St. Philip’s Episcopal Church
Campus Plan & Feasibility Study
Phase I : Preliminary Engagement Report
Executive Summary

The design team consisting of Clearscapes, a full-service architecture firm and world-renowned public art consultancy; Design Workshop, a nationally recognized planning and landscape architecture firm, and Catalyst Design, a local urban design and community engagement consultant; was selected in December 2019 to assist the Vestry and Wardens of the Church to create a physical master plan for church-owned property in downtown Durham.

The Master Plan will be conducted in three phases:
- Phase I: Goal Setting & Feasibility Study
- Phase II: Design Options & Priorities
- Phase III: Master Plan Refinement & Adoption

Phase I, Goal Setting and Feasibility, began with a comprehensive review of the church organization, the site, and the broader context to create a material repository for a collaborative visioning and planning process. Key to this phase is outreach to the Congregation.

Congregation outreach began with a series of workshops conducted on February 9th and February 16, 2020.

Throughout the conversation and recorded comments a series of themes began to emerge:
- The family-like community with deep history should be maintained and celebrated
- Planning for the Next Generation is key to the ongoing life of the church, its mission, and its members
- Need for Balance:
  - Security vs Openness/Welcome-ness
  - Church Mission vs Available Resources
  - Urban Environment vs Greenery/Reprieve
  - Old Durham vs New Durham

Engagement Overview

The design team held a series of six mini-workshop sessions to discuss current conditions, aspirations, and goals of the congregation:
- Sunday, February 9th 10:00-11:00
  Adult Formation Hour Session
- Sunday, February 16th 8:30-9:00
  Coffee & Conversation Session, Parlor
- Sunday, February 16th 9:50-10:50
  Youth Workshop Session #1 Elementary
  Youth Workshop Session #2 Middle School
  Youth Workshop Session #3 High School
- Sunday, February 16th 12:00-1:30
  Social Hour Workshop Session, Parish Hall

At each session attendees were encouraged to meet the design team, see what is planned in the neighborhood, share their aspirations for the future, and learn how to get involved in the master planning process.

Engagement sessions were intentionally casual and non-confrontational and were well-received by attendees. Future engagement should consider additional formats including formal presentations, special activities and accommodations for the elder population, and focus groups consisting of active volunteers in the Church’s ministries.
The following materials and exercises were presented and are included in Appendix A:

- **Information Handout** - describing the purpose of the project, proposed schedule, and how to stay engaged throughout the process.

- **Existing Conditions maps** - indicating existing conditions and related service providers.

- **Neighboring Development map** - indicating proposed/underway development in the neighborhood.

- **Stop/Start/Continue Exercise** - participants viewed a large aerial map and were asked to place stickers on a map indicating places and activities tied to specific places, that they would like to see stop (e.g. “I don’t like the location of this bus stop on the block”), start (e.g. “I wish there was a place for a community garden”), and continue (e.g. “I love that we have an existing relationship with Urban Ministries and a location to help serve our ministries”).

- **Valentine’s Day Cards to St. Philip’s** - open format cards were available for participants to fill out.

---

**Engagement Highlights:**

6 **workshop mini-sessions** conducted over 2 days include outreach to **youth, adults, and elders**

over **142 attendees** participated

attendees included 28 **elementary, middle school, and high school -aged youth**

350 **individual comments** recorded and analyzed

196 **mapped comments** reviewed and coded

---

**Map Exercise**

The Stop-Start-Continue mapping exercise generated (12) individual maps with stickers and comments. The sticker locations have been summarized on the following page. Although not an indicator of the type of physical intervention that may be appropriate, the exercise does serve as an indicator of potential focus areas for future phases of the master planning process.

Additionally, 196 distinct comments with a direct cross-reference to a map were recorded. These comments were analyzed for common themes, concepts, and locations and are summarized in the word cloud (largest words receiving highest number of mentions) and table.

