

An aerial photograph of a city, likely Durham, North Carolina, showing a complex highway interchange with multiple overpasses and ramps. The surrounding area includes residential neighborhoods with houses and trees, as well as commercial and industrial zones. The image is in grayscale, providing a high-contrast background for the overlaid text.

DHA Downtown & Neighborhood Plan

Durham County Board of Commissioners

February 11, 2019

Planning Team



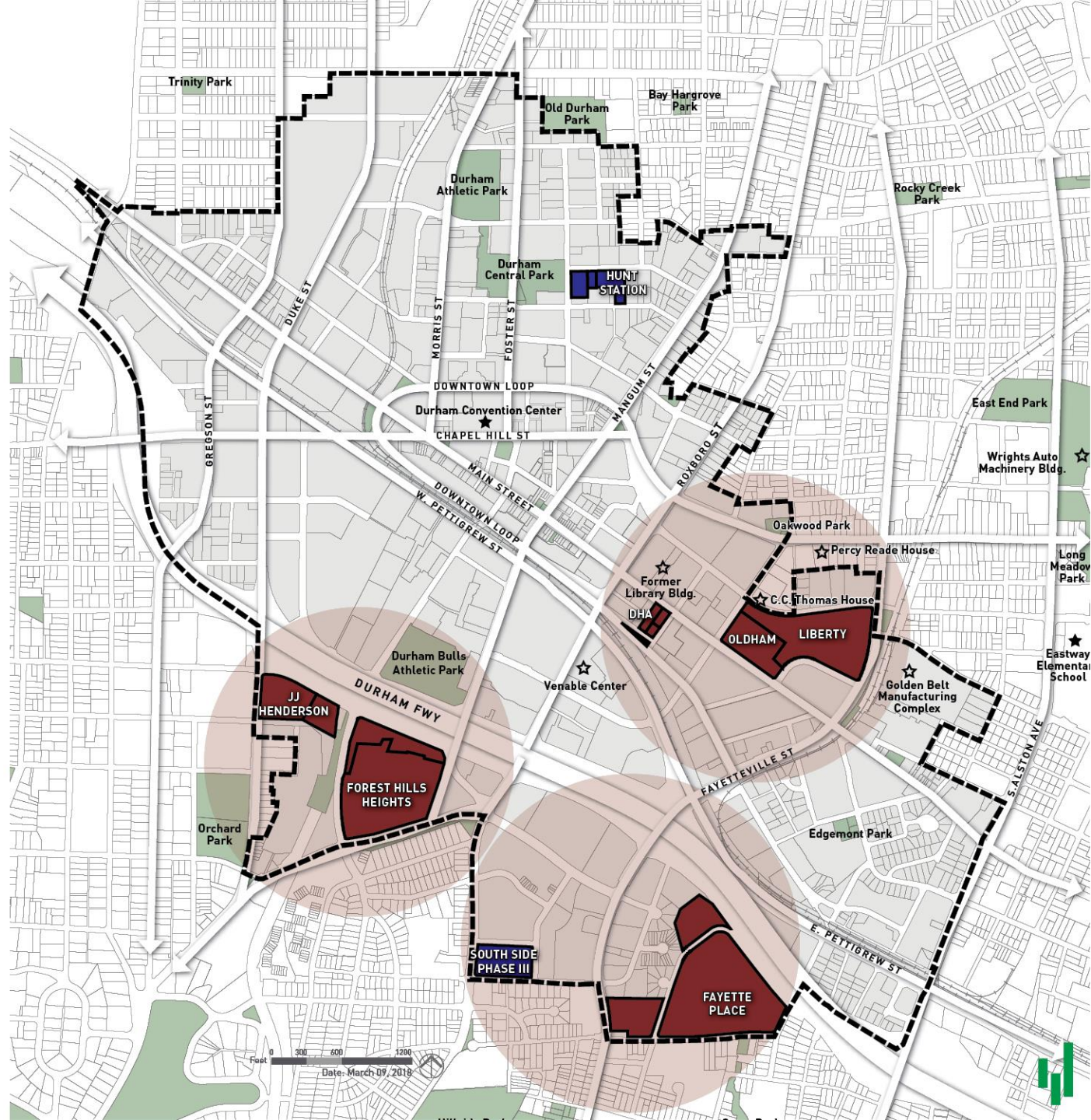
CONTEXT MAP

Opportunity Sites

Group 1 – Oldham,
Liberty, DHA
Office, Rigsbee
Avenue Substation

Group 2 - Fayette
Place, Southside
Phase III

Group 3: Forest Hill
Heights, J.J.
Henderson



Key Components of DDNP

- Utilizes the Rental Assistance Demonstration Program (RAD)
 - Allows PHA to switch from the traditional public housing program to Housing Choice Voucher Program
 - Allows PHAs to borrow against public housing property
 - PHA must own or control the converted property
 - One-for-One replacement
- Redeveloped sites will contain mixed-income developments and where possible mixed-use
 - Creates stronger socio-economic communities
 - Integrates into existing community
 - Mixed income will include market rate units
 - Creates financially stable properties over the long term
- Residents Input
- Allows the "transfer" of units to other sites
- Resident right to return

RESIDENT RIGHT TO RETURN AND RELOCATION

Resident Right of Return

Residents living at the site will be considered **ORIGINAL RESIDENTS** and have a **FIRST PRIORITY** Right of Return

First Priority Right of Return means that replacement units will be marketed to Original Families first. If after the initial occupancy period the replacement units are not filled, only then will DHA offer these units to other eligible families

Original Residents will not be subject to any additional screening criteria in order to return to a newly redeveloped unit; LIHTC income eligibility rules will apply

Original Residents must remain lease compliant

Relocation

- Relocation benefits available to all public housing residents as required by the URA, Section 18 and/or RAD rules:
 - Comparable housing unit that meets the family's need
 - Moving expenses
 - Security and utility deposit, if required by landlord at the time of relocation
 - Replacement Housing Payments, if any
- DHA will pay for moving cost
- DHA to provide relocation and mobility counseling
- DHA to provide supportive services to families

PLANNING PROCESS



PHASE 1

Assess Existing Conditions

2.5 months

Project Kick-off Meeting

Inventory Existing Services and Amenities

Analyze Existing Conditions

Conduct Resident Surveys

Document Assets and Opportunities

Conduct Strategic Advisory Group Meeting (SAG) #1

Conduct Stakeholder Interviews

Conduct SAG Meeting #2

DELIVERABLES:

Meeting Recap Summaries
Existing Conditions Report



PHASE 2

Establish Vision & Goals

1 month

Develop a Preliminary Vision, Goals, and Objectives

Conduct Visioning Workshop

Develop Preliminary Framework Plan

DELIVERABLES:

Meeting Recap Summaries
Preliminary Framework Plan



PHASE 3

Develop & Prioritize Strategies

4 months

Develop supportive services and relocation plan for DHA residents

Develop Site Concepts and Alternatives

Conduct Downtown Sites Workshop
(Oldham/Liberty/DHA Office/Hunt Street Police Station)

Conduct Southside East Workshop
(Fayette Place/Southside Phase III/ Beamon Street Site)

Conduct Southside West Workshop
(JJ/Forest Hills)

Synthesis Input and Develop Preferred Concepts

Develop Phasing Plan

DELIVERABLES:

Conceptual Site Alternatives
Meeting Recap Summaries
Framework Plan
Preferred Site Concepts



PHASE 4

Finalize and Implement Plan

3 months

Conduct SAG Meeting #3

Finalize Development Plan

Finalize Financing Plan

Develop Implementation Strategies

Identify Partners / Team

Finalize Implementation Structure And Timeline

Finalize Plan for Continued Community Engagement

Conduct SAG Meeting #4

Conduct Public Workshop

Incorporate Input And Finalize Plan











IMPLEMENT THE PLAN

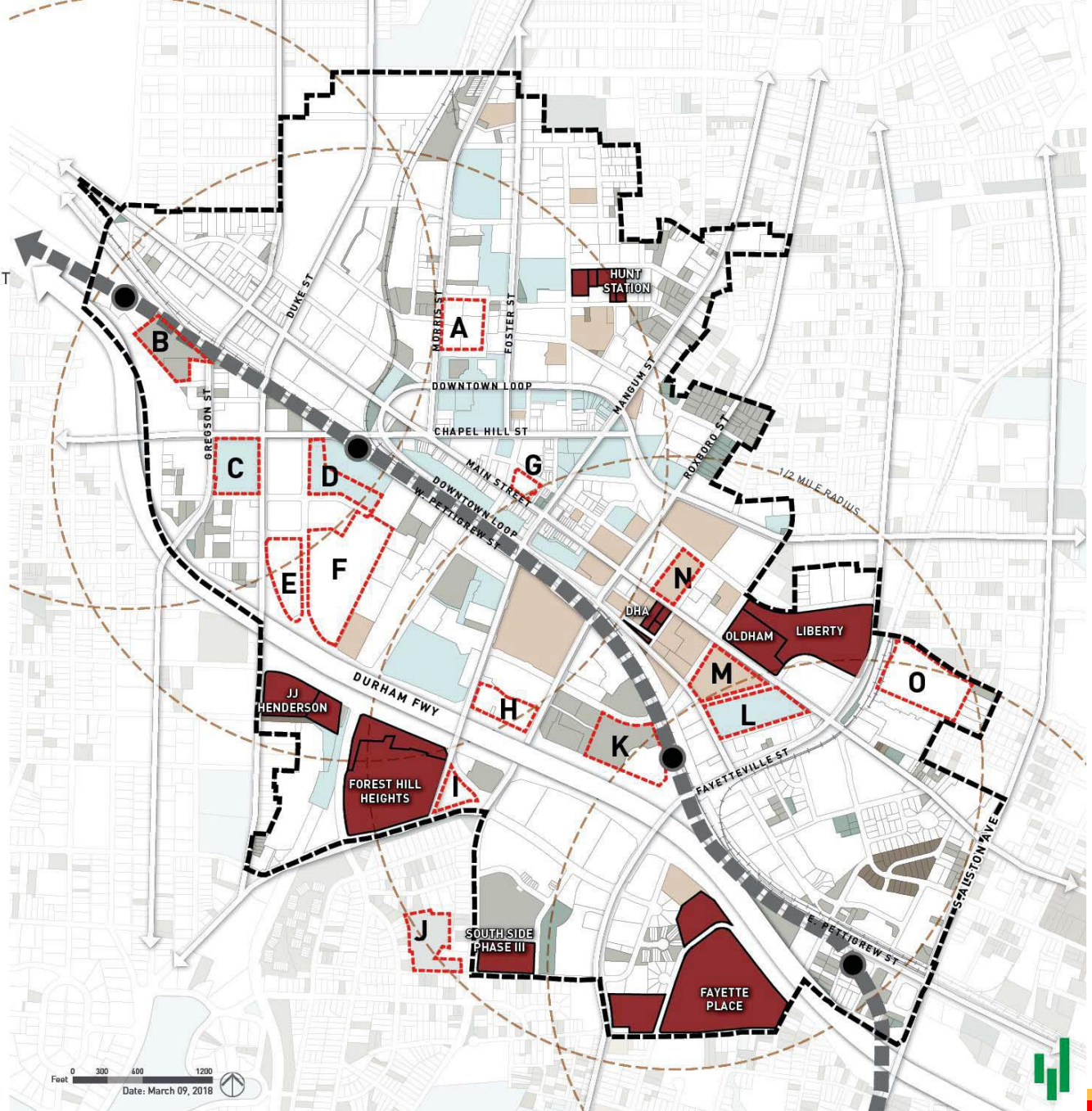
DELIVERABLES:

Meeting Recap Summaries
Final Downtown Development Plan

DEVELOPMENT OPPORTUNITIES

- A. DURHAM I.D.
- B. SOLIS BRIGHTLEAF APARTMENTS
- C. OLD POLICE HEADQUARTERS
- D. JACKSON/PETTIGREW STREET DEVELOPMENT
- E. BROADSTONE DURHAM
- F. UNIVERSITY FORD / FORD DEALERSHIP
- G. ONE CITY CENTER
- H. 555 MANGUM
- I. HOTEL DEVELOPMENT
- J. BEAMON STREET DEVELOPMENT
- K. THE MARK AT DURHAM ONE
- L. NEW POLICE HEADQUARTERS
- M. COUNTY PARKING SITE 1
- N. COUNTY PARKING SITE 2
- O. GOLDEN BELT RENOVATION

-  STUDY AREA
-  OPPORTUNITY SITES
-  MAJOR ROADS
-  PROPOSED LIGHT RAIL ROUTE
-  PROPOSED LIGHT RAIL STATIONS
-  CITY-OWNED PROPERTIES
-  COUNTY-OWNED PROPERTIES
-  OTHER DHA PROPERTIES
-  VACANT PROPERTIES
-  OTHER PLANNED /UNDER-CONSTRUCTION DEVELOPMENTS





