 2018: 300 and 500 E Main Development Plans

Date of Session Attended: 2018.07.17

The following series of questions relate to the five guiding public interests for the redevelopment of the 300 and 500 blocks of E. Main Street. The public interests were identified through community engagement, prior planning efforts, and staff/elected official input. They were endorsed by the Durham County Board of County Commissioners on March 8, 2018.

With each question, we will state the public interest and provide some background / descriptive information. **We want to know whether you believe that the proposed plans do a good job of fulfilling the five guiding public interests.**

Refer to the fact sheet as you answer these questions.

Question #1

Public Interest #1: New development on these sites 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

INFORMED IN M46. THAT COUNTY WILL OCCUPY 75% OF ALL PARKING. 1,500 PARKS 60% = 900 PARKS

492 RESIDENTIAL UNITS = ~ 650 PARKS

55,000 SF COMMERCIAL (300) @ 20 PARKS

21,000 SF COMMERCIAL (500) @ 4 PARKS

1,854 PARKS.

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

ANY AFF. HOUSING MEETS PUBLIC INTEREST.

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

ACTIVITY ALONG E. MAIN WILL REQUIRE A USE BEYOND A
COMM. USE THAT HAS A LIMITED DAILY ACTIVITY.
DARK STOREFRONTS WILL NOT PROMOTE AN ACTIVE USE
AND CONNECTION ALONG E. MAIN ST.
AFFORDABLE COMMERCIAL SPACE IS ALSO A NEED.

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

PPP w/ COUNTY INVOLVEMENT SHOULD FOCUS ON PUBLIC BENEFIT
(AFF HOUSING, AFF COMMERCIAL, ACTIVE STREETSCAPE +
POSITIVE URBAN DESIGN).

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

HEIGH1 IS POSITIVE TO NOT CROWDING A CAVERN ALONG
E. MAIN ST.

IN ORDER TO MAKE SUCCESSFUL COMMERCIAL AND
ACTIVE, URBAN STREETSCAPE A FULL REVIEW OF
E. MAIN ST SHOULD BE CONDUCTED.

Question #6

Anything else you want to share regarding the development plans?



Feedback Form Summer 2018: 300 and 500 E Main Development Plans

Date of Session Attended: 07/17/18

The following series of questions relate to the five guiding public interests for the redevelopment of the 300 and 500 blocks of E. Main Street. The public interests were identified through community engagement, prior planning efforts, and staff/elected official input. They were endorsed by the Durham County Board of County Commissioners on March 8, 2018.

With each question, we will state the public interest and provide some background / descriptive information. **We want to know whether you believe that the proposed plans do a good job of fulfilling the five guiding public interests.**

Refer to the fact sheet as you answer these questions.

Question #1

Public Interest #1: New development on these sites 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 multiples modes of transportation.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

The plans do provide parking but do not provide a convincing argument for why either plan needs to have as many parking spaces as are planned for. Plan A does a better job of meeting public interest because the parking can be converted to other uses in the future.

~~The~~ Both plans A and B are severely overestimated. The need for parking for both tenants and employees and do not sufficiently account for other transportation modes that will be available, such as light rail, buses, and bicycles. If the plans are meant to honor Transit Oriented Development, there should be much less parking provided.

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Plan B obviously does a better job of meeting this interest by virtue of having more ~~50%~~ AMI units. It's troubling that it needs to be coupled with less residential units overall because this will impact the market prices for all of Durham. There should be more residential units overall. This can be accomplished by reducing the size of the parking garage. The fact that so much space is devoted to parking means the public interest actually isn't being met as well as it could. Public Interest #2 is much more

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Plan A does a great job of meeting this public interest. It's much preferable to plan B because it seemingly maximizes the amount of commercial square footage. Also, plan A provides commercial offerings on both Main and Liberty, which is preferable to plan B which ^{only} has commercial offerings on Main St. Plan A is seemingly better in every measurable way.

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

No, these plans do not efficiently use public investment to maximize benefits or attract private investments. The parking garage is a significant proportion of the public investment and will not attract economic activity or generate revenue for the investor, which will harm our ability to attract private investment.

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

I believe the plans do meet the public interest at this site, because the ground floor of the building will feature commercial storefronts which make the space more walkable and bikeable. Also the greenspace helps to make it a public space for people to congregate. Plan ~~A~~ is better because it maximizes ground-floor commercial space.

Question #6

Anything else you want to share regarding the development plans?

Durham is urbanizing and becoming denser. To keep housing and transportation affordable in Durham, we should be maximizing housing at these two development sites, along with commercial offerings to support economic activity and the needs of the residents. here which will hinder the pedestrian experience for all of Durham. We need less people driving and should not be inducing car trips.



Feedback Form Summer 2018: 300 and 500 E Main Development Plans

Date of Session Attended: 7-17-18

The following series of questions relate to the five guiding public interests for the redevelopment of the 300 and 500 blocks of E. Main Street. The public interests were identified through community engagement, prior planning efforts, and staff/elected official input. They were endorsed by the Durham County Board of County Commissioners on March 8, 2018.

With each question, we will state the public interest and provide some background / descriptive information. **We want to know whether you believe that the proposed plans do a good job of fulfilling the five guiding public interests.**

Refer to the fact sheet as you answer these questions.

Question #1

Public Interest #1: New development on these sites 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 multiples modes of transportation.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

- * What parking ratios are being used for new market & Affordable residential units? DHIC has successfully received an exemption from NCHFA ~~due to~~ for it's Jackson Street project. The 1605 Erwin/Sam's Quick Shop proposal is about .7 space/unit.
- * What TOM measures are being undertaken by County to reduce drive-alone rate to work? I.e. parking cash out, bus passes, ride matching.
- * Can parking be reduced to lower County's investment in parking
- * Can parking #'s be reduced due to proximity to light rail?

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

- o A provides more units and could potentially provide more attainable units at a lower cost with the micro units.
 - o B provides more Capital "A" affordable units, but at a higher public cost.
- I think either plan would achieve this interest

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

- * Plan B provides better spaces along E main street ^{for Building 300} - It is important to place the retail close to the street for it to be successful. Placing retail along Queen / facing the interior courtyard will not be successful.
- * SW Building should include ^{more} retail along S. Dillard. relocate service Elizabeth street or space between Deck and South Building

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Plan A maximizes the value of public investment. Plan B provides better value (more units for affordable).

Both plans could increase the value of investment ~~by~~ by reducing parking

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

* ^{Needs} Better Ped Activation Along Dillard - create interesting walking path to/from LRT.

* ^{Focus} Shift Active Uses (ground floor retail / upper story residential) along Main & Dillard

Question #6

Anything else you want to share regarding the development plans?



Feedback Form Summer 2018: 300 and 500 E Main Development Plans

Date of Session Attended: 7/17/18

The following series of questions relate to the five guiding public interests for the redevelopment of the 300 and 500 blocks of E. Main Street. The public interests were identified through community engagement, prior planning efforts, and staff/elected official input. They were endorsed by the Durham County Board of County Commissioners on March 8, 2018.

With each question, we will state the public interest and provide some background / descriptive information. **We want to know whether you believe that the proposed plans do a good job of fulfilling the five guiding public interests.**

Refer to the fact sheet as you answer these questions.

Question #1

Public Interest #1: New development on these sites 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 multiples modes of transportation.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

*Must study more to conclude
And need to know if shared parking has been considered.*

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

See below - Q 3

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

All plans for the 500 Block need substantial change. I want to challenge the notion that a "Main Street" is always the best commercial spine. At 500, this is NOT the case. Ramseur St is rapidly developing as the commercial spine of "Downtown East", by far.

The 500 Block plan needs to be flipped placing commercial and market rate housing to Ramseur.

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

I believe the plans need rework
consistent with Q 3

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Same

Question #6

Anything else you want to share regarding the development plans?

Happy to review actual market dynamics
in this area driving my comments.

W. Jackson



Feedback Form Summer 2018: 300 and 500 E Main Development Plans

Date of Session Attended: 7-16-18

The following series of questions relate to the five guiding public interests for the redevelopment of the 300 and 500 blocks of E. Main Street. The public interests were identified through community engagement, prior planning efforts, and staff/elected official input. They were endorsed by the Durham County Board of County Commissioners on March 8, 2018.

With each question, we will state the public interest and provide some background / descriptive information. **We want to know whether you believe that the proposed plans do a good job of fulfilling the five guiding public interests.**

Refer to the fact sheet as you answer these questions.

Question #1

Public Interest #1: New development on these sites 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 multiples modes of transportation.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

- Both offer a lot of parking
- ~~PLAN~~ A does better job - more units & parking
 & convertible.
- PLAN B. parking facing Main street is not preferable

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

- Both plans offer affordable housing - micro units are a good way to keep rents low without restricting.
- plan A offers space for daycare - multigenerational benefit

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

PLAN B puts all parking on Main Street (300 Block)
I'd say plan A does better job at activating the streetscape on Main St.
Plan B's open space is pushed to side of the lot.
plan A uses it as a focal point.

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

- ~~PLAN A~~ - PLAN B needs more loans/grants and yields fewer total units.
- plan A is better

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

- PARKING GARAGE in plan B 300 block is not good aesthetic / scale.
- plan A steps buildings back off street to make better scale.

Question #6

Anything else you want to share regarding the development plans?



Feedback Form Summer 2018: 300 and 500 E Main Development Plans

Date of Session Attended: 7/17/18

The following series of questions relate to the five guiding public interests for the redevelopment of the 300 and 500 blocks of E. Main Street. The public interests were identified through community engagement, prior planning efforts, and staff/elected official input. They were endorsed by the Durham County Board of County Commissioners on March 8, 2018.

With each question, we will state the public interest and provide some background / descriptive information. **We want to know whether you believe that the proposed plans do a good job of fulfilling the five guiding public interests.**

Refer to the fact sheet as you answer these questions.

Question #1

Public Interest #1: New development on these sites 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

- close proximity to future light rail
- Both developments provide parking solutions

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

- Plan A does a better job of increasing AMI in a mixed income setting. Almost all Plan B housing is affordable.
- units are small enough to maximize the number available.
- multi-generational? Not sure how this is incorporated.
- should 500 Block affordable + market rate be mixed together?

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

- Both plans provide ground-floor commercial. Plan A provides both commercial and a day care in 300 Block.
- I like how both plans try to wrap commercial around to the side streets

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

- yes - parking garages + subsidizing affordable housing helps attract private investment
- county land

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

- Plan A does a better job of creating a vibrant, urban streetscape. 300 Block of Plan A has commercial, residential, green space. Plan B is mostly a block of parking with a green space alley.

Question #6

Anything else you want to share regarding the development plans?

This will be great for downtown Durham!



Feedback Form Summer 2018: 300 and 500 E Main Development Plans

Date of Session Attended: _____

The following series of questions relate to the five guiding public interests for the redevelopment of the 300 and 500 blocks of E. Main Street. The public interests were identified through community engagement, prior planning efforts, and staff/elected official input. They were endorsed by the Durham County Board of County Commissioners on March 8, 2018.

With each question, we will state the public interest and provide some background / descriptive information. **We want to know whether you believe that the proposed plans do a good job of fulfilling the five guiding public interests.**

Refer to the fact sheet as you answer these questions.

