

DURHAM



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CITY OF MEDICINE

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General Services Department

Project Management Division

2011 FAY STREET | DURHAM, NC 27704

919.560.4197 | F 919.560.4970

www.durhamnc.gov

City of Durham, North Carolina Downtown Parking Garage Community Visioning Session Participant Comments

Durham Armory-220 Foster Street

January 25, 2017

1. We own 407 N. Mangum Street building. We must have access to our garage doors and driveway. There are offices, businesses, and homes-lots of residences with needs that must be accessed from the existing alleys. Beyond that we have very large north facing windows that will be totally obliterated by an edifice 1' away according to drawings of foot print. I had to get city approval for those windows in 2014 no one bothered to mention a parking garage at that time!?! A six story building on a block full of residences is totally out of scale for the block. -Mike Webster [919-961-5671](tel:919-961-5671) mike@motorcomusic.com
2. I own 407 North Mangum building. I live there as well. I've gone to huge expense to add picture windows on the second and third floors as well as very expensive roof deck. I beg you to please, please not cantilever the parking deck out over the driveway leading in from Mangum. There are beautiful trees between our building and this proposed parking deck. We treasure looking out at these trees as do all of our neighbors in the Eleanor Building and the Addison Building. If you cantilever over the driveway we will be looking at the front of cars (and their head lights) less than 4 feet from our faces. All of the people that live in these buildings as well as Dashi and Rue Cler need access to the driveways. The dumpster truck needs access. We here do you intend for the dumpster and recycling dumpster to be located? Please keep me upraised of you intentions. -Candace Webster 407 Mangum St Durham NC 27701 candy@conculator.com [919-308-2864](tel:919-308-2864)
3. Create a mid-level interest component inside the deck. Don't make the interior experience of the deck a boring one. Create a modern palette--don't do Raleigh suburban urban boring.
4. Very good presentation. This deck will serve downtown very well. I am a downtown resident and have owned my condo at Mangum 506 since 2009. I am concerned that downtown residents are not being considered in the parking mix as we (and others) are losing all of our street parking to meters. Thank you. Jim Desper
5. Remove gateway tenet add green tenet sustainable and green roof or solar panels
6. Re: Retail and commercial space. I would hope that the City/County will rent these spaces directly, won't sell out to a commercial firm to manage.
7. Some type of green/living wall facing the Eleanor.
8. I'm part owner of 407 Mangum and object to this large commercial footprint next to residential units. Too close to my building. Pat Jackson [\(919\) 627-3628](tel:919-627-3628)
9. Lighting can be bothersome at nights if not designed appropriately. Building should be wrapped in a layer of retail / and/ or skin. Can be treated as something more than just a deck?
10. As a gesture for residents whose windows/ routes/ etc. will be severely obstructed, it would be great to extend some parking considerations to them. Free monthly slot, etc.
11. Facing bunch of historic buildings-residential and retail- how going to deal with that -light, appearance

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12. Back side of building, back of retail can't look like traditional back of shipping container
13. Relate material to City Hall architectural context. Gateway-near landmarks of city government.
14. Massing of Rigsbee is still two-story. Can deck step back to lessen blow?
15. Seems like a very poorly selected site.
16. How will the tree line that will disappear from 208 Rigsbee roof be handled?
17. Can parts of the deck like the top host events? Outdoor concerts?
18. More than 12' walkways would be awesome (i.e. Walkway, landscape and outdoor seating)
19. What else could this building be when driverless cars are prevalent?
20. How is road system behind building going to work? Keep it open!
21. 24/7 very visible security (people, cameras, presence). A structure that is visible inside from the street 24/7 to increase security. The easier it is to see into a structure like this from the street the safer it is!
22. Is it really wise use of "parking space" to have the entire Dept. of Transportation housed in 5,000 square feet of space? Why can't you have 1 small space for public access to pay tickets, etc.? But have the actual office in a public building. Seems silly to have that much public office space...way too expensive per square feet when they already have offices.
23. Green roof/ garden
24. Inefficiency of site drives a larger building due to target for parking and floor plate
25. Some studies suggest that need for parking will decrease over the next decades, people will use more public transport and Uber/ driving alternatives therefore, parking structure should be designed to be flexible and adaptable to future programs
26. A conversion of the loop back into 2-way traffic would promote walkability make retail space more desirable/ successful. (Enable the city to charge higher rents.) Putting retail space on a high speed, multi-lane, one-way street is only a first step.
27. Step back the building. So not a big box.
28. Respecting view corridors from Mangum and from Chapel Hill Street.
29. Why isn't Marriott parking the site?
30. Can the south facade/ face be screened or better yet a green living wall?
31. Sustainability
32. Please ensure rear alley and waste/recycle centers are well considered and designed
33. Why isn't site be used a rectangle?
34. How is lighting spill over and light temperature being managed designed?
35. Ability to add stories later