Preferred Architectural Character



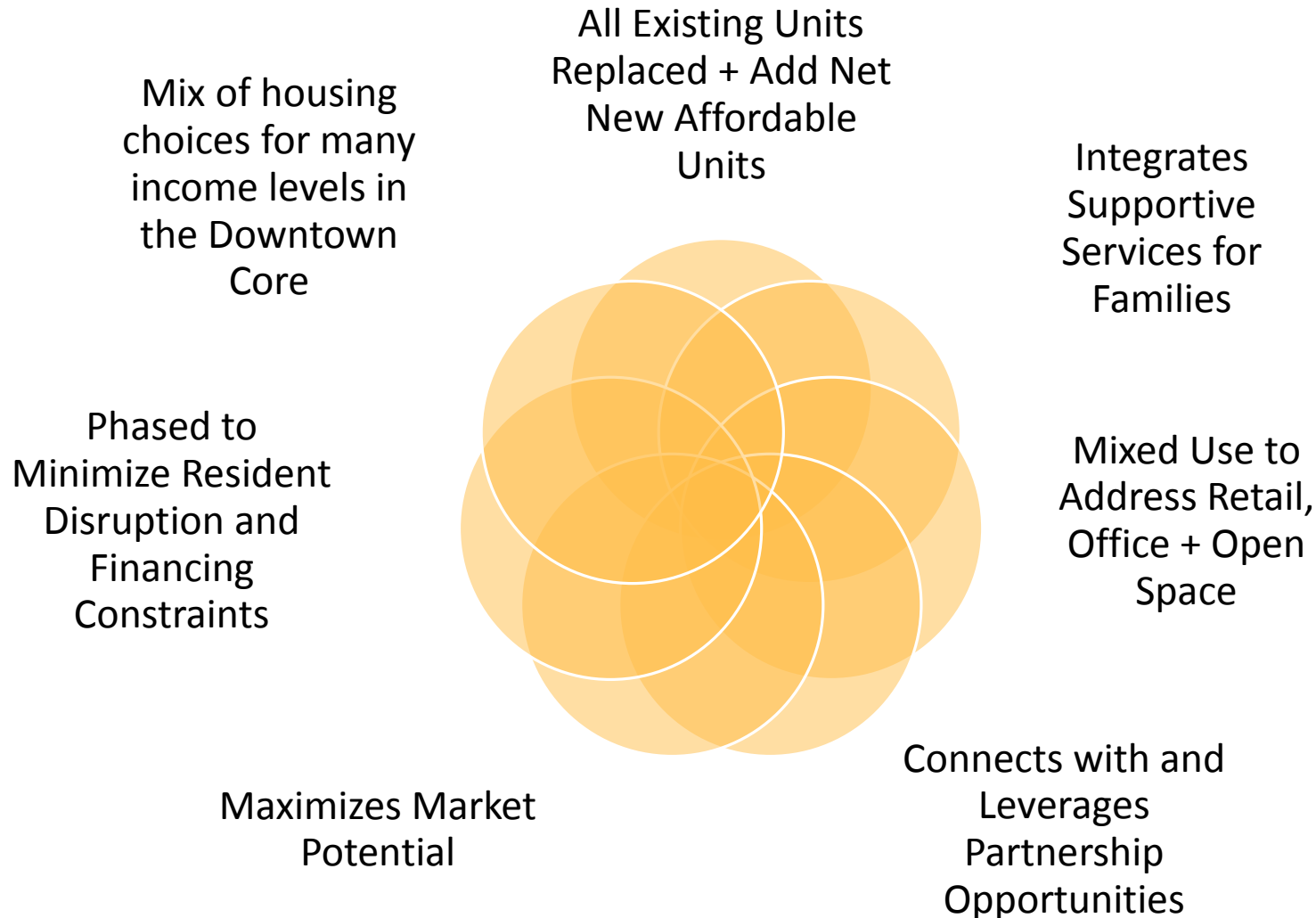
Key Community and Market Study Findings

- Mix of housing types
- Open Space
- Higher density along major corridors
- Break up super blocks
- Community compatibility
- Connection to DOLR



Program Summary

Plan Achieves Key Goals



Program Summary

HOUSING TYPE	INCOME RANGE	# of Units
Replacement Units	0-30% AMI	447
Affordable	30-60% AMI	843 +/-
Affordable	61-80%	560 +/-
Market Rate	Above 80% AMI	663 +/-
2,513 units: 18% replacement units; 74% = Affordable; 26% = Market Rate		

Non Residential Uses	Square Feet
Green/Open Space	103,044 +/-
Retail/Institutional/Office	266,840 +/-
Total	369,884 +/-
New Streets + Infrastructure + Parking Structure Upgrade New Parks/Open Spaces	

Program – All Sites

SITES AND PHASES	INCOME RANGE	# OF UNITS
Phase 1: JJ Henderson	Mixed Income	258
Phase 2: Oldham/Liberty	Mixed Income/Mixed Use	532
Phase 3: DHA Office/Criminal Justice	Mixed Income/Mixed Use	290
Phase 4: Forest Hill Heights	Mixed Income/Mixed Use	575
Phase 5: Fayette Place	Mixed Income/Mixed Use	560
Phase 6: Rigsbee Station	Mixed Income	136
Phase 7: Southside III	Mixed Income	102