<table>
<thead>
<tr>
<th>Top Mentions</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>landscape</td>
<td>27</td>
</tr>
<tr>
<td>parking</td>
<td>21</td>
</tr>
<tr>
<td>security</td>
<td>21</td>
</tr>
<tr>
<td>outreach</td>
<td>18</td>
</tr>
<tr>
<td>food</td>
<td>13</td>
</tr>
<tr>
<td>play</td>
<td>9</td>
</tr>
<tr>
<td>worship</td>
<td>8</td>
</tr>
<tr>
<td>neighbor improvements or impacts</td>
<td>8</td>
</tr>
<tr>
<td>historic/character preservation</td>
<td>6</td>
</tr>
<tr>
<td>event space</td>
<td>6</td>
</tr>
<tr>
<td>restroom</td>
<td>5</td>
</tr>
<tr>
<td>youth</td>
<td>4</td>
</tr>
</tbody>
</table>
Map Exercise
Sticker Location Summary

compilation of all maps received to date
Workshop Session Details

Adult Faith Formation Session

Station 1: Introduction and Existing Conditions Map

- Questions re: Marcus Hall office/parcels goes through the block
- Parking plan for library renovation
- Parking x 100? Can St. Philip’s use new decks?
- What about funerals???
- Open space? @ St. Philip’s, @ Liberty redevelopment; will that be incorporated?
- Why wasn’t this a slide presentation?
- Timing of various projects?

Station 2: Stop-Start-Continue

- Preserve character of site
- Cross to continue
- Stop loitering – give people a place to be
- Labyrinth is dead space
- Preserve function of labyrinth but maybe move it
- Bedroom windows of shelter against parking lot
- Parking to continue – address future needs
- Better pathway through site from UMD to DHS
- Fences down/remove barriers
- Make garden space useful
- Security – address it
- Stop nooks and crannies on site
- Make building suit future ministries
- Serve lower income populations
- Welcoming
- Better signage
- Provide senior services – coordinate with DHA site
- Stop turning people away at the office
- Set up a referral program for drug users to get them help
- Reducing accessibility barriers in church and site
- Address public restroom needs
- Pair existing pathways in and around the church
- Tree to remain – trees in front – catalogue
- Start better security
- Start parish nursing program
- Utilize church spaces all week long
- Decide what to do with “community garden” space

Station 3: Future Development

- Better utilization of the church courtyard during the day for the community
- Stop cutting the SE corner – provide better path?
- Close it off? Celebrate it
- Daytime and nighttime security for parking area
- Church as gateway between two Durhams
- How to accommodate and bridge the gap – in church programming
- Railings to allow safe entry into church for mobility impaired
- Non-police security solutions (No guns!)
- Courtyard as greenhouse
- Unusable front yard currently – make usable and secure
- Make corner garden a flower garden for Church use
- Any barriers should not be unwelcoming
- Preserve daylight into spaces
- Connect corner garden to UMD
- Preserve fountain
- Practical approach to maintaining existing historic building
- Work with City to remove bike lane stanchions
- Day shelter
- Integrate art into the site – Thomas Sayre
- Full bathroom and shower
- Accommodate parking on site for congregation
- Washer/dryer facilities
- Outdoor space for children
- Improve sanitation

On February 9, 2020 attendees of the regularly scheduled Adult Faith Formation group were invited to meet the design team and learn more about the project. After a brief introduction by the Steering Committee Chair, Bynum Walter, and the design team lead, Brandy Thompson from Clearscapes, attendees were invited to visit information tables along the perimeter of the room and participate in activities at their own pace.

Attendees: +50
Committee Members: Bynum, Sasha, Jonah
Design Team: Brandy, Emily, Bert

- Playspace could be shared with UMD
- Preserve UMD on site – but integrate with Church
- Underground parking. Maybe pay parking during the week.
- Programming to help support folks @ UMD to get job ready (minimum of 2)
- Market groceries and prepared food- could employ UMD folks
- Accommodating pets as a way to increase site use
- Plan to maintain plants/greenspace – could be job opportunity for UMD residents
- Site drainage – garden close is level
- Marque sign with changeable messages

Station 3: Future Development

- Timeline for demo?
- Shared parking?
- Historic Renovation?
- Share docs with the group
- (what is the relationship of) Master Plan vs Existing projects
Station 4: Valentine’s Day Cards

I love St. Philip’s Church because…

• I can play in the courtyard. I love the fountain and the labyrinth.
• I love our historic building! I love the light and the greenery in the parish hall.
• This community has shaped and deepened my faith in the past three decades.
• It is a loving, compassionate, open, welcoming community.
• It brings so much into a relatively small slice of space & time
• Of people like Jill Bullard
• Because of the programs, the young ones, and everything else.
• What we do in the community
• SPEC feels like family!

