



March 26, 2012

Mr. Steven L. Medlin, AICP
Director
Durham City-County Planning Department
101 City Hall Plaza
Durham, NC 27701

RE: Chamber position on Comprehensive Plan Amendment A011-00008

Dear Mr. Medlin:

The Durham Chamber of Commerce has been asked to state its position regarding the Comprehensive Plan Amendment for, and Rezoning of, a 60.422 acre site located along the south side of Alexander Drive called Alexander Industrial Park located at 101 Roche Drive and 105 Smallwood Drive, as well as for some smaller adjacent tracts zoned IL located on Page Road. These parcels are shown on the attached map.

One of the Chamber's primary missions is to help create and sustain a healthy economic climate through economic development. As such, the Chamber considers it to be important that Durham maintain an inventory of good quality industrial sites suitable for future industrial development. Accordingly, the Chamber usually opposes changes to land use plans which would have the effect of reducing the inventory of large scale industrial sites.

However, there are times when other factors need to be taken into account, and exceptions to the general rule may be appropriate in light of geographic, regulatory and market circumstances affecting a particular site. The site in question possesses certain physical features and is subject to certain regulatory restraints which significantly limit the site's suitability and capability for industrial development. The site possesses steep topographic features, a number of wetland fingers, a meandering stream channel, stream buffers, as well as a floodplain demarcation all of which traverse the site. The site also is encumbered by a large power transmission easement. While such natural features and regulatory restrictions can be found on other sites, the particular layout on this site of physical and regulatory restrictions chops the site into numerous smaller development pods not conducive to large scale development. No proposed site plan accommodating the various geographic, topographic and regulatory challenges of the site has been embraced by the real estate market and there is no serious interest in the site from potential economic development clients.

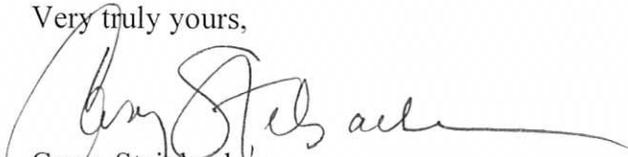
Additionally, with regard to other policy considerations, as you know, the Chamber is very supportive of transit oriented development and has encouraged in-fill development of residential uses in areas near the Research Triangle Park in order to support regional transit initiatives. This "Live-Work Play Lifestyle" concept is encouraged by Durham's

Comprehensive Plan, and is strongly advocated for by the Chamber. The premise of that concept is that residential development options should be located near employment centers such as the Research Triangle Park. The site in question is on an existing TTA bus line, is located near the Research Triangle Park, and therefore is well-suited for the type of transit oriented in-fill residential development the Chamber and the Community encourages.

Accordingly, the Durham Chamber of Commerce does not oppose the Comprehensive Plan Amendment and Rezoning Request for these particular parcels of land currently zoned IL-Light Industrial to Low-Medium Density Residential.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

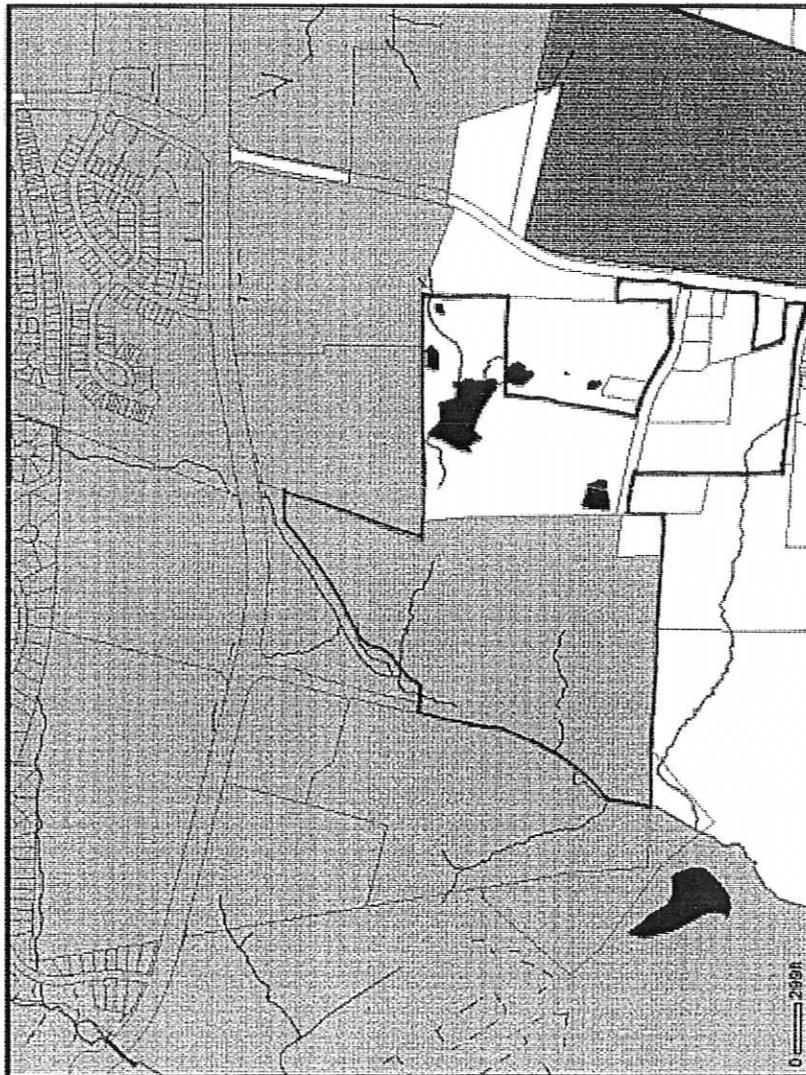


Casey Steinbacher
President & CEO

Attachment

Attachment 1

GoMAPS - Durham County NC Public Access



Tuesday, February 28 2012