60 units transferred to Willard and County Parking Lot Sites

Phases can be interchangeable

Depending on available financing, develop multiple sites simultaneously

Units are approximate

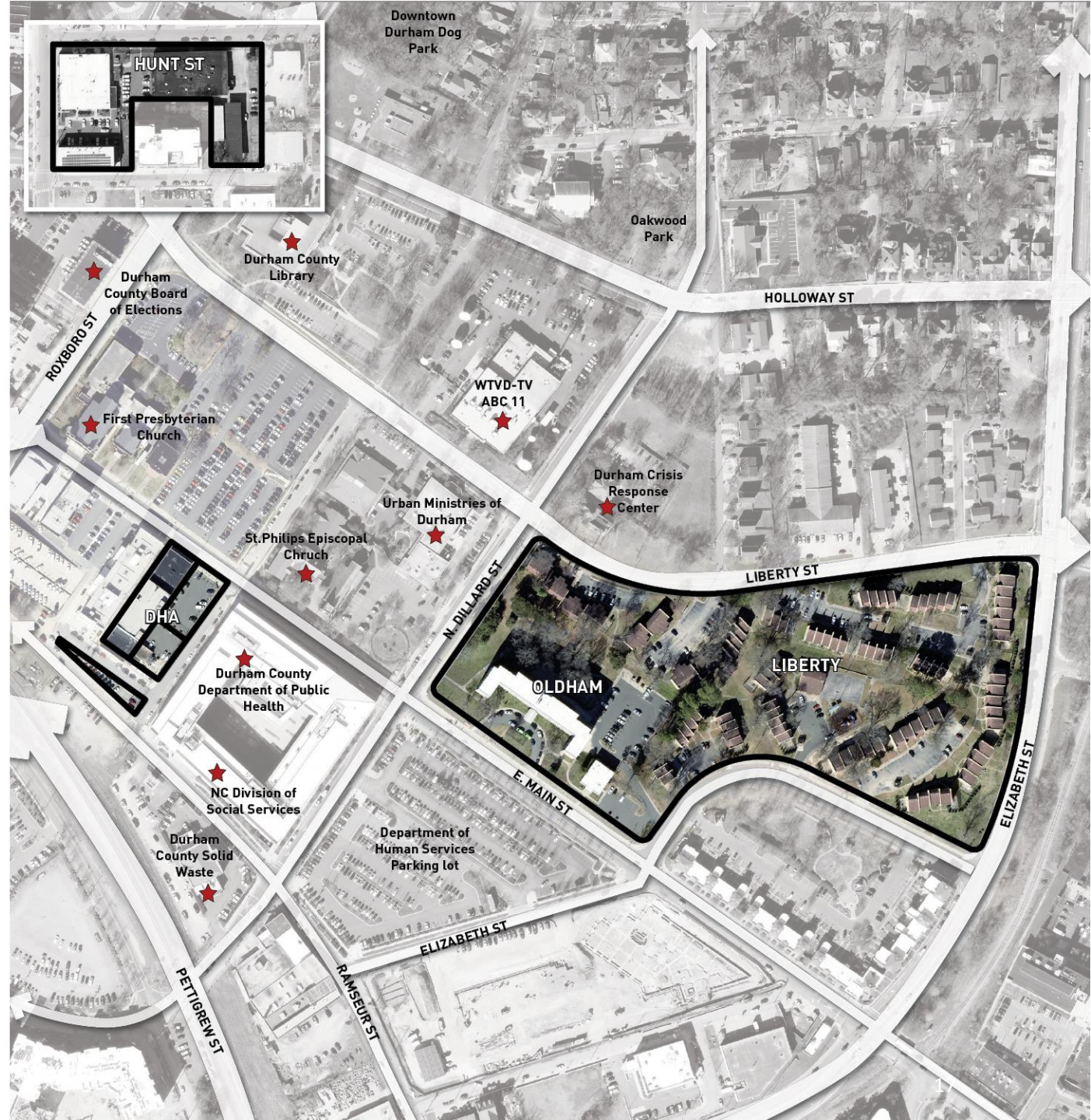
Program subject to change; based on site engineering and additional investigation