I love the outreach ministries.

I was meant to be here.
St. Philip’s is a place where I feel welcome & belonged. I do feel loved.
• We take seriously the call to care for all people
• I feel myself there
Female fellowship (Christian)
Diverse cultures to learn from
It influences my everyday life
Keep my Christian practice in line

Why did you choose St. Philip’s?

• Urban Ministries
• Friendliness
• One big, warm family. Intimate spaces to gather. Courtyard
• Don’t like = the basement
• It is so welcoming
• I went here long ago
My child and grandchildren go here
It has a heterogeneous congregation – wonderful mix of people
• Friendly people – Christian love
Architecture felt like home church
Opportunity to be a part of something bigger than self
• Originally (a lot) of music & preaching
• Urban Ministry is a plus
Welcoming community
Excellent music
• It was nearer to our new home in ’76
To be active in choir
My spouse needed a new church
• To be a refuge in times of crises and to renew faith in God
• I did not choose SPEC, St. Philip’s chose me.
From the beginning I have always felt I belonged here
Spec is Family!
• Liturgy & music
• As a newcomer, I first chose St. Philip’s because of convenience.
I loved the facilities, as well.
Good Parking
• Diversity
Location
Social Justice Mission
Traditional Sanctuary
• Very welcoming
Great kid’s programs
• I love the leadership, the congregation, The old building.
I worry about the future of parking.
• Diversity of members
Outreach programs
Downtown location

What makes St. Philip’s home?

• Accepting of all people
• Diverse Community –
What can we do to increase diversity?
E.g. annual festivals, “ethnicity” events…?
• Loving people,
accepting of differences
• Proximity
Open picture of Christ’s way
Diversity
Love
• SPEC makes me feel love & security
Warmth & inviting
• The community
Liturgy
Music
Beauty
And passion for social justice
• All the people
Worship space
Opportunities to follow God with other people
• My kid’s involvement in Sunday School and Family activities
• Warm people
Cozy courtyard
Columbarium
Nave
• Loving, welcoming people
Coffee & Conversation Session

General Notes:

- More parking on site – maybe a deck with income producing commercial space
- Security – drug exchanges in courtyard along Queen
- Need a grocery store
- Any new building or site to be lower than Church spire; sensitive to historic buildings
- Vagrancy – continuing issue
- Add elements to promote or at least not inhibit growth
- More formalized worship space in courtyard
- General upgrades to Parish Hall to accommodate events
- More parking on site needed – especially for funerals and such
- Corner garden used for community (not garden and benches)
- Maybe fences to protect property
- Renovation to the kitchen
- Parking needs to be addressed
- More beautiful greenery on site
- Improve corner to better accommodate cut-through
- Improve little garden @ entry to large courtyard
- Be a jewel in the densifying city
- Do something to address drug activity on site while remaining welcoming
- Study improvements to Urban Ministries and the shelter
- Continue labyrinth
- Protect columbarium
- Questions re: grocery. Do new developments contain? Are they large enough?
- Transportation [will be required] to get to food sources
- Closest food – Fayetteville across highway, Whole Foods near Duke
- Community Garden – safety concerns/ do some thing, keep cross
- Parking – lost during other sites’ construction
- Parking – during funerals and weddings
- owner should remain visible
- UMD land belongs to church – pantry, clothing place, serve breakfasts
- stop – drug dealing, shooting in bus shelter, public toilet use, goats path on Queen and Main
- start- doing something in community garden area, use for something else, need a fence, maybe this area becomes parking
- continued need for parking
- concern for change in general
- “closing” courtyard/roofing (making 3 season)
- learn how to ride bus
- St. Philip’s is the “Mother Episcopal Church” in Durham
- past leadership initiated a lot of changes (a.k.a. “St. Liberals”)
- Prayer, Discernment, and Discussion as part of an important process
- Day Center – for AA/NA meetings, mental health services
- Drug dealing on campus
- Expensive, fancy stuff will be built before housing that we actually need
- Distrust with Durham Housing Authority (need to rebuild trust)
- Gentrification coming block by block – “21st century Re-segregation”
On February 16, 2020 the design team and members of the Campus Study Committee conducted a series of workshops with the youth of the parish. Design team members dropped into regularly scheduled child faith formation classes to talk to elementary, middle school, and high school aged members of the congregation to introduce the concept of a master plan and solicit feedback on their aspirations for the site. Materials and activities introduced at the February 9th session were available.

