



**TOWN OF DURHAM**  
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***Town Planner's Recommendation***  
**Wednesday, February 12, 2014**

XIV. **The Lodges – Mast Road. Plantings and views.** Discussion with developer about plantings and views at the Lodges. Approved site plan for 142 unit/460 bed housing development. Peak Campus Development, LLC, c/o Jeff Githens and Jonathon Barge, developer. Tax Map 13, Lots 6-1, 10-0, 3-0 UNH and 4-0 UNH. Office Research Light Industry Zoning District. ***Recommended action.*** Set site walk to review plantings and views.

- I recommend the board hold a site walk to review the plantings and views into the site from Mast Road (both from the vantage point of those driving or bicycling from Lee and from the front of the project).

Please note the following:

- A number of residents have expressed concern about views toward the project from Mast Road from both vantage points, above. In particular, there is a prominent gap in the existing tree cover along the southwesterly side of the site so that several large structures are quite visible. This is exacerbated by the elevated ground above the retaining wall.
- I believe that the applicant has built the site as specified in the approved site plan, including the planting of 11 Canadian Hemlocks in the gap along the southwesterly side (7 to 8 feet in height at installation) and 17 pear trees in a gap in front of the project along Mast Road
- This concern was not anticipated in the course of the site plan so we are asking the applicant to be a good corporate citizen and voluntarily address this concern now with a supplemental planting plan. This might include supplemental tall evergreen trees to be planted above the retaining wall in front of the new buildings.
- 11x17 drawings showing the site plan, the landscaping, and the retaining wall are included in the packets
- It is hoped that the Planning Board and applicant work together in good faith to address this shortcoming.