



## MEMORANDUM

RE: Updates on November 6 Meeting  
TO: Durham County Commissioners & Staff  
FROM: Student U  
DATE: February 14, 2018

The purpose of this memo is to provide the Board of County Commissioners with additional information regarding the W.G. Pearson building Project based on our November 6th updates and discussion. It is our plan to share a final proof of concept with the County Commissioners for review and approval in early May of 2018. That document will be utilized to finalize all activities, programming partnerships and tenant decisions made for the building. The information below are guide posts that Student U is utilizing to continue to inform our process.

### **Findings, Vision and Potential Activities**

Per our November 6th updates, across stakeholders, consistent themes emerged about the usage of the building. Students U is committed to using these themes to make all decisions around the management and operations of W.G. Pearson. Below we outline the ideas that we are currently considering to make those themes come to life in the building.

- WGPC will remain a youth-centered space that houses activities and programs to enrich the lives and outcomes of young people. Potential ideas being considered to ensure we meet this goal include, but are not limited to :
  1. Intentionally outfitting the building to be create a welcoming, engaging and safe environment.
  2. Selecting organizations as tenants of the building that expand the opportunities available to the community living around W.G. Pearson. Of particular interest are: a learning community garden, art-making space, workforce development opportunities, computer and digital training lab, and co-working spaces.
  3. Intentionally creating a 'W.G. Zone' for the community directly surrounding the building to ensure our pipeline of services is accessible to children living in the neighborhood. In addition to this, Student U should consider what other programming can be made available to the community at large through the building. Potential ideas for consideration are:
    - i. Opening our parent nights to the community
    - ii. Creating "Student U-lite" experiences students in the community, e.g., Career days, College bound 101, College transition planning
    - iii. Partnering with organizations whose work supports the entire family.

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- WGPC will be as accessible as possible to the surrounding community of neighbors and organizations. Potential ideas being considered to ensure we meet this goal include, but are not limited to:
  - a. Including members of the community directly around W.G. Pearson in the governing body for the W.G. Pearson building to ensure they have input into decisions made about the operations and future use of the building.
  - b. Ensuring the cafeteria, auditorium, training rooms, gym and outdoors fields are accessible to both individuals and organizations to rent at affordable rates.
  - c. Establishing partnerships with youth, family and workforce development organizations to ensure the building is in full use during the summer months when Student U operates at Durham Academy.
- WGPC space and all tenants within will work together to have a greater impact on the surrounding neighborhood and greater Durham overall with the shared goal of improving educational outcomes for young people. Potential ideas being considered to ensure we meet this goal include, but are not limited to:
  - a. Ensuring the organizations housed in the building create a learning and support consortium that enables them to share best practices with each other, as well as with DPS staff and other relevant systems/bodies to support the education of children in Durham, increasing our collective impact.
  - b. Ensuring the building serve as a host for Durham-based neighborhood association meetings, youth advisory committees, and other such bodies whose work promotes citizenry and advocacy for change at a systemic level.
- The space and leasing model for WGPC will strive to make the building accessible to the most number people and to be financially sustainable. Potential ideas being considered to ensure we meet this goal include, but are not limited to :
  - a. A sliding scale model if possible for space rental and leasing costs.
  - b. Managing the building and lease it in a manner that fully offsets the annual cost of managing the building. Where possible, make every attempt to hire members of the community living directly around W.G. Pearson.

### **Our Progress**

Since the November work session, the Student U staff and Board have been conducting research on:

1. Rental space and events space market rates for non-profit organizations in Durham.
2. Successful sliding scale and membership models used for multi-use spaces that enable organizations to cover the cost of operations and be accessible to the greatest number of people.
3. Measuring and evaluating the effectiveness of multi-use spaces.
4. Equitable tenant recruitment and selection processes.
5. Leasing and use of facilities agreements.

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6. Security protocols and policies.

In addition to this work, we have started preliminary conversations with potential programming partners to narrow the scope of potential activities within W.G. Pearson.

**Our Next Steps:**

The next phase of our work is to finalize the amount of rentable square footable within W.G. Pearson and its rate, articulate the selection criteria for partners and tenants, and to create governing policies and protocols to ensure the building is well-managed and reaches its full potential. We intend to continue partnering with the community to ensure that their voices remain central to this process. While our timeline remains to begin courting tenants and partners by summer 2018, our goal is to have a final proof of concept by April for the BOC to review in early May for approval. That document will include the intended list of programming activities, hours of operations, rates and leasing structures, and evaluation metrics for the building which we have agreed to report on every year after the building is in full operation.

Should the Commissioners need more information and/or clarity from our team, please do not hesitate to request it. We are available to answer all questions and share any additional information that might be helpful.