Preferred Plans

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OLDHAM - LIBERTY -
DHA OFFICE -
RIGSBEE AVENUE
SUBSTATION

SITE CONTEXT



OLDHAM - LIBERTY SITE PHOTOS



OLDHAM TOWERS

Number of Units : 106

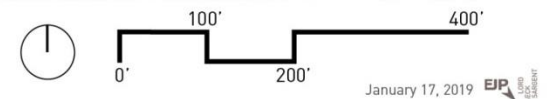


Number of units : 108

LIBERTY APARTMENTS

PREFERRED SITE PLAN

OLDHAM AND LIBERTY



PREFERRED CONCEPT

OLDHAM AND LIBERTY

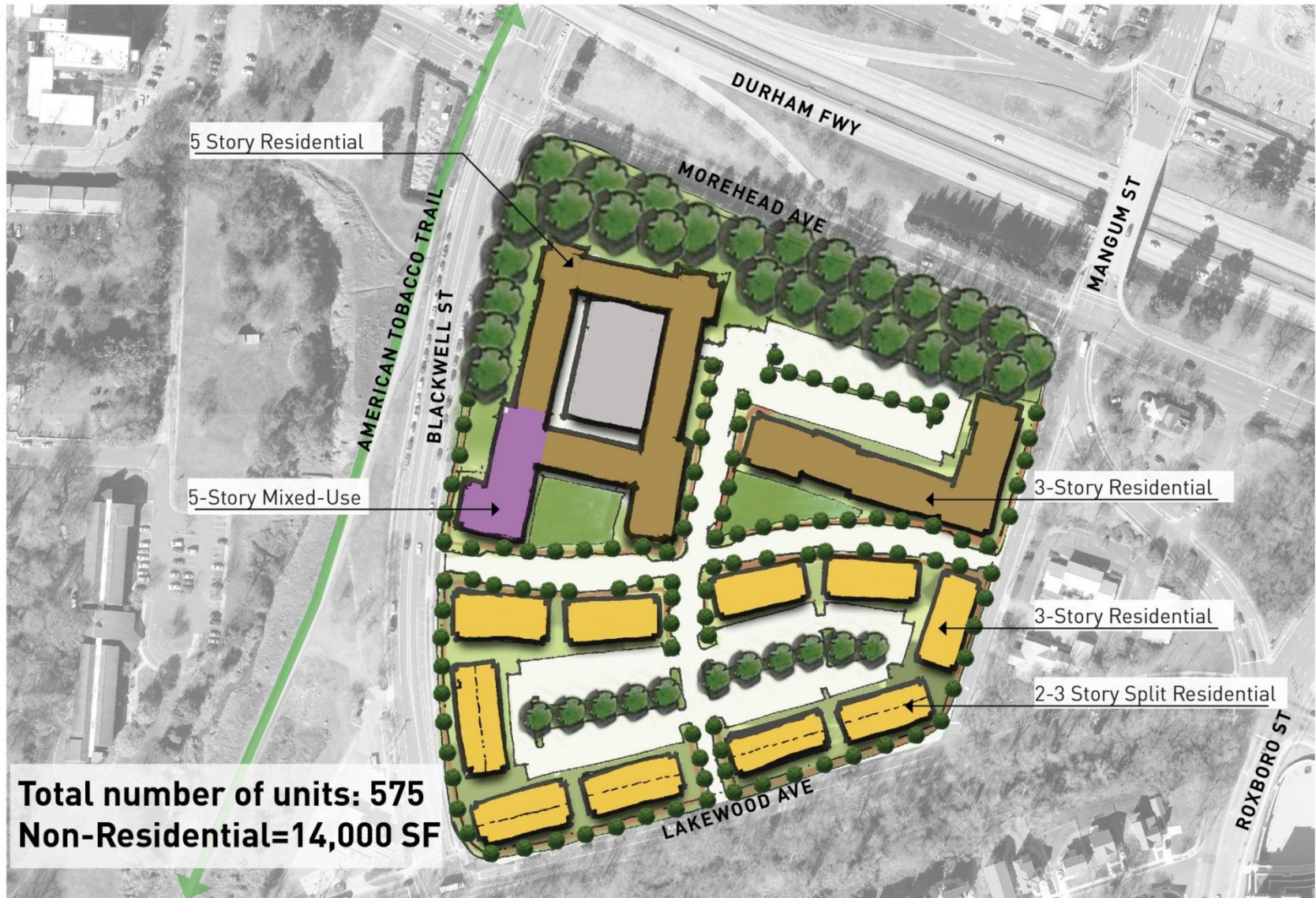


J.J. HENDERSON -
FOREST HILL HEIGHTS
SITE CONTEXT



PROPOSED SITE PLAN

FOREST HILL HEIGHTS

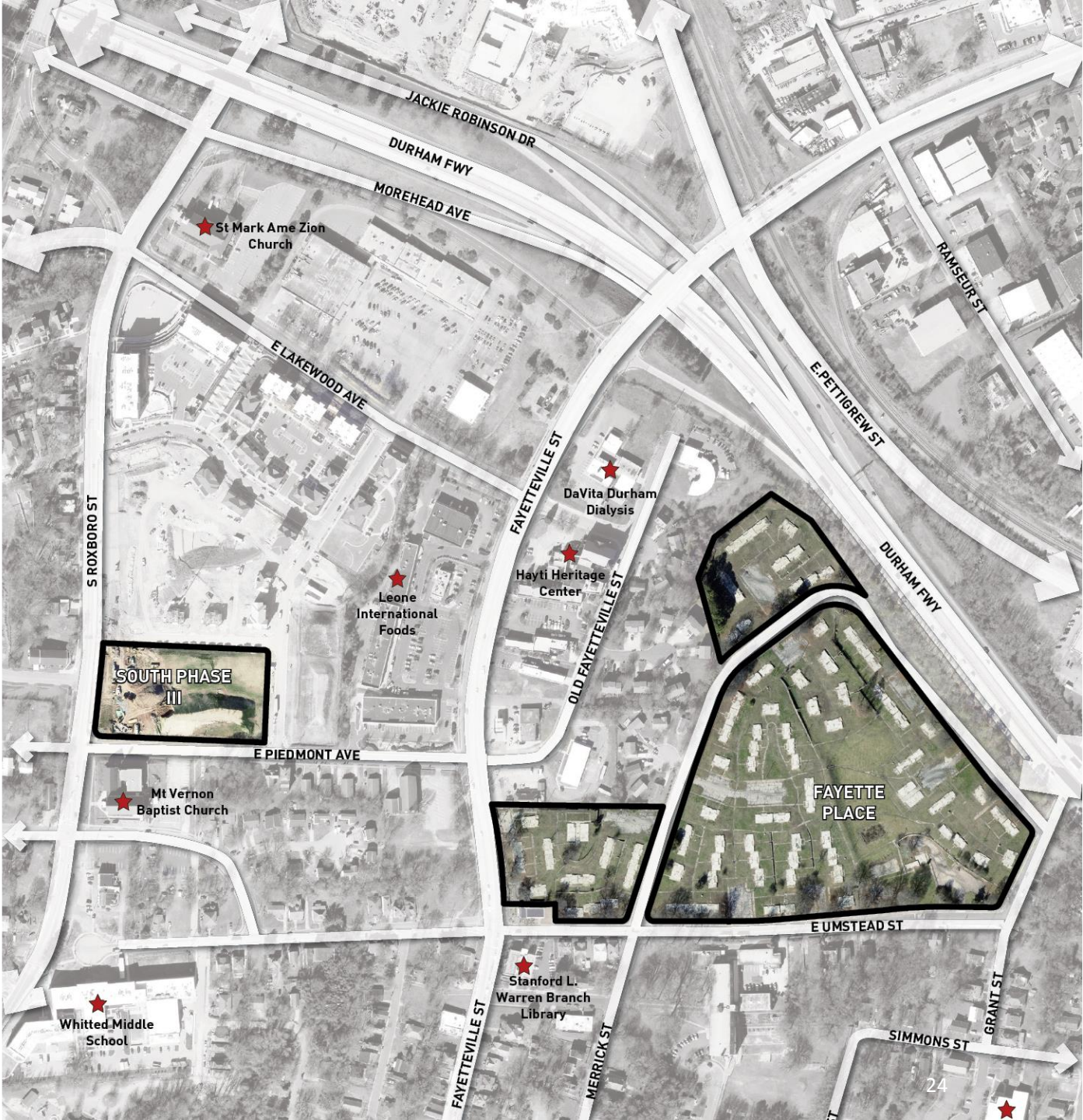


PREFERRED CONCEPT

FOREST HILL HEIGHTS



FAYETTE PLACE AND
SOUTHSIDE PHASE III
SITE CONTEXT



PREFERRED SITE PLAN

FAYETTE PLACE



Total number of units: 533
Non-Residential= 21,600 SF



PREFERRED CONCEPT

FAYETTE PLACE



RIGSBEE AVENUE POLICE SUBSTATION

SITE CONDITIONS

Total Site Area: 2.0 acres

Building 1

Year Built: 1959

Area: 15,047 SF (heated area)

Existing Use: Office

Building 2

Year Built: 1965

Area: 14,400 SF (heated area)

Zoning: Downtown Design Core

Context: Across the Durham
Central Park

Short-term plans:

DCD relocating Spring 2019

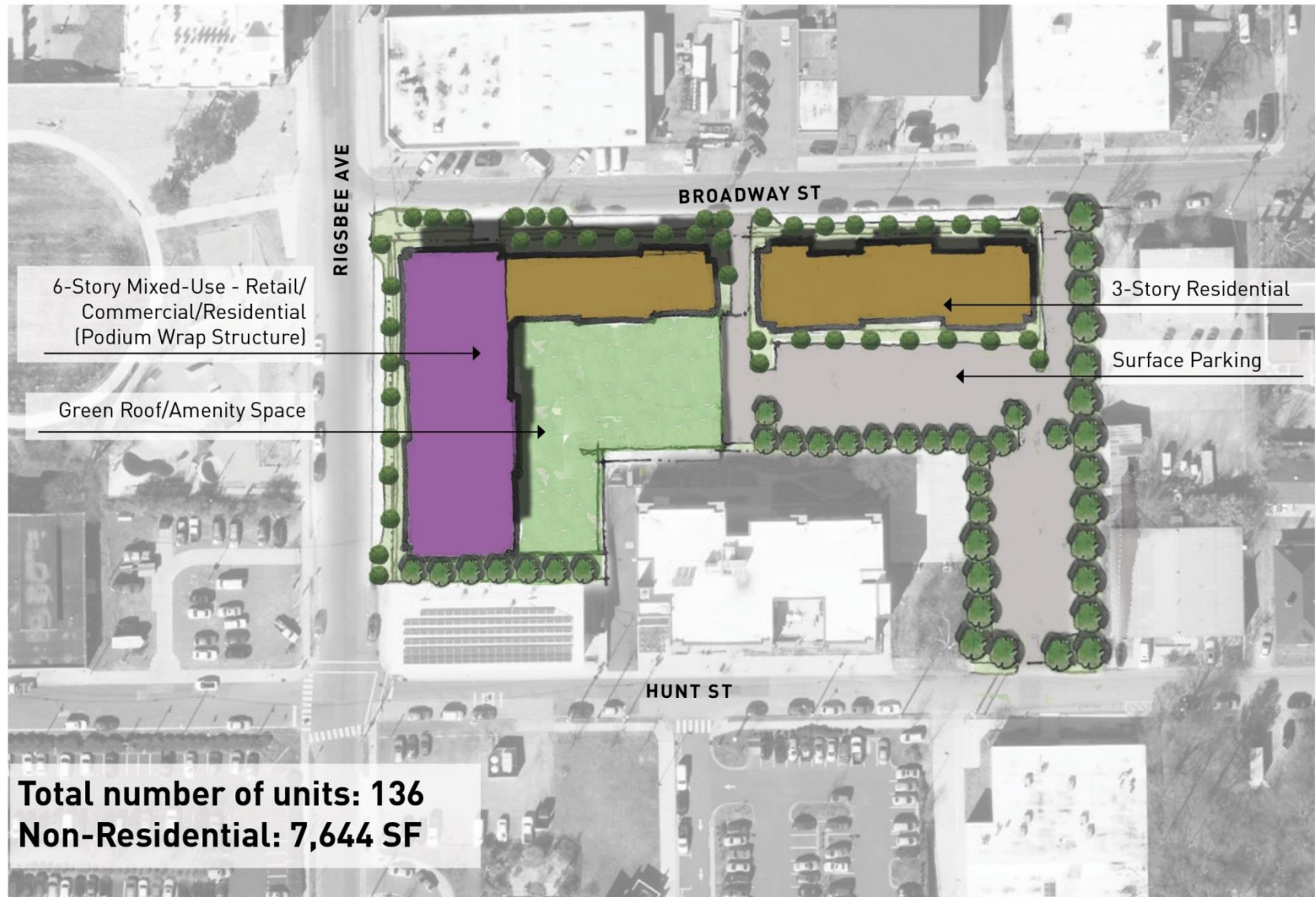


Rigsbee Avenue Substation



PREFERRED SITE PLAN

RIGSBEE AVENUE SUBSTATION



PREFERRED CONCEPT

RIGSBEE AVENUE SUBSTATION



SOUTHSIDE PHASE III

SITE CONDITIONS

Total Site Area: 2.9 acres

Zoning: Residential Urban Multi Family

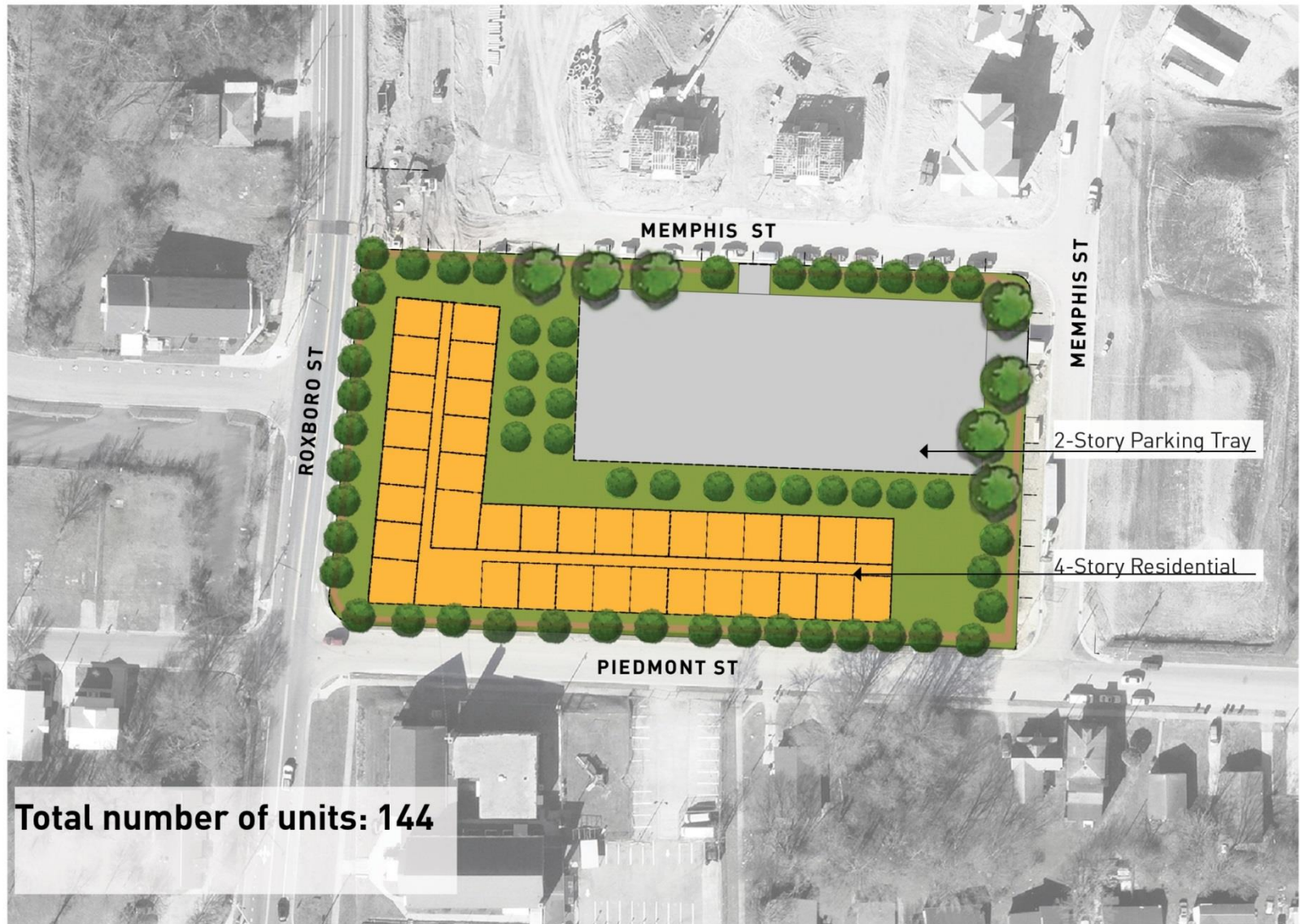
Context: Southside is surrounded by a mix of Residential Single Family and Multi-Family Neighborhoods.

Identified as phase III of SouthSide Revitalization Plan.