Question #1

Public Interest #1: New development on these sites 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 multiples modes of transportation.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

- SHOULD MEET COUNTY DEMAND + THE NEEDS OF THE ATTACHED HOUSING.
HOW WELL IT MEETS ADDITIONAL NEED DEDUCTION + RELATED
TO LIGHT RAIL IS HARD TO PREDICT
- EMPLOYEE DEMAND MAY BE CREATIVELY MINIMIZED TO MAXIMIZE
(+ REMAINT) OTHER USES

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

VERY WELL. I'M STILL UNCLEAR IF ANY OF THE AFFORDABLE UNITS WILL REQUIRE ONGOING SUBSIDY + WHAT THE ~~THE~~ PUBLIC COST OF THAT WILL BE.

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street. _____

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

~~30% OF UNITS~~ B

- UNCLEAR IF TENANT + WORKER COMMERCIAL NEEDS + DESIRES WILL BE ALIGNED + DAYCARE IS GOOD IN GENERAL BUT DOES LESS FOR MAIN ST. ACTIVATION
- OUTDOOR PLAYGROUND REQ'S FOR DAYCARE ~~30%~~ WILL HAVE TO BE ACCOMMODATED

Question #4

COMPARED TO
WHAT? AFF.
HOUSING ELSEWHERE:

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Segregated (economically) housing on 500 block
may be best for attracting private investment but
seems like bad policy.

and may be difficult
given tax credit rules

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

PRETTY
GOOD.

SLIGHT SETBACKS OF MASSING/WALLS ^{MIGHT} ~~WOULD~~ BE BETTER
FOR PEDESTRIAN SCALE. OVERHANGS WOULD BE OK -
COULD SIT OUTSIDE BUT NOT BE IN SUN/RAIN
W/ DIRECT
WILL DEPEND ON TENANTS

Question #6

Anything else you want to share regarding the development plans?

1. foresee increasing conflicts w. UMD



Feedback Form Summer 2018: 300 and 500 E Main Development Plans

Date of Session Attended: 7/18/11

The following series of questions relate to the five guiding public interests for the redevelopment of the 300 and 500 blocks of E. Main Street. The public interests were identified through community engagement, prior planning efforts, and staff/elected official input. They were endorsed by the Durham County Board of County Commissioners on March 8, 2018.

With each question, we will state the public interest and provide some background / descriptive information. **We want to know whether you believe that the proposed plans do a good job of fulfilling the five guiding public interests.**

Refer to the fact sheet as you answer these questions.

Question #1

Public Interest #1: New development on these sites 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 multiples modes of transportation.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

What services will be offered to Intergenerational Classism and multi-generational need.

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

- It will depend on what services will be offered.
- What business will occupy the commercial space?
- ~~the~~ walking, biking, running.

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

- these plans bring much need affordable housing, therefore allowing more investors.

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Question #6

Anything else you want to share regarding the development plans?



Feedback Form Summer 2018: 300 and 500 E Main Development Plans

Date of Session Attended: _____

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With each question, we will state the public interest and provide some background / descriptive information. **We want to know whether you believe that the proposed plans do a good job of fulfilling the five guiding public interests.**

Refer to the fact sheet as you answer these questions.

Question #1

Public Interest #1: New development on these sites 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 multiples modes of transportation.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Seek lower parking ratios.

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Plan B

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Are there walkable grocery stores? or on site food stores?

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Plan B

Question #6

Anything else you want to share regarding the development plans?

As density increases downtown are there provisions to increase public space - i.e. parks for the people to be other than in private spaces - i.e. cafe's, restaurants etc.?



Feedback Form Summer 2018: 300 and 500 E Main Development Plans

Date of Session Attended: 17 July 2018

The following series of questions relate to the five guiding public interests for the redevelopment of the 300 and 500 blocks of E. Main Street. The public interests were identified through community engagement, prior planning efforts, and staff/elected official input. They were endorsed by the Durham County Board of County Commissioners on March 8, 2018.

With each question, we will state the public interest and provide some background / descriptive information. **We want to know whether you believe that the proposed plans do a good job of fulfilling the five guiding public interests.**

Refer to the fact sheet as you answer these questions.

Question #1

Public Interest #1: New development on these sites 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

- Relatively high proximity of parking to county government offices
- While there seems to be an increase in parking spaces and this seems to be at odds with the goal of multiple modes of transportation

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

I believe both plans A and B meet this public interest. Plan B seems to better meet this public interest because the total number of units is slightly lower but the number of affordable units is significantly higher. The prospect of a daycare would encourage multi-generational occupancy, should one come to fruition.

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

- I'm ~~not~~ unsure of the demand for commercial space [at the moment] on main street, so I tend to favor plan B for this reason. I do like have more housing and commercial space located in downtown Durham.

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest? α

It seems plan A yields affordable units at a lower cost/unit; however when taking into account the value of the land Plan B may be a more prudent investment.

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Fairly well. Plan A seems to achieve this better because the garage is set back from the street; however, Plan B also features more commercial space that directly abuts E. Main Street, thus encouraging pedestrian activity.

Question #6

Anything else you want to share regarding the development plans?

01



Feedback Form Summer 2018: 300 and 500 E Main Development Plans

Date of Session Attended: 7-17-18

The following series of questions relate to the five guiding public interests for the redevelopment of the 300 and 500 blocks of E. Main Street. The public interests were identified through community engagement, prior planning efforts, and staff/elected official input. They were endorsed by the Durham County Board of County Commissioners on March 8, 2018.

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Refer to the fact sheet as you answer these questions.

Question #1

Public Interest #1: New development on these sites 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 multiples modes of transportation.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

300 / PLAN B: SERVES PUBLIC / EMPLOYEES BETTER

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

300/ PLAN B; AFFORDS A MORE "PRIVATE" ACCESS AWAY FROM MAIN ST.
MORE FLEXIBLE FOR A ~~QUIETER~~ QUIETER EXISTENCE

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

300/ BOTH SERVE THIS ASPECT OK.
(ON BALANCE - PLAN ^{300/}A OVERALL BETTER OPTION)

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

300/ A# } GOOD EFFORT TO SPEND / CO-ORDINATE \$ WISELY FOR PUBLIC BENEFIT.

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

300/ BOTH HAVE "PLUSES"
"A" HAS BIT BETTER STREET "FEEL"

Question #6

Anything else you want to share regarding the development plans?

DECK CONVERTABILITY IS A MAIN ATTRIBUTE FOR NEEDS, ~~OP~~ FUTURE



Feedback Form Summer 2018: 300 and 500 E Main Development Plans

Date of Session Attended: _____

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Refer to the fact sheet as you answer these questions.

Question #1

Public Interest #1: New development on these sites 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Height limit too low. What's zoning?

Micro units too large.

Parking seems okay.

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

500 A+B $\frac{180 \text{ restricted}}{160 \text{ unit}}$

300A $\overline{152}$

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

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Question #6

Anything else you want to share regarding the development plans?



Feedback Form Summer 2018: 300 and 500 E Main Development Plans

Date of Session Attended: 7/17/18

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How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

*~50% of parking needed for County ~~etc~~ staff is estimate,
Seems high. Are 2,000 spaces really needed
for this program of development? Question
the assumptions on this!*

Question #2

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How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Should focus on lower income units

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Both need some work on activating side streets, especially at 300 block

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

A Replace market rate housing w/ office tower to maximize density and activity.

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Need to focus more on ensuring active uses around all of site, not just E Main. Plan B should be flipped so parking deck doesn't loom over

Question #6

Anything else you want to share regarding the development plans?

Either reduce parking or increase density of development with eye toward uses like office.

Need to coordinate w/ DHA and City on adjacent sites.

Put out an RFP that allows for creativity - say what must be included and secondary wants, but don't prescribe the details too closely.



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How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

* Lots of Parking > Too much? - where?

* Between Plans it's a wash

↓ E. Main is Prime Thought why devote parking?

* engraining the use of cars for next 100 years

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

- * Any Consideration given to Oldham towers Redevelopment? ^{will have}
- * Plan A lower cost per unit for affordable housing

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Plan B Does not have enough E. Main Front Space. Housing should away from Main.

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

* higher return per unit for Plan A

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

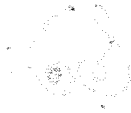
How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

- * Plan A Blends Better w/ Existing Streetscape
- * More opportunity ~~to~~ to interact w/ Building
- Plan A
- * Construction of Plan B. Should not look like a Parking Deck > Parking Deck is not vibrant

Question #6

Anything else you want to share regarding the development plans?

- * East Durham Needs a grocery store
- * East Durham Needs a grocery store
- * East Durham Needs a grocery store



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How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

- Less parking, more housing. each parking space is less room for homes for humans.
- ↳ cars sit empty 97% of the time, we have a homeless humans crisis, why are we building homes for cars + not humans.
- how do we weigh the amenities vs. # of units
- increased # of units is good (plan B) but daycare is good too (PLAN A)
- 3 bedroom Ami
- ~~Less~~ Less Parking (PLAN A)
- Encouraging car use is BAD



Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Concerned about 500 block being segregated (who get around)
is a TIF going to be used? tax revenue on MR for AH?
Could the buildings be taller? Woodframe vs. concrete.
More housing vs. deeper subsidy.

I believe in more housing

Why aren't we building 3br subsidized

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

A Grocery Store would be nice.

I support the daycare.

Would these be open to local businesses?

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Why are we building so much parking?

the City of Durham wants to meet its Paris Climate Agreement, it can't be encouraging this much car use.

Could we just build all housing (retail grocery

amenities (daycare) Parking conversion Plan A / but more affordable units is good too (Plan B)

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

How will cycling be facilitated?

Parking decks increase pollution + decrease air quality.

Pedestrian safety

Question #6

Anything else you want to share regarding the development plans?

It is a shame we are not maximizing the number of units constructed on public land when Durham is facing 900 evictions per month + when 20 new neighbors arrive in Durham everyday.

Too Much Parking

Passivehaus



Feedback Form Summer 2018: 300 and 500 E Main Development Plans

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How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

I PREFER 300 BLOCK - PLAN A DUE TO THE
LARGEX VARIETY OF HOUSING TYPES - AFFORDABLE, MICRO
& MARKET. I ALSO AGREE THAT A DAYCARE
COULD PROVIDE ADDITIONAL SERVICES FOR ALL
DEMOGRAPHICS IN THE DOWNTOWN MARKET

[VARIETY]

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

ANY AFFORDABLE UNITS ARE A PLUS. SO I AM OKAY WITH EITHER BECAUSE THERE ARE SO FEW EXISTING UNITS FOR THE GENERAL PUBLIC. PLAN B LOOKS GREAT.

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

PLAN A OFFERS MORE OPPORTUNITY FOR MEETING THE RETAIL & SERVICE INDUSTRY FOR COMMERCIAL SPACE. FROM A PUBLIC INTEREST POV. PLAN B IS LONGER & CONTIGUOUS FOR MORE USES.

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

- TWO A COMPASSIONATE DEVELOPER.

PLAN A SHIFTS MORE RISK TO THE DEVELOPER.

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

PLAN A GIVES THE APPEARANCE OF COMMUNITY
W/ THE OPEN & GREEN SPACE, CONGREGATE FRIENDLY.
SHARED EXPERIENCES.

Question #6

Anything else you want to share regarding the development plans?

COMMERCIAL RENTAL RATES?

WHO IS GOING TO DO THE LEASE UP? GRIP FOR
REAL ESTATE FIRMS?



