

October 2019 TPNA Board Meeting

Agenda

Wednesday, October 2nd at 7:00 pm

George Watts Montessori Media Center

Roll Call ~ Steve Falzano, 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

Zac Vuncannon, The Fallon Company - Home Life Security Bld update

- 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
- 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
 - \$25 to paypal
 - \$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.