D U R H A M
Open Space & Trails Commission

Durham City-County Planning Department ▪ 101 City Hall Plaza ▪ Durham, NC 27701

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October 25, 2012

MEMORANDUM

TO: Members of the Durham City Council

FROM: Annette G. Montgomery, Chair, Development Review Committee,
DOST Open Space and Trails Commission

RE: Z1200019 / The Corners at Brier Creek

The committee reviewed this request at a recent meeting. This assemblage is situated north of Highway 70, west of T. W. Alexander Drive, south of the Eastern Durham Open Space Plan (F/J-B, watershed) and near the development rich Brier Creek area. Additionally, the assemblage straddles the county line with seven parcels in Wake County.

The applicant plans 425,000 SF or commercial use, 450 apartment units and 150 townhouses. With numerous streams in the area, careful consideration should be given to both the number and location of crossings with a goal to disturb the least amount of environmentally sensitive area.

The number of streams provide ample evidence that the environment must be given due consideration. Although this site has been previously farmed, some of the area contains mature hardwoods. We request preservation of significant areas of these mature trees and note that the applicant has provided only minimal tree coverage as well as minimal open space most of which is already protected in the stream buffers. This additional tree coverage and open space located next to required stream buffers could help provide additional protection for water quality and any steep slopes that may be on the tracts.

While we note that there are no specific locations for storm water detention on this development plan, we request that the applicant use best management practices (LID) designs and that they seek locations that do not further destroy forested areas adjacent to steep slopes, stream buffers and wetlands but provide extra tree coverage and open space beyond the minimum requirements in those areas.

We request a 100' publically accessible greenway along both the eastern and western branches of the stream known as Little Brier Creek and the Trail that connects to the north, (preferably well outside of the most environmentally sensitive

areas). In addition we recommend that the applicant provide internal pedestrian connections at various locations to the requested publically accessible Greenway. The power easement that traverses this site may be able to serve as additional pedestrian access throughout the site as a natural surface trail. This project should provide direct connections to the northern most properties known as case Z1200021 and Z100016 Leesville Road Active Adult Community that is under construction and zoned PDR 3.7. It is import that these properties consider pedestrian and bicycle interconnectivity and also preserve the stream corridors that facilitate water quality and wildlife in this area.

Thank you for your consideration of our comments.