Feedback Form Summer 2018: 300 and 500 E Main Development Plans

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How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

*there should be parking for Durham Co/city employees
but making some of it paid parking may offset some of
the cost of low income housing*

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

B more affordable housing
Durham Downtown has plenty of market-rate apartments (many being built because it is very profitable for developers)
maybe some of the downtown churches will consider day care
My concern is that developers/landlords won't maintain units for low income housing. And market-rate can become more + more expensive & less affordable.

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Ground-floor commercial & service offerings for tenants, workers AND visitors would be in the public interest.
It creates jobs and convenience especially for those without cars.
Plan B would probably be easier & more visible to customers.
Some grocery or food market would be good to have in 500.
green space good for children of residents to play. plan B sidewalk safer.
Screen deck on top

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

plan A would probably generate more private investment
But both plans have retail/commercial space to generate income
for investments/profit.

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

areas of orange look about the same on A+B
I like B because it goes along the street more. The parking deck
on top could be an eyesore.
The east corner could be used for green space for retail area,
and rest of green space could be targeted for the residents.

Question #6

Anything else you want to share regarding the development plans?

I am pleased that Durham Co. is addressing the issue of low income
housing instead of just a parking deck.

For the commercial spaces, encourage start-up and small
businesses. Shared parking for Durham Co employees and
commercial spaces is a good idea.



Feedback Form Summer 2018: 300 and 500 E Main Development Plans

Date of Session Attended: July 17

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How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

*Both A & B appear to address parking - which I assume will be based on the County's projection of employee needs & commercial. Both are close to light rail.
Promote car pooling & alternatives to driving private cars.*

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Plan B has more restricted + affordable units.
Preferred plan is B - wish there was more
affordable units at 30% AMI.

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

support this concept - especially for senior non-profits.
Would especially like a grocery store on one of
these sites
Like the design of B better

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Like Plan B because of greater ~~investment~~ ^{investment} from county. Results in more affordable units.

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Plan B does this better with more commercial space on main st.. Especially need a grocery store. Should have inviting space outside for residents. Need to include day care in whatever plan is approved.

Question #6

Anything else you want to share regarding the development plans?

Like the work of DFI. Both of these plans meet a need for affordable housing and parking. Would like to see non-profits in the commercial space.
→ Make sure all residential units have the same quality related to the design and upfitting.



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How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

- How much parking is given for non-Durham County employees/H to H services?
- Both plans seem to give adequate parking spaces, but giving more affordable housing options will help our community and the amount of gentrification happening already within Durham.
- If feel that you are taking away a lot of parking spots that are needed for the general public as well. How is this being addressed

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

I think that you are going to have to allow for a greater amount of affordable housing for the community. The greatest need is actually 60% AMI and below, with 30% being a big need. With already having so many homeless here we need more affordability. 400 sq² ft for a micro-unit at \$6000 is insane and take away a lot for our community.

Plan B wins for me.

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

- What types of commercial businesses are they going to allow?
- Yes I believe it should as it will rejuvenate even more life into the area, but you must bring in more public space for the community.
- Plan B is best because I don't think you'll need to have so much commercial space in these buildings.

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

This should most definitely go towards public benefit.
Plan B will be best because its going to bring in more affordable housing which should be the point of this.
Give more amenities for the community to use for free.

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Yes pedestrian walkway and bike lanes are already shit right now and need to be improved and made safer. Make the area prettier

Question #6

Anything else you want to share regarding the development plans?

Just please make sure there is more affordable housing options in downtown. Give us more community amenities with our taxes



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The two plans do not appear to differ greatly w/ Parking Space options for the 300 Block (Plan A & B). From the discussion, it seems like the area of concern is to manage the space to make sure no designated space that excludes others. Priority was given to Gov. employees "who travel a great distance"

~~the~~ Considering that there's a light rail option, I think you should consider giving free light rail passes to county employees. Encourage more bike share options for employees/Residents

Key Pt: Parking is a wasteful use of resource if all employees use it. Only a few use it.

Question #2

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How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Neither b/c there's no plan for long term affordable housing, when you consider a developer, please take a look at options that use progressive plans w/ murphy beds and structures that allow greater use of space (i.e. tiny homes)

Affordable housing is a long term game plan. These plans fail to meet this public interest

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

#3 say that Plan A provides more ground floor commercial and service offerings. There was a lot of talk about groceries. Could this be a space to help Minority Women Business? w/o an actual idea of what commercial properties will be, it's difficult to assess whether this will increase activity in E Main Street

still sticking w/ Plan B b/c of the greenspace & Aff Housing... greenspace can be open park for residents & in the housing not just in the rental prop.

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Plan B - more affordable housing units to bring more residents
I think it would be more convincing to say my public dollars were used properly if there's more details about the commercial properties that would be available.

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

In terms of pedestrian-scale design, the plans do not offer that much details. Should have the commercial buildings change store fronts... add greenspace & arts to parking spaces.

Question #6

Anything else you want to share regarding the development plans?

Buildings should also have more family activity spaces/events available to general public not just employees or immediate residents



Feedback Form Summer 2018: 300 and 500 E Main Development Plans

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How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

1. Not sure the # of spaces for Light rail, may not be much of a solution
2. The deck costs are substantial, do the costs justify the proposal... what is the cost/benefit for this. Does the cost justify the expense?
3. There are deck costs not included such as operations and maintenance that also need to be factored into the proposal.
4. Should county continue to centralize its activities downtown?
5. Not a lot of public interest in the parking

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

I believe in providing a range of affordable housing. Having said that, this is a really expensive way to do it. If one took the same \$\$\$\$ for more units could be provided a short distance away. There are no amenities or green space nearby, so living here will be dead. If one is going to do this, go for more affordable housing.

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

My be asking for too much commercial space, particularly if it is on retail space. If general commercial space it may work, but sure the demand will be there. The incremental addition of space is not equal to the increase in residents living in the area. If my work... would like to see the market study.

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

None are efficient.

If gas to be done, do more affordable housing.

Not sure if group did not focus its thoughts on the two lots and look at the entire area.

If want to do, Plan A 300 block

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Not enough detail to tell.

Plan A is more supportive of pedestrian use.

Question #6

Anything else you want to share regarding the development plans?

Look at planning for the area to accommodate the two blocks. The two blocks are very "hard" surface and need to soften up the ~~area~~ larger area somehow.



Feedback Form Summer 2018: 300 and 500 E Main Development Plans

Date of Session Attended: 7/17

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With each question, we will state the public interest and provide some background / descriptive information. **We want to know whether you believe that the proposed plans do a good job of fulfilling the five guiding public interests.**

Refer to the fact sheet as you answer these questions.

Question #1

Public Interest #1: New development on these sites 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 multiples modes of transportation.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

- Both plans address proximity to proposed transit, though only Plan A allows for conversion of parking decks to alternative uses in the future.
- Both plans provide approximate number of spaces for HHS facility customers - seem to meet county needs - would like to see more analysis of parking needs.

This is key as transit dependency changes in the future.

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Plan B clearly meets the needs more than Plan A. Without restrictions, they cannot be guaranteed as affordable. We need more units with greater subsidy - 30% or below - not 80-125% AMI, unless the units are set aside for health - human services workers. Plan B also provides more options for larger units, which supports multi-generational housing. who are you trying to serve???

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Commercial + service offerings are key - Durham is a food desert - provide something the people need. Invest in attracting tenants who serve needs of those who live in the community.

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Parking lots are not an efficient use of public \$; however, both seem to be about the same in terms of funds. \$ for convertible parking lots seems like a better option for funds, even if more expensive.

Question #5

Public investment might find plan A more attractive

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

- Plan A activates the street more than B, with multiple uses. Street spaces should have activated spaces v. just the parking deck.

Question #6

Anything else you want to share regarding the development plans?

Remember that this will be a transit dependent community - give yourself some flexibility as needs change!

- activate street scope as much as possible.
- what could you do with more \$?



Feedback Form Summer 2018: 300 and 500 E Main Development Plans

Date of Session Attended: 7/17/2018

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Question #1

Public Interest #1: New development on these sites 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 multiples modes of transportation.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Plan A seems most prudent based on future convertability, as travel options + trends hopefully reduce demand.

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Given the 500 block's proposed units, diversity brought by plan A seems like more short-term benefit, but B obviously brings more (permanent) affordable housing.

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Early childhood investment is laudable, as is diversification of street-level offerings.

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

A seems more likely to generate interest based on what faces E Main St.

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

A again has more street-facing utilization, as well as open space to get creative with.

Question #6

Anything else you want to share regarding the development plans?



Feedback Form Summer 2018: 300 and 500 E Main Development Plans

Date of Session Attended: 7/17/18

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Question #1

Public Interest #1: New development on these sites 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

- We have no info at hand now to evaluate whether or not the parking is adequate for existing neighborhood use plus additional. Any feedback on this topic is essentially uninformed.
- Critical to know whether any parking will be available for existing use that relies ~~on~~ on street or county lot after hours.

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

- Curious why building design in 500 block segregates affordable units to south side of development rather than mix the units.
- Love micro-unit concept.
- This does feel like an expensive way to build affordable housing.

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

- You don't need commercial activity on E. Main. ~~It's not~~ only. You should consider tying into the police dept. open space for development on Ramseur, too, which is blooming in that block.

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

They're about the same ~~cost~~ investment, so the plan w/ more public housing is better - but the tax ~~rate~~ base boost might be better in plan A.

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

- Don't seem to be any setbacks, like two story @ street and 8 story 30' back.

Question #6

Anything else you want to share regarding the development plans?

Love the convertible parking concept. w/o parking in the short term you'll choke off livability and viability. We'll go broke waiting for light rail and driverless cars. So yay! Bring on ~~lots~~ lots of convertible parking.



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How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

- Ensure that we don't over-park downtown.
- Affordable housing should be parked at 1 ~~unit~~ space per unit or lower
 - Factor in transportation changes - ride sharing etc in growth projections for staff -
 - Have ~~opt~~ ability to convert decks to another use

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Plan B provides more affordable units.
It will be important to coordinate this development on these sites with Oldham / Liberty redevelopment.

~~Plan A~~

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Plan B has less commercial area and has parking deck facing the street. Having a parking deck facing main street sees undesirable.

Plan A is better for main street, ^{or} Plan B with residential moved to front.

Too much parking!

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

~~These seem~~ It seems like these projects are potentially over parcel - seems like a potentially inefficient use of public \$. Should make parking decks convertible if cost efficient - or build less parking. A lot

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

b/c not "lively"

Too much parking.

Think about commercial office uses instead of market rate residential.

~~900~~ Plan B 300 block doesn't seem pedestrian friendly - need to flip buildings.

Question #6

Anything else you want to share regarding the development plans?

Need to think about pedestrian friendly on all sides, not just east Main!

Reevaluate parking needs of county based on changes in transportation underway (ride sharing, self driving cars etc.)



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How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Maybe too much parking

Grocery store needed

Need a drop off area for ride share

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

550 Block - Light Blue

300 Block - Plan B

There needs to be a way to build community,
Roof top gardens for community.

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Grocery store is needed.

300 Block - Plan B more commercial space

Day Care is not appealing

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

More commercial space for private investment
Attracting public servants to housing
Not as many parking spaces, reduce need by not building 3 bedrooms

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

They don't meet them, A Pre-K is a limited demographic. The building needs to be there for the entire community. Increase pedestrian activity with commercial development for mixed income + multigenerational. Again a grocery store is needed for the community, Durham Co-Op needs an East Durham location.

Question #6

Anything else you want to share regarding the development plans?