Youth Workshop Session #1
Attendees: 9, plus 3 adult
Committee Member: Emily
Design Team: Brandy, Emily, Bert

General notes:
• Pointed out features on map (future development)
• What if old building [on adjacent block] falls down?
• Talked about heights on new buildings
• Many children familiar with UMD and its services
• "many people at UMD don't have cars"

Mapping exercise:
• Need places to park
• Community garden
• Play in courtyard
• Parking – remove some and return it to nature
• Lots of trash, clean-up
• Places to eat after church
• Need more space to play
• Extension of ministries
• Make UMD bigger
• More parking
• Save some green
• More trees
• More nature in center of block
• Garden on adjacent block
• More green
• Beehives
• Make new houses
• Sidewalks need to be fixed

Youth Workshop Session #2
Attendees: 10, plus 2 adult
Design Team: Brandy, Bert

General Notes:
• Children oriented to map/map reading
• Spent time talking about food options
• Noted all new development taller than church
• Things they thought were missing – Barnes & Nobles, Coffee Shop, Video Game store, Starbucks

Mapping Exercise:
• Need more parking
• Improve garden space
• Tree [near tower] very important
• Move open space to center
• Make courtyard space nicer – firefly lights
• Baptisms/outdoor altar (maybe fix labyrinth, courtyard)
• Keep courtyard the same ("nice how it is")
• Add artwork sculptures
• Add a park
• Somewhere to walk a dog
• Keep cross in garden
• Make a green roof [if we build something new]
• Add building space and expand housing for urban ministries
• Expand the park for Urban Ministries
• Improve safety around the perimeter
• Build a public restroom
• Add a memorial where the bus stop used to be
• Community events
• Preserve the cross in the garden
• Windows in the Parish Hall
• A stage or creative theater space
• Art space in the garden
• Preserve the special trees and historic church but maybe enhance it
• Keep or add walkways
• Outdoor worship space
• Save the Church-cat’s grave

Youth Workshop Session #3
Attendees: 9, plus 4 adult
Design Team: Emily, Bert

General Comments:
• Likes:
  Labyrinth
  Parking
  Chapel
  Place to eat after church
  Courtyard
  UMD
  Save Parking
  "Holy Donuts"
  Parking
  Retail for low income – what do they need?
  Green roof – Community Garden [replacement]
  Character of area – warmth of space
  2020 census/ religious [xxx]
  Courtyard areas – go to place
  More space to play
  [Connect] to UMD
  More nature and trees
  Big maple
  Clean trash
  Garden
  Less concrete
  Ramp
  Beehives
  Flowers
  Housing for people
  Rise – walk there
  Playground
  More trees
  Flexible space to grow/ repurposed
  Gym
  More families/ daycare
On February 16, 2020 the design team and members of the Campus Steering Committee conducted a workshop during the regularly scheduled church Social Hour. After a brief introduction by the Steering Committee Chair, Bynum Walter, and the design team lead, Brandy Thompson, attendees broke into eight separate groups, reviewed materials made available at each table, and completed a map exercise. Design team members were available to facilitate the discussion at tables when needed.

Attendees: 47
Committee Members: Jonah, Bynum
Design Team: Brandy, Emily, Bert

Social Hour Workshop Session

Table C2
- Level the brick walkways
- Rethink greenspaces – especially on corners where the grass dies from being traversed
- Other landscaping issues: not a space for people to hide in – drug activity and relieving themselves
- Garden space – a flower garden
- Open-air market in public parking area on weekends

Table CM
- Parking lot- retain and increase the available parking on our property
- Stop loitering on Queen St side of property
- With more than 1000 apartments planned on two sides of church we might make our 2-3 story structure have condos on the top floor which can be sold and help finance project
- Do we know long term plan for WTVD?
- Balance of property to be m.u.-small retail and service users… [illegible]
- Blow out labyrinth suggest for expansion of columbarium and add dome (with "xxx" windows)
- Blow out parking area- new project [owner]
  function with first floor parking

