



Update on the James A. Whitted School Redevelopment Process

Durham City Council

March 21, 2013 / Lee Worsley, Deputy County
Manager

Background

- James A. Whitted School originally constructed in the early 1920's with an addition in the 1950's.
- The 98,380 square feet facility is located on a 4.062 acre site at 200 East Umstead Street.
- The building has previously housed Hillside High School and Operation Breakthrough
- Facility has been unoccupied for 7 years.



Background

- The Durham County Board of County Commissioners have clearly indicated a desire to repurpose James A. Whitted School so that it continues to be an important anchor in the Southside Community.
- Through the County's Strategic Planning process, the repurposing of Whitted School emerged as one of the County's first year initiatives.
 - *Year One: Establish direction for repurposing Whitted School as focal hub for Southside community renewal*



RFP Process

- A Request for Proposals to solicit concepts from developers for the repurposing of the James A. Whitted School Site was issued on May 1, 2012.



RFP Process

- Two proposals were received on the June 28, 2012 deadline:
 - Integral/Forty AM/Durham Public Schools/Belk Architecture
 - Traditional Neighborhood Development Partners, LLC/TBL Group/MHAworks/Sustainable Community Resources/CAHEC/Civitech, LLC.



RFP Review

- RFPs were reviewed and scored in two phases:
 - Phase 1 - Review of the RFP submittal.
 - Phase 2 - Formal interview with the developer.



RFP Review

- Two review teams were formed for the RFP review process:
 - Staff Review Team
 - Community Review Team



RFP Review

- Staff Review Team Members:
 - Keith Chadwell, Durham Deputy City Manager;
 - Larry Jarvis, Assistant Director of City Community Development;
 - George Quick, Durham County Finance Director;
 - Glen Whisler, Durham County Engineering Director;
 - Carol Hammett, Durham County Deputy County Attorney;



RFP Review

- Staff Review Team Members (continued):
 - Motiryo Keambiroiro, Durham County General Services Director;
 - Drew Cummings, Durham County Assistant County Manager;
 - Jane Korest, Durham County Open Space and Real Estate Division Manager;
 - Lee Worsley, Durham County Deputy County Manager.



RFP Review

- Community Review Team Members:
 - Marie Hunter, Southside Neighborhood Association President;
 - Ray Eurqhart, Board Member, Southside Neighborhood Association;
 - Michael Palmer, Self Help Credit Union;
 - Steve Chalmers, Retired Durham Police Chief;
 - Dr. Vincent Allison, Hillside Alumni Association President;



RFP Review

- Community Review Team Members (continued):
 - Eileen Watts Welch, Duke University;
 - Reginald Hodges, Durham Literacy Center Executive Director;
 - Rev. Jerome Washington, Pastor of Mt. Vernon Baptist Church;
 - Starla Tanner, Director of Government Affairs for NCCU.



Recommendation to BOCC

- The Review Teams unanimously agreed that the proposal from Integral should be recommended to the Board of County Commissioners.



Recommendation to BOCC

- The recommendation is based on the following:
 - After each phase of the RFP review process, Integral's proposal was preferred by both review groups.



Recommendation to BOCC

- Integral's proposal is a mix of affordable housing for low to moderate income seniors and public, pre-kindergarten programs.
- Community Review Team members who currently live in the Southside neighborhood preferred this proposed use of the building. They expressed that they were excited about the inter-generational program.
- In addition, pre-kindergarten programs has been identified in Durham County's Strategic Plan as a priority.



Recommendation to BOCC

- The Integral proposal includes a plan to renovate the James A. Whitted School, but also includes new construction along Roxboro Road.
- The renovation is critical, but new construction makes an important statement that the James A. Whitted School site will serve as an important focal point of the community, long-term.



Recommendation to BOCC

- The Integral Team includes Integral Development, which has substantial experience in senior housing projects, inter-generational projects and housing tax credit project.
- Eddie Belk is included as the architect. Mr. Belk has significant experience in historical renovations and historical tax credit projects.
- Dr. Eric Becoats has also expressed strong support for the pre-kindergarten component.



Progress to date

- The recommendation to begin negotiations was brought before the Board of County Commissioners on November 5, 2012. The Board authorized staff to begin negotiations at that time.
- The Board of Commissioners authorized a purchase option on January 7, 2013.
- Integral held a community meeting at Mount Vernon Baptist Church on February 7, 2013.



Progress to date

- Rezoning has been requested for the property and will be before the Planning Board on March 12, 2013.
- Deal points are being negotiated at this time and are anticipated to be brought before the Board of Commissioners at the April or May Worksession.