Build capital with private development
Grocery store
Day care does not attract multigenerational development.



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Date of Session Attended: _____

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Public Interest #1: New development on these sites 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 multiples modes of transportation.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Both meet need - ^{parking space} option to convert is important a transportation
change

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Plan B -

1

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Commercial should be focused on E. Main St.

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Question #6

Anything else you want to share regarding the development plans?

Both plans seem to be too heavy on parking. And plans for these sites should be integrated into rest of downtown development. Harry said that, Plan B seems better. And our group added a Plan C.

1
b
1

Stephanie W.C.

RR = Round Robin

■ = small group



2 pers
50% 29,380
80% 46,950

Feedback Form Summer 2018: 300 and 500 E Main Development Plans

Date of Session Attended: 7/28/18

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Refer to the fact sheet as you answer these questions.

Question #1

Public Interest #1: New development on these sites 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 multiples modes of transportation.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

AMI - this is skewed due to Fed ADA limits
RR - Will it be free for employees
What is the net add there - 800-1300
RR: - 300 blocks don't need as much
500 - too much

Off. Housing - who is it intended to attract to the area

RR: client's like a tiny home
RR: County should think more equitable about parking
RR: Transportation will not reduce parking needs; light rail isn't here yet

Plan A has a few more - 37 parking
500 blocks - not necessarily a make or break
Public

will free parking be available in on-street parking lot
side walk as they consider it

30 to where DHA is - Add AMI back in
 - other initiatives transit, parking and plans near this space

Question #2

Public Interest #2: New development on these sites should 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.

RR - PLAN B better for family: variety is important
 How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

where is the gap
 greater #

RR - 80% AMI is too high; 50-60%
 AMI is a concern
 Vouchers being included in the proposal
 RR: Greater need for 80% AMI below

Durham Residents + AMI

PLAN A 300 doesn't

Plan B better than Plan A
 - much more affordable 97

RR vs. Attracting new growth?

if there is no real aff pla A

Who wants a micro units? - especially for \$1,000

Are blue realty #?

RR: coordinating w/ DHA
 Question #3

is there a demand for micro units

Equity lens

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

- Strong public interest for access to food / small

RR: Plan B 20,000 - 40,000 target

/ Walmart grocery

RR: impact on people already 500 A & B in the area

so postage not issue / RR: Commercial center for

Dead space affordable to

RR: Diversity - \$\$\$ Plan A 300

PLAN A

People who use

RR: Accessibility to the building's PLAN B 300 shut

RR: Close services non profits here what do to the key think? space

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Plan B RR: Parking should be able to
 meet other needs in the area
 churches/businesses

- like the office space / on PLAN A 300

RR's Comfortable
 - design of 300 PLAN partnership of
 8-9mil public investment community

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

RR: Robust Plan A does a better job
 public process 300 RR: should be designed
 about the details attractively

RR: Think about RR: overall look should harmonize
 the placement of Alt at the other buildings in
 RR: subsidize improvement the district

↑ Question #6 for other buildings like Urban Ministries, Horizon
 RR: Anything else you want to share regarding the development plans? Antlerat

Plan A also provides office space ✓ RR: Handicapped Access

RR: Feeling positive about this process,....



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How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Plan A has more pkg spaces ~~had~~ and ~~fewer~~ ^{more} units
Plan B seems about right too

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Plan B, if they come out on the low end
Plan A 300 BIK doesn't meet this

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

need to make accom for food as a priority —
groceries, not cheap end restaurants.

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Question #6

Anything else you want to share regarding the development plans?

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Plan B - 97 more units

micro units 400sf - who wants these?

Is there a demand?

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Grocery store? 20k-40k (Target in CH is @ 20k)

How big is 20,755?

55,000? / 34,700

Outreach plan for people of color?

Plan B attempts to hide away affordable housing

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

No idea

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

both do ok
hard to tell exactly

Question #6

500

Anything else you want to share regarding the development plans?



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How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Plan A Plan B
- more mixed income
- Vouchers- Section 8? Will developers be required?

there are currently
700 spaces

- + Bussing?
- 1 How many employees need parking near?
- 2 Where will light rail be?
- 3 What if light rail isn't funded?
- 4 What will be cost of parking? who will pay?

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Plan A does not
Plan B depends on the mix

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Unclear of knowing who?
thinking about govt services, night traffic
- ~~who~~ will there be recruitment of bto businesses owned by people of color?
- Could we ask the people who already use this area what they need?

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

- ? more affordable housing → commercial

600,000 / year payment for the deck annually
4.5M

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

- disabilities
- interaction between people already here vs those coming in
- green space

Question #6

Anything else you want to share regarding the development plans?



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How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

700 Between two sites
800 minimum parking

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

80% of median "affordable"

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Plan B does the better job as there are more units dedicated to affordable housing.

It is essential to have units large enough to house families. We need spaces that are not so small ~~units~~ + restrictive on family size. (less studios, more multi-bedroom). We need more units at the lowest income level. We need more Section 8 accessibility. Affordable > Market rate

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

They seem to meet this need fine.

Plan A's emphasis on a day care does not ensure that the childcare would be accessible + affordable to those living in the affordable units. Childcare is hugely important, but must be affordable in order to be considered ~~as~~ a priority.

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Plan B better meets public interest.

We ~~are~~ ^{should} prioritize getting what the public needs + containing control: # of affordable units, affordable childcare and/or groceries, pricing of affordable units. More control over types of commercial use: local, people of color owned affordable products/services.

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Because of lack of architectural detail, I believe that this question is premature.

utility > aesthetics.

• community amenities
↳ grocery, pharmacy, community spaces (green spaces, coffee shop)

→ maintainable utility. flexible design.

Question #6

Anything else you want to share regarding the development plans?

Plan B definitely meets more of the community's needs.

Build something worth keeping. Worth being at.

gathering spaces (pavilion, picnic table)

★ recreational amenities
X boutique stores



Feedback Form Summer 2018: 300 and 500 E Main Development Plans

Date of Session Attended: 7/28/18

The following series of questions relate to the five guiding public interests for the redevelopment of the 300 and 500 blocks of E. Main Street. The public interests were identified through community engagement, prior planning efforts, and staff/elected official input. They were endorsed by the Durham County Board of County Commissioners on March 8, 2018.

With each question, we will state the public interest and provide some background / descriptive information. **We want to know whether you believe that the proposed plans do a good job of fulfilling the five guiding public interests.**

Refer to the fact sheet as you answer these questions.

Question #1

Public Interest #1: New development on these sites 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 multiples modes of transportation.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Both similar. Numbers are OK, but convertible design is only needed in 500 block since it is closer to light rail.

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Option B is superior. It provides more units that are restricted, & more for 30% and 60%. It also provides more multi-bedroom units to include families with children. More project-based vouchers are available.

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Option B is better because of commercial along east main in 300 block. More daycare to 500 block.

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

The greater number of affordable units in Option B is worth the additional public investment. Explore 970 LIHTC for 300 block.

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Option B is better because of accessibility of street-level commercial space. Variety and interest in design.

Question #6

Anything else you want to share regarding the development plans?

Solar on top of parking decks.
Add space for nonprofits in "commercial" space.
Space for adult activities during the day, maybe greater need than child day.



Feedback Form Summer 2018: 300 and 500 E Main Development Plans

Date of Session Attended: July 28

The following series of questions relate to the five guiding public interests for the redevelopment of the 300 and 500 blocks of E. Main Street. The public interests were identified through community engagement, prior planning efforts, and staff/elected official input. They were endorsed by the Durham County Board of County Commissioners on March 8, 2018.

With each question, we will state the public interest and provide some background / descriptive information. **We want to know whether you believe that the proposed plans do a good job of fulfilling the five guiding public interests.**

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Question #1

Public Interest #1: New development on these sites 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 multiples modes of transportation.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

1. Question the amount of parking required. Minimize as much as possible. Reduce residential [market]. Look to other opportunities for county employees. This is valuable land both economically and culturally and parking is not necessarily the highest and best use.

Don't provide entirely free parking for all county employees. Consider cash-out options ~~and~~ for transit.

~~Design and construction standards~~

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

While I support low income housing, I do worry that we are creating a concentration of low income housing in one sector. It is important to also provide jobs and ~~economic~~ economic development in the area. Especially target to investing in local economic development for small businesses and non profits.

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Plan B is the best, but the ~~garage~~ parking ~~garage~~ garage should ~~not~~ have ~~any~~ active levels on all floors not just the ground level.
Commercial space should be focused on local and small businesses.
consider day care in HHS building.

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Plan A is less favorable for the public good.
Assuming free parking for public ~~use~~ ^{employees} does not maximize public investment. Consider transit vouchers and other opportunities to decrease investment in parking.

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

on the face of it, Plan B - but the devil is in the details.
make sure that design focuses on pedestrian realm.
provide multiple entrances an Rammer ~~proprietor~~ facade.

Question #6

Anything else you want to share regarding the development plans?

- We really need to dig into parking demand and minimize the number of spaces provided for county employees.
- Consider providing parking for churches so they could redevelop their properties for housing.
- pay attention to design of green space for residents.

Clarify design process for proposal once ~~the~~ developer is chosen. Make sure there is ample and meaningful public participation.

• make sure people who are here are targeted not ~~mean~~ moved off.

• integrate solar - community solar could

• reduce ^{utility} costs for low income residents.

Check out grid Alternatives in Washington DC for model.



Feedback Form Summer 2018: 300 and 500 E Main Development Plans

Date of Session Attended: 7/28/2018

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Question #1

Public Interest #1: New development on these sites 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 multiples modes of transportation.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

If that is the objective the plans seem to meet that need. Frankly though I had hoped for more consideration for parking for the general public since County offices are closed on weekday evenings & all weekend.

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

80% is the wrong target. The cost of most of these units are in a range that these targeted tenants can go buy market rate housing. For that reason plan A is completely untenable

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

These commercial spaces are invariably going to be hipster coffee shops & boutique goods so there being less commercial would be better as far as I am concerned.

Prioritize & perhaps subsidize non-profit comm/tenants vs. strictly businesses targeting market rate tenants vs. the lower income tenants

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

80% AMI target seems to be for private investment
Meeting public need would prioritize 30% AMI with some
60% AMI
Affordable Housing should always be the highest
weighted priority

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

I prefer the possibilities of a good mix of
^{greenspace} private to the residents & public streetscape
on Main that relates to pedestrians

Question #6

Anything else you want to share regarding the development plans?

Affordable Housing at 30% AMI is the highest
& best use
or lower



Feedback Form Summer 2018: 300 and 500 E Main Development Plans

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How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

i'm not sure how the proximity of light rail affects parking demand. Also, is this pay parking?

Is there away to push back on the set 1-5-space for affordable housing requirement?

Consider stacked parking to use the space better.

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

300Block Plan A is not good enough in this respect. Plan B does better but the higher ends of the rents make me nervous. I multiply rent by 4 to get a sense of the annual income required to live there. 80% AMI is not affordable housing. Up the public investment if necessary.

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

I have no idea, honestly. What businesses would go into this commercial space? Is there a complexion of shops + spaces that can be pre-determined?
Like — could there be a grocery store?
Plan B seems to meet this need better, potentially.

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Plan B is clearly better. Private developers can't be trusted to meet community needs. Durham citizens are willing to invest tax money into maximizing affordable housing and county control over the commercial space.

