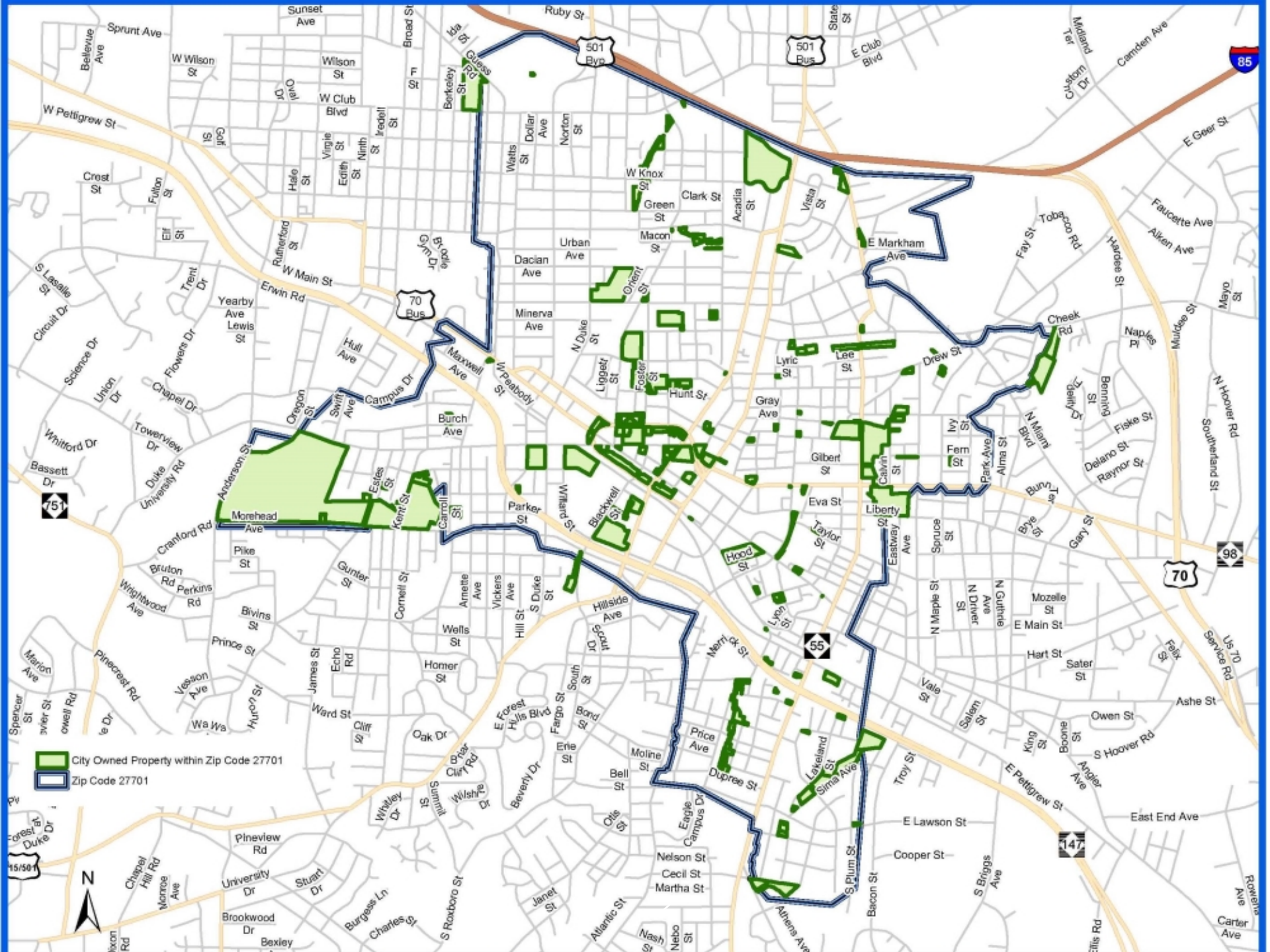




# City of Durham City-Owned Property Evaluation



City Owned Property within Zip Code 27701

Zip Code 27701

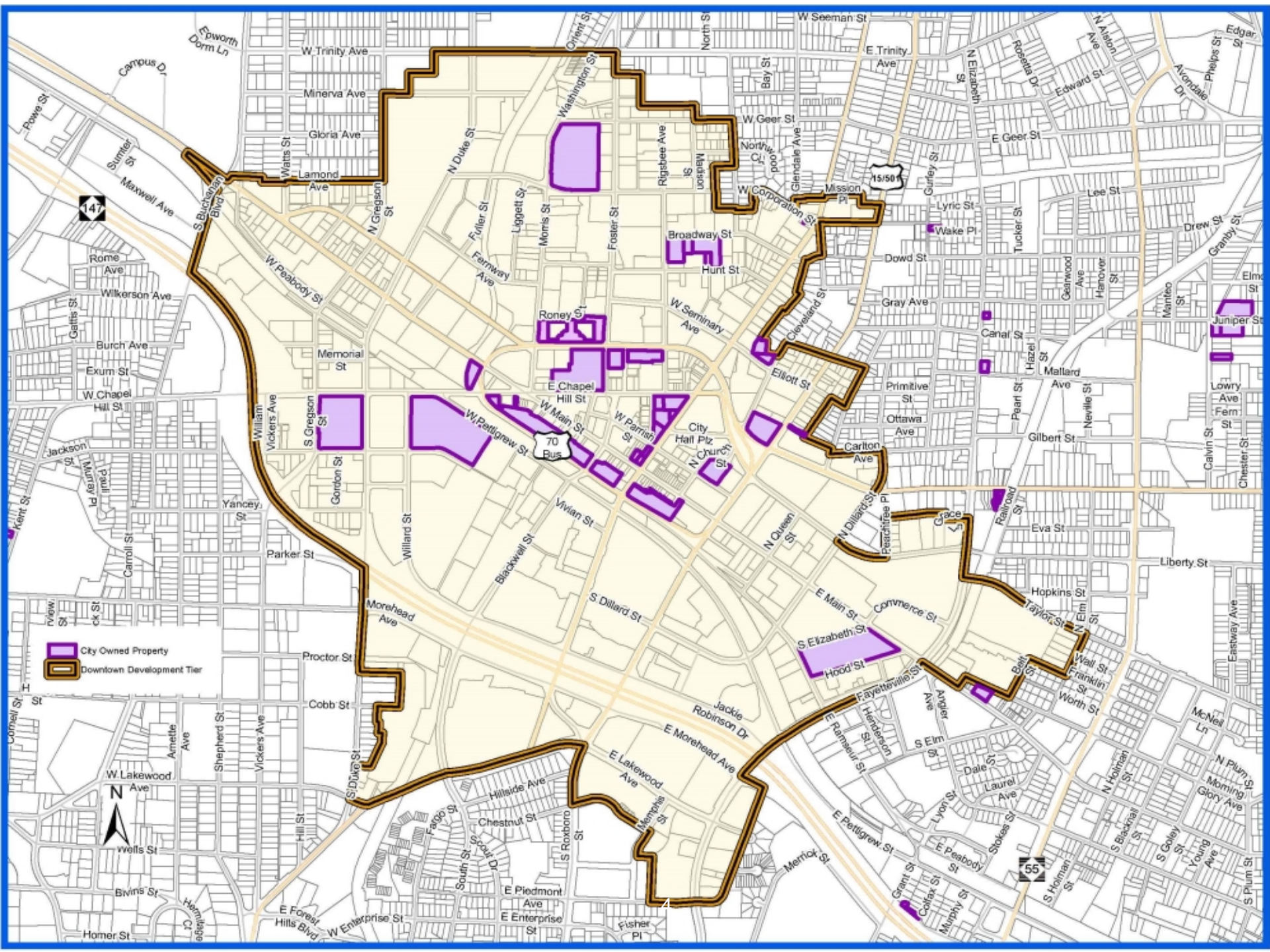




# Parcels Owned in 27701

Parcels	Status	
153	Analysis Revealed Definitive Future Municipal Use	Office Buildings Public Right of Way Wetlands Cemeteries Trails
31	Small Lots of Record	Housing
33	Analysis Supports Consideration for Redevelopment	City Needs/Future Use Open Space Parking/Transportation Consider Redevelopment Disposition
<b>217</b>	<b>Total Parcels</b>	









# Evaluation Considerations

Does the city have an identified ongoing or future need for the property?

Is there an active use (or programming) on the property that will need to be accommodated elsewhere (in an existing or future development)?

Has the useful life of the asset been realized? Or will it be realized in the near term (less than 5 years)?

Is the property of a size and shape to be buildable according to applicable regulations as well as market expectations?

Are there unknown aspects of future adjacent development (or roadway projects) that may affect use of the property?



# DOWNTOWN OPEN SPACE PLAN

DURHAM, NORTH CAROLINA

DURHAM CITY-COUNTY  
PLANNING DEPARTMENT  
DRAFT JANUARY, 2014



## City of Durham Parks and Recreation Master Plan 2013



## 2016 UPDATE DOWNTOWN MASTER PLAN a framework for the future



## URBAN OPEN SPACE PLAN



DURHAM CITY-COUNTY PLANNING DEPARTMENT  
DRAFT MARCH 2017



## Durham County Transit Plan

through 2045  
Approved April 24, 2017 | Effective April 28, 2017



FINAL SUBMISSION: 10 July 2015  
Downtown Durham SmART Vision Plan

A Cultural Quilt

mikyoung kim design



# Evaluation Considerations

Is significant capital investment required to realize the property's full development potential?

Should the property value be maximized at the time of sale to fund other projects or priorities?

Does the surrounding area lack affordability?

What use is most compatible with the surrounding area?

Are there significant planning efforts underway that would apply to or impact the property?

We factored in all considerations and grouped properties based on use assumptions and time horizons.



