

Down In the Valley

VOLUME 10, NUMBER 2

SPRING 2002

Building A Sense of Community and Providing a Voice for Neighborhood Interests

The President's Letter

Norman H. Krause

Spring has arrived and Hope Valley residents will spend more time outdoors enjoying our attractive surroundings. With children, joggers and walkers more prevalent on our streets, please drive carefully. Most of Hope Valley is zoned for 25 MPH. Keep within the speed limits and look out for pedestrians.

Examine the mailing label on your newsletter. If you don't see a 2002 next to your name, please send in your \$10 annual dues as soon as possible. Speaking of dues, we on the Board of Directors are especially heartened by the recent responses to our request for dues. Not only did many send in dues, but some persons also included an extra contribution. Our special thanks to these generous contributors!



You will notice our new mission statement in this newsletter. It tells, in succinct words, what we do. If you have any concerns or issues you feel we should address, please contact a board member.

This year we have two new board members. A new young resident, Jodi Kramer, is co-editing the newsletter and has created this compelling style and format. Cathy Abernathy is our faithful representative at the Inter-Neighborhood Council meetings. Our thanks to them for volunteering! However, there is still room for others who may wish to participate. Call me at 489-5411, if you're interested.

HVNA Development Update

Amanda Elam and James McDonald

Public controversy continues over development plans for the area surrounding the Hope Valley Neighborhood. Some folks are concerned about the trade-offs between residential and commercial zoning and the implications of rezoning decisions. What is the viability of building more commercial space when the Triangle has an increasing overabundance of available office space as it is? Debate also surrounds the type of residential zoning. More

and better housing will draw workers from RTP into Durham and this will be good for the economy - so the argument goes. But will apartment and town-house complexes really serve this purpose? Affordable, yes, but the money will go to Raleigh and Cary where people will find houses instead - or so goes one counter-argument.

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Questions:

- Interested in touring six historical homes in your neighborhood? See page 2.
- Are you aware of current rezoning near our neighborhood? See page 3.
- Interested in being a Block Captain? See page 2.
- Have ideas about information you would like to be included in future issues of *Down in the Valley*? Contact Marion Salinger or Jodi Kramer. Contact information is on page 4.



If You Build It, They Will Come “Farm to Green: Old Hope Valley” Tour on May 4th

Marion Salinger

New residents, as well as the more seasoned, are being invited to step inside the history of Hope Valley this Spring. We walk or drive past lawns starred with trees and garden configurations signaling the earliest families who came to build these gracious homes. Now we are invited to step back a few decades to the proscenium selected by the Historic Preservation Society of Durham as its community choice for the classic annual Spring Tour. Clear your calendar for Saturday, May 4 from 10:00 to 5 o'clock.

Included in the tour will be the Hubert O. Teer House on Chelsea Circle. This lovely old residence, complete with tall white columns and Chippendale railing around the porch roof, is beloved by generations of Durham children for the dollhouse which sits just to the left and is a replica of the main house. Other featured homes on the tour are on Chelsea Circle, Dover Road, Surrey Road and Devon Road. These include a 1928 gable-and-wing Tudor house, and one of the finest Spanish Eclectic houses in Durham (built in 1932), and one of Hope Valley's original "spec" houses.

The Annual Tour offers a free public talk on "Tales from Old Hope Valley" on Wednesday, April 30 at 7:00p.m. at Westminster Presbyterian Church on Old Chapel Hill Road. A Pre-Tour Party is scheduled on Friday, May 3 from 6:30 to 9:30 in a private residence. Information on purchase of tickets for the tour and the party may be obtained by calling the Historic Preservation Society at 682-3036. Further information appears on its web site at www.preservationdurham.org.

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Safety Report

Mary Louise Edwards

Several incidents of theft have occurred in the New Hope Valley neighborhood since our last newsletter:

- Garden statuary (decorative bench and statue) was stolen from a yard
- During the day, a woman's purse was taken from the front seat of her car
- U.S. mail was removed from a mailbox and strewn through several surrounding yards
- A portable CD player and CD's were taken during the night from an unlocked car in a driveway

- A mailbox was damaged
- A garden watering can is missing

Please remember to lock you car(s) if left in the driveway or on the street overnight and notify the police and your Block Captain of any theft or vandalism at your home or on your block. A list of Block Captains will be included in our next issue for your information. Several blocks are without captains. If you can volunteer to help please call 490-6166.

...Development Update Continued

Other folks are worrying about the environmental impact of some proposed plans. For instance what threat do oil and toxins from the planned car dealerships at Southpoint pose for the Jordan Lake watershed? There are also the issues of aesthetics and public safety. Are the developers planning tree saves and tasteful landscape and architecture? Are they planning sidewalks and road upgrades? More important, perhaps, is what the rezoning decisions reflect about our

local political process. What kind of trade-offs are our local government officials making with developers? How hard is city government working to ensure that these developers follow through on the promises they make to the city before their zoning requests are met? Lots of good questions, few answers. If you have specific concerns, feel free to contact the Board. We are interested in learning more!



A Brief Overview of Some Local Rezoning

Case P01-48. Ticon Inc. has withdrawn its request to rezone 17.75 acres at Archdale Drive (about to become Martin Luther King Drive) and Chapel Hill Road. The project which was to straddle Archdale Drive, called for 96 condominiums in 12 buildings, 2 and ½ story with garages underneath. The proposal is being reworked to provide greater compatibility with the surrounding neighborhoods. Only time will tell.

Case P01-56. This proposal by Ticon Inc. seeks to rezone 8.87 acres on the NE corner of the future Martin Luther King Jr. Parkway and Archdale Drive (i.e., by the Friendly Rest Home) in order to build 60 town homes and two access roads onto Archdale. City Council is expected to vote on this request in early April.

Case P01-71. A request by Reveille, LLC to rezone 116.66 acres on the northeast corner of the I-40/NC-751 interchange. The newly adopted small area plan for this region was recently (and shamelessly) amended to make way for 7 car dealerships at this site. Dissatisfied with the initial rezoning, the developer is reworking the previously approved layout in order to give the car lots a more prominent position on the site. Aren't we lucky.

Case P02-04. Williams Construction is seeking to rezone 6.529 acres on the southeast corner of the intersection of Roxboro Street and Hope Valley Road (i.e., at the entrance to Hope Valley Farms) in order to build 44 townhouses with one point of access onto South Roxboro Road. Tentatively scheduled to go before zoning in early May.

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Membership Application and Renewal

Name(s): _____

Address: _____

Telephone: _____

Renewal Application Additional Contribution to Beautification

If your address label
above includes the
notation "2002",
your dues are up to
date.



Mail \$10 per household to: Amanda Elam, 3860 Somerset Drive, Durham, NC 27707

Make checks payable to Hope Valley Neighborhood Association. Thank you!