

**Bicycle and Pedestrian Advisory Commission**

Dale McKeel, 560-4366 ext 36421

10/23/2015

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The Durham Bicycle and Pedestrian Advisory Commission (BPAC) reviewed the project and believes the project would better serve the needs of the community if the following items are included:

1. Thank you for the text commitment to provide bicycle lanes on the south side of Cornwallis Road. The increased traffic on Cornwallis Rd. creates a need for bicycles to be protected on both the south and north sides. For reasons of safety we believe you should add a text commitment on the development plan to provide a minimum of 4' of additional asphalt (in addition to the proposed roadway improvements) along the full frontage of the site along the north side of Cornwallis Road. The additional asphalt widening will be provided to allow for a bicycle lane. The need for a bicycle lane in this location is documented in the adopted 2006 Durham Comprehensive Bicycle Transportation Plan. It makes no sense to widen the road and leave this feature out.
2. Thank you for the text commitment to provide bicycle lanes on the south side of Cornwallis Road. However, there is currently a gap in the proposed bike lane. The increased traffic on Cornwallis Rd. creates a need for a continuous bike lane. For reasons of safety we believe you should add a text commitment on the development plan to provide a minimum of 4' of additional asphalt (in addition to the proposed roadway improvements) in front of the property with PIN 0811-13-13-8234. The need for a bicycle lane in this location is documented in the adopted 2006 Durham Comprehensive Bicycle Transportation Plan.
3. Add text commitment on the development plan to provide a sidewalk along Cornwallis Road in front of the property with PIN 0811-13-13-8234. This will ensure that there is not a gap in the sidewalk along Cornwallis Road.
4. Per Policy 8.1.4b of the Durham Comprehensive Plan, add text commitment on the development plan to construct and maintain the section of the Sandy Creek Trail on the development site with an off-site connection to Cornwallis Road. The trail shall be designed and constructed according to City standards and the AASHTO Guide for the Development of Bicycle Facilities.
5. We believe it is in the interest of the development as a whole and the surrounding neighborhoods to construct a bridge from the Sandy Creek Trail on the development site to the Sandy Creek Trail on the south side of the creek. We believe the developer could work in conjunction with residents of Colony Hill. This will provide a meaningful not just piecemeal pedestrian amenity to the residents of the development.
6. We believe as was indicated in the previous development plan there should be a 10' wide trail constructed from the 50' easement on the west side of the development to the

Sandy Creek Trail easement on the east side of the development. This will provide pedestrian circulation within the development and pedestrian connection to the neighbors to the west.

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**Bicycle and Pedestrian Advisory Commission**

Dale McKeel, 560-4366 ext 36421

11/10/15

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The Durham Bicycle and Pedestrian Advisory Commission (BPAC) has reviewed the project and believes the project would better serve the needs of the community if the following items are included.

There is one new second round comment based on the responses that were provided to the first round comments.

1. BPAC had previously requested that the applicant provide a sidewalk and bike lane in front of the property with PIN 0811-13-13-8234 so that the project will not create a gap in the bike lane and sidewalk network on Cornwallis Road. In response, the applicant stated "At the site plan stage we will consider providing this improvement once we have determined whether sufficient right-of-way exists in front of the referenced parcel." BPAC does not understand why this analysis cannot be done at the rezoning/development plan stage and therefore requests that the applicant prepare the analysis now rather than waiting.

Although the applicant has provided responses to the previous comments, BPAC requests that these comments be repeated as part of the second round of review.

1. Thank you for the text commitment to provide bicycle lanes on the south side of Cornwallis Road. The increased traffic on Cornwallis Rd. creates a need for bicycles to be protected on both the south and north sides. For reasons of safety we believe you should add a text commitment on the development plan to provide a minimum of 4' of additional asphalt (in addition to the proposed roadway improvements) along the full frontage of the site along the north side of Cornwallis Road. The additional asphalt widening will be provided to allow for a bicycle lane. The need for a bicycle lane in this location is documented in the adopted 2006 Durham Comprehensive Bicycle Transportation Plan. It makes no sense to widen the road and leave this feature out.