PREFERRED SITE PLAN

SOUTHSIDE PHASE III



PREFERRED CONCEPT

SOUTHSIDE PHASE III



DHA OFFICE AND CRIMINAL JUSTICE SITE CONDITIONS

DHA OFFICE

Total Site Area: 1.0 acres

Year Built: 1920

Building Area: 16,128 SF (heated area)

Historic Designation: National and Local
Historic District

Existing Use: Office

Zoning: Downtown Design Core

CRIMINAL JUSTICE

Total Site Area: 0.47 acres

Year Built: 1926

Building Area: 14,670 SF

Historic Designation: National and Local
Historic District

Existing Use: Office

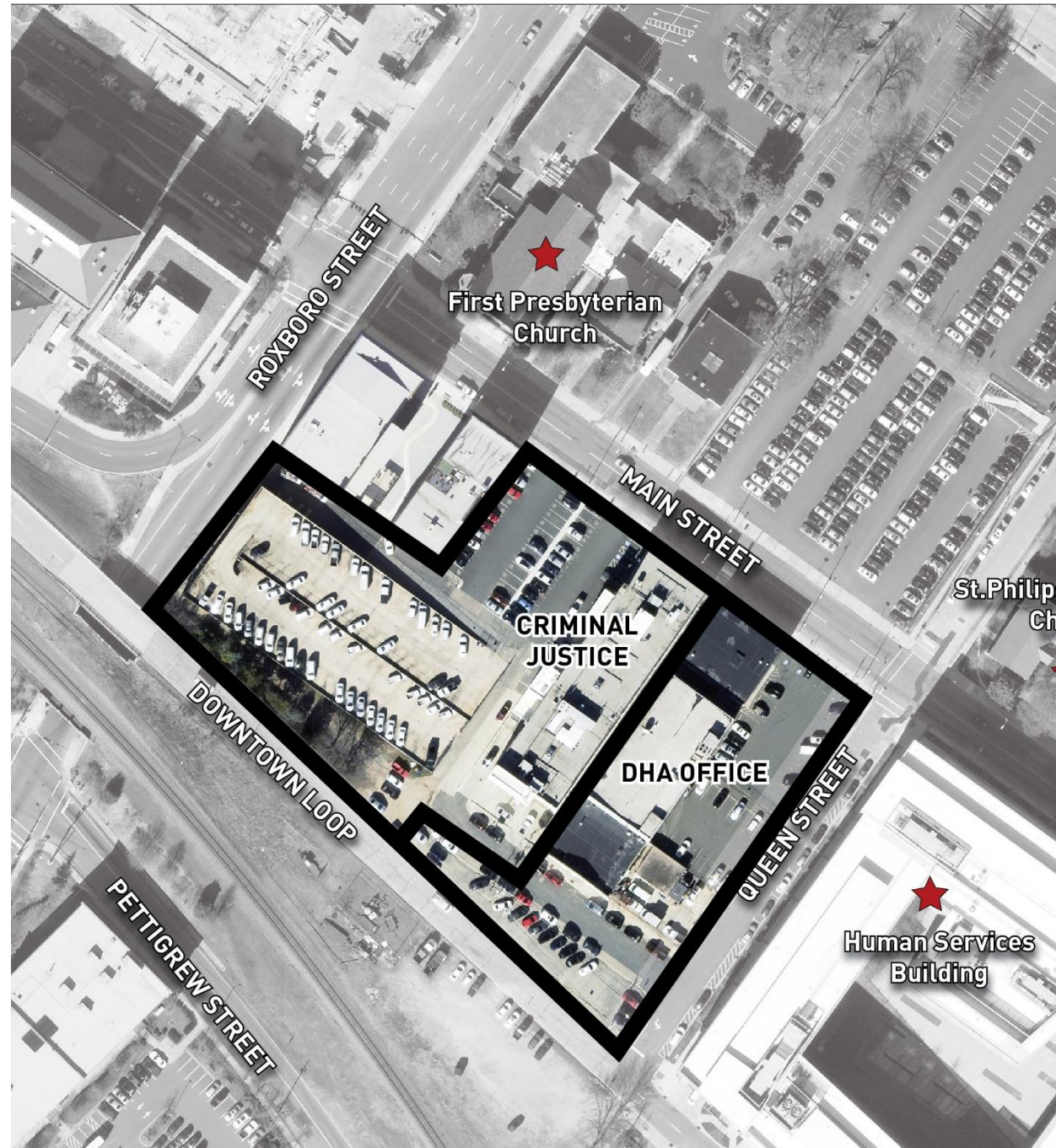
Zoning: Downtown Design Core



DHA Office & Criminal Justice

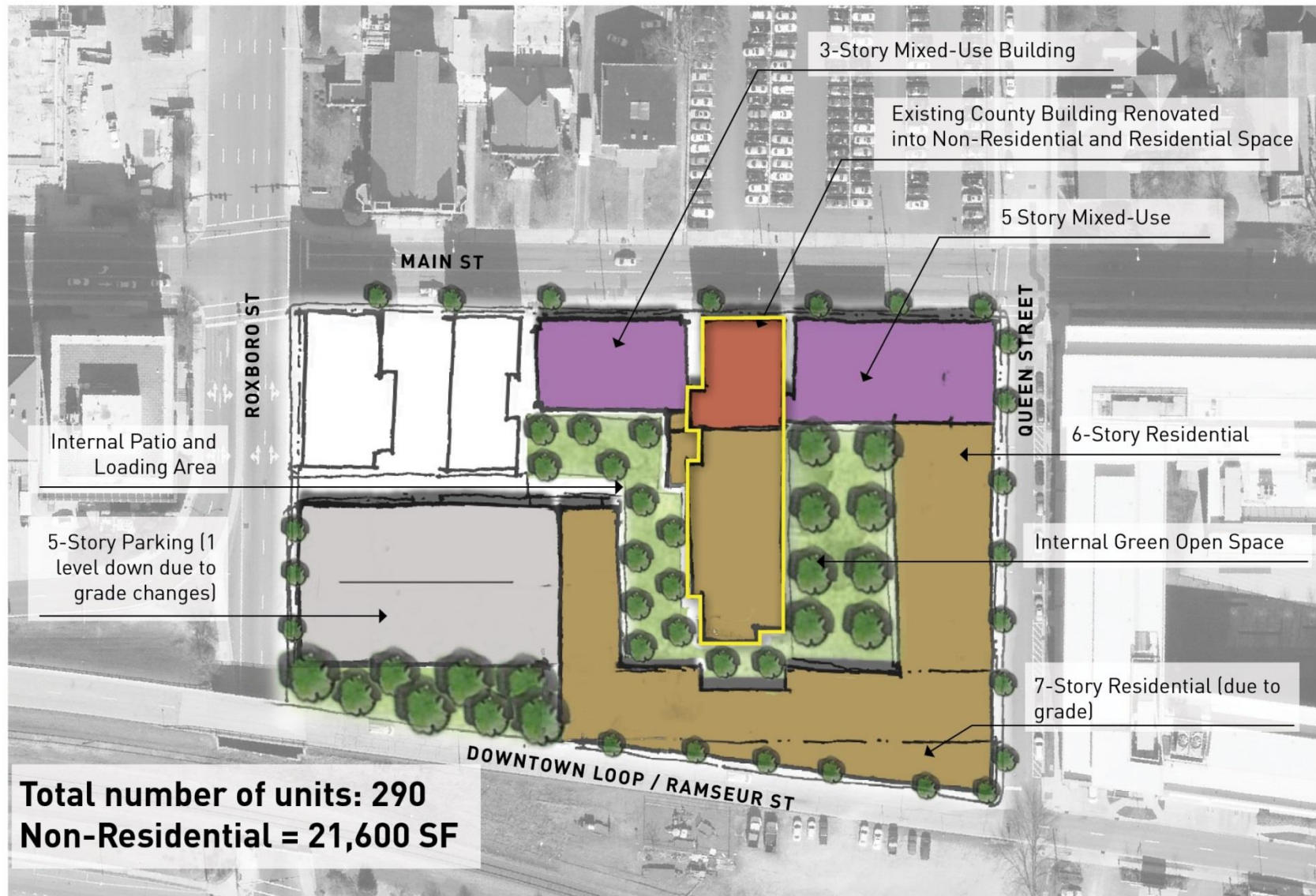
COMMUNITY INPUT

- Preserve the Criminal Justice building
- Preserve the DHA office façade if feasible



