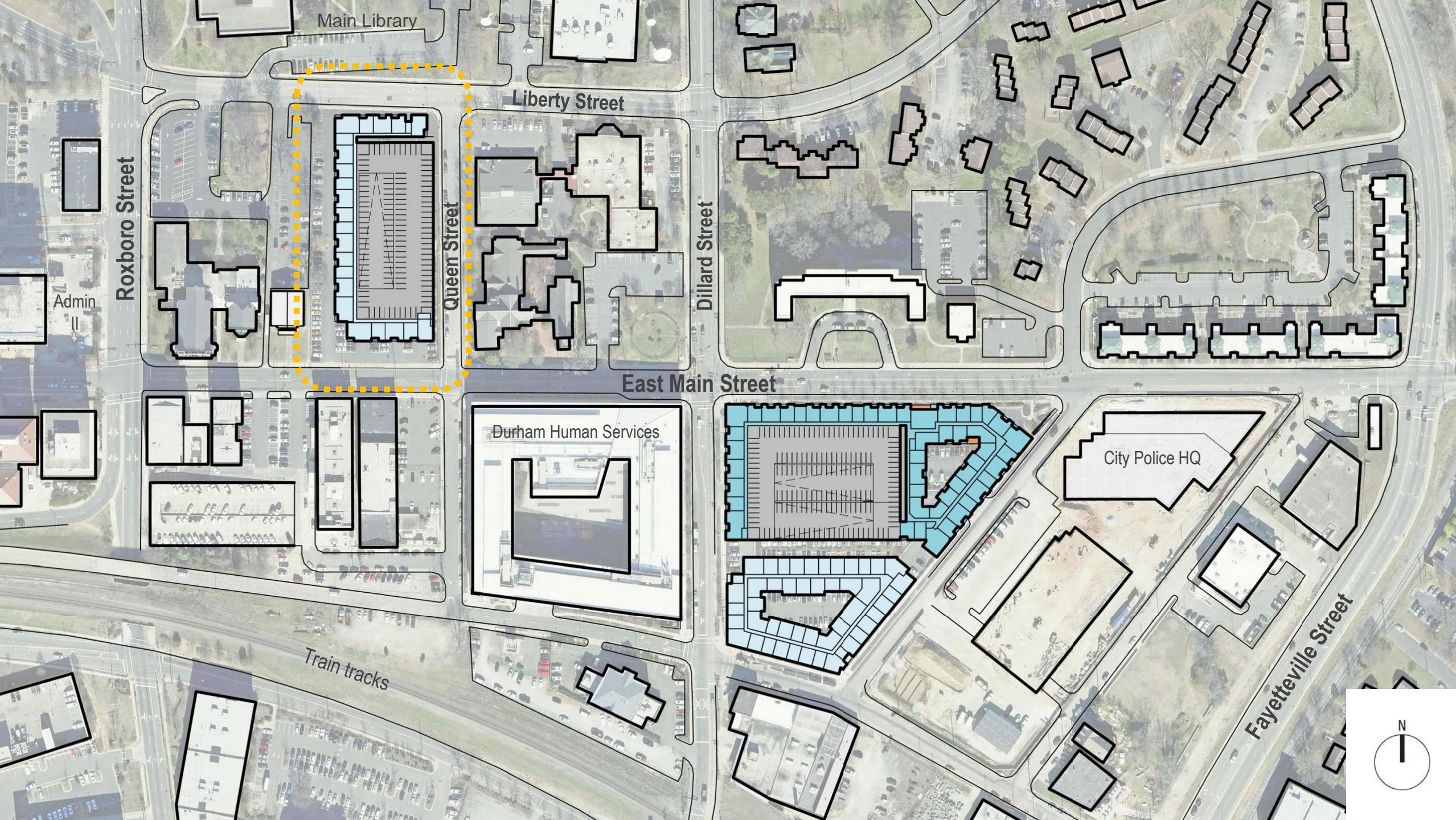


A blurred architectural rendering of a modern building. The building features a grey concrete or stone facade with a grid pattern. Orange vertical panels are positioned at the top corners and along the roofline. Large, multi-paned windows are visible on the left side. The building is set against a clear blue sky with a few wispy clouds. In the foreground, the tops of green trees are visible.

