



**Date:** October 17, 2017

**To:** Thomas J. Bonfield, City Manager

**Through:** W. Bowman Ferguson, Deputy City Manager

**From:** Steven Hicks, Director, General Services Department

**Subject:** Future of the Current Police Headquarters Site at 505 W. Chapel Hill Street

### **Executive Summary**

The City of Durham owns a property at 505 W. Chapel Hill Street, a four-acre parcel that contains the current Durham Police Department (DPD) Headquarters building and supportive surface parking lots. The existing office building was originally built for the Home Security Life Insurance Company in the late 1950s. The building occupies less than a quarter of the site.

The site will become vacant in fall 2018, when the DPD moves to a new headquarters building on East Main Street that is currently under construction. The City will not have a municipal purpose for the property after DPD re-locates to its new facility, and thus hired a consultant team to consider re-use opportunities for the site. The team included HR&A, Duda Paine Architects and cost estimators R.M. Rutherford & Associates, Inc.

The consultants, in collaboration with the City/County Planning Department conducted public engagement activities such as a survey, pop up meetings, and workshop events. They also conducted walk through of the existing building, reviewed existing condition reports and developed concept development scenarios. They reviewed policy goals and developed two refined development scenarios.

This presentation shares the results of these activities and outlines how this surplus City-owned property can provide a key development opportunity to address City priorities and shape future development in Downtown Durham.

### **Recommendation**

The General Services Department recommends that City Council receive a presentation regarding the future of the current Police Headquarters Site at 505 W. Chapel Hill Street

### **Background**

During the review of the various planning and policy studies four key city priorities emerged.

- Affordable Housing
- Business Friendly Environment
- Enhance Vibrancy
- Distinctive Design

Based on the community feedback the primary factors considered during scenario development and refinement included

- Retention of Existing Building
- Density of Development
- Mix of Uses
- Provision of Open Space
- Orientation of Development
- Coordination with Surrounding Property Development

Both scenarios provide space to support job creation, both for office-occupying, retail-occupying and residential support occupations. Total jobs supported range from 800 – 1,450 office workers, retail workers and residential support workers.

**Issues/Analysis**

Not Applicable

**Alternatives**

Not Applicable

**Financial Impact**

Not Applicable

**UBE Summary**

Not Applicable

**Attachments:**

Presentation Future of the Current Police Headquarters Site