October 2019 TPNA Board Meeting

Agenda

Wednesday, October 2nd at 7:00 pm

George Watts Montessori Media Center

Roll Call ~ Steve Falzaro, Marc Phillips, Beth Emerson, Diane Amato, Stacy Murphy, Adam McClellan, Bunni Matori, Waugh Wright, Katy Dillard, don Ball, Kevin, Phillip Azar
Absent ~ Beth Shepherd, Michael

Call to order ~ 7:03

- 505 West Chapel Hill Street Development
- Based out of boston with local office
- Recommended by city staff in September as the preferred developer
- City Hall will approve/not approve next week
- Worked with local company, Duda Paine
- City wanted affordable housing
  - Working with WinnCompanies who are experts on it
  - 300 units, 80 derestricted units (permanently affordable)
  - One building with one point of accents, nothing separated by housing price
    - Keeping the existing building on West Chapel Hill
    - Pull the first floor back to improve sight lines from the road
    - Trying to keep size along scale of surrounding area
    - We are paying 90% of the purchase price on day one
    - First phase is public park, affordable housing, one building with market rate as well
    - Phase 2 as soon as possible will build and try to bring in job centers and HQ locations (all offices)
    - Tried to respect the view as church goes come out.
    - Create facades to invite people into public spaces
    - Create public green space within campus
    - About 1 acre (out of four) is public space, mostly centered
    - Will have affordable housing at different levels of affordability (to average 60%, but some lower, some higher, with city approval)
· Stacy wanted to be sure the proposed trees and green space are actually planned and promised
· There will be units of different sizes.
· The 80 affordable units will be mixed throughout and of different sizes
· They want to start Phase II as soon as possible, but the market will dictate.
· Fallon is one of the best capitalized groups in the development community in the US.
· The public space is public, not just for residents/office communities
· The West Chapel Hill St. buildings will have commercial space
· How many parking spaces? 1-1.5 parking spots per bedroom. Trying to share daytime office parking with nighttime residential.
· Winn also runs the developments once it exists.
· No obligation to own the development forever, but no intention not to. Either way, the affordable housing is deed-restricted
· What if people move in and then complain about all the uses of the public space (ala Central Park)
· Should use Green Building Techniques
  o Seeking LEED certification in our development in Raleigh.

Review of September Meeting Minutes
· Tabled till next meeting

Treasurer's Report ~ Adam McClellan
· $945 of membership dues to meet our goals
· $1000 from Dominoes
· Duke School hasn’t paid yet.
· Fees
  o $25 to paypal
  o $802 for newsletter

Communications ~ Katy Dillard
· Newsletter is out after some delays at printer
· Will bring topics in November for September issue
· Will continue discussing transition plan for communications strategy
· Pushing Halloween on Facebook
· We should push the Luminaries soon to get a sponsor for it.

Community Building ~ Steve Falzarano
· Halloween is coming and is on website, Facebook, and list serv.
· Will look for volunteers and raffle donations

Traffic ~ Beth Emerson
· No updates, beyond Watts Street closure

INC ~ Philip Azar
· Preservation Durham is working EHC document to design metrics for evaluation and bring in stakeholders
· INC will do a candidates forum after the primary – Thursday October 17th and 411 Chapel Hill St.
· Steve Shewell will have an info session on the 1th about the housing bond.

TP Foundation ~ Don Ball
· N/A

Membership ~ Beth Sheppard
· N/A

Safety ~ Ron Gallagher
· N/A

South Ellerbe Creek Wetlands - Paul Cardile
· N/A
Old Business ~
● Beth and Stacy are looking into Halloween barriers.

New Business ~
● Home Tour 2020
  ○ Need a group and leader
  ○ Committee: Stacy, Dan, Phillip, Marc, Steve
  ○ Theme by November board meeting
  ○ 8 houses is probably ideal
  ○ Diane is “happy” to be part of project management team
● Durham Symphony wants to move it forward
● Stacy – we are still updating found audio files.
● Are we still discussing where the funds go to?
  ○ Some times in the past the Home Tour has gone to multiple charities.
  ○ We will continue this discussion.

Adjourned at 8:24.