Table LL
- Add plantings to make the block look beautiful
- (in courtyard) Plant milkweed, benches with shade so people can sit
- Shelter and UMD – people can easily get food at the shelter
- Expand walkways
- Corner garden or Queen Street side playground with swings and slide
- Courtyard for playing and fountain
- Parking- make it smaller or take up less space
- Space for children’s choir
- Corner garden-glassed in chapel
- UMD- expand kitchen for restaurant/catering
- Garden-grow flowers, food, and vegetables
- Queen St (side)- quiet space

Table SW
- Urban Ministries to be bigger with restaurant
- [UMD] bigger kitchen/ more bathrooms
- Nearby grocery store/drug store (300 block)
- More parking decks/ places for drop-offs
- Restore community garden on old bus station site. Café too.
- More glass in parish hall (since multistory development will reduce light)
- Single occupancy restrooms (accessible, gender-neutral)
- Public restrooms for surrounding neighborhood (part of café on old bus station plot?)
- Some way of integrating surrounding population within our church property (e.g. place for UMD residents during day, and homeless people who don’t have beds in UMD to bed down (instead of doorways) a shelter over the corner garden plot, perhaps?)
Table M
• Security/secure property as density increases
• Parking
• Greenery
• Some security will improve
• Continue ministries
• Opportunity to work with UMD (more)
• No grocery (nearest across Fayetteville)
• Laundry
• Public area for meditation
• Labyrinth under-used
• Some outdoor space
• Water area/fountain
• Need [more] trees
• Community garden with flowers
  Drug use there
  Used to be a shed there
• Bus station site – maybe can’t do much there
• Change entry
• Amphitheater (in garden area)
• Outdoor worship
• Photography for outdoor weddings
• Maintain some parking – wish materials were more historical
• Better lighting
• Whole frontage underutilized
• Wishes neighboring buildings more historic looking (“stick built is dangerous”)/ softened, tie in better

Table T
• Emergency call boxes because you are putting a bunch of people near UMD where open air drug deals and violence happens constantly
• Make part of the parking deck see-through so you can see our church from the road
• Add parking in current parking lot by reducing part of green space. Perhaps move cross closer to street with garden around it.
• Give priority for parking deck ground floor retail to St. Philip’s and 1st Presbyterian
• Contain UMD residents better, limit spilling out onto the street, generally improve UMD

Table X
• I am concerned about parking, but also safe parking. Parking decks make me concerned about the safety of parishioners, especially the elderly, or those walking alone.
• I also enjoy our greenspace and hope we can keep it – or have it somewhere – perhaps roof top gardens
• There is a huge need for a town grocery store, especially for those without cars
• Get rid of large expansive bricks, because it is hard for people with disabilities
• Labyrinth – space for playground, some want labyrinth to stay where it is
• Get rid of red carpet in sanctuary

Table Z (no map)
• Create a way for racial and minority participation as stakeholders
• UMD food pantry – separate programs and residents; less disruptive to programs and residents
• Provide enough parking to support church functions, maybe structured
• Program to support the kids and youth of the church; better meeting spaces to support youth programming
• Find a way to decrease drug activity and sales on campus. Maybe a fence?
• Balance security with welcoming aspects of campus
• Stop public defecating, etc on property
• Replace carpet in the church – and other maintenance of the existing facilities. Create full-time Warden program to keep facilities clean and maintained – full time building and operations manager
• Construct a parking garage on site – revenue generating, maybe below ground. Maybe housing as part of a new structure.
• Give priority for parking deck ground floor retail to St. Philip’s and 1st Presbyterian
• Contain UMD residents better, limit spilling out onto the street, generally improve UMD

• How can public spaces help St. Philip’s interact with people we are uncomfortable with in a healthy manner
• Promote better connectivity with urban ministries
• Can the Church help with transit? If folks arrive to church early to beat the traffic, can the Church provide a gathering space (indoor, enclosed) outside of sanctuary
• Arrange use and design of facilities so that outside groups can use them – bridge relationships with the City. Like Haytide. Intentional ask racially groups what they need?
• Maybe provide facilities for public computer use and training
• Draw people into campus in order to reconnect with the youth. Make the Church appeal to the youth.
• Help make programs of the Church to engage people
• Do something to address the food desert
• Do something to better address the larger concentration of homeless as they are displaced from low-density adjacent properties.
• Study Cancer Center of UNC – how they treat basement spaces
Valentine’s Day Cards

Made available at all events on February 16th.