300 EAST MAIN STREET REDEVELOPMENT
DESIGN PROGRESS UPDATE

AUGUST 3, 2020

1. Schedule Update
2. Design Update
3. Parking Update
4. Residential Update
5. Child Care Analysis



- Temporary remote parking lot begins construction in **December, 2020**
- Parking deck construction begins in **March, 2021**
- Parking Deck completed by **July, 2022**
- Affordable housing begins construction in **November, 2021**
- Affordable housing completed by **February, 2023**

300 EAST MAIN STREET REDEVELOPMENT
CERTIFICATE OF APPROPRIATENESS



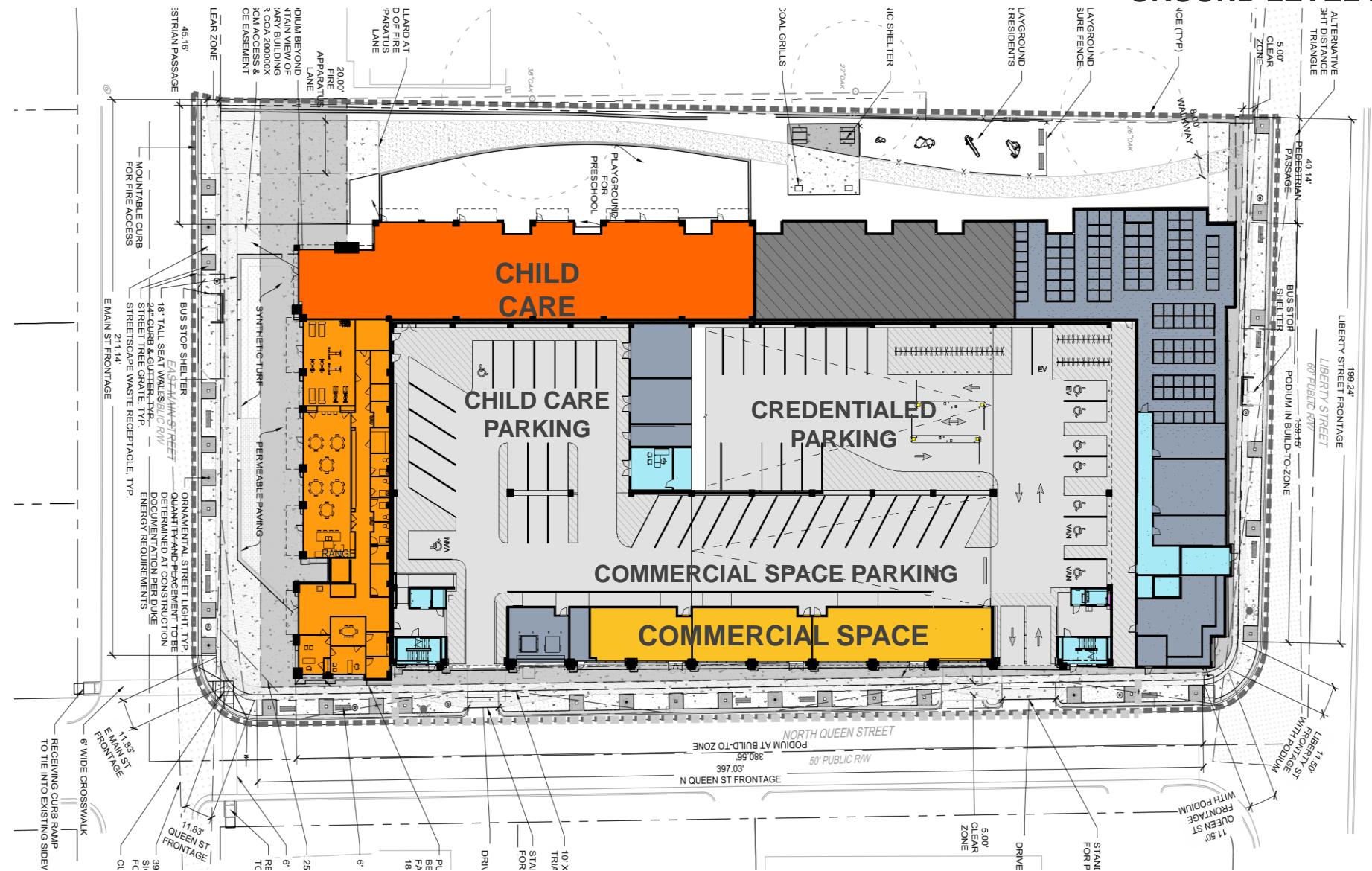
- Project was granted a COA by the Historic Preservation Commission on July 7, 2020
- Includes condition for additional tree assessment and protection measures within the block
- Includes condition to revise child care entry to include brick up to level 2

