

NCCU 24/7 Collaborative Research and Learning Center
Zoning Map Change
Neighborhood Meeting Summary

A Neighborhood Meeting was held on Monday, January 11, 2021 from 6:00pm – 8:00pm via Zoom for the proposed NCCU 24/7 Collaborative Research and Learning Center Zoning Map Change. A total of 103 meeting invitations were sent out to property owners within six-hundred feet of the proposed NCCU 24/7 Collaborative Research and Learning Center site to be located at the corner of East Lawson, and Fayetteville Street. Of the 103 invitations sent and delivered, seven individuals from the community (6.8%) attended the Neighborhood Meeting.

Select university staff and consultants for the project shared information regarding the proposed NCCU 24/7 Collaborative Research and Learning Center and the rezoning process, listened to, and answered questions from the neighbors. Individuals attended the meeting to ask questions related to the project, raise concerns, and understand the proposed development on the property. In the following pages are a list of concerns, questions raised and responses.

Overall, the response from the neighborhood to the proposed NCCU 24/7 Collaborative Research and Learning Center was favorable. Major concerns included existing drainage issues on Lawson Street and community safety. Any questions or comments after the Neighborhood Meeting were directed towards Ms. Diedra McEntyre, Project Manager, or Mr. Ondin Mihalcescu, Director of Planning, Design & Construction.

Project Team:

Zack Abegunrin	(NCCU)
James Griffin	(NCCU)
Ayana Hernandez	(NCCU)
Diedra McEntyre	(NCCU)
Ondin Mihalcescu	(NCCU)
Michael D. Page	(NCCU)
Tiffany Stokes	(NCCU)
Brittany Eaker Kirkland	(Evoke Studio)
Edwin Harris	(Evoke Studio)
Juhann Waller	(JC Waller & Associates)
Kimberly Blacutt	(Surface 678)
Eric Davis	(Surface 678)
Jeff Israel	(Surface 678)

Meeting Attendees:

Reformation Asset Management:	info@reformationassetmgt.com
Rakeem Chambers	Rchambers@reformationassetmgt.com
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Meeting Attendees were informed that the meeting was being recorded and they should type their questions into the chat with their contact information. It was explained that this would facilitate communication moving forwards, as the team would have a way to contact them in the future and would have a written record of their concerns. In addition to typing questions and concerns, attendees elaborated on these topics verbally.

Questions and Concerns raised at the meeting:

1. Q: How will the stormwater be treated on site and where will the water go? There are concerns about existing drainage issues on Lawson Street properties, and those issues being exacerbated by new impervious structures up the street. There are concerns that existing stormwater infrastructure is inadequate. New construction must be wary of the issues with the existing stormwater infrastructure and its effects.

A: The design team will make sure that all stormwater runoff from new impervious surfaces are treated on the project site and do not adversely impact Lawson Street properties and existing drainage issues further down the street. There are several options for stormwater management that the design team will explore. The existing stormwater infrastructure will be studied once the survey is received.

2. Q: How will users access the site? For vehicles, will it be right turns only? Will there be entrances from Fayetteville, Lawson, or both?

A: The design team is early in the design process and there have not been traffic and parking studies yet. These studies will be made at a later date and the design team will keep preferences in mind. If required, the design team will evaluate traffic and access on site with a Traffic Impact Analysis (TIA).

3. Q: What impact will the rezoning process have on surrounding neighbors?

A: No impact to neighbors as part of the rezoning itself.

4. Q: How can neighbors collaborate with NCCU on this project? In what way could the community help the university accomplish its development goals?

A: NCCU strives to be community partners and develop in unison with the community. Please contact Michael D. Page, Director of External Affairs, 919-949-4022 mobile, office 919-530-5402 regarding community support, continue communicating with NCCU, and facilitate and build community together. Regarding Real-Estate or property acquisitions, please email James Griffin to discuss further, jgriff40@NCCU.EDU

5. Q: How will security be addressed in this project? Will the building be accessed using a keycard? There are concerns about security in light of an increase of shootings in the area and a recent shooting into a nearby dormitory.