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Plan B, ~~as~~ drawn, has parking deck frontage on Main Street. That should be avoided. The greenspace along the west edge also looks kind of orphaned and unusable. Plan B is better in so many other ways — how reconfigurable is this drawing?

Question #6

Anything else you want to share regarding the development plans?

Durham needs to draw a line in a project like this and absolutely maximize affordable housing. We need to play catch-up as a city in this respect. Also — the parking requirements are archaic.



Feedback Form Summer 2018: 300 and 500 E Main Development Plans

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Public Interest #1: New development on these sites 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 multiples modes of transportation.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

*Parking is overestimated for affordable housing -
Therefore it is safe for County to minimize amount
of parking it needs -*

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Option B meets this goal better- Emphasis should be on households < 60% AMI especially lower

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

~~Consider using~~

More commercial may be needed. Grocery store is needed. Consider using flex commercial/resident space. Use public controlled commercial space to support small and minority businesses

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Plan B investment of more for affordable housing is well worth it - We could subsidize even more to reach lower income levels.
consider charging higher salary county employees for parking fee

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Scale seems consistent with other new multi family housing. Plan B offers some usable open space for residents. Fits better with scale of historic district

Question #6

Anything else you want to share regarding the development plans?

I am excited that DFI and County Commissioners are prioritizing affordable housing.
DFI's service is far superior to private sector designers who just try to find the way to maximize tax revenues from the property



Feedback Form Summer 2018: 300 and 500 E Main Development Plans

Date of Session Attended: 7-28-18

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Question #1

Public Interest #1: New development on these sites 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 multiples modes of transportation.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

- ① the assumptions related to parking demand (by use) and financing should be made clear.
- ② acknowledgment of future changes w/ mobility should be included
- ③ parking cash-out for employees should be looked at explicitly. -- a range of options

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

- yes to mixed income, but does not need to be in every building -- so long as neighborhood has a mix of housing, that is good. (so 500 block good)
- leave no stone unturned in even tentatively usable sources -- including "joint development" for Affordable Housing.

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

support ground floor retail + office, especially along main street and especially where publicly controlled so can be targeted to minority-owned businesses.
→ reference on-going DD1 study on this issue.

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

- assumed free parking does not ensure efficient use of public investment. Should take a detailed, transparent look @ various scenarios + what they would imply for taxpayer investment - how much public \$ going to affordable housing vs employer parking vs. publicly controlled retailer office or daycare space, etc.

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

- massing plans can't really answer this but the issue is very important and should be emphasized in next steps. The city + county do not have a good record with low-rise vibrant, active street fronts w/ the health + human services and police HQ building

Question #6

Anything else you want to share regarding the development plans?

recognize that public documents + presentations need to summarize + simplify, but data in the weeds details should also be easily reviewable via website



Feedback Form Summer 2018: 300 and 500 E Main Development Plans

Date of Session Attended: 7/28

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Question #1

Public Interest #1: New development on these sites 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 multiples modes of transportation.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

- they meet the county's stated program requirement and if the decks can be converted to some other uses in the future.*
- i would add that the*

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Both plans do a good job of this.

coordination with FTA?

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

300 Block Plan B. does a better job.

Plan A has too much open space cut the street.

• consider affordability of commercial space on Main Street.

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

- I think a better Public Use Act would be to provide less parking for the office buildings, more public parking.
- Provide parking for the neighborhood.
- Let local churches park in the lots on Sunday.

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

300 Block Plan A. Does Not do this.
storefronts/transparency/activity/streetlife
= vibrancy.

Question #6

Anything else you want to share regarding the development plans?

Think of the entirety of the street from Roxboro to Fayetteville.



Feedback Form Summer 2018: 300 and 500 E Main Development Plans

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Question #1

Public Interest #1: New development on these sites 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 multiples modes of transportation.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Where is the light rail going again?

A

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

- Both Plans
- Market and Affordable rates are still a little high. Are the prices really affordable?
- Will these affordable rates remain or is there a chance for them to increase?

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

- 500 Block needs to have commercial space that is affordable for everyone.
- Not have a row of businesses that the public can't afford to frequent

B

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

- Where is the upfront money coming from?
Will there be tax increases?

A

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

- Security when walking down the street
- High homeless population
- Is there an opportunity to include monies to other businesses already existing ^{most historic} on E. Main to help improve the appearance and make it all seem to look intentional and inclusive.

Question #6

Anything else you want to share regarding the development plans?



Feedback Form Summer 2018: 300 and 500 E Main Development Plans

Date of Session Attended: 07/28/2018

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Refer to the fact sheet as you answer these questions.

Question #1

Public Interest #1: New development on these sites 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 multiples modes of transportation.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest? No real difference

Need to consider

- convertible decks
- multiple transportation modes - bicycles, pedestrians
- commercial spaces



Feedback Form Summer 2018: 300 and 500 E Main Development Plans

Date of Session Attended: 8/2/18

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Refer to the fact sheet as you answer these questions.

Question #1

Public Interest #1: New development on these sites 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 multiples modes of transportation.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Looks like an overabundance of parking

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

It is unclear to me if the demand is for existing residents being displaced by rising costs, or for new residents looking for affordable housing? Are we simply putting a bandaid on a greater problem?

~~Having more restricted units will benefit greater populace - Plan B~~
300 BLOCK → but need daycare AND proximity to schools

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

- Important for the commercial space to benefit the low-income tenants needs.

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Plan A seems more attractive to private investment, but plan B seems to make better use of public investment. IF plan B also includes daycare/pic-k AND better green space, walkability, bike use, etc.

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Neither plans do much to draw pedestrians in. Take the restrictive housing of plan B to the design of Plan B. Better sidewalks, bike lanes, local commercial space that people want to be at.

Question #6

Anything else you want to share regarding the development plans?



Feedback Form Summer 2018: 300 and 500 E Main Development Plans

Date of Session Attended: 2 August 2018

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With each question, we will state the public interest and provide some background / descriptive information. **We want to know whether you believe that the proposed plans do a good job of fulfilling the five guiding public interests.**

Refer to the fact sheet as you answer these questions.

Question #1

Public Interest #1: *New development on these sites 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 multiples modes of transportation.*

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Seems like a massive amount of parking that will result in either more congestion or if not fully used how will it made to be usable in a meaningful way?

no parking facing main street -

... ..

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

- plan b obviously meets the affordable housing better but is less thought through visually. Back to parking facing main street
- micro units will surge
- lacks daycare or preschool

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

- Plan A is more successful - more green space that integrates the housing and the retail, presents a more historic connection between the development and main street as a whole
- grocery store - food deserts
- plan B seems isolated in its elements
redesign B to look more desirable like Plan A

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

- To much of a Dychotomy in the staging of the Question and the plans - public subsidy is not an either or proposition
- This development is an opportunity for private development that otherwise would not exist

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Plan A - micro neighborhoods - trees, street ^{lighting} landscaping, public art
↳ has more potential for the above - facades
no hostile architecture
pedestrian scale walkability
But massing of these plans don't allow much detail to be eminent

Question #6

Anything else you want to share regarding the development plans?

~~not treat the developments as two isolated things.~~
But how can they be integrated as a fully thought through
thoroughgoing - neighborhood that has potential to be a catalyst for
continued development and growth from downtown to golden belt
with its arts district.



Feedback Form Summer 2018: 300 and 500 E Main Development Plans

Date of Session Attended: 8-2-2018

The following series of questions relate to the five guiding public interests for the redevelopment of the 300 and 500 blocks of E. Main Street. The public interests were identified through community engagement, prior planning efforts, and staff/elected official input. They were endorsed by the Durham County Board of County Commissioners on March 8, 2018.

With each question, we will state the public interest and provide some background / descriptive information. **We want to know whether you believe that the proposed plans do a good job of fulfilling the five guiding public interests.**

Refer to the fact sheet as you answer these questions.

Question #1

Public Interest #1: New development on these sites 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 multiples modes of transportation.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

BOTH PLANS PROVIDE MORE PUBLIC PKG SPACES THAN

I BELIEVE IS REQUIRED, PARTICULARLY IN LIGHT OF FALLING

OWNERSHIP OF AUTOS AND CAR USE. ~~UNCLEAR~~ ^{SUBSTANTIAL} ~~UNUSABLE~~ ^{BIKES}

~~PKG SPACE WILL EXIST.~~

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

~~PLAN B IS VASTLY SUPERIOR IN MEETING THIS PUBLIC INTEREST~~ (97 LOW- & AFFORDABLE UNITS)
MIXED UNITS WILL RISE SHARPLY IF THE MARKET DOES.

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

- BOTH PLANS PROVIDE AN ADEQUATE AMOUNT OF COMMERCIAL SPACE, AND WHILE GROUND FLOOR RETAIL IS GREAT, BUT PLAN B SHOULD SHOW OPPORTUNITY FOR DAYCARE AND RETAIL THAT IS FINANCIALLY AVAILABLE TO AFFORDABLE UNIT RESIDENTS.
- SHOW MORE ATTRACTIVE MASSING SKETCH FOR PLAN B

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

PUBLIC BENEFITS OF ADD^{AND} AFFORDABLE HOUSING
AND COMMERCIAL SPACES FOR LOCAL + SMALL BIZ IS MORE
IMPORTANT THAN ~~THE~~ MAXIMIZING PVT. INVESTMENT.

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

PEDESTRIAN-SCALE, WALKABILITY + VIBRANT STREETSCAPE
ARE GOALS, BUT ~~NO JUDGMENT IS POSSIBLE AT THIS STAGE~~
~~OF ANALYZING CONCEPT SKETCHES.~~

Question #6

Anything else you want to share regarding the development plans?



Feedback Form Summer 2018: 300 and 500 E Main Development Plans

Date of Session Attended: 8/02/18

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Refer to the fact sheet as you answer these questions.

Question #1

Public Interest #1: New development on these sites 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 multiples modes of transportation.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

I think that parking needs will be met. ~~It would be cool to have space for bikes.~~ Also, universal design for the decks would help with overall accessibility. ~~How~~ How is this going to be environmentally sustainable? What about D.C. parking models, or models from Hong Kong?

For the guy concerned w/ aesthetics, growing plants is an option. Use vines for exposed parts.

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Plan A does not meet these standards at all. I think ~~plan B could have expanded affordable housing~~ I do like the addition of micro-units. There are over 1,000 market rate units. We need less of these! Add daycare space.

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

I think it's fine, but ~~there should be a grocery store and daycare~~. Vinton + Vineyard have some good designs. B is still better. Re-configure B with less parking.

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

I think the county could actually spend more on the housing part. That is least profitable and most needed.

Density bonus?
LITC

Lots of public benefit. More people will move here. Potentially more equitable. Plan B!
Many private investors would be interested anyway. Why are partners

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Accessible, even sidewalks. No hostile architecture, ~~and~~ no anti-homeless architecture. Make sure pedestrians and bikers can be safe. Well-lit areas. Sitting places. Dog parks. Design that keeps heat & humidity down. Wake the beauty of Plan A & make it feasible for Plan B.

Question #6

Anything else you want to share regarding the development plans?

Priorities:

Affordable housing
Accessibility



Feedback Form Summer 2018: 300 and 500 E Main Development Plans

Date of Session Attended: 8/2/18

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Refer to the fact sheet as you answer these questions.