- **Currently 762 parking spaces on 7 levels**
- 8 handicap parking spaces on level 1 for public and commercial use
- 4 EV spaces provided on levels 1 and 2
- 14 accessible spaces to be provided for affordable housing residents on level 2
- 88 bike parking spaces provided on level 1

300 EAST MAIN STREET REDEVELOPMENT

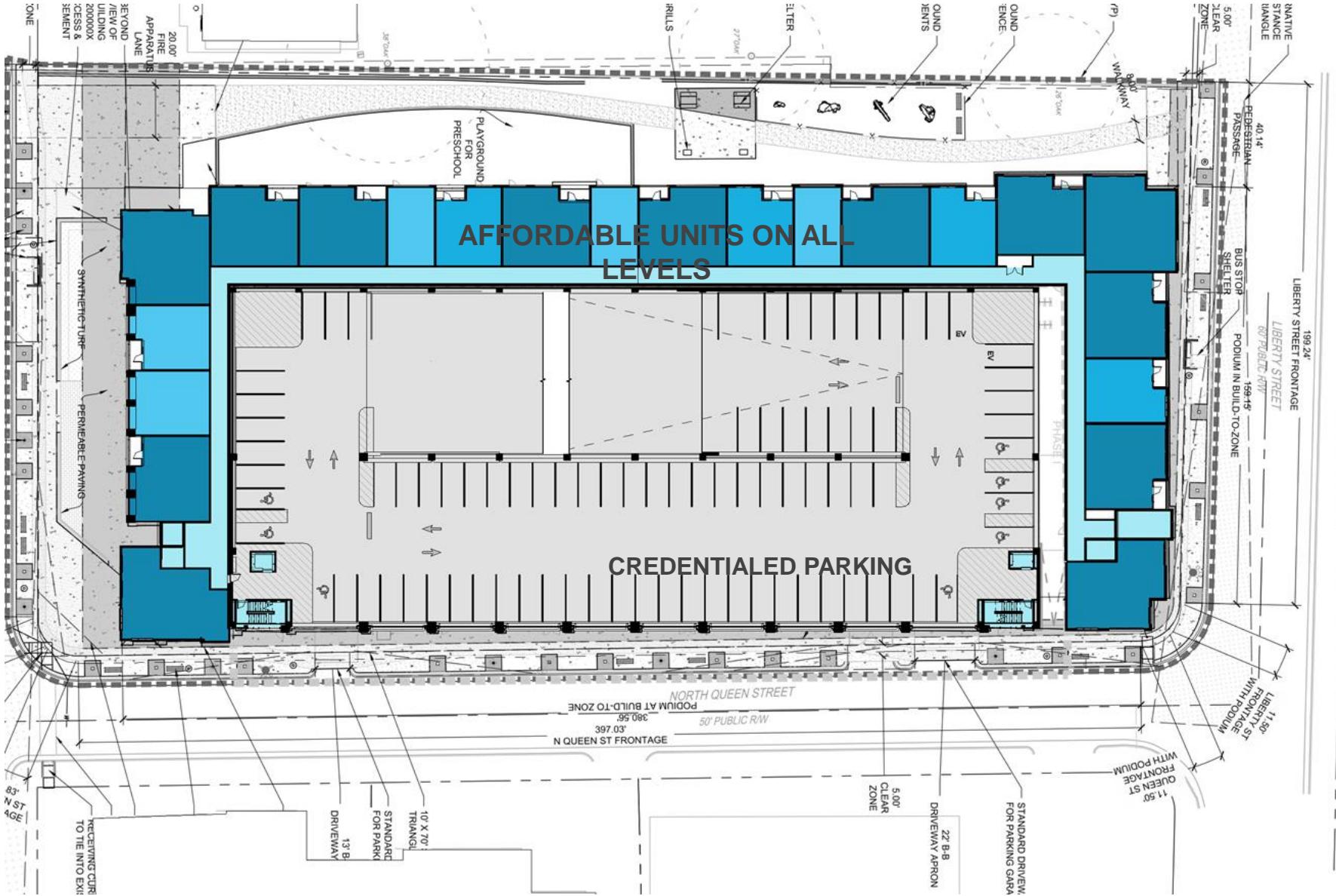
GROUND LEVEL FLOOR PLAN - OVERALL

- Child care has dedicated walk-up parking
- Commercial space parking can flex for daycare walk-up
- 4 spaces for residential leasing office
- All van accessible spaces on ground level

