



# News Release

For Immediate Release: October 25, 2018

## **Durham Seeks Developers for Former Police Headquarters Site** *Request for Developer Qualifications Now Underway*

DURHAM, N.C. – Developers interested in the redevelopment opportunity at the [former police headquarters](#) site in downtown Durham should submit their qualifications now for this City of Durham-owned property.

The City is seeking to dispose of the site, and a Request for Qualifications document is now available to interested parties. Located at 505 W. Chapel Hill St. in downtown Durham, the City is now seeking to sell this four-acre property to a high-quality development team capable of delivering a project that accomplishes the Durham City Council's key priorities for the site.

Based on direction provided by the City Council, stated priorities for the site in order of priority are as follows:

- **Affordable Housing:** provide a significant component of housing affordable to residents at 60 percent of the area median income.
- **Financial Performance:** generate significant revenue to the City from the sale of land and future local tax revenues from on-site development.
- **Mixed-Use Development:** deliver a complement of office and retail uses supportive of a dynamic downtown environment.
- **Historic Preservation:** preserve the existing building, which is a mid-century modern office building designed by Milton Small.

Selection of a recommended development team will occur in two phases. In this first phase, which is now underway, the City has issued a Request for Qualifications (RFQ) that invites interested parties to present information on their qualifications, past project experience, and capacity for securing financing to support this development opportunity. Written statements of qualifications are intended to demonstrate to the City the respondent's current capabilities, as well as past successes in bringing large, urban, mixed-use development projects to market. Respondents will also be asked to submit a narrative description of their intended approach to site redevelopment, including ideas on how to deliver a program that accomplishes stated City priorities. The City will evaluate all complete responses using the objective criteria described in the RFQ.

In the second phase of the disposition process, a Request for Proposals (RFP), the City intends to invite selected respondents from the RFQ phase to respond to an RFP, which will ask for a proposed site program, more detailed documentation of the respondent's financial position, and a financial offer to the City for acquisition of the site. The City will then evaluate all complete responses to the RFP, and select one or more recommended development teams to enter into negotiations with the City to reach a development agreement.

For more information about the disposition process or to download a copy of the RFQ, visit the City's [project website](#). Developers may also contact Special Project Manager Stacey Poston with the

City's General Services Department by email at [Stacey.Poston@DurhamNC.gov](mailto:Stacey.Poston@DurhamNC.gov) or call (919) 560-4197, ext. 21254.

### **About the City of Durham General Services Department**

The [General Services Department](#) builds and maintains City properties to make Durham a great place for people to live, work, and play. Guided by the City's [Strategic Plan](#), the department's core functions include the acquisition and sale of properties, design and management of new construction and renovation projects, building maintenance, landscaping and urban forestry services, cemeteries management, sustainability and energy management, cultural and public art program management, and supporting the nonprofit [Keep Durham Beautiful](#).

### **About the City of Durham Office of Economic and Workforce Development**

Guided by the City's [Strategic Plan](#), the [Office of Economic and Workforce Development](#) seeks to innovatively drive shared economic prosperity by helping to increase Durham's commercial tax base; helping to prepare the workforce to meet the demands of current and emerging industries; promoting long-term economic growth through revitalization of downtown, urban, and targeted suburban areas; and providing technical and targeted financial assistance for businesses.

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101 City Hall Plaza, Second Floor, Durham, NC 27701

919.560.4123

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