Question #1 *? Did you / are you working w/ City Downtown Parking Plan
Nelson Nygaard this is a safety issue - put plug close to sites, employment*

Public Interest #1: New development on these sites 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 multiples modes of transportation.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

It does but I hate to see that much parking on Main Street. I get the desire that employees: People using Human Services be safe in getting from parking to destination, but this seems to create or perpetuate a culture of fear (if safety is crime) or poor ground level design (if safety is walking).

safety, proximity, accessibility

microunit - easy to flip to Air BnB? rentals not condos

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Option B is much better but relies on both # of units dedicated to this purpose and restricted covenant.

As I said in the Q: A, microunit is a red flag particularly since they are unrestricted. Air BnB "crisis" in major cities is real - Durham ~~is~~ is a perfect candidate given amenities, activities here.

Question #3 ^{dangling day care is silly - how many of are we talking about? can't it go in another bldg - dow/DHA}

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

I think this day care thing is suspicious, particularly since it was put on option A.

~~Put~~ take out some parking in option B: put in day care if day care is critical.

Further, what is the need for day care in whole 2 blocks including DHA: do a shared Day care.

we need a grocery store or mini target! no glitzy eateries or coffee.

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

I am agnostic on this public interest, and the \$4mil difference is a drop in the bucket over time.

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Yes. Massing diagrams are dreadful in general and look monolithic. Nature of the beast. So it's hard to tell at this point.

Question #6

Anything else you want to share regarding the development plans?

No. Thank you.



Feedback Form Summer 2018: 300 and 500 E Main Development Plans

Date of Session Attended: 8/2/18

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With each question, we will state the public interest and provide some background / descriptive information. **We want to know whether you believe that the proposed plans do a good job of fulfilling the five guiding public interests.**

Refer to the fact sheet as you answer these questions.

Question #1

Public Interest #1: New development on these sites 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 multiples modes of transportation.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Hard to know without all the data analyzed about ~~the~~ each mod. So I would defer to the decision made by those with the data. Conventibility is worth the extra money.

Question #2

Public Interest #2: New development on these sites should 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. *Set aside*

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

9. This 300 block plan should reflect a good portion of the units to serve at 80% of AMI. I strongly favor Plan B in the 300 block with as much mix in levels of AMI as possible.

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

*A daycare should for the low income tenants is a great idea. The experience of First Presbyterian Day Care is that PSC + Co. Health Dept employees don't use downtown daycare. Thus, there should be low income daycare + headstart on both blocks. Also, ~~an affordable housing structure is needed - this is a "food desert" location,~~ *acquiring-wisely**

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

I don't feel like I have enough information to compare the relative efficiency of plans A + B or even overall for both. But I do believe that Plan B appears to be efficient enough to be chosen.

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Both plans meet this public interest. Plan B appears to have ~~more~~ ^{more} ~~space~~ ^{space} possibilities because the parking garage is on main + the side street, both of which could have ~~commod~~ ^{commod} on the first floor.

Question #6

Anything else you want to share regarding the development plans?

→ More design attention needs to be given to sidewalk appeal.



Feedback Form Summer 2018: 300 and 500 E Main Development Plans

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Refer to the fact sheet as you answer these questions.

Question #1

Public Interest #1: New development on these sites 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 multiples modes of transportation.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Both plans have pros+cons. Plan B has more restricted units + larger units which is better for families. Plan A has smaller units which will be affordable for more individuals. I like the day care in Plan A. Hope the day care will be affordable for 30-60% AMI Families.

~~would go with Plan B if day care could be included in the 500 block.~~

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

It would be hard for multi-generational housing in Plan A due to the small size of units. But those units would be more affordable.

~~Concern that Plan B with restricted units would be more for families/individuals towards 80% AMI.~~

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

~~There is plenty of commercial space in both plans. Plan A has more commercial space with a day care included. That is a definite bonus.~~

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

I think both of these plans will meet ~~that~~ the public interest.
Plan A costs less overall + has needs fewer public funds so I would go with that plan.

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Plan A would is more visually appealing and I like the placement of the green space.

Question #6

Anything else you want to share regarding the development plans?

There needs to be an affordable grocery store in the commercial space no matter which plan is selected, preferably 1st Floor
Commercial/retail in the new developments should be for all residents in the area, not just the wealthy ones.

Ensure pedestrian safety in area w/ crosswalks, signage + pedestrian right of way.

~~should still have free parking for public + employees no matter the plan.~~



Feedback Form Summer 2018: 300 and 500 E Main Development Plans

Date of Session Attended: _____

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Refer to the fact sheet as you answer these questions.

Question #1

Public Interest #1: New development on these sites 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 multiples modes of transportation.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

It looks like both meet identified present & future parking.
Too bad parking deck would face main St. (from neighborhood - friendly - aesthetic perspective)

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Plan B does a better job by offering more ^{restricted at} < AMI units.

Larger issue: New low income housing will actually be part of DHA's plan for housing for people who will be displaced from ^{current} housing being rehabed & renovated. So, eventually there will be additional low income units — once housing is rehabed.

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

~~Plan B has better combination and could be improved by provision for ^{eg.} daycare - pre-k use @S part of ground floor development. — offerings that meet need of mixed income ^{residential} tenants.~~

Question #4

Interest:
Durham public interest includes providing parking for 60% City & County employees who live outside Durham (commute)

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?
Community (Durham) that works for all residents living & working together.

Plan B, in terms of maximizing affordable housing. And, with the right commercial tenants that fit needs of mixed low income tenants, businesses have an immediate ready market.

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

? maybe B, except for parking garage needing to face Main St. with no green space.

Question #6

Anything else you want to share regarding the development plans?

I want the space to be beautiful - with landscaping, seating, & architectural features - with services that address needs of mixed-income residents as priority.



Feedback Form Summer 2018: 300 and 500 E Main Development Plans

Date of Session Attended: Aug. 2, 2018

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Question #1

Public Interest #1: New development on these sites 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 multiples modes of transportation.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

I like the idea of it ^{the parking} being convertible & being designed to keep the street walkable, (hide it :-), also well lit for safety.

I like the idea of it being for residents and HHS employees.

I would love for there being incentives to bike to reduce need for parking.

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

I prefer Plan B → with changes
I like that it prioritizes more units for low income folks & is planned to be restricted, & has ^{some} mixed income.

* I would like to see prek daycare added to the plan for HHS resident children ideally, in either the 300 or 500 block
I'd also like some plan for an affordable grocery store (not a Whole Foods!).

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Overall Sure? 😊
→ affordable grocery store please, maybe rentable garden plots, practical businesses to help people with day to day life (ex. ACE Hardware?)

- Walgreens type place

- Home Depot / Lowe's → ACE Hardware?
- university satellite?
- gym
- ~~computer/technology store (Best Buy)~~ ^{ex.}
- ~~nursery (for apartment style food gardens)~~
- office/school supply store
- mini Target

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

The main difference seems space saved for commercial use. As long as practical vs. Frivolous (craft beer) businesses are prioritized I'll be satisfied.

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

They could be better. I like that green ^{or play} space is planned either way. I would like for parking to be hidden from the street if possible. I would love for permeable sidewalks/parking to let rain get through to the ground in balancing this w/ keeping things handicapped accessible. Other than green stuff! Trees, bushes, vines! Murals on power boxes micro parks

Question #6

Anything else you want to share regarding the development plans?

I would like for there to be a clear plan for where displaced residents would go during construction and how they would be helped to get there.



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Date of Session Attended: 8/2/18

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Question #1

Public Interest #1: New development on these sites 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 multiples modes of transportation.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Both seem to sufficiently meet this public interest. I am not concerned about the fact that Plan B has fewer parking spaces.

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

#2!!!

~~I am not convinced that these micro units will remain~~
affordable $\frac{1}{2}$ they do not appropriately serve low-income families. From a LITTE industry ~~pers~~ perspective, I do not think that Durham will be hunting for developer $\frac{1}{2}$ syndicator interest to do this deal.

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

i guess my question is - is commercial space on this block truly a priority? it seems to me that there is plenty of commercial development happening naturally. My sense is that office $\frac{1}{2}$ residential uses will cash flow better (lower vacancy). Could we add more residential $\frac{1}{2}$ office in this place?

*i agree with comments that including day care in Plan B would be ideal.
Grocery Store



↳ just heard this is based on UDO - understandable. In that case, I think both sufficiently meet ~~the~~ regulations

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Yes.

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

I didn't get a good enough sense of this to comment.
Please provide more detail.

Question #6

Anything else you want to share regarding the development plans?

I truly think it would be a shame for microunits to be a sizeable use in this redevelopment.



Feedback Form Summer 2018: 300 and 500 E Main Development Plans

Date of Session Attended: 8-02-2018

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Question #1

Public Interest #1: New development on these sites 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 multiples modes of transportation.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

looks like it meets needs. I would defer to planners at to how many spots needed.

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

300 ~~Units~~ Plan B

If these units force displaced DHA folks,
are these developments actually increasing
total # units? i.e. we have more need in
Durham for low (30%) units

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Can Plan B include day care?
Day care helpful to both low income residents
and county employees.
with housing a grocery store as part of commercial
use seems helpful ... an affordable grocery store
retail/commercial to meet needs of residents

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

300 Block Plan B has parking decks fronting Main St.
Parking decks typically not attractive streetscape
any possibility for trees/green space along Main St.?

300 Block Plan A does best job of pedestrian-scale design
w/ green space + commercial

Question #6

Anything else you want to share regarding the development plans?



Feedback Form Summer 2018: 300 and 500 E Main Development Plans

Date of Session Attended: 8-2-18

The following series of questions relate to the five guiding public interests for the redevelopment of the 300 and 500 blocks of E. Main Street. The public interests were identified through community engagement, prior planning efforts, and staff/elected official input. They were endorsed by the Durham County Board of County Commissioners on March 8, 2018.

With each question, we will state the public interest and provide some background / descriptive information. **We want to know whether you believe that the proposed plans do a good job of fulfilling the five guiding public interests.**

Refer to the fact sheet as you answer these questions.

Question #1

Public Interest #1: New development on these sites 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 multiples modes of transportation.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Large overlap, more or less the same
Seems fine

Need to make sure churches have parking available during the construction process.

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Plan B is better b/c it has the affordability more protected - can't be sure market rate units will stay affordable. Also has more for lowest income people and larger spaces for families. Styles can also use those spaces w/ roommates if need be.

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

It depends on what they are - day care, grocery store, pharmacy - basic needs of residents

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

People's lives are worth investing in - the public interest isn't just having low taxes or high developer profits. Plan B invests in people's needs. Think long-term, reduction of crime etc people aren't dropping.

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Both seem fine, need to make sure things are accessible to people w disabilities.

Question #6

Anything else you want to share regarding the development plans?



Feedback Form Summer 2018: 300 and 500 E Main Development Plans

Date of Session Attended: 8/2/18

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Refer to the fact sheet as you answer these questions.

Question #1

Public Interest #1: New development on these sites 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 multiples modes of transportation.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

*Both meet it.
Neither is a better plan for
this objective.
None the parking in Plan A.*

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Plan B does a much better job of meeting this need not only in the overall number of units but most importantly those needing affordable housing for less than 30% AMI. It also offers 3 bedroom apts that meet larger families' needs.

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

If a day care/prek center is planned, it needs to be accessible to families in need of this service. Plan A would not appear to address this issue - a day care is in the plan but the housing there is not affordable and no families would be living in the micro units in this plan. Plan B needs day care! A store is

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Plan A requires less upfront money required and more attraction to private investment, but I think the commitment to affordable housing in Plan B overrides the difference in expense.