2. Thank you for the text commitment to provide bicycle lanes on the south side of Cornwallis Road. However, there is currently a gap in the proposed bike lane. The increased traffic on Cornwallis Rd. creates a need for a continuous bike lane. For reasons of safety we believe you should add a text commitment on the development plan to provide a minimum of 4' of additional asphalt (in addition to the proposed roadway improvements) in front of the property with PIN 0811-13-13-8234. The need for a bicycle lane in this location is documented in the adopted 2006 Durham Comprehensive Bicycle Transportation Plan.

3. Add text commitment on the development plan to provide a sidewalk along Cornwallis Road in front of the property with PIN 0811-13-13-8234. This will ensure that there is not a gap in the sidewalk along Cornwallis Road.

4. Per Policy 8.1.4b of the Durham Comprehensive Plan, add text commitment on the development plan to construct and maintain the section of the Sandy Creek Trail on the development site with an off-site connection to Cornwallis Road. The trail shall be designed and constructed according to City standards and the AASHTO Guide for the Development of Bicycle Facilities.

5. We believe it is in the interest of the development as a whole and the surrounding neighborhoods to construct a bridge from the Sandy Creek Trail on the development site to the Sandy Creek Trail on the south side of the creek. We believe the developer could work in conjunction with residents of Colony Hill. This will provide a meaningful not just piecemeal pedestrian amenity to the residents of the development.

6. We believe as was indicated in the previous development plan there should be a 10' wide trail constructed from the 50' easement on the west side of the development to the Sandy Creek Trail easement on the east side of the development. This will provide pedestrian circulation within the development and pedestrian connection to the neighbors to the west.

#### **Bicycle and Pedestrian Advisory Commission**

Dale McKeel, 560-4366 ext 36421

12/9/15

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The Durham Bicycle and Pedestrian Advisory Commission (BPAC) has made several comments on this project. The applicant has incorporated some of the BPAC comments into the development plan. BPAC has reviewed the project and believes the project would better serve the needs of the community if the following items were also included:

Although the applicant has provided responses to the previous comments, BPAC requests that these comments be repeated as part of the second round of review.

1. Thank you for the text commitment to provide bicycle lanes and sidewalks on the south side of Cornwallis Road. However, there will be a gap in the proposed bike lane and sidewalk network. BPAC had previously requested that the applicant provide a sidewalk and bike lane in front of the property with PIN 0811-13-13-8234 so that the project will not create a gap in the bike lane and sidewalk network on Cornwallis Road. In response, the applicant stated "At the site plan stage we will consider providing this improvement once we have determined whether sufficient right-of-way exists in front of the referenced parcel." BPAC does not understand why this analysis cannot be done at the rezoning/development plan stage and therefore requests that the applicant prepare the

analysis now rather than waiting. The text commitment can state that the construction of the sidewalk is subject to the approval of NCDOT and the City of Durham.

2. Thank you for the text commitment to provide bicycle lanes on the south side of Cornwallis Road. The increased traffic on Cornwallis Rd. creates a need for bicycles to be protected on both the south and north sides. For reasons of safety BPAC requests a text commitment on the development plan to provide a minimum of 4' of additional asphalt (in addition to the proposed roadway improvements) along the full frontage of the site along the north side of Cornwallis Road, subject to the approval of NCDOT and the City of Durham. The additional asphalt widening will be provided to allow for a bicycle lane. The need for a bicycle lane in this location is documented in the adopted 2006 Durham Comprehensive Bicycle Transportation Plan. It makes no sense to widen the road and leave this feature out.
3. Per Policy 8.1.4b of the Durham Comprehensive Plan, add text commitment on the development plan to construct and maintain the section of the Sandy Creek Trail on the development site with an off-site connection to Cornwallis Road. The trail shall be designed and constructed according to City standards and the AASHTO Guide for the Development of Bicycle Facilities. One reason that the Town of Cary has more miles of paved trails than Durham is that trails have been built as a condition of new development.
4. We believe it is in the interest of the development as a whole and the surrounding neighborhoods to construct a bridge from the Sandy Creek Trail on the development site to the Sandy Creek Trail on the south side of the creek. We believe the developer could work in conjunction with residents of Colony Hill. This will provide a meaningful not just piecemeal pedestrian amenity to the residents of the development.
5. We request a 10' wide trail constructed within the 50' easement on the west side of the development to the Sandy Creek Trail easement on the east side of the development. This will provide pedestrian circulation within the development and pedestrian connection to the neighbors to the west.