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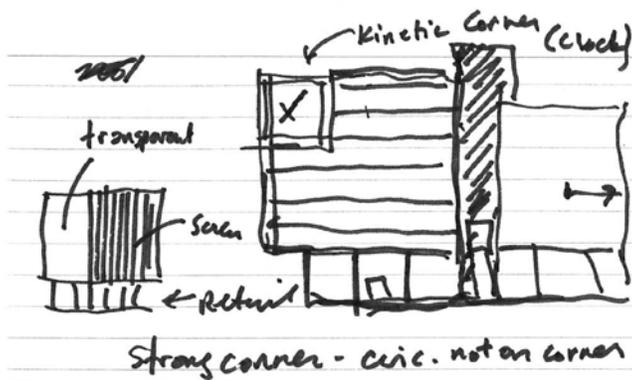
36. Parking on an active ramp is really too ugly and causes a lot of congestion. I'd recommend losing parking on first ramp.
37. Convert the loop back to two-way (and slower) traffic. More trees and sidewalk space for patios.
38. Light should stay in the building--not shine out into the surrounding area.
39. Have a more direct evacuation route. Suggest: Add exit on N. Mangum corkscrew exit like Corcoran
40. Please make sure the facade is inviting and walkable, with large trees, small streets, and big sidewalks.
41. Since Rigsbee to Mangum alley will be part of the project, will City maintain the alley?
42. Garden on top. Flower boxes vegetable boxes. Green wall between back side of project and alley next to Trosa and Eleanor.
43. Can the planners please consider the amount of residents in the area when determining lighting? The ambient lighting will be disruptive to residents.
44. Break up the massing. Making parking an interesting architectural experience. Retail above street level.
45. Would like alley side to have some design as rest of the deck. Minimum view of parked cars from alley side.
46. Add a bar or something interesting on top of the deck.
Observation area
Outdoor venue space
Art display
47. Can the City help facilitate a formal meeting via DDI and businesses with surface lots within the surrounding 1 mile radius of downtown to help existing businesses downtown. Lease select spaces from these businesses with excess or underutilized parking? This could greatly benefit the City by reducing the demand on decks from people working downtown, so tourists and patrons may have an easier/ better parking experience. Potential lots: Brightleaf Square (Parker & Otis lot and gravel lot behind shooters bars). West Village Apartment, the upcoming deck behind train trades near Peabody Street, NC Mutual Building, Shops near West Village and Trutrade Area, BB&T on Dulee Street, Measurement Buildings, and the lot across from the downtown YMCA. They all appear to always have more empty spaces. Please email me if this can be started. Megan@vertandvogue.com
48. If possible can you maximize the height differential of the lot (lowest point of the lot I was told is 9' below street level) and build some of the deck underground. Can the office space (5,000 ft.) be below ground? Also 5,000 square feet of office space for transportation seems excessive. If you can, please maintain the privacy of residents in the Eleanor and Trosa Buildings by screening the view from the deck into the residential spaces. That screening will also help to reduce the light pollution into the residence.



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