# Downtown Loop 2-Way Conversion

- Legend
- On-Street Parking Areas
  - Proposed New Pavement
  - Proposed Pavement Removal
  - Proposed Streetscape
  - Existing Signal Equipment
  - Proposed Signal Equipment
  - Signal Equipment to be Removed





# Use Assumptions

Mixed Use – retail at ground level with any combination of uses above

Residential – activated ground floor with any variety of multifamily residential including apartments, condos or townhouses on the upper floors

Single Use Other – retail at the ground level if required by the UDO otherwise dominated by a single commercial use (office, retail, institutional)



# Time Horizon

Short Term is 1 to 5 years

Medium Term is 6 to 10 years

Long Term is 11+ years





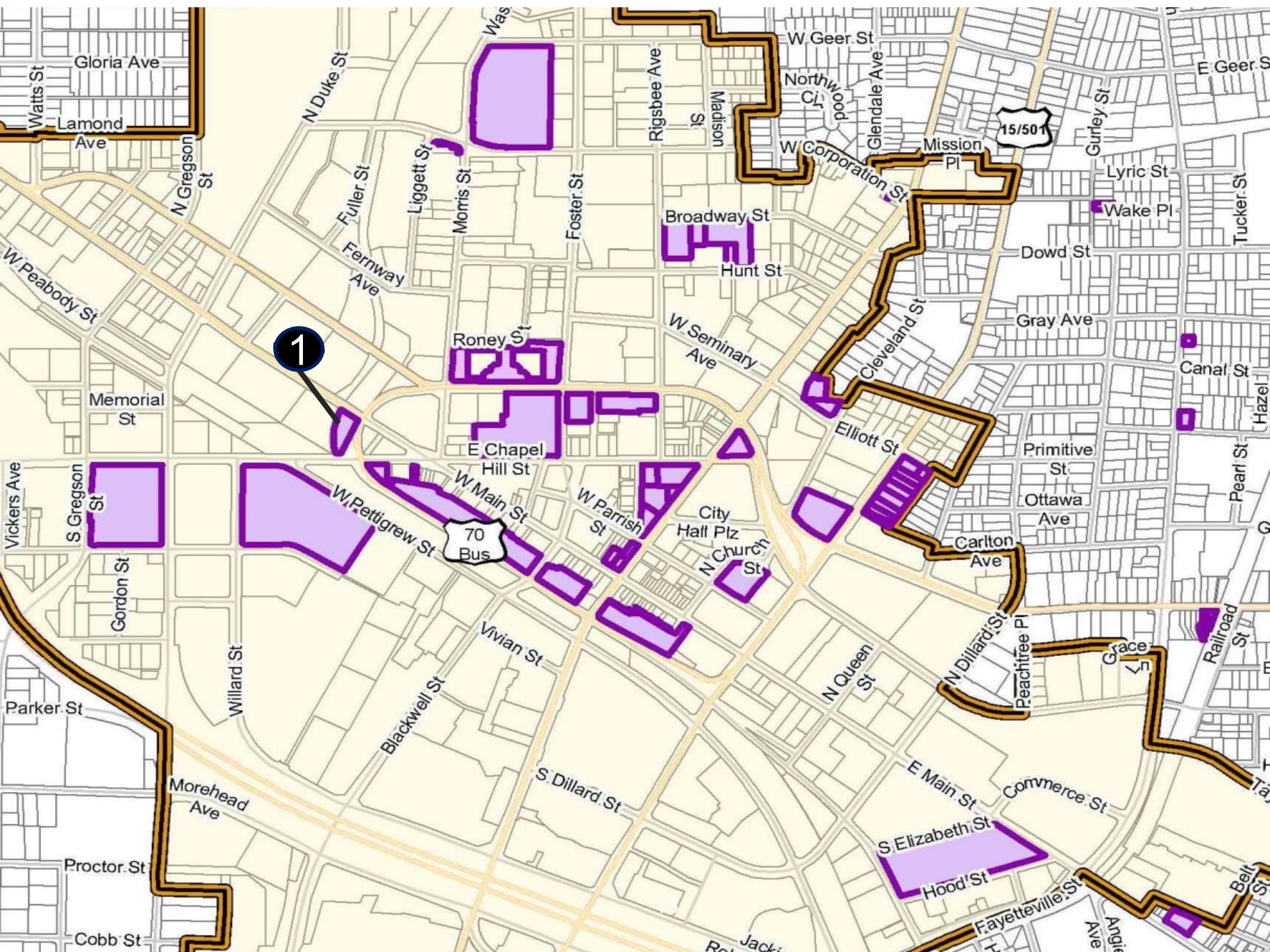
# Property Evaluation Matrix

Parcel	Acres	Address	Description	Short Term (1 - 5 yrs)	Medium Term (6-10 yrs)	Long Term (11+ yrs)	Mixed Use	Residential	Single Use Other
103346	2	515 W PETTIGREW ST	Durham Station Excess	x			1	2	3
114577	4.087	505 W CHAPEL HILL ST	Existing DPDHQ	x			1	3	2
102945	0.808	253 E PARRISH ST	Parking Lot #8	x			1	3	2
103002	0.7	201 W MORGAN ST	Marriott Parking Lot	x			1	3	2
102792	0.253	201 N MANGUM ST	Chapel Hill Surface Lot	x			1	3	2
102793	0.449	301 N MANGUM ST	Chapel Hill Surface Lot	x			1	3	2
102972	0.096	305 N MANGUM ST	Chapel Hill Surface Lot	x			1	3	2
102973	0.517	326 E CHAPEL HILL ST	Chapel Hill Deck	x			1	3	2
102794	0.232	130 ORANGE ST	Chapel Hill Deck	x			1	3	2
112295	0.033	103 S. DRIVER	Former Fire Station	x			3	2	1
102966	0.217	601 CLEVELAND ST	Employee Parking		x		3	1	2
110432	0.304	111 E SEMINARY AVE	Employee Parking		x		3	1	2
102761	0.716	102 S CORCORAN ST	Parking Lot #20		x		1	2	3
102853	1.342	109 S MANGUM ST	Church Street Deck		x		1	2	3
219525	0.135	107 S MANGUM ST	Church Street Deck		x		1	2	3
103057	2.567	101 S CORCORAN ST	Corcoran Deck/Lot		x		1	2	3
104946	0.167	124 HUNT ST	Broadway/Hunt		x		3	1	2
104947	1.041	213 BROADWAY ST	Broadway/Hunt		x		3	1	2
104965	0.251	219 BROADWAY ST	Broadway/Hunt		x		3	1	2
104966	0.71	516 RIGSBEE AVE	Broadway/Hunt		x		3	1	2
110552	1.147	400 CLEVELAND ST	DPR Offices		x		1	3	2
102971	0.884	139 E MORGAN	FIRE STATION #1		x		1	3	2
105169	5.423	500 W CORPORATION ST	Durham Athletic Park		x		1	2	3
103101	0.176	111 W CHAPEL HILL ST	Parking Lot #32		x		1	3	2
103018	0.483	220 FOSTER ST	Armory			x	1	3	2
103046	3.093	201 FOSTER ST	Convention Center Plaza			x	2	3	1
102868	0.25	602 E MAIN ST	DPDHP Excess			x	2	3	1
102762	0.099	109 N MANGUM ST	Black Wall Street Plaza			x	1	3	2
102776	0.117	106 W MAIN ST	Black Wall Street Plaza			x	1	3	2
102777	0.094	102 W MAIN ST	Black Wall Street Plaza			x	1	3	2
103019	1.746	310 W MORGAN ST	Centre Parking Deck			x	0	0	0
103114	0.453	501 W MAIN ST	Railroad Parking Lot			x	1	3	2
103112	0.835	521 W MORGAN	History Hub			x	1	3	2



# Long Term

Railroad Parking Lot  
Convention Center Plaza  
Centre Parking Deck  
Armory  
Black Wall Street Plaza  
DPDHQ Excess

