



Old West Durham – Neighborhood Protection Overlay Workshop #2 Summary May 23, 2017

BACKGROUND

A second community workshop for the Old West Durham Neighborhood Protection Overlay (NPO) project was held at E.K. Powe Elementary School on May 23, 2017 from 7:00 – 8:30pm. Roughly 40 community members attended. Of those that provided biographical information, 81% identified themselves as property owners in the project area.

The second workshop aimed to build upon the initial feedback received at the January 31st kick-off workshop, where a vast majority of participants voiced support for moving forward with the NPO process. The purpose of the second workshop was to:

- Provide a status update of the NPO project;
- Learn about specific regulatory tools that could be utilized to address neighborhood concerns about new development; and
- Solicit input about what regulatory tools an NPO should include and what tools it should not include.

The workshop began with a presentation from the City-County Planning Department and the Old West Durham Neighborhood Association and was followed by a brief question and answer session. Participants then were invited to visit five interactive stations (with poster boards) where they could learn about different tools that could be utilized in any potential NPO. The regulatory tools presented for input were identified by both the City-County Planning Department and the Old West Durham Neighborhood Association based upon the concerns shared by residents in previous outreach exercises.

The following is a summary of comments received. It is important to note that the comments are not the recommendations of the City-County Planning Department, but ideas and concerns shared by the Old West Durham community.

RESULTS: TOOLS FOR EVALUATION

Workshop participants completed a worksheet that listed sixteen tools for possible inclusion in an NPO. For each tool, participants were asked to envision a stop light and then select their comfort level with each tool: red (“I don’t want to include this tool”), yellow (“I have mixed feelings about this tool”), and green (“I am comfortable including this tool”). Participants were encouraged to keep in mind that some tools may achieve the same outcome as other tools and they should consider which tool they are most comfortable with.

The results for each tool have been tallied and are presented below. 33 workshop participants submitted comments.

	<i>Tool</i>	<i>Red</i>	<i>Yellow</i>	<i>Green</i>
A	Prohibition of Rooming Houses	24.2%	27.3%	48.5%
B	Prohibition of Congregate Living Facilities	25.0%	31.3%	43.8%
C	Prohibition of Boarding Houses	24.2%	27.3%	48.5%
D	Prohibition of Zero-Lot Line Houses	30.3%	21.2%	48.5%
E	Prohibition of Patio Houses	31.3%	28.1%	40.6%
F	Prohibition of Townhomes	36.4%	15.2%	48.5%
G	Adjustment of Maximum Height	21.2%	21.2%	57.6%
H	Establish a Maximum Building Coverage %	21.2%	18.2%	60.6%
I	Establish a Maximum Floor Area Ratio (FAR)	36.4%	6.1%	57.6%
J	Modify Minimum Lot Widths	25.0%	34.4%	40.6%
K	Establish Maximum Lot Widths	27.3%	24.2%	48.5%
L	Establish Maximum Lot Area	28.1%	15.6%	56.3%
M	Prohibit Flag Lots	16.1%	25.8%	58.1%
N	Mature Tree Protection	19.4%	41.9%	38.7%
O	Limit Driveway Encroachment	22.6%	25.8%	51.6%
P	Reduce Maximum Driveway Widths	21.2%	27.3%	51.5%

These “green/yellow/red light” results, in addition to other written comments provided, will be utilized by the Old West Durham community as draft regulations are considered and formulated by residents.