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

I think that will depend on the final architectural design.

Question #6

Anything else you want to share regarding the development plans?

I strongly endorse Plan B as I think it is the best way to increase affordable housing for those in need.



Feedback Form Summer 2018: 300 and 500 E Main Development Plans

Date of Session Attended: _____

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Refer to the fact sheet as you answer these questions.

Question #1

Public Interest #1: New development on these sites 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 multiples modes of transportation.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

They look about the same.
We need to protect these parking spaces from being used later by commuters driving into town to take the light rail.
We need to help employees to find creative ways to decrease the number of cars brought into downtown.
Can there be satellite parking for them?
Car pooling?

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

I am very worried ~~that~~ ^{about} Plan A with its emphasis only on small market rate units. Even micro units can escalate in price. Plus, graduate students (bless their hearts) could take ~~up~~ places intended for people needing affordable housing long term.

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

I like the idea of having Day Care.
Can Day Care be incorporated into Plan B.
Can an affordable grocery store be included?
Priority to ~~the~~ stores that hire local people + pay a living wage.
Consider leasing space for socially related programs.
Can parks and recreation contribute something to the ~~interior~~ indoor or outdoor space that would help with exercise +/or social activity?

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

>

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Be sure to have enough setback from the streets (Main + Liberty).
Have varried, setback from street to be more visibly appealing.
Plus: If plan B, ~~it would be nice~~ if could the green space be more on ~~the~~ Main + Liberty
Recreation? be addressed by ideas from Durham Parks &

Question #6

Anything else you want to share regarding the development plans?

Thank you for your work!
Can the 500 Block plan incorporate some micro units?



Feedback Form Summer 2018: 300 and 500 E Main Development Plans

Date of Session Attended: 8/2/18

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With each question, we will state the public interest and provide some background / descriptive information. **We want to know whether you believe that the proposed plans do a good job of fulfilling the five guiding public interests.**

Refer to the fact sheet as you answer these questions.

Question #1

Public Interest #1: New development on these sites 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 multiples modes of transportation.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

What are the multiple modes of transp. that have been considered?

I'm concerned re overbuilding parking when instead:

- bus service could be improved
- county can encourage carpooling / vanpooling
- employees can be reimbursed for above

I agree w/ convertible decks

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Plan B seems to meet this interest better
It seems there is no lack of high priced development
and near downtown
Consider putting more micro-units in 500 block

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Need a grocery store, even if it's small. This will service
current nearby residents, future residents, + employees
Park + Rec facilities: affordable housing residents + neighbors
deserve recreational facilities where they live

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Favor affordability. It's worth public investment

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

I think they're about the same as far as Main St goes
Plan A is better for Liberty St. Could plan B incorporate commercial space on Liberty?

Question #6

Anything else you want to share regarding the development plans?



Feedback Form Summer 2018: 300 and 500 E Main Development Plans

Date of Session Attended: 7/3/2018

The following series of questions relate to the five guiding public interests for the redevelopment of the 300 and 500 blocks of E. Main Street. The public interests were identified through community engagement, prior planning efforts, and staff/elected official input. They were endorsed by the Durham County Board of County Commissioners on March 8, 2018.

With each question, we will state the public interest and provide some background / descriptive information. **We want to know whether you believe that the proposed plans do a good job of fulfilling the five guiding public interests.**

Refer to the fact sheet as you answer these questions.

Question #1

Public Interest #1: New development on these sites 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 multiples modes of transportation.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

- I don't agree that spending \$40mil + to construct parking decks is in the public interest.
- It is a shame to put ^{more} a parking on MAINS.
- COUNTY ^{SHOULD ASK} current employees to take a one-time payout to give up "their" space.
- Consider moving "necessary" parkings to a different county lot (e.g. behind the DHA on Ramseur).
- Consolidate parkings on one site as much as possible.

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

They do an OK job because they both ↑ number of "affordable" units. Plan B is better in this regard. There is no guarantee mentioned for senior citizens which would be good to include,

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

The plans so far do not indicate that the needs will be fulfilled. It looks like it's up to the county & developers to find any type of tenant, & the process could be mismanaged. I would want the local, historically disadvantaged groups to be given priority (anyone besides higher-income, white men). Would like to living wage requirement for businesses

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Reducing parking will do an ^{even} better job of meeting public interest. Plan B does a better job.

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Not so well as far as I can tell. The 500 block structure looks massive & block-like. It's possible that with a good architect & planning team the street scape could be made more interesting. Having one or more pocket parks & butterfly gardens could help. Also "share open up green space to the public"

Anything else you want to share regarding the development plans?

Community gardens. Would be great to have commercial on ground floor on both Liberty & E MAIN.

COUNTY FLIPPER TAX, PLEASE!

NO ^{FULL UNIT} AIRBNB IN THESE DEVELOPMENTS.

Cost ok to rent, not whole BR apt whole BR



Feedback Form Summer 2018: 300 and 500 E Main Development Plans

Date of Session Attended: Aug 2

The following series of questions relate to the five guiding public interests for the redevelopment of the 300 and 500 blocks of E. Main Street. The public interests were identified through community engagement, prior planning efforts, and staff/elected official input. They were endorsed by the Durham County Board of County Commissioners on March 8, 2018.

With each question, we will state the public interest and provide some background / descriptive information. **We want to know whether you believe that the proposed plans do a good job of fulfilling the five guiding public interests.**

Refer to the fact sheet as you answer these questions.

Question #1

Public Interest #1: New development on these sites 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Minimize parking to absolute min. needed by county services

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Plan B is clear choice

30k/unit is fantastic opp for Durham, way lower cost than

Need to keep ownership of land to keep affordable permanently for example

Need larger than micro units

Mix of sizes is needed.

Rolling Hills etc

target lowest income due to location

last opportunity for AH except DHA

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

+++ child care esp for ^{downtown} employees & nearby residents

(when) will a grocery store work downtown? ?

Minimize commercial.

hard to build above it; choose housing first? ?

* local ownership / econ dev focus - ?

Affordable office

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

There is PLENTY too much local public funds benefitting private investment downtown. NOT one more CENT!!!

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

YES! cant tell yet.

Question #6

Anything else you want to share regarding the development plans?

Space for downtown trees?

Break - 2020



Feedback Form Summer 2018: 300 and 500 E Main Development Plans

Date of Session Attended: 8/2/18

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Refer to the fact sheet as you answer these questions.

Question #1

Public Interest #1: New development on these sites 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 multiples modes of transportation.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Plan B
It does meet the need

Sara

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

B Smaller number of micro units
Plan B - with consideration of Affordable housing at 50% (AMI) or lower

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Plan B
Daycare strong because - I think there is government funding to accommodate Daycare Pick
Grocery store program

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

County needs to focus dollars
on affordable housing

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

limit the number of stores so that
we maintain some of the beauty
and appeal of Durham

Question #6

Anything else you want to share regarding the development plans?



Feedback Form Summer 2018: 300 and 500 E Main Development Plans

Date of Session Attended: 8/2

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Question #1

Public Interest #1: New development on these sites 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 multiples modes of transportation.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

*Need for as many affordable as possible.
w/with the cost.*

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Need to provide further micro.

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Need for daycare - food service

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Needs to represent the neighborhood and have trees and planting

Question #6

Anything else you want to share regarding the development plans?



Feedback Form Summer 2018: 300 and 500 E Main Development Plans

Date of Session Attended: 8/2

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How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

like daycare, affordable food - grocery store. (Urban Grocery)
(Both)

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

? use general funds \$?
? Allocate our \$ school vs. housing. Lottery \$ where? to
Assist w/ issue. \$ should be ~~located~~ allocated to housing.

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Keep the gardens. Keep
Danham looking like Danham. Green space is
very important. Not so many high rises. No more
than 4 or 5 stories. Lose / say when they're too
high. Walk-throughs (parking decks)

Question #6

Anything else you want to share regarding the development plans?

Mixed income. If low income tax
credit. Building stigma against
low income. how? High income together
change the state law !!



Feedback Form Summer 2018: 300 and 500 E Main Development Plans

Date of Session Attended: 8/2

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Question #1

Public Interest #1: New development on these sites 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 multiples modes of transportation.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Plan B definitely does a better job in meeting the public's interests. Daycare would be very important to add for 30% AMI residents.

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

micro seem less desirable
80% should not be large %

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

priority grocery store or food
property near site or provide
daycare available from
families in both 300 & 500
blocks

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

*area is unattractive new
care should be taken to beautify
space.*

Question #6

Anything else you want to share regarding the development plans?



Feedback Form Summer 2018: 300 and 500 E Main Development Plans

Date of Session Attended: 8/2/18

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Question #1

Public Interest #1: New development on these sites 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 multiples modes of transportation.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Plan B is best because of greater # of units for lower income residents.
Parking fine!

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Keep county control to ensure long term
affordability —
Plan B offers greater variety of
units (size)

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

need grocery store!
need daycare center!

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Question #6

Anything else you want to share regarding the development plans?



Feedback Form Summer 2018: 300 and 500 E Main Development Plans

Date of Session Attended: 08.02.18

The following series of questions relate to the five guiding public interests for the redevelopment of the 300 and 500 blocks of E. Main Street. The public interests were identified through community engagement, prior planning efforts, and staff/elected official input. They were endorsed by the Durham County Board of County Commissioners on March 8, 2018.

With each question, we will state the public interest and provide some background / descriptive information. **We want to know whether you believe that the proposed plans do a good job of fulfilling the five guiding public interests.**

Refer to the fact sheet as you answer these questions.

Question #1

Public Interest #1: New development on these sites 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 multiples modes of transportation.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

BOTH PROJECTS OFFER ~~ABOUT~~ APPROXIMATELY SAME
AMOUNT OF PARKING
PARKING FOR AFFORDABLE HOUSING

PLAN D OFFERS MORE AFFORDABLE HOUSING
IN VARIETY OF SIZES

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

BOTH DO, BUT I PREFER PLAN B AS I BELIEVE
IT VARIETY OF SIZES OF HOUSING UNITS
FOR FAMILIES - TO REPRESENT COMMUNITY OF DURHAM.

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

DAY CARE CENTER
AFFORDABLE GROCERY STORE? PARKING FOR IT?
DELIVERED GROCERIES
UBER - SO LESS CARS.

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

BOTH PLANS SEEM DESIGNED WELL IN
THIS RESPECT
SCHOOLS & AFFORDABLE HOUSING

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

GREEN SPACES
PLAN B - HAS MORE AVAILABLE ON SITE 300 BLOCK
PEDESTRIAN WALK THROUGH SPACES

Question #6

Anything else you want to share regarding the development plans?



Feedback Form Summer 2018: 300 and 500 E Main Development Plans

Date of Session Attended: 8/2/18

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How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

300 PLAN B

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

300 BLOCIC
CONCERN W/ PLAN A ~~MIXED INCOME~~ UNITS SIZES -
- NOT CONDUCIVE TO LOW-INCOME FAMILIES
- HOWEVER, MAY FIT NEED OF DURHAM TOWER RESIDENTS

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

MUST FOCUS RETAIL ON SERVICES NEEDED BY
RESIDENTS

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

ANY MONEY SPENT IS WELL SPENT.
300 BLOCIC - PLAN B AFFORDS MORE UNITS

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

300 BLOCIC PLAN B AT LEAST PICTORIALY
SHOWS MORE STREETSCAPE

Question #6

Anything else you want to share regarding the development plans?