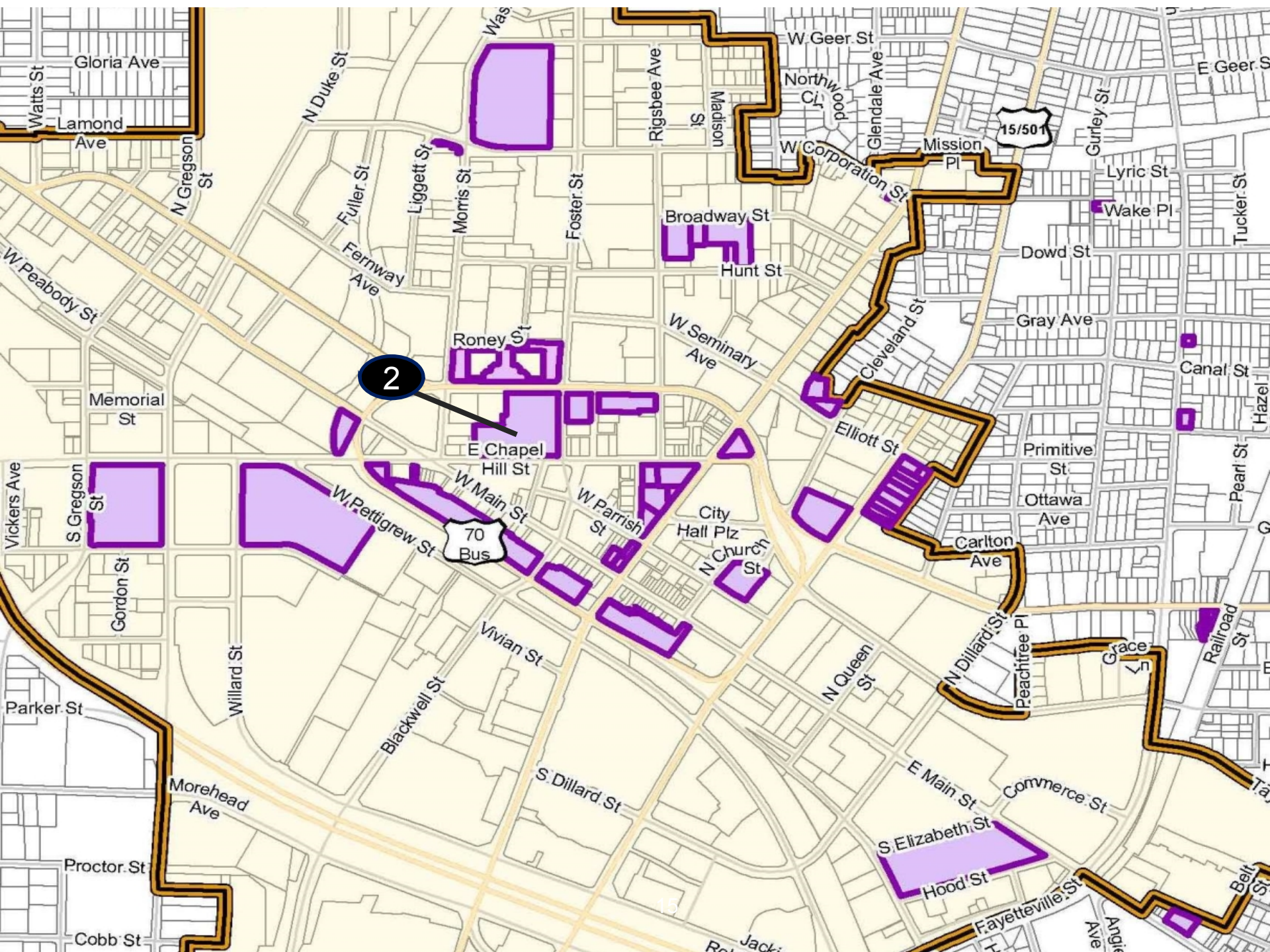




# 1) Railroad Parking Lot 501 W. Main Street







2

70 Bus

15/501

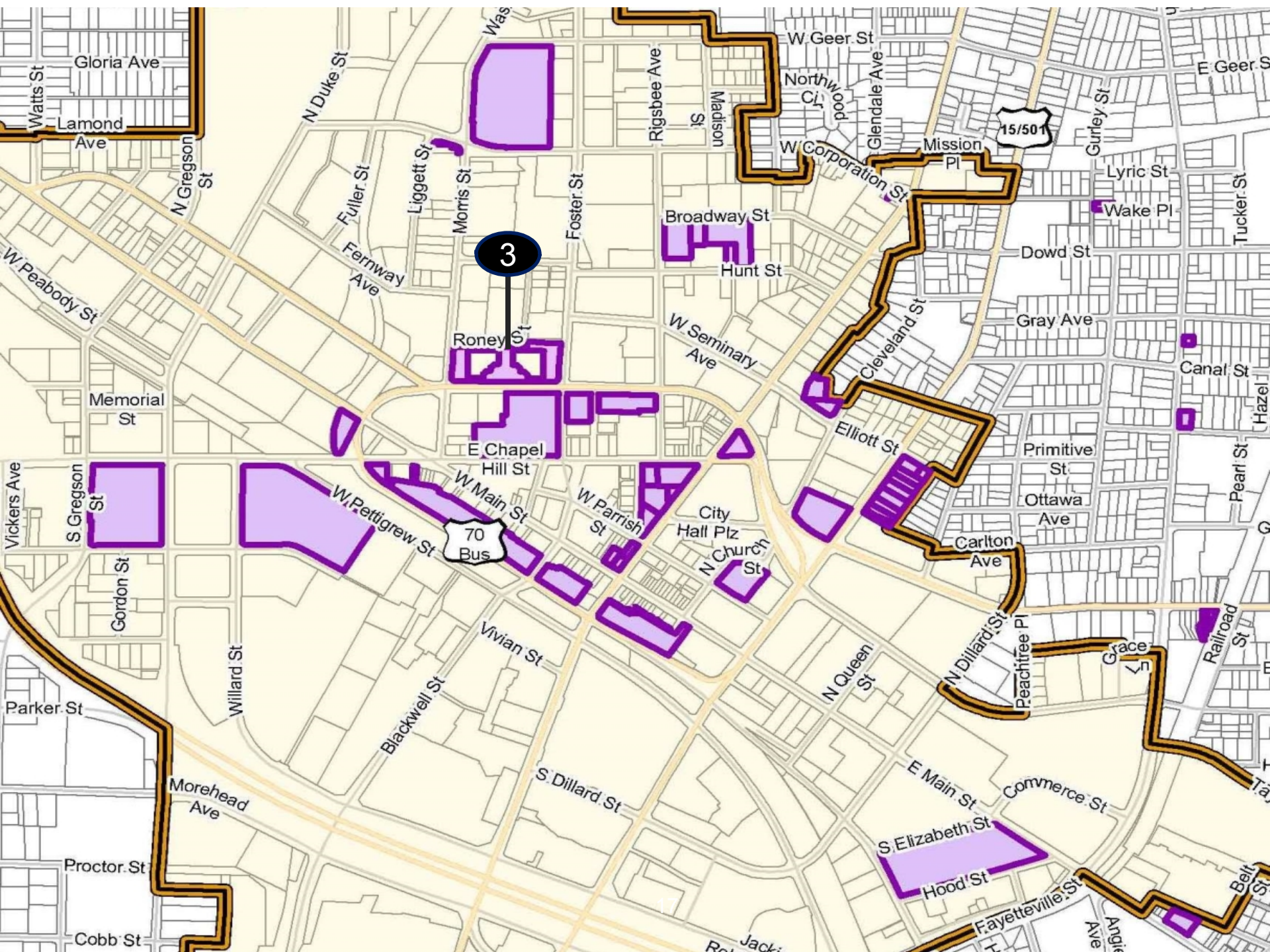
15



## 2) Convention Center Plaza 201 Foster Street





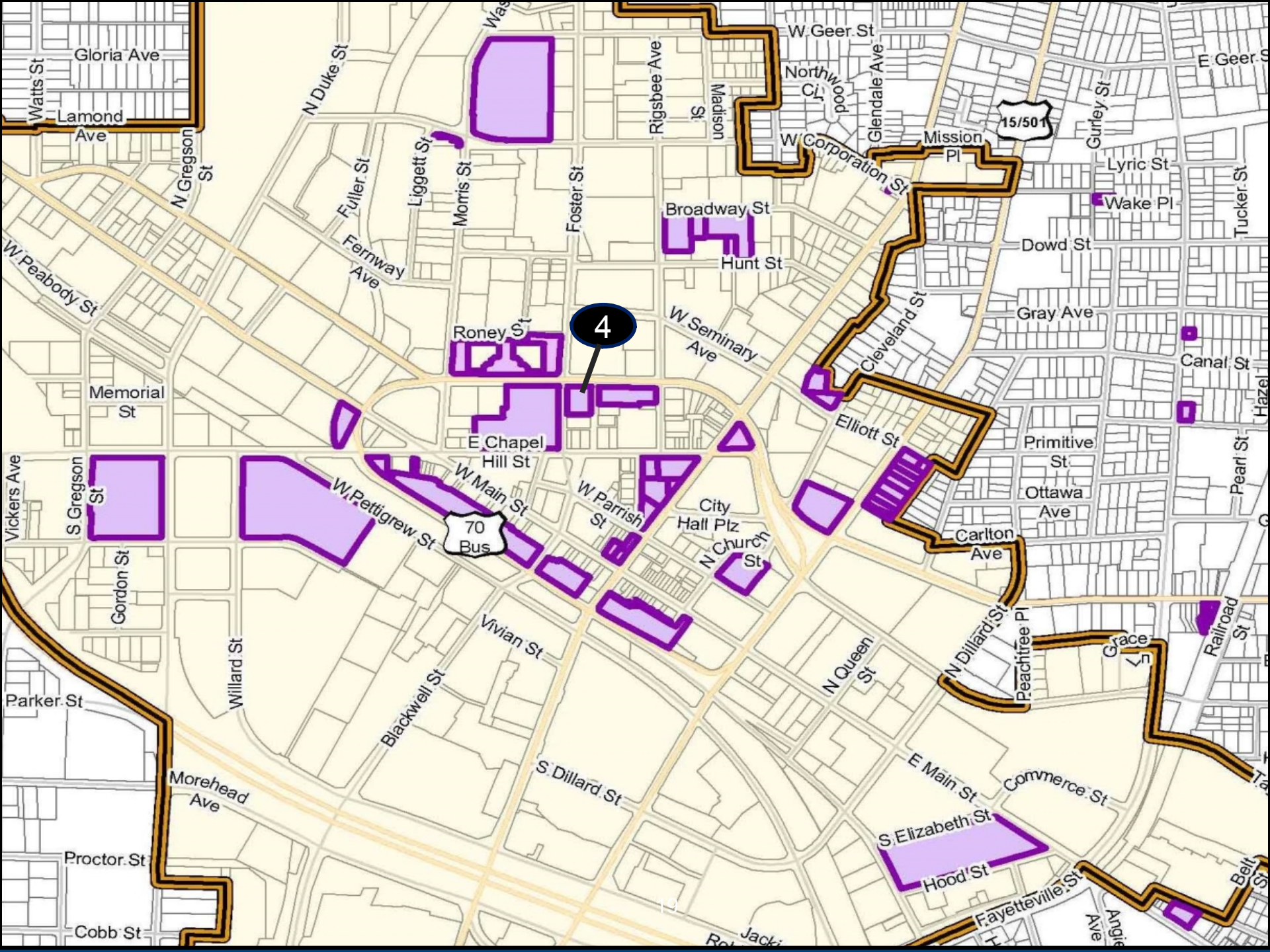




### 3) Centre Parking Deck 301 W. Morgan Street







4

70 Bus

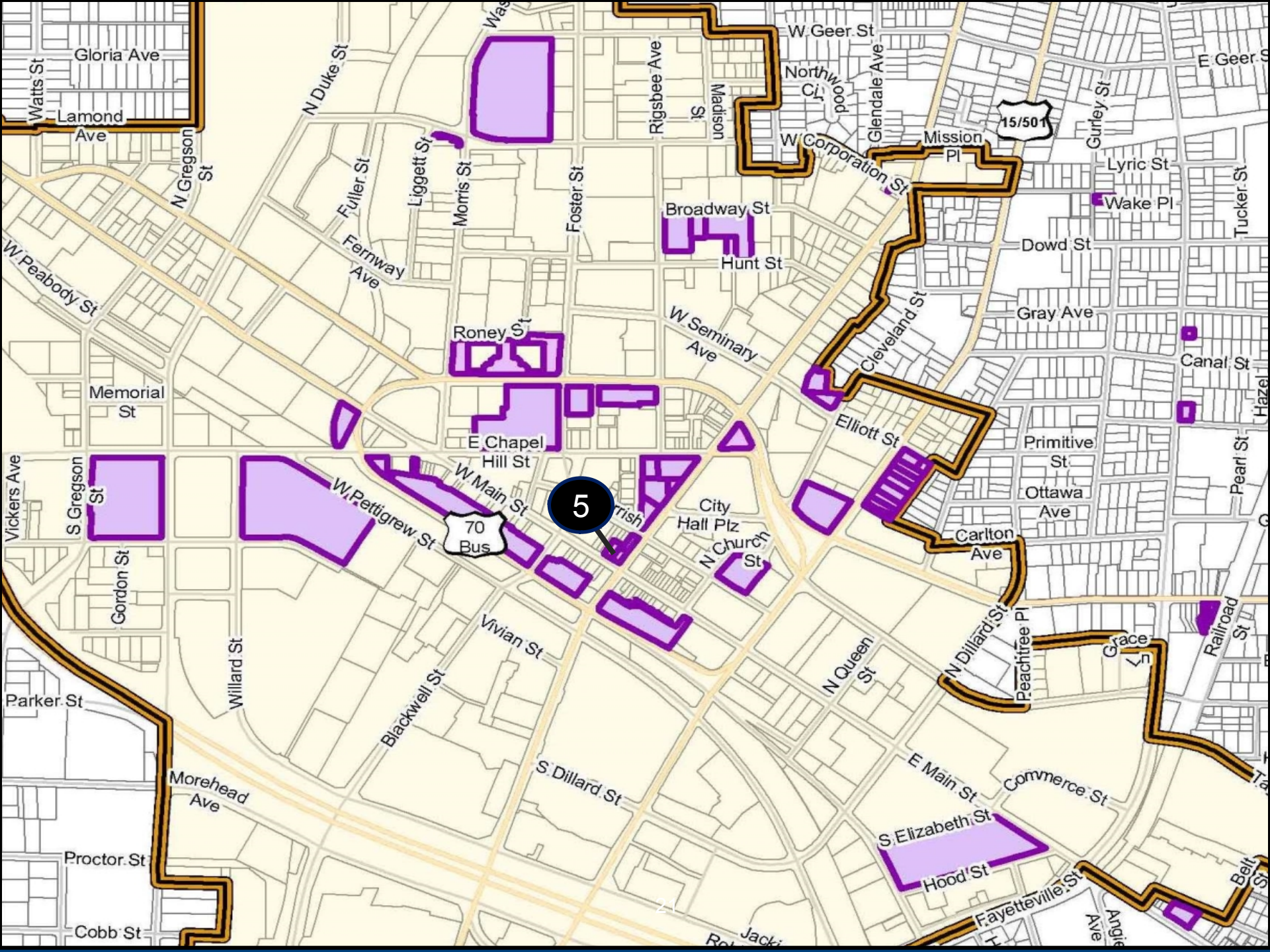
15/501