PREFERRED SITE PLAN

DHA AND CRIMINAL JUSTICE

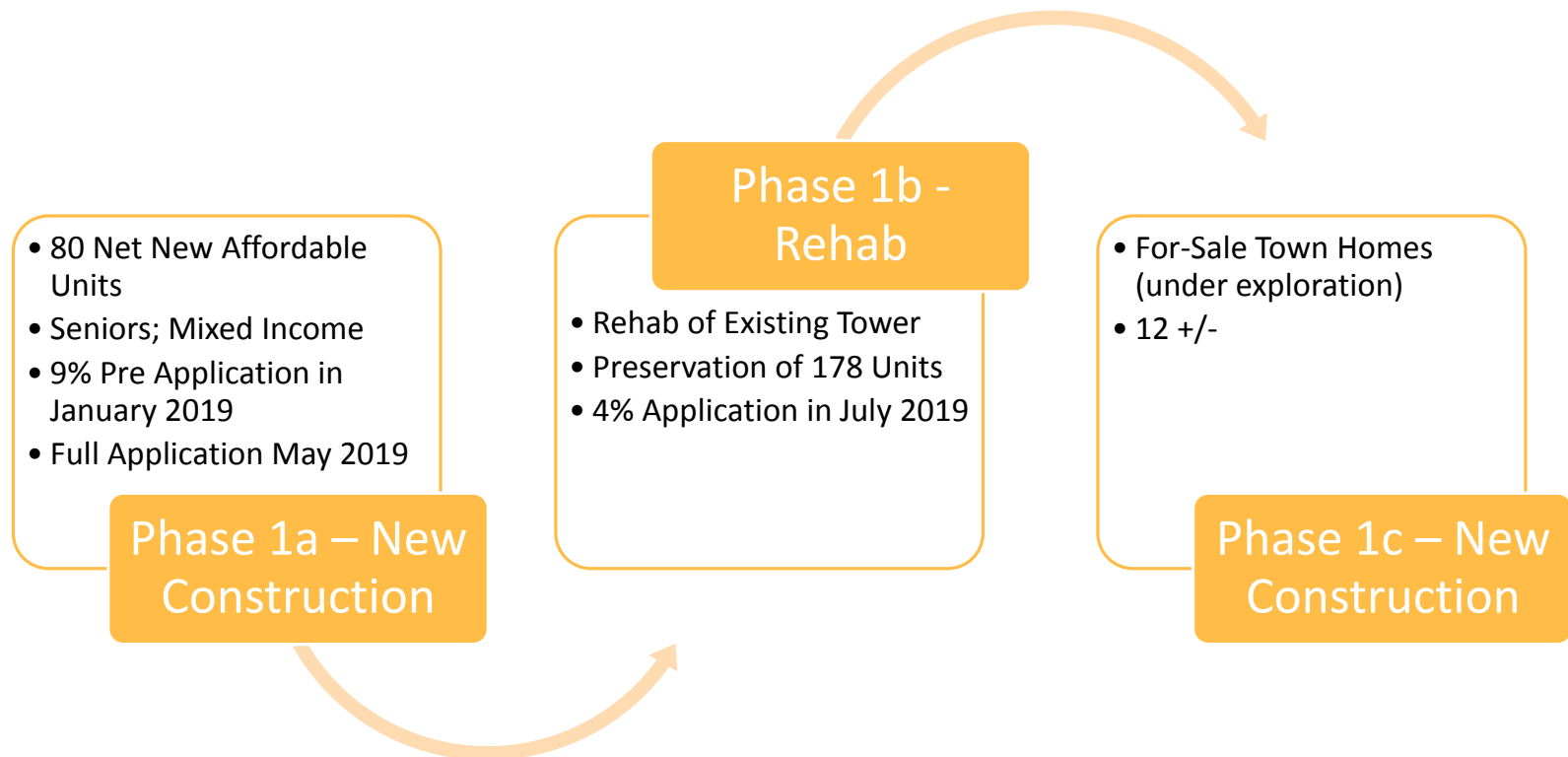


PREFERRED CONCEPT

DHA AND CRIMINAL JUSTICE



Getting Started – JJ Henderson



PROPOSED SITE PLAN

*Source: Laurel Street

J.J. HENDERSON





JJ Henderson New Construction

Development Timeline and Budget

Site	Begins	Phases	9%	Budget	Units
JJ Henderson	2019	2	1	\$ 33	258
Oldham Liberty	2020	3	2	\$134	532
DHA Office	2022	2	1	\$ 72	290
Forest Hill Hghts	2023	5	2	\$136	575
Fayette Place	2025	3	2	\$137	560
Rigsbee	2026	1	1	\$ 31	136
Southside III	2027	1	1	\$ 23	102
Transfer Units	2019				60
TOTALS		17	10	\$566M	2,513 Units

Unit Mix:

18% DHA

56% Workforce

26% Market Rate



Thank You

Anthony Scott, CEO

Ascott@dha-nc.org