

DURHAM-ORANGE LIGHT RAIL TRANSIT PROJECT

Frequently Asked Questions about the Rail Operations Maintenance Facility

What is the purpose of this meeting?

- To initiate the rezoning process for the 25-acre maintenance facility site.
 - Rezoning from RS-20 (Residential Suburban) to IL (Industrial Light).
 - Amending the city's comprehensive plan and future land-use map.
 - Annexing the maintenance facility site into the city limits.
- To outline the facility development and design process and the schedule for community input moving forward.
- To answer questions in a small group setting or through a formal comment form.

What is a Rail Operations Maintenance Facility? It:

- Is where vehicles are serviced and maintained.
- Holds equipment needed to maintain stations and light-rail tracks.
- Provides administrative offices for rail operations and maintenance staff.
- Houses the rail operations control center.

How is GoTriangle addressing issues brought up at previous neighborhood meetings?

CONCERN: INCOMPATIBLE LAND USE

Our commitment: GoTriangle is following the Durham City-County Planning Department's process for applying for an amendment to the Comprehensive Plan, rezoning and annexation for the 25-acre site. Rezoning this site does not mean surrounding sites will be rezoned as well. This process also will include measures that ensure that the building and its landscaping fit in well with the surrounding area.

CONCERN: VISUAL APPEARANCE OF THE SITE/BUILDING

Our commitment: GoTriangle committed to the Federal Transit Administration that the maintenance facility site will incorporate mitigation strategies in the design and landscaping to complement the visual appearance of the area. The maintenance facility site will be developed using the natural topography as a visual buffer, and the height of the building will be limited. In addition, architectural treatments, landscaping and visual barriers will be designed to complement the context of the neighborhood.

CONCERN: CONTAMINANTS/CHEMICALS

Our commitment: Electric light-rail vehicles do not use gas or diesel fuel. Materials used at the facility for maintaining the vehicles, such as oils, greases and solvents, will be captured and stored in tanks inside buildings, where they will be collected periodically by an outside

vendor for off-site recycling or disposal. All materials used on site will be collected and disposed of as required by applicable environmental regulations.

CONCERN: NOISE FROM THE FACILITY

Our commitment: The facility will have Interstate 40, the most heavily traveled highway in the region, as its most immediate neighbor along the entirety of its eastern side. Noise analysis indicates that any noise generated by the maintenance facility will be quieter than the existing ambient noise generated by I-40 traffic. However, GoTriangle commits to incorporate a combination of landscaping and berms around the perimeter of the maintenance facility site that will help to both screen and buffer ambient noise.

CONCERN: LIGHT FROM THE SITE

Our commitment: Exterior lighting around the building and yard will be shielded and will be pointed downward to minimize the light emanating from the facility.

CONCERN: TRAFFIC

Our commitment: The design process will include a traffic impact analysis. The facility will generate less traffic than other potential developments allowed on the site under the current commercial designation on the current Future Land Use Map.

CONCERN: IMPERVIOUS SURFACE AND STORMWATER RUNOFF

Our commitment: The onsite stormwater management system will be designed to the City of Durham's specifications. The system will include sand filtration for stormwater treatment and the detention features will be adequately sized to ensure that there will be no downstream effects to off-site resources including nearby wells, neighborhoods, Leigh Farm Park, the Piedmont Wildlife Center, the New Hope Creek or the Jordan Lake watershed.

CONCERN: SAFETY AND SECURITY

Our commitment: Before the facility opens, we will develop safety procedures in coordination with law enforcement, emergency and