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A: Campus Police will patrol the site. Design of the building and site will take safety into account throughout, including coordination with Campus Police. The design of the building is still early in the process, so at this time it is unknown if the building will be accessed by key card, though it is likely. Additionally, there is currently an MOU in place to give NCCU police more jurisdiction – this aims to increase safety on campus.

6. Q: What is the purpose of this meeting? What is current zoning and what is the proposed zoning? Are there any elevation plans yet for the new building?

A: NCCU is currently working to rezone (2) parcels owned by the University within the project site. The current zoning of the (2) parcels to be rezoned is: Residential Urban-5 & Residential Urban-5(2) (Single-Family & Duplex Residential) and the proposed zoning for those (2) parcels is University and College-2. The re-zoning of these properties would allow for the development of an academic building by the University. The site rezoning process will include a Neighborhood meeting, a Planning Commission Review, and a City Council Review. There are not yet elevation plans for the new building.

7. Q: What will be the use of the new building? What will the uses of the student spaces and retail spaces be? Is this also meeting space? Will there be an office? Will there be classrooms?

A: This new estimated 5,000 gross square-foot building will provide needed space for a fully functional learning and research center. The new facility will include a large multipurpose study and a retail space for quick grab-and-go refreshments. The indoor flex spaces can be converted into individual or smaller learning spaces in light of COVID-19 regulations. The Collaborative Research and Learning Center (CRLC) will be located at the corner of Fayetteville and Lawson and will be a gateway building to the campus. There will not be classrooms in this building.

8. Q: Has there been a study to indicate what type of retail space is desired by students?

A: Exact plan for retail is not yet determined, NCCU will work to select best use for retail area.

9. Q: Have you considered possible noise issues that can come with outdoor space and students? How will that be mitigated with residential spaces so close to the site?

A: Design team will be designing with buffers for noise in mind, and study the impacts noise can have on the surroundings. This is an academic building for study and collaboration.

10. Q: How high the infrastructure of the building will be?

A: Planning a one-story building, exact height is not known at this point.

11. Q: What phase is this project within the NCCU Master Development plan?

*A: Phase of project in master plan: 1-10 years; link for the NCCU Master Plan:
<https://www.nccu.edu/facilities-projects/campus-master-plan>*

12. Q: What is NCCU's community engagement plan moving forward? Will the university update homeowners quarterly or annually?

<https://www.nccu.edu/facilities-projects/247-collaborative-research-and-learning-center>

The website at the link above is updated monthly with news on the project. We are currently very early in the process, and future information and meetings will be posted as they are scheduled.

Diedra McEntyre; d.mcentyre@nccu.edu; 919-475-1456

13. Q: What is the overall project cost and will it impact property taxes for neighboring properties?

A: The overall budget is \$3m for this project. Property values may go up somewhat, which could potentially increase taxes.

14. Q: Will NCCU propose a one way pedestrian friendly street in the near future?

A: This is a City street, so it is not up to NCCU to determine.

15. Q: How is it determined which neighborhood people to mail an invitation to attend tonight's meeting.

A: An invitation to this meeting was sent to all property owners within 600' of the project site per Durham CCP requirements.

16. Q: How many acres and or square feet is the university looking to add to its overall footprint?

A: For more information concerning future grown please take a look at our Master Plan;

<https://www.nccu.edu/facilities-projects/campus-master-plan>

17. Q: Will the building will occupy one lot or more? Will it face Fayetteville Street or Lawson Street? What effect will the easement have?

A: The proposed building will sit upon the three parcels outlined on the map, the overall footprint has not yet been determined and be finalized as the design process continues. Regarding the easement on site: the acquisition of the portion contained within the project site is currently being discussed between NCCU and the City. NCCU and the design team do not know what the result of that will be as of now.

Toward the end of the meeting participants expressed a positive outlook, one attendee Rakeem Chambers signed off with this note, "Thank you everyone for your time and efforts. We look forward to assisting on making our community/ university a beacon for others, signing out!"

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