

BOARD OF ALDERMEN

ITEM NO. D(2)

AGENDA ITEM ABSTRACT MEETING DATE OCTOBER 5, 2010

SUBJECT: Northern Study Area Design Workshop Update

DEPARTMENT: PLANNING DEPARTMENT	PUBLIC HEARING: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
ATTACHMENTS: A. Resolution B. Map showing areas of interest	FOR INFORMATION CONTACT: Jeff Kleaveland, Planner/ZDS 918-7332 Patricia McGuire, Planning Administrator, 918-7327

PURPOSE

To provide the Board with a progress report regarding the planning staff's efforts to organize and conduct a participatory design workshop pertaining to select areas of the Northern Study Area. This work is pursuant to the Town's efforts to further refine the regulatory framework of the Northern Study Area.

INFORMATION

As recommended by the *Northern Study Area Plan Implementation Review Committee* (NSAPIRC) and by Town planning staff, five specific areas were recommended as suitable for rezoning consideration for more intensive mixed use zones. It was proposed by staff and agreed to by the Board of Aldermen, that a design workshop would form a suitable participatory venue to engage property owners and stakeholders.

In light of this, it was agreed that staff would invite property owners from the five areas to participate in a design workshop to be facilitated by the Durham Areas Designers group. Citizen stakeholders in the area would be notified subsequent to securing commitments from property owners.

The chart below represents these five areas of interest and their associated property owners, along with relevant land use information. The chart is cross-referenced to the map shown in Attachment B.

Each of these owners were contacted by letter twice through January and February of 2010 and invited to participate in the proposed design workshop.

Area	Est. Acres*	#Lots	Zoning/Current Potential	VMU/OA Potential @R-10/R-7.5	Owners
A – Homestead South	91	9	R-15, B-3-T/245	367/490	Hogan, Blackwood, Short LLC, Picornell, Roberts
B – Old 86 West	173	3	R-R/154	616/894	Blackwood, Roberson Rockwell, Pinney
C – Old 86 East	36*	1	R-20/69	138/184	Blocker
D – Monies Nome East	66	4	R-R/74	296/429	Leak, Hogan Heirs

Area	Est. Acres *	#Lots	Zoning/Current Potential	VMU/OA Potential @R-10/R-7.5	Owners
E – Eubanks N	31*	9	R-R/21	84/121	Parker Louis LLC*, King, Mann,

***committed to attending the design workshop.**

Only one property owner, Parker Louis, LLC, has committed to partake in the workshop. Since owner participation is central to the design workshop process, the Parker Louis property in Area E would then be the primary focus of the workshop (along with associated roadway concerns). Again, citizen stakeholders in the vicinity will be invited to the workshop.

If the workshop is to proceed, the tentative schedule is as follows:

<u>Activity</u>	<u>Date</u>
Review by Board of Aldermen	October 8, 2010
Execution of professional services agreement	December 2010
Project kick-off meeting	December 2010
Property Owner meeting	early January 2011
Design Workshop #1	late January 2011
Design Workshop #2	mid February 2011
Final project design and project deliverables	spring 2011

FISCAL IMPACT

Approximately \$15,000 will be needed for contractual services and up to \$3,000 for administrative support costs with the Transition Area design workshops. Funds for this expenditure have been identified within the Planning Department budget. Staff support will be needed to coordinate and carry out the design workshops as well.

RECOMMENDATION

The staff recommends that the Board of Aldermen adopt the attached resolution accepting this report.