## 4) Armory 220 Foster Street





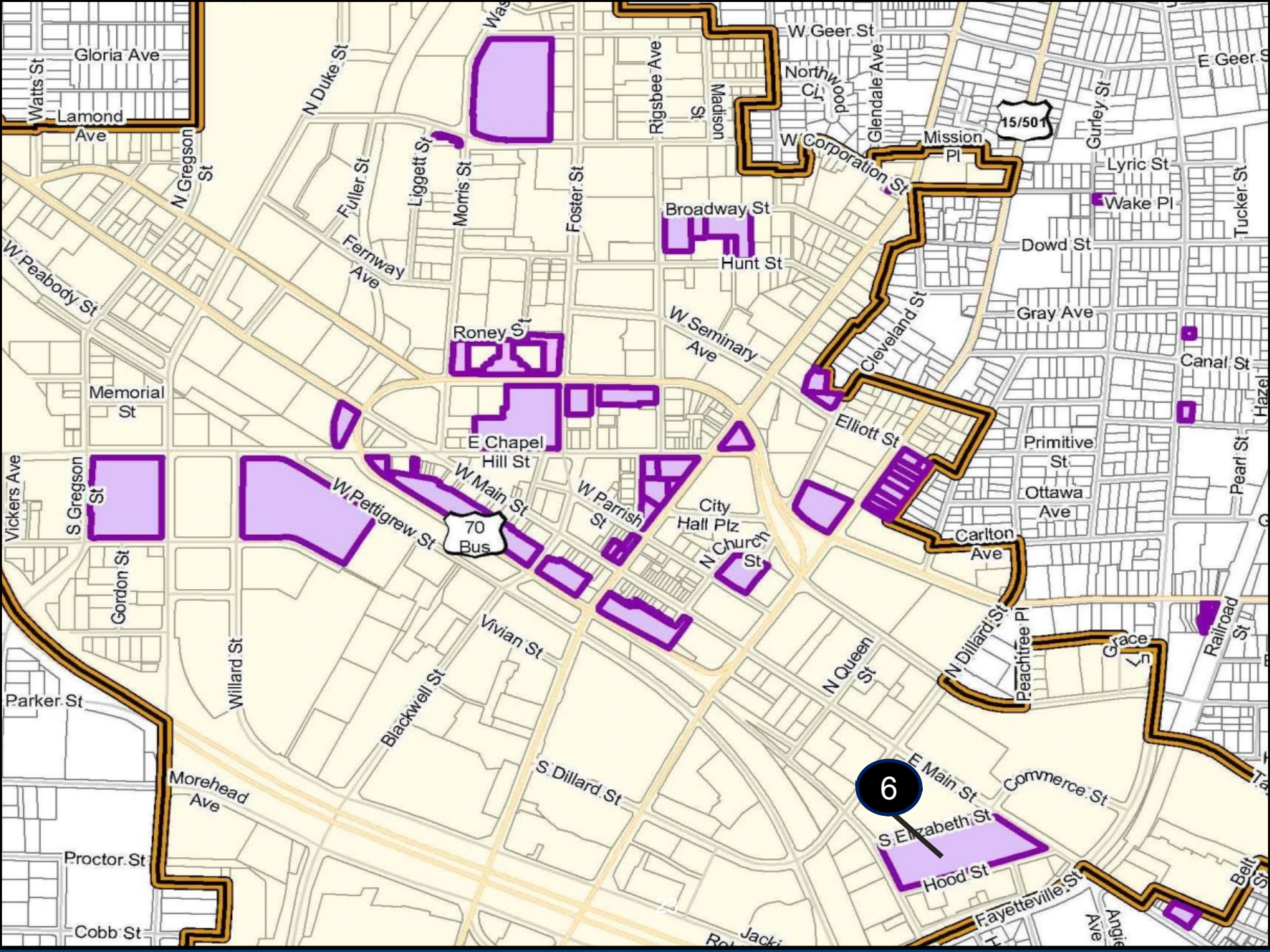




## 5) Black Wall Street Plaza Three Parcels

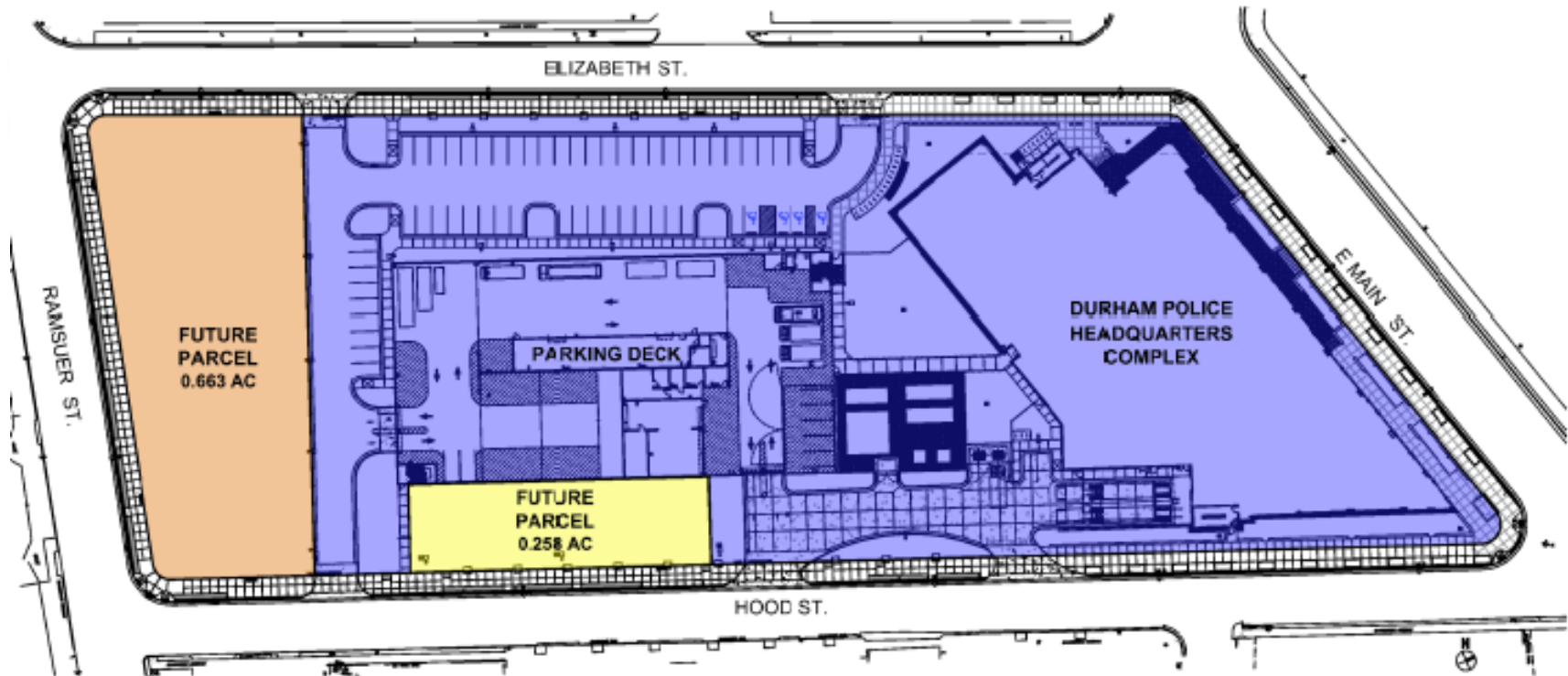






## 6) DPDHQ Excess 602 E. Main Street

**EXHIBIT B**





# Medium Term

Durham Athletic Park  
Parking Lot #32  
Employee Parking Lot #37  
DPR Offices  
Church Street Deck  
Parking Lot #20  
Corcoran Parking Deck/Lot  
Broadway/Hunt/Rigsbee