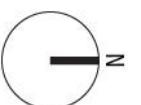


300 EAST MAIN STREET REDEVELOPMENT

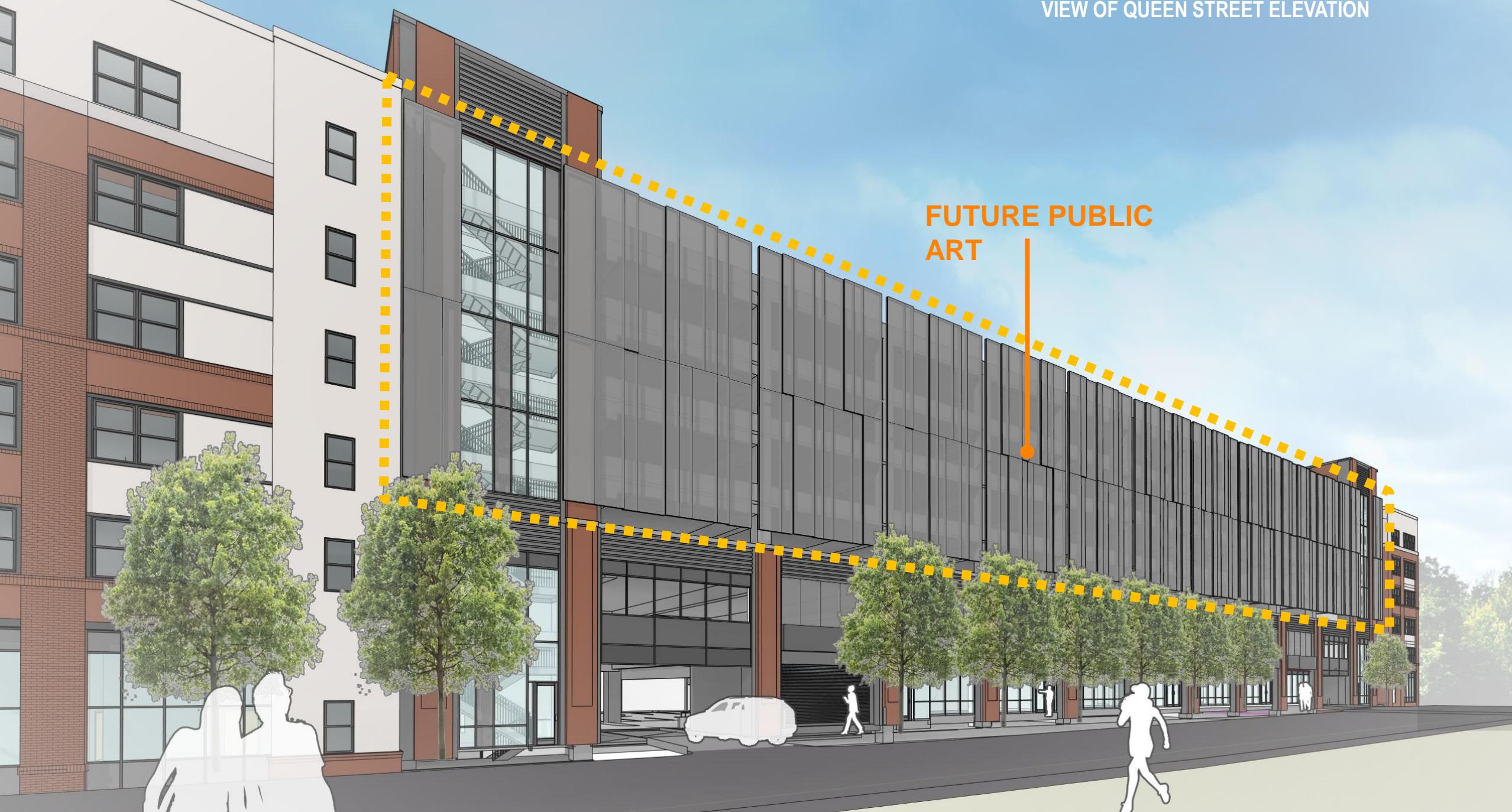
GROUND LEVEL FLOOR PLAN - OVERALL



- 1 Level of parking is dedicated to residents
- 1 level of parking is shared between County staff and residential guests
- 4 levels of parking are reserved for County