CHANGE LAW ^{TO ALLOW} ~~THE~~ USE OF AFFORDABLE HOUSING COLLARS
IN ^{TRUE} MIXED-USED DEVELOPMENTS.



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How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

A B - same ~~Affordable~~

To maintain livability traffic has to be smooth

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

plan B

community emphasis

- work force people need support for housing *

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

regular grocery stores essential

plan B + daycare on both sites

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

plan B Housing emphasis

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Question #6

Anything else you want to share regarding the development plans?



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How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

The county should consider ways to reduce the need for so many parking spaces, I encourage use of light rail, Busses, ride share

U d M

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Plan B looks like the better option providing more affordable housing units.

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Community center/day care
~~of some kind~~ There needs to be something that pull all residents together to help create a community.

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

They are a good first step, but there needs to be a greater focus on creating a community. One approach would be to ~~use~~ have it be a coop, requires an ~~up~~ sprout see ~~so~~ that could be resolved for a profit. The ~~money~~ initial money from these ~~sees~~ could be used in the financing of community activities

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

~~Community~~ Use open space for community activities such as a community garden

Question #6

Anything else you want to share regarding the development plans?

have green roofs that could be used for community ~~g~~ gardens
have solar on upper level of parking



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How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

#2 Affordable Housing 30% of AMI
60% of AMI

Plan B does a better job. It should also include adaptive option

Plan A does not meet public demand for affordable housing. It does not include people who were displaced by gentrification and the current market excludes it.

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Why isn't this question focused on 30% of AMI and 60% of AMI?
80% of AMI is currently being taken care of by market
Plan B takes care of 30% of AMI / 60% of AMI
better

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Plan B commercial space works b/c
the affordable housing piece is better
than Plan A.

- Show plan B w/ daycare option or
- low rents for local businesses

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

- * Find developers who will meet the public need for affordable housing in Plan B
- find creative finance strategies for Plan B to make it attractive for developers

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

- Plan B helps meet this need along with meeting need for affordable housing;
- Creative design of streetscape
- show Plan B w/ different design to make the green look like Plan A

Question #6

Anything else you want to share regarding the development plans?

- plan B to make it more feasible find the a



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How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

They seem pretty close in meeting parking needs.
The conversion option is interesting, but I'm a little ~~unsure~~ unsure of whether the cost is worth it / whether we'll actually need to convert it.

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Maximizing affordable housing is my highest priority for these projects.

I am not in favor of the micro units in Plan A.
I am also concerned about the unrestricted units remaining affordable.

Plan B is definitely stronger here. I like the mixed income levels in Plan B also.

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

I think daycare will become important with so many county offices & residential units
diverse businesses would benefit this development.

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

The plans are close in public investment. B would cost more to maintain the affordable housing, but I think this is a needed community financial commitment.

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

I think the success of the private-public partnership depends on making this corridor vibrant & attractive to all different kinds of people. It's not particularly pedestrian-friendly now. Making it an attractive streetscape will require a lot of creativity. Respect for neighboring historic building is important.

Question #6

Anything else you want to share regarding the development plans?

Thanks so much for facilitating these listening sessions. Lots of great information.



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How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Tons of parking.

Plan A has more units, so less for folks who don't live here.

If this is not enough parking it would represent a problem of vehicular dependence

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Good that at least some Aff is provided.
Plan B provides more opport. for families - units are larger. & Plan B has more units total.

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Provide community gathering space.

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Keep public interest.

Invest in public benefits/Att.

Give more weight to public benefits.

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

would need to see more design graphics.

Make ground floor of Att more accessible for public activation.

Question #6

Anything else you want to share regarding the development plans?



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Question #1

Public Interest #1: New development on these sites 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 multiples modes of transportation.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Both options similar on parking.

Good to include to provisions to allow later conversion of spaces if overparked.

Build fewer spaces rather than more, within recommended range of spaces.

County should undertake additional efforts to promote

transit ridership & less single occupancy vehicles.

Question #2

Public Interest #2: New development on these sites should 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.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Support Option B, which provides more affordable units < 60% ami.

Question #3

Public Interest #3: New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Consider day-care facility in Plan B.

Priority for small and local business & office space.

(within legal limits)

County to consider leasing space for targeted programs.

Question #4

Public Interest #4: New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Aff. housing and parking are top concerns.
Let private investment follow these priorities.

Question #5

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

How well do these plans meet this public interest? Which of these plans does a better job of meeting this public interest?

Both ^{plans should} include commercial store-front space along E. Main St.

Should include small open-space & sitting areas in each block as feasible.

Question #6

Anything else you want to share regarding the development plans?

APPENDIX 5

PUBLIC SESSION DISCUSSION NOTES

Public Interest 1: New development on these sites 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.

- Convertible deck is worth the investment, depending on the cost
- Lower parking ratios based on market and affordable
- Broader need is a bit of a wild card
- What is the level of need for parking near light rail in downtown
- Convertibility of deck referred
- Is the area of the deck best used for parking?
- Should county move facilities or allow employees to work off-site?
- Do not overpark Downtown
- Affordable housing parking ratios should be below 1
- Less parking, more building
- Drop off area for ride share
- The need has been addressed in parking layouts
- How will commercial/affordable be addressed?
 - Plan B has more affordable units
- We don't need more parking
- Plans include too much parking
- Need parking for employees/visitors
- Should each county employee have a free parking space?
- If some parking is paid it could offset housing costs
- Zoning: height restrictions. What is it?
 - 75 Feet
 - Design Question
- Plan B seems to meet the county employee needs. More accessible; more serviceable to the public
- Decks should be convertible
- Not fan of parking fronting Main Street (Plan B), but plan B has nice green space

Public Interest 2: New development on these sites should 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.

- Integration with DHA's plan for East Main Street
- Emphasize more affordable units
- Greatest need in Durham is at or below 50% AMI
- Getting market rate going will be a catalyst for Oldham & etc.
- Increased Availability
- What will be the services needs be for a mixed income?
- Design elements important for mixed income
- Concerns about segregation of affordable units (500 block)
- Concerns around service need
- Public interest #1 is in conflict with public interest #2
- Daycare or other community uses is an asset
- There is not enough affordable housing
- Plan B – Deeper subsidies. Longer term affordable. Stronger
- Micro-units do have an appeal
- How do the plans reflect changing market?
- Betting on light rail is iffy
- Move affordable housing out of downtown core; more valuable land should not go to affordable housing
- Could be converted to AMI or market rate?
- Preference for Plan B
 - Guaranteed units
- Plan B has more restricted units
 - Public interest: mixed use/multi-income
 - 500 block does not meet public interests
- Throwing or placing affordable housing on backside of both projects
- Market rate is on main street; affordable housing on back
- 300 block places residential on less busy back street. More private access
- Locating residences on streets other than main street leaves a quieter existence

Public Interest #3: *New development on these sites should provide ground-floor commercial and service offerings for tenants and workers in and around the sites and increase activity along E. Main Street.*

- Plan B looks like retail which could be developed for pedestrians
- The daycare is a good thing
- Location good/food desert in this area
- Would like grocery store
- Would like a place to play?
- Would like bulk of commercial on main, not on side street
- Doesn't want to look at a parking deck – would like to see commercial
- Depends on who tenants are
- How many daycares are in the same area and what is their affordability
- What will commercial rents be?
- Demand
- Daycare doesn't do as much to activate main street
- Plan A seems to capture more activity on Main Street
- Concerns about location of commercial on Plan A
- Has a market study been done to support SF of commercial?
- Is daycare for county employees only?
- Better than parking lot there now
- Is it too much parking?
- Plan A is better
- Which provides more activity on the street
- Pickup and drop-off for daycare
- Questions about retail demand. Negotiable?
- Will need more grocery stores and restaurants
- How many acres for open space?
- Commercial vehicle access
- Micro-commercial space – reduces cost
- After-hours uses
- Anchor tenant needed

Public Interest #4: *New development on these sites should efficiently use public investment to maximize public benefits and attract private investment.*

- How much parking is really needed?
- Sites cannot be done in isolation
- Attracting public servants to housing
- Ability to convert deck in the future
- Is it worth building the convertible deck now vs non-convertibility
- What would this investment do to catalyze growth?
- Parking per affordable unit?
- Could more office space be built on the deck?
- Cost per affordable unit – not that simple
- Opportunity cost of the land
- Efficient compared to what? What are other alternatives for creating affordable housing?
- What about ongoing subsidy?
- How is HUD involved?
- Section 8 vouchers?
- Option of decentralizing affordable housing out of downtown
- Plan A is more flexible and may attract more developers
- Parking on Plan A is better. More hidden
- More public investment. Parks on top of parking deck?
- Convertible parking is best way to maximize
- They like B for public investment. In exchange for more affordable units
- Likes the wrap design
- Likes the amenities (daycare) in Plan A
- Likes ability to convert deck in case parking needs change
- Think they both do. Plan B has to take out more loans. What are the terms?
- Add a story (zoning) to make it more attractive to private developer
- Vouchers? Allocation is not changing in city. Vouchers for parking? Where is the money coming from?
- Convertibility of deck on 300 block is important if the city is investing tons of money it can convert in the future
- Parking deck takes away efficient use of public investment

Public Interest #5: New development on these sites should focus on pedestrian-scale design that creates a vibrant, urban streetscape along E. Main Street.

- Plan A is the plan of more community gathering, more vibrant, green space in A. Not in B
- Plan A – the amenities will be for the public passing by and not residents?
- Plan B is for the center of Downtown
- Plan B green space seems leftover and not usable. Plan A would be more usable
- Concerns about pedestrians and bike safety given the plans
- Not enough detail in plans to tell
- Plan A is better due to parking hidden behind green space
- A and B have accessible space for public
- 2-story street front + 10 stories above
- Less parking
- 300 block plan B doesn't seem pedestrian friendly
- Be pedestrian friendly on all sides/blocks
- Do not do it in isolation
- 500 block creates a natural connection
- Parking decks reduce activation
- Not much difference between plans
- Like Plan A: has more greenspace on Main Street
- Plan A has a less tall building on Main street
- Plan A will visually keep a big building from fronting the street
- Plan B is still a lot of parking deck on Main Street
- There are things that could be done to the street feel to address concerns of Plan B
- Green space limits commercial viability
- Playground limits commercial viability
- Commercial "island" in both 300 and 500 blocks
- Small area plan of East Main Street
- Residents have more access to main Street in Plan A
- Plan B easier access to commercial
- Questions about tenant access regarding daycare
- Concerns about daycare parking
- Safety in walking corridors
- Plan A – more greenspace
- Space for gym uses
- How deck is skinned is important

Question 6: Anything else you want to share regarding the development plans?

- Daycare/ Drop-off
- Coordinate with DHAs plan
- No grocery store in plan
- Potential conflict between residents and services
- Viability of commercial with housing affordability
- How deck is skinned is important
- Would like to see priority given to non-profits
- Would like to see an extension of market driven activity after 5pm
- Would like to see small businesses in the spaces
- A lot of parking. Seems excessive
- Convertibility makes it more leverageable vs a short-term need
- Transit hubs? Park and ride needs?
- Unfortunately plan A doesn't have a high ratio of restricted-units, but there are other aspects they appreciate
- Micro-units; actually, they are larger SF than expected
- Most thankful for flexibility of parking decks to be converted
- More SF dedicated to softer, open spaces in the area
- Alley space = pocket parks?
- Coordination with city of Durham need to be coordinated for bigger opportunity