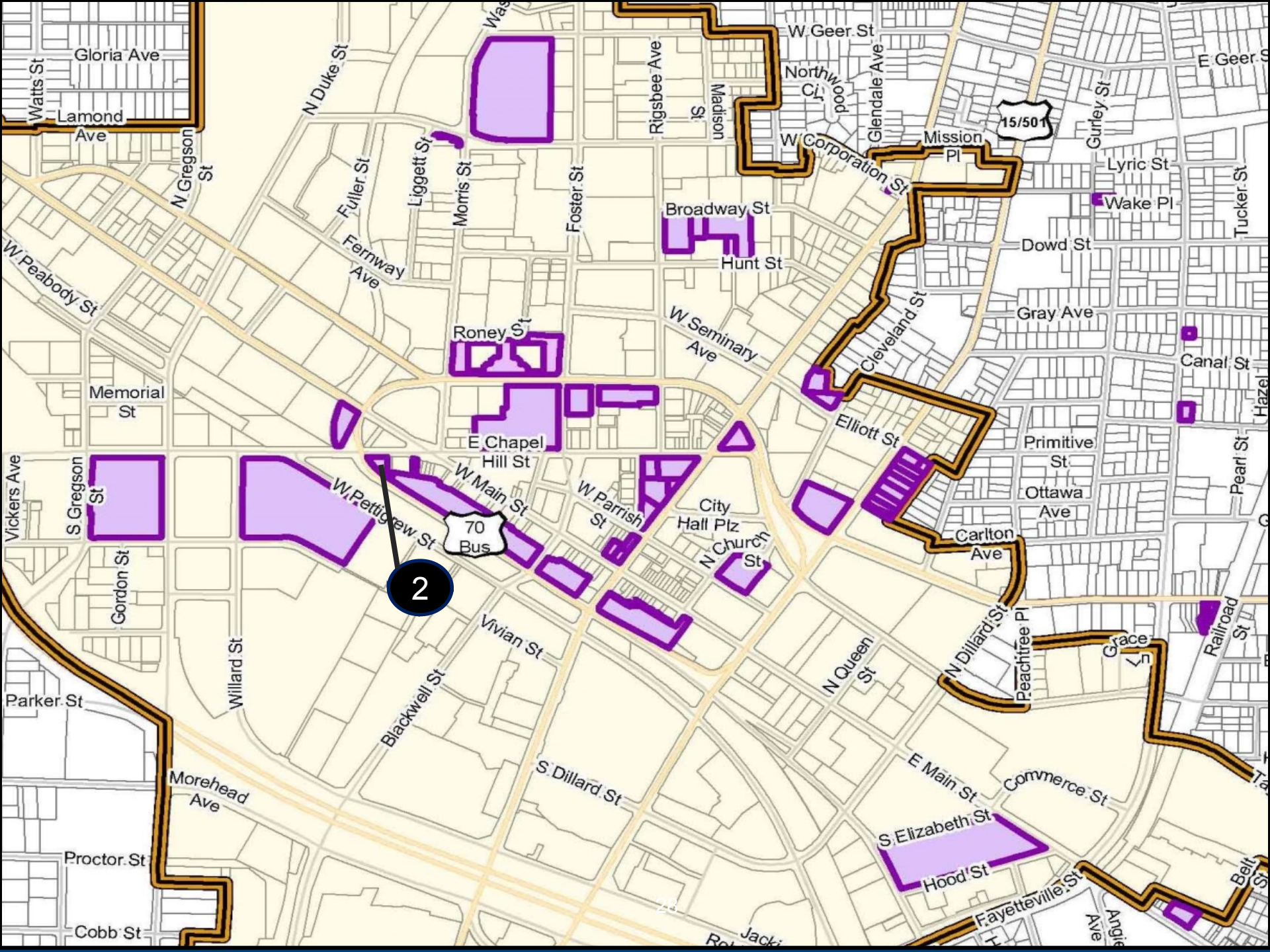




1) Durham Athletic Park  
500 W. Corporation Street





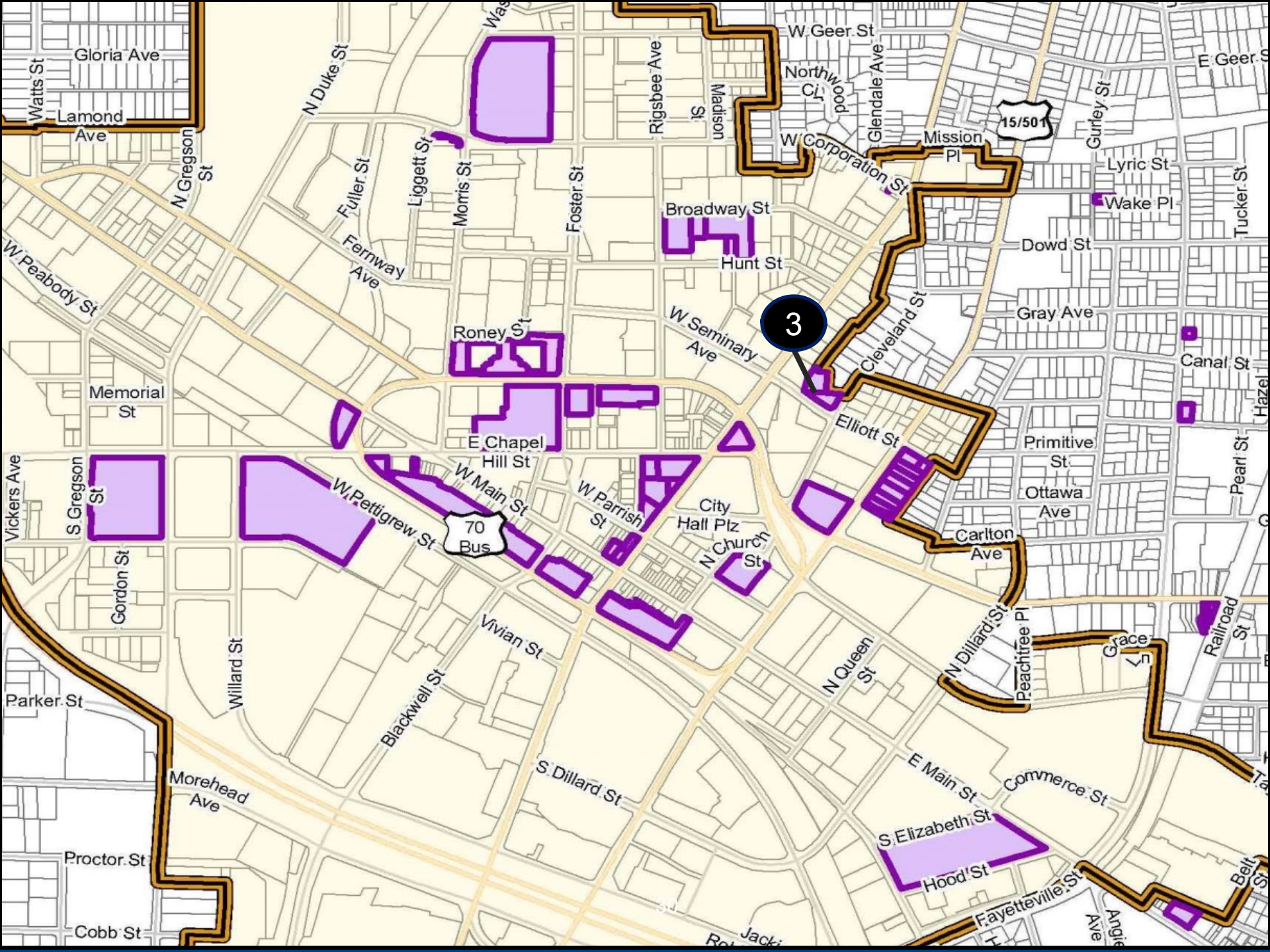




2) Parking Lot #32  
111 W. Chapel Hill Street







3

70 Bus

15/501

Gloria Ave

Lamond Ave

N Duke St

Fuller St

Liggett St

Morris St

Foster St

Rigsbee Ave

Madison St

W Geer St  
Northwood Cl

Glendale Ave

Mission Pl

15/501

Gurley St

Lyric St

Wake Pl

Dowd St

Gray Ave

Broadway St

Hunt St

W Seminary Ave

Cleveland St

Roney St

E Chapel

Hill St

W Main St

W Parrish St

City Hall Plz

N Church St

Elliott St

Primitive St

Ottawa Ave

Memorial St

S Gregson St

W Pettigrew St

W Main St

W Parrish St

N Church St

Carlton Ave

Vickers Ave

Gordon St

Willard St

Blackwell St

Vivian St

S Dillard St

N Queen St

N Dillard St

Peachtree Pl

Railroad St

Parker St

Morehead Ave

E Main St

Commerce St

Proctor St

Cobb St

S Elizabeth St

Hood St

Fayetteville St

Angier Ave