VIEW OF QUEEN STREET ELEVATION



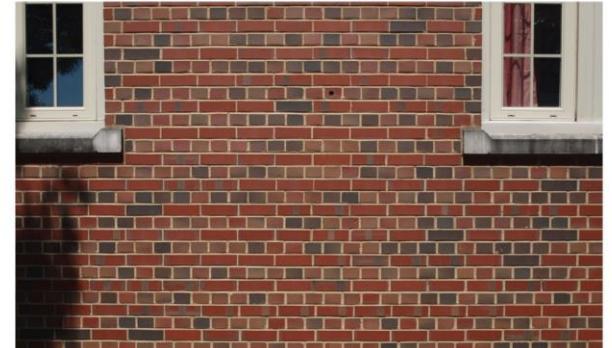
DETAIL OF QUEEN STREET ELEVATION



HISTORIC FORMER COUNTY LIBRARY AT 311 EAST MAIN STREET



ST. PHILIPS EPISCOPAL CHURCH ADDITION 403 EAST MAIN STREET



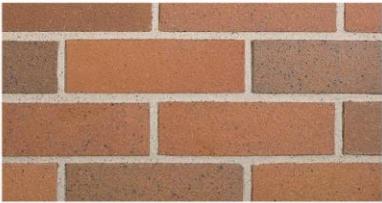
BRICK RANGES FROM CURRENT MANUFACTURERS



MERIDIAN FLAT SET LIGHT
BROWN

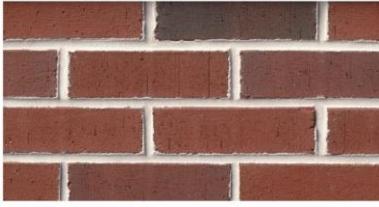


CAROLINA CERAMICS
HERITAGE VELOUR



BELDEN MED BROWN RANGE

BRICK RANGES FROM CURRENT MANUFACTURERS



MERIDIAN SALISBURY FULL
RANGE



MERIDIAN ELON BLEND



LEE FLASHED RED COMMON

GRAY BRICK AS A COMPATIBLE MATERIAL AT STORE



300 EAST MAIN STREET REDEVELOPMENT
RESIDENTIAL UPDATE



- **110 affordable units on 5 levels**
- Mix of studio, 1, 2 and 3 bedroom units
- Storage, café, fitness and computer access
- 1 parking space per unit, plus 80 visitor spaces after typical working hours

300 EAST MAIN STREET REDEVELOPMENT
RESIDENTIAL UPDATE



- **110 affordable units on 5 levels**
- Mix of studio, 1, 2 & 3 bedroom units
- Storage, café, fitness and computer access
- 1 parking space per unit, plus 80 visitor spaces after typical working hours



Downtown Durham Child Care Analysis by Child Care Services Association June, 2020