I love St. Philip's Church because…

- God lives in us and God’s house is the kingdom
- I love my family
- I like cheddar cheese and hamburgers
- I love God/Jesus
- This is baby Jesus and the world around baby Jesus
- …of God
- It has an atrium
- I get to be with my best friend and play with her. We can be in nursery and the atrium together.
- Meeting people, connecting with friends, and eating
- I have been here forever and feel connected to the buildings and courtyard and trees and the people.

Why did you choose St. Philip’s?

- I am a St Philip’s baby, but I would always choose it for its message, people, and amazing view
  It is a 2nd home
- Because it is a downtown church with a passion for the community

What makes St. Philip’s home?

- Being inside playing;
  St Philip’s is like a big home, we eat here, we can ride our car here, we can do whatever we want.
- I know it really well –
  People, places, and spots.
  Courtyard is a big home, trees and vibe as well.
ST. PHILIP’S MASTER PLAN & FEASIBILITY STUDY

In May 2019, the Vestry and Wardens for St. Philip’s Episcopal Church invited design and planning firms to submit qualifications to develop a campus plan and feasibility study for the church and church-owned property in downtown Durham. The Campus Planning Committee sought a design team to create a plan to enable better utilization of the campus facilities to be a beacon of energy, hope, and life in the neighborhood community.

A multi-disciplinary team was selected in December 2019 to create a physical master plan to:

- Define the Church’s Vision & Goals for the Property
- Document Existing Conditions & Partnerships
- Analyze and Propose Physical Improvements and Development Scenarios

Every member of the Church is invited to participate in all phases of the process.

Campus Study Committee Members: Byrum Walter, Sasha Berghauser, Ginny Bowman, Ed Embree, Dedreana Freeman, Annette Montgomery, Terry Sanford, Emily Yeatts

Questions? Please contact Byrum Walter (Byrum.Walter@gmail.com; 919-244-1867) or the Rev. Jonah Kendall

PROJECT SCHEDULE

The Master Plan will be conducted in three phases:

- Phase I: Goal Setting & Feasibility Study
- Phase II: Design Options & Priorities
- Phase III: Master Plan Refinement & Adoption

Opportunities to Learn More:

Sunday, February 9th 10:00-11:00 Adult Formation Hour

Meet the design team and share what you think is special about St. Philip’s

Sunday, February 16th 8:30-9:00 Coffee & Conversation, Parlor

Meet the design team and see what is planned in our neighborhood and learn how to get involved in the master planning process

Sunday, February 16th 9:50-10:50

Teens and kids get to meet the designers and talk about their aspirations for the future

Sunday, February 16th 12:00-1:30 Social Hour, Parish Hall

Meet the design team during the social hour, see what is planned in our neighborhood, and learn how to get involved in the master planning process
On the aerial photograph of St. Philip’s Church:
1. Place red dots for things you want to stop on the property
2. Place green dots on things you want to protect or see continue
3. Place blue dots on things you would like to start or begin on the property.

Take turns. Record everyone’s remarks about the dots they place on the map. You don’t have to agree on everything as a table - the more different comments the better. And most importantly, have fun!
FUTURE DEVELOPMENT 2023:
- 6-STORY
- 105 UNITS AFFORDABLE HOUSING
- 13,850 SF OF COMMERCIAL WITH PRE-K
- PARKING DECK - 652 SPACES
- LINEAR PARK SPACE

FUTURE DEVELOPMENT:
- BEGINS 2020
- 4-STORIES, MIXED USE
- 532 UNITS OF MARKET-RATE AND AFFORDABLE HOUSING
- 4-STORE PARKING DECK

FUTURE DEVELOPMENT 2023:
- 3-STORY MIXED USE BUILDING
- 6 AND 7-STORY RESIDENTIAL WITH 200 UNITS
- 21,600 SF COMMERCIAL
- 5-STORE PARKING DECK

FUTURE DEVELOPMENT 2023:
- 6-STORIES
- 250 UNITS OF MARKET-RATE HOUSING
- 1250 SPACE PARKING DECK
- 27,540 SF OF COMMERCIAL
- LINEAR PARK SPACE

FUTURE DEVELOPMENT 2023:
- 6-STORIES
- 5-STORIES
- 200 UNITS OF AFFORDABLE HOUSING