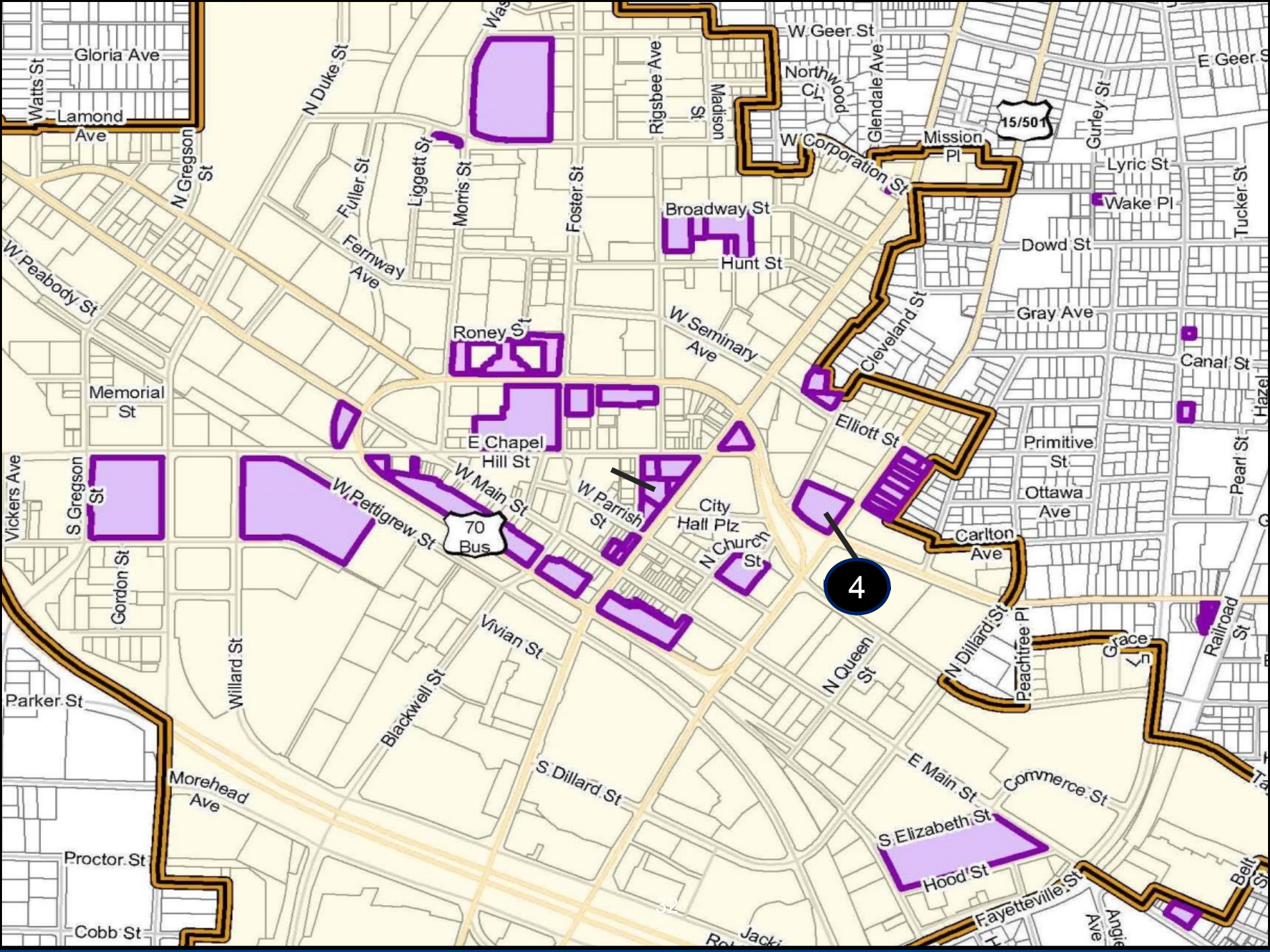
Belt St



3) Employee Parking Lot #37  
601 Cleveland Street  
111 E Seminary Avenue







4

70 Bus

15/501

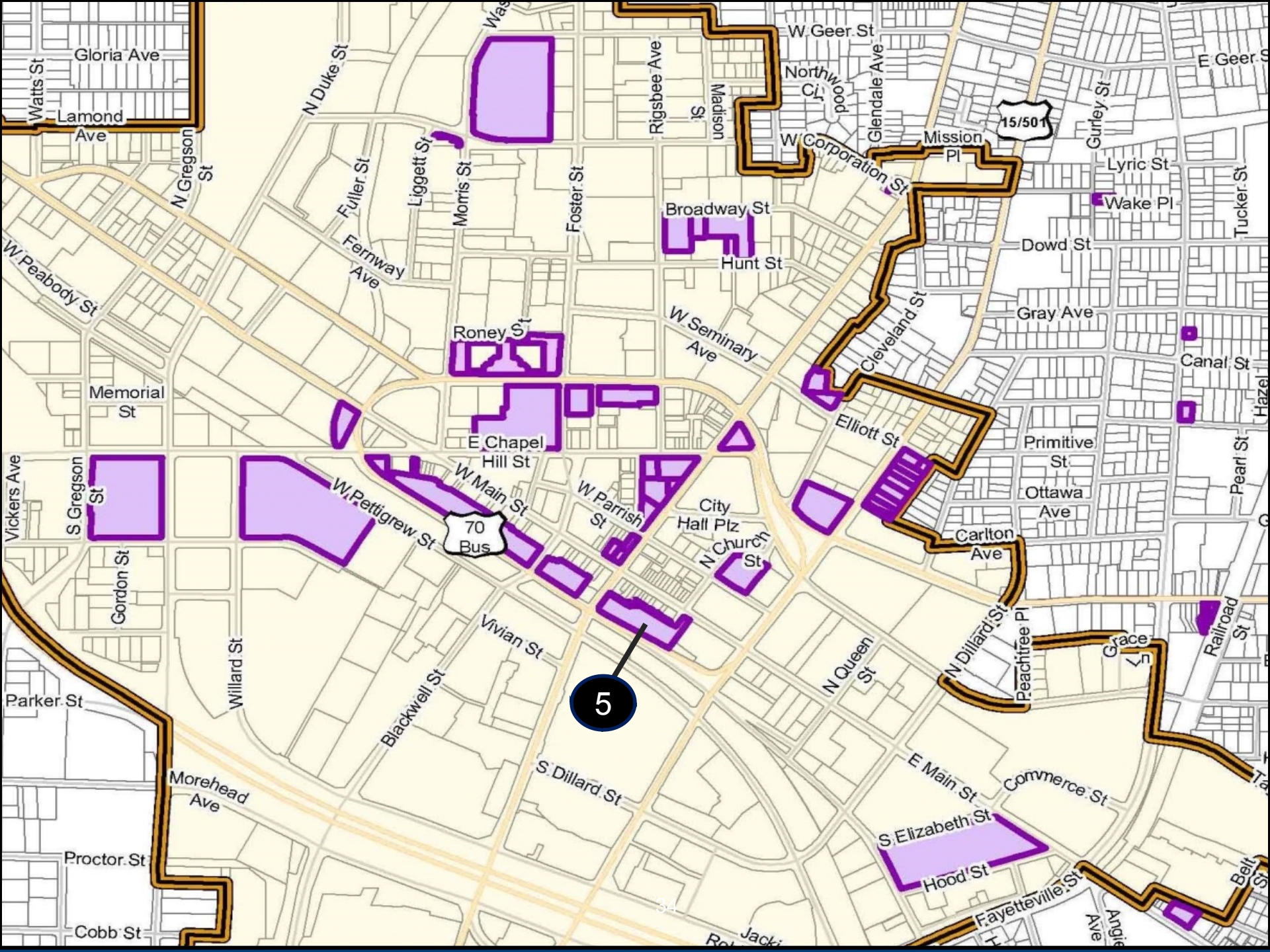
32



4) DPR Offices  
400 Cleveland Street







5

70 Bus

15/501

Gloria Ave

Lamond Ave

N Duke St

W Geer St

E Geer St

Watts St

N Gregson St

Fuller St

Liggett St

Morris St

Foster St

Rigsbee Ave

Madison St

Northwood Cl

Glendale Ave

Mission Pl

Gurley St

Lyric St

Wake Pl

Dowd St

Gray Ave

Canal St

Hazel St

Pearl St

W Peabody St

Memorial St

W Seminary Ave

Cleveland St

Elliott St

Primitive St

Ottawa Ave

Vickers Ave

S Gregson St

Roney St

E Chapel Hill St

W Main St

W Parrish St

City Hall Plz

N Church St

Carlton Ave

Gordon St

W Pettigrew St

Vivian St

N Queen St

N Dillard St

Grace St

Railroad St

Parker St

Willard St

Blackwell St

S Dillard St

N Queen St

N Dillard St

Peachtree Pl

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E Main St

Commerce St

Proctor St

S Elizabeth St

Hood St

Fayetteville St

Cobb St

Angie Ave

Belt St

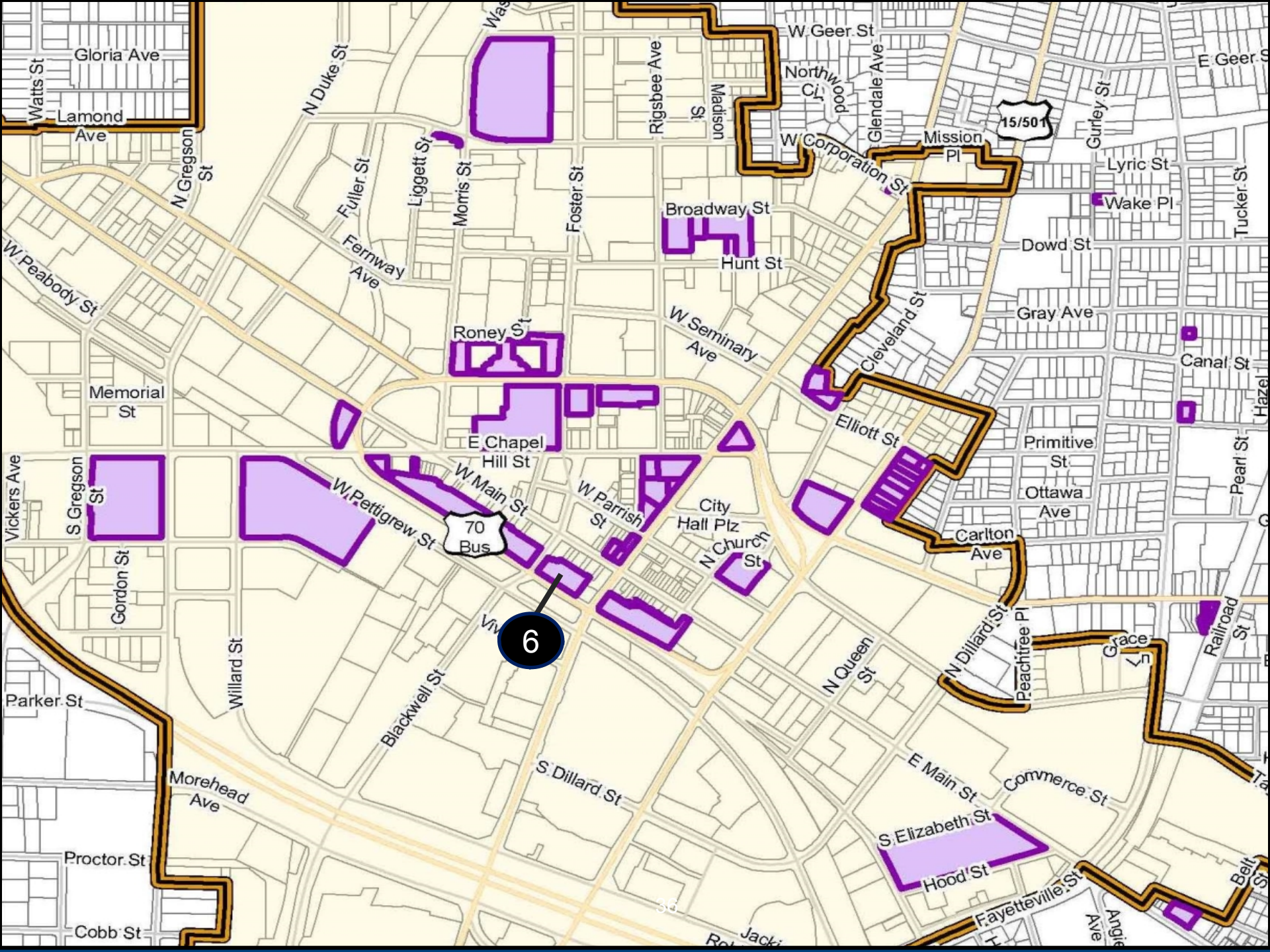




## 5) Church Street Deck 107-109 S. Mangum Street







6

70 Bus

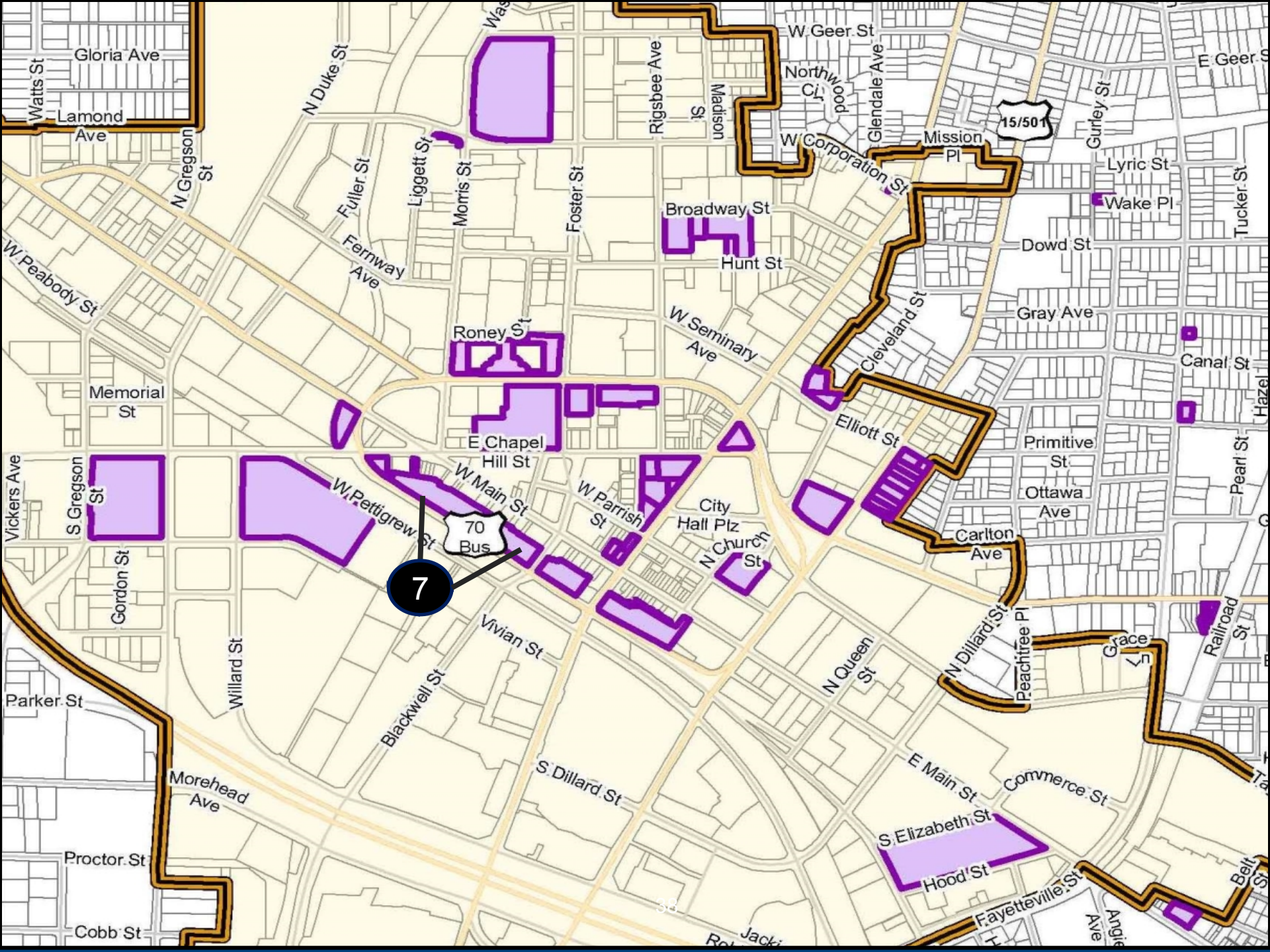
15/501



# 6) Parking Lot #20 102 S. Corcoran Street





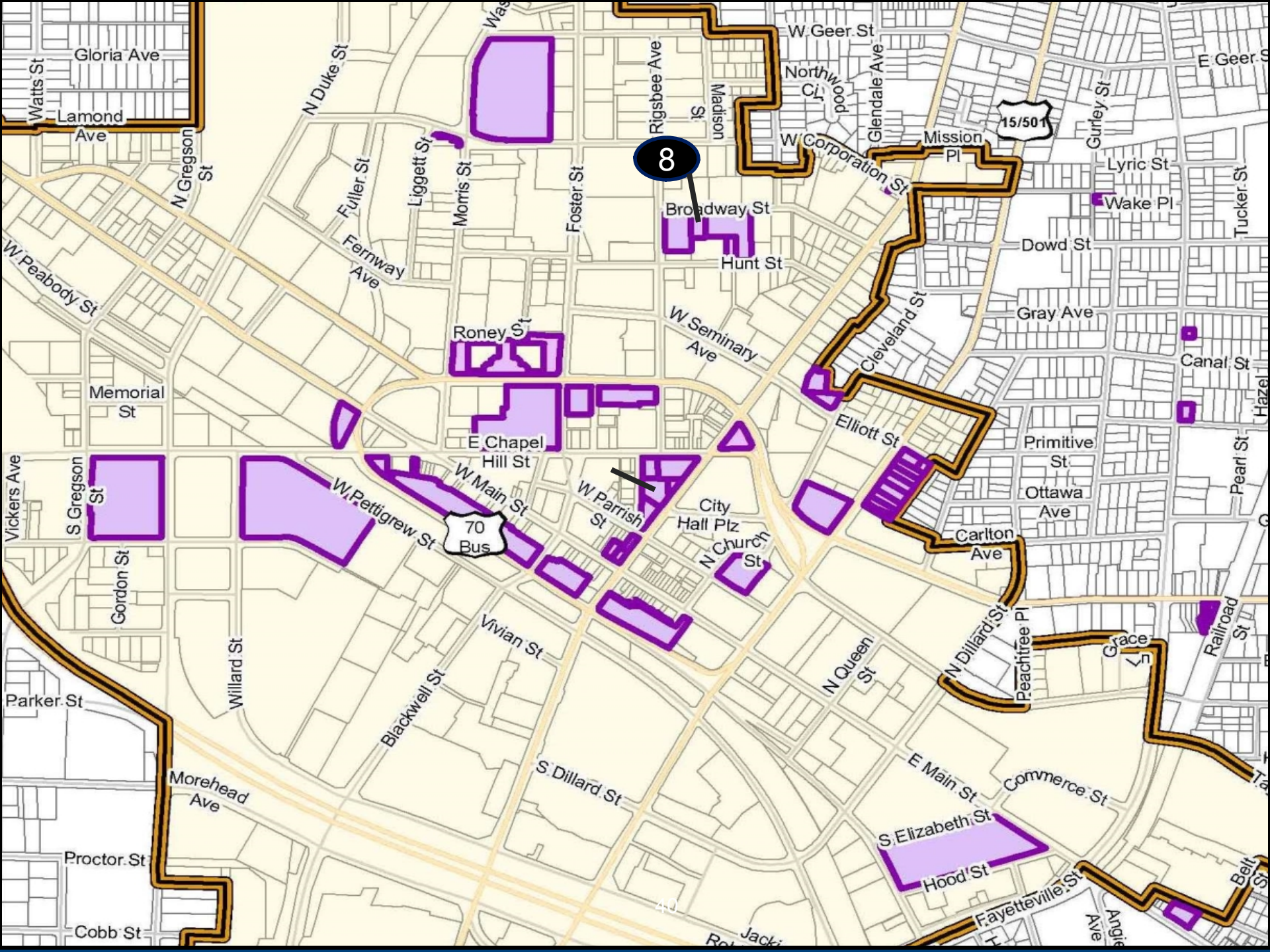




## 7) Corcoran Parking Deck/Lot 101 S. Corcoran Street







8

70 Bus



## 8) Broadway/Hunt/Rigsbee 4 Parcels







# Short Term

Durham Station Excess

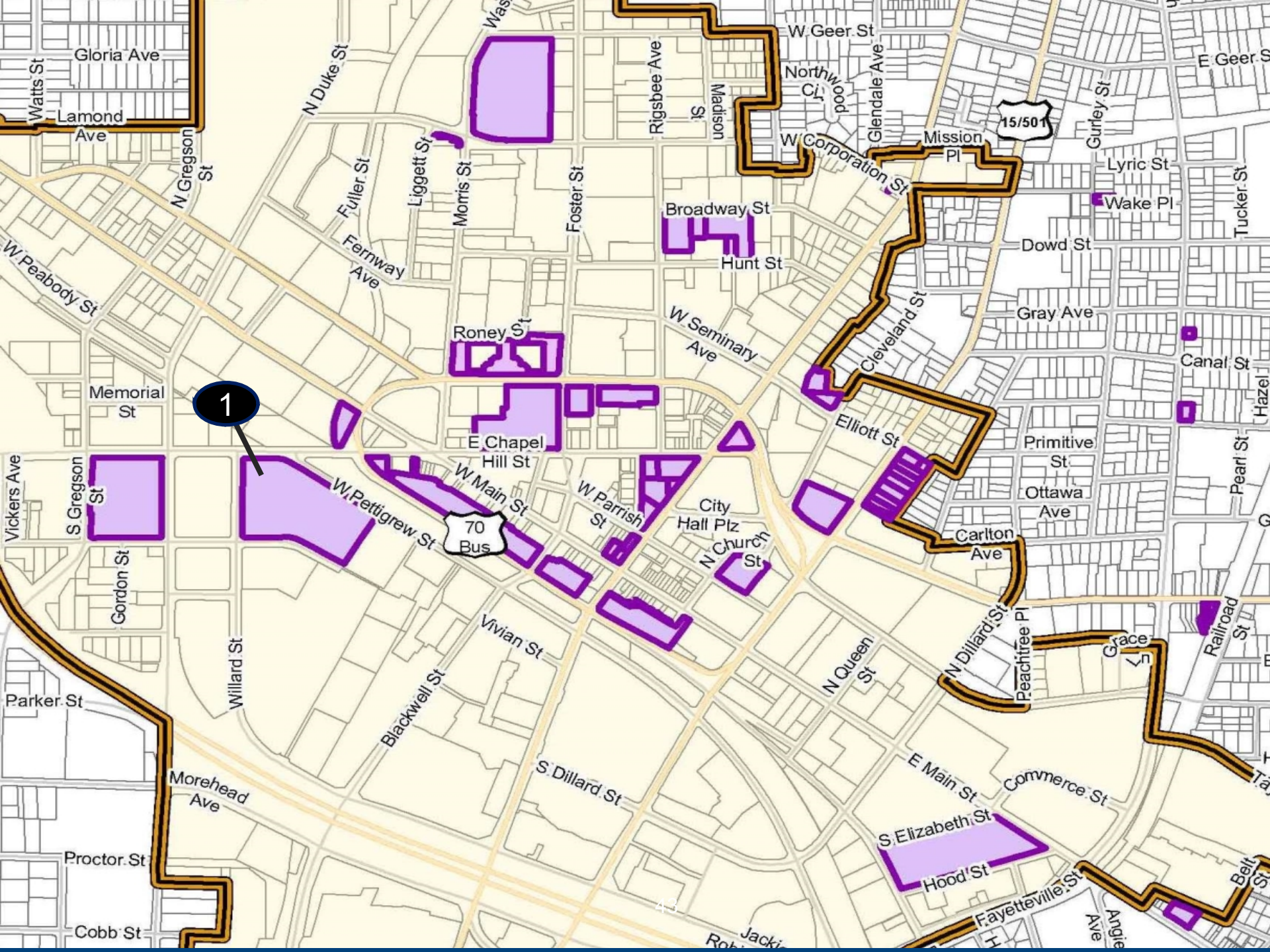
Existing DPDHQ

Chapel Hill Deck & Surface Lot

Marriott Pledged Parking

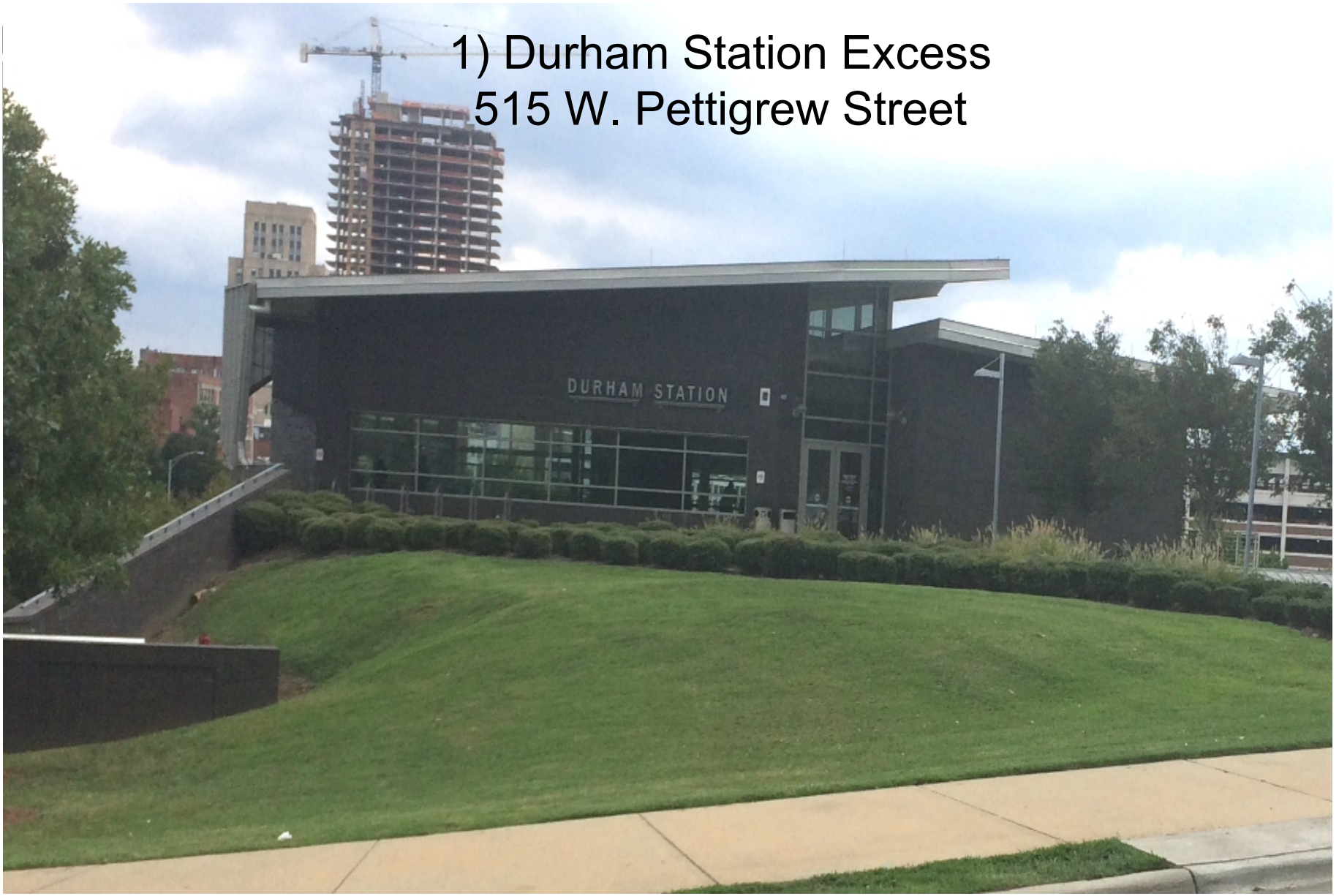
Parking Lot #8



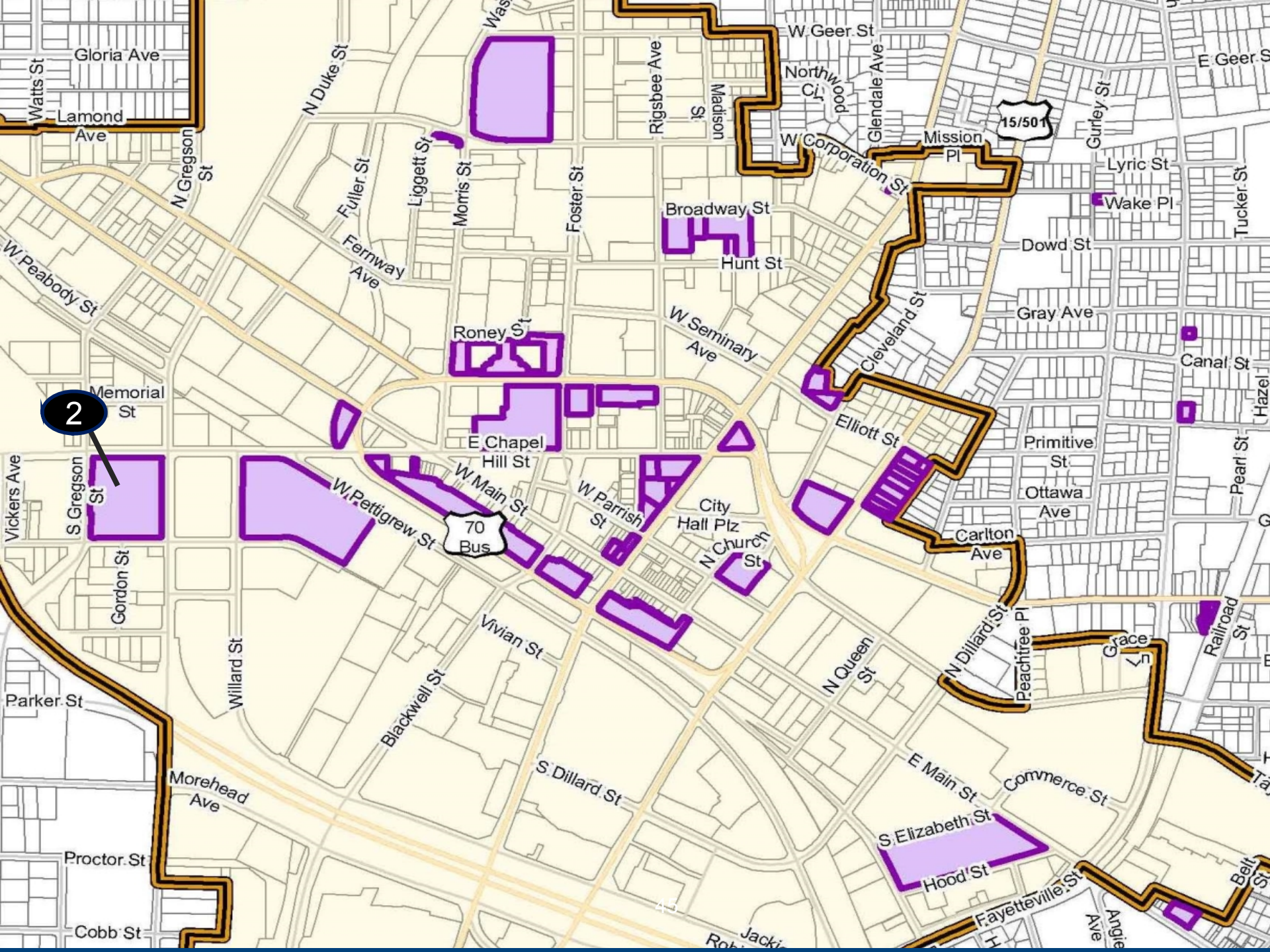




1) Durham Station Excess  
515 W. Pettigrew Street







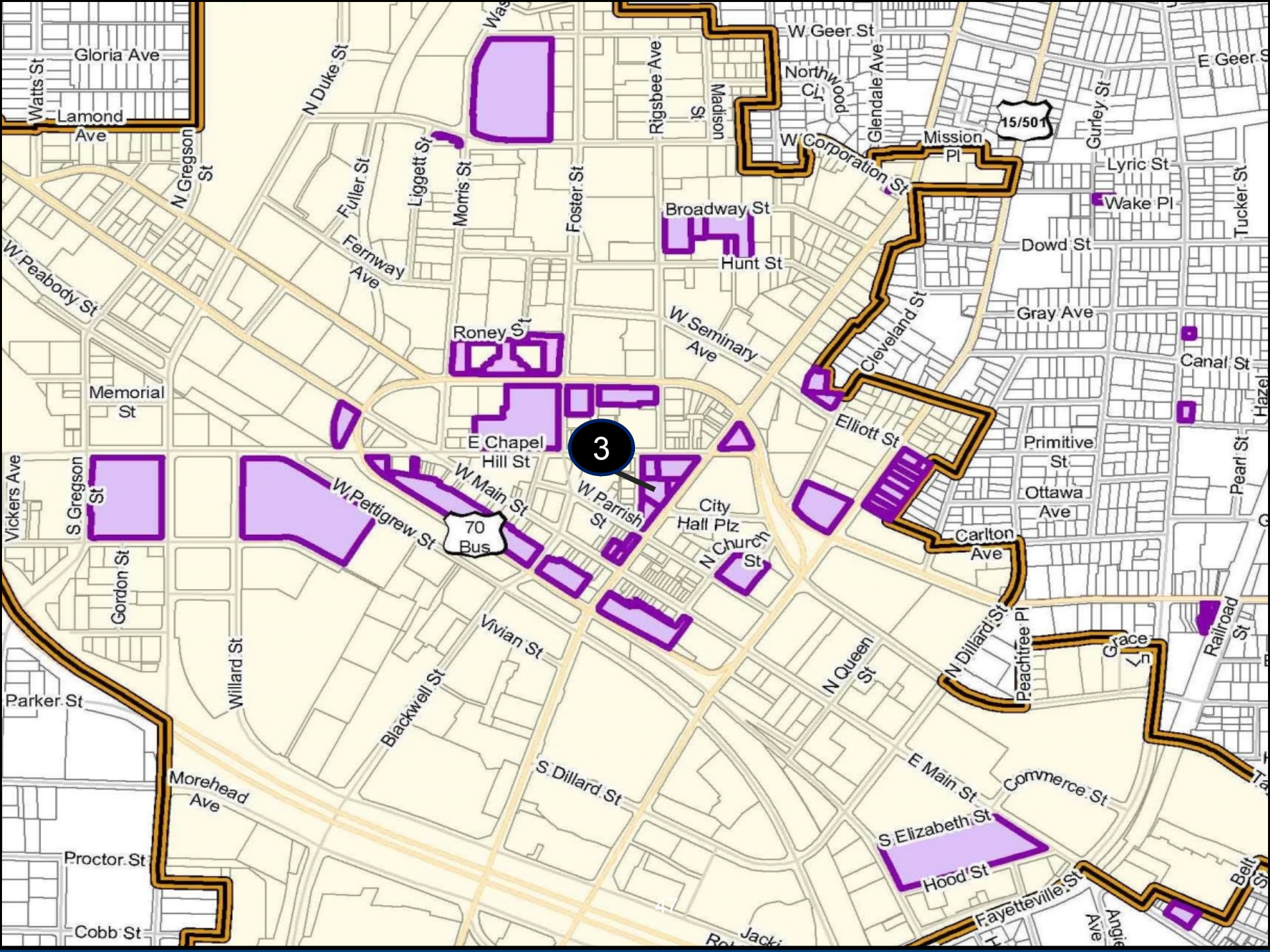
2



## 2) Existing DPDHQ 505 W. Chapel Hill Street







3

70 Bus

15/501

Gloria Ave

W. Geer St

Lamond Ave

Northwood Cl.

N Duke St

W Corporation St

Fuller St

Mission Pl

Liggett St

Morris St

Foster St

Rigsbee Ave

Madison St

Glendale Ave

Wake Pl

Lyric St

Broadway St

Hunt St

Dowd St

Fernway Ave

Gray Ave

Roney St

W Seminary Ave

Cleveland St

Memorial St

Primitive St

E Chapel Hill St

W Parrish St

City Hall Plz

N Church St

Ottawa Ave

W Pettigrew St

W Main St

Elliott St

Carlton Ave

S Gregson St

Peachtree Pl

Vickers Ave

Gordon St

Vivian St

N Queen St

N Dillard St

Grace St

Willard St

Blackwell St

S Dillard St

E Main St

Commerce St

Parker St

Morehead Ave

S Elizabeth St

Hood St

Fayetteville St

Proctor St

Cobb St

Jacki

Angie

Belt St



### 3) Chapel Hill Deck and Surface Lot Five Parcels





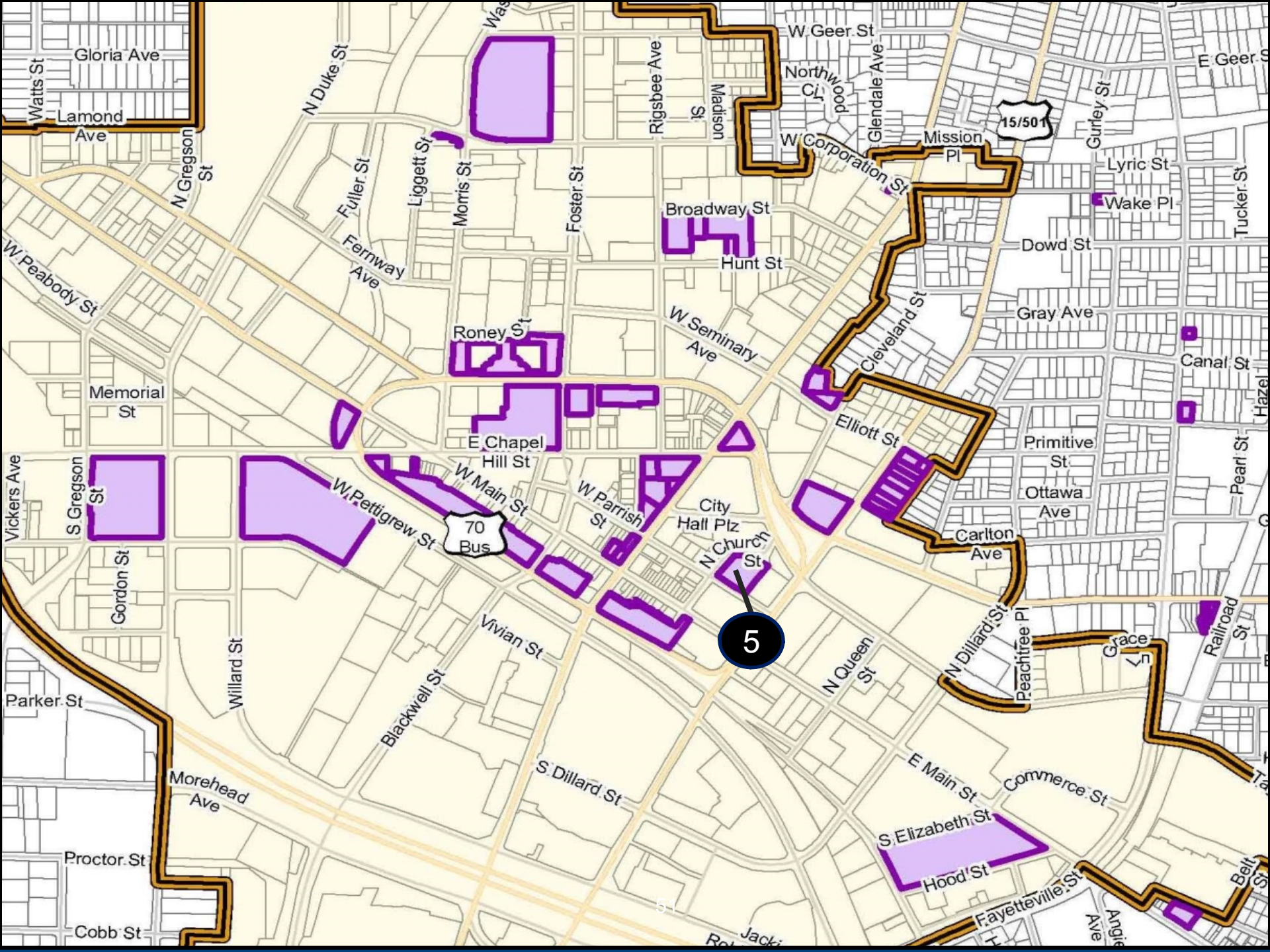




## 4) Marriott Pledged Parking 201 W. Morgan Street









# 5) Parking Lot #8 253 E. Parrish Street







# Discussion