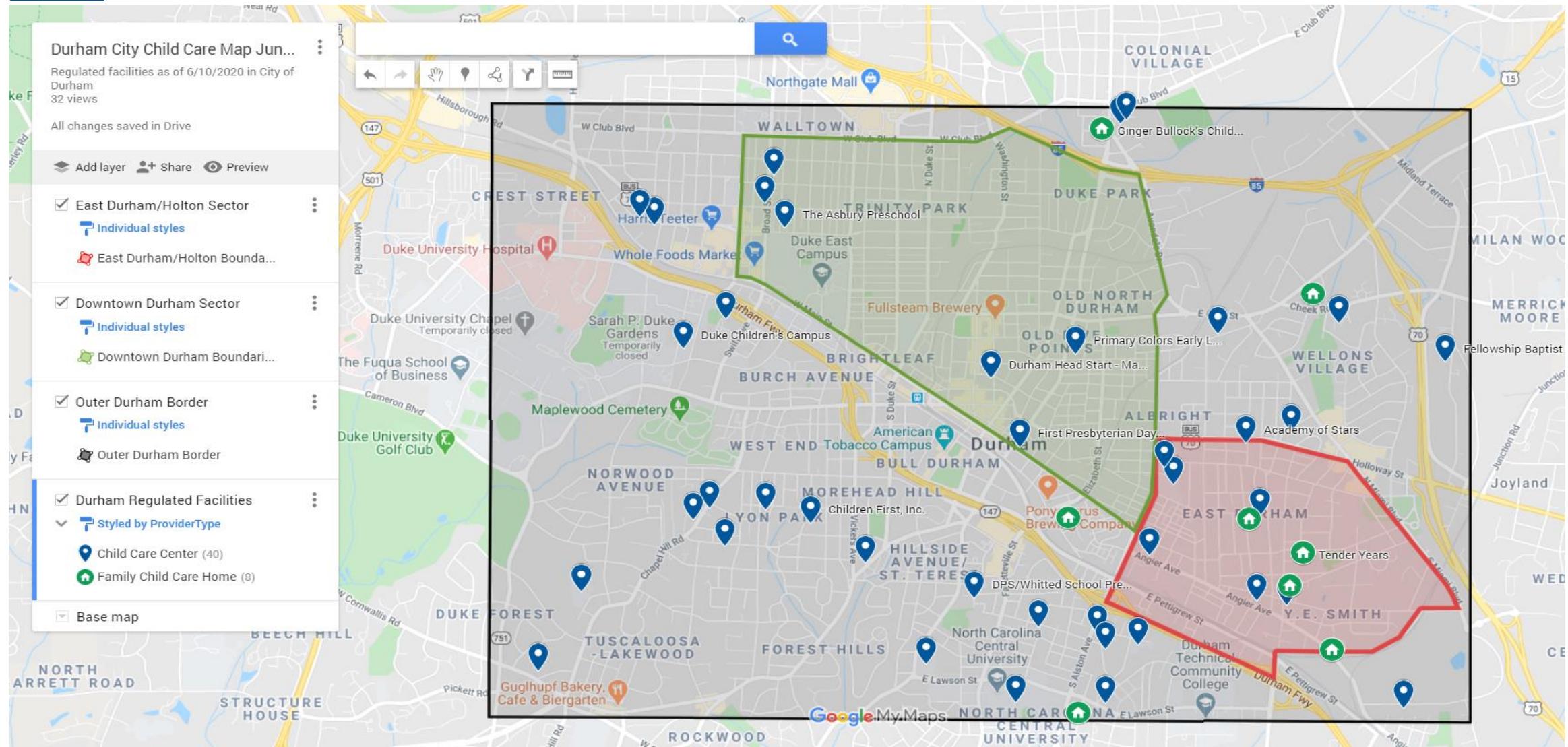
Scope

- Analysis of child care supply and demand across cross-section of Durham County
 - Basic demographic info on child population and child care need
 - Supply of existing, regulated child care facilities as compared to the supply of facilities within the same geographic boundaries analyzed in 2009
 - Review of existing demand data
 - Review of historical Downtown Durham child care reports



300 EAST MAIN STREET REDEVELOPMENT CHILD CARE

Mapping of Downtown Durham regulated child care centers and family child care homes





Downtown Durham Child Care Analysis by Child Care Services Association June, 2020

Significant Changes in Supply between 2009 and 2020

- The number of total facilities has declined by 31% and overall capacity has declined by 5%
- Family child care homes have been particularly impacted, declining in numbers by 70% and capacity by 69%
- The Downtown zone has experienced a 25% decline in number of child care centers and a 33% decrease in overall capacity
- 14% decrease in infant/toddler care within the Downtown
- ***Overall in Durham, 4 and 5-star rated child care center seats have grown by 38% and the number of seats specifically in 5-star care has increased over 5-fold***



Downtown Durham Child Care Analysis by Child Care Services Association June, 2020

Recommendations

- Commit to developing a model program for high quality early education services for *infants and toddlers*
- Establish an advisory group to develop and guide a Request for Application process to identify an operator
- As part of the RFA process,
 - Decide upon enrollment priorities
 - Assure high quality by requiring a 5-star rating and considering NAEYC Accreditation
 - Promote philanthropic investments by prioritizing nonprofit operator applicant
 - Provide opportunities for teacher observation, training and practicum
 - Accept children receiving public subsidies and other child care financial assistance
 - Consider income-based sliding scale tuition
 - Mandate the employment of degreed teachers
- *Rent the child care space for a nominal fee to support the cost of high quality*
- Grant an allowance for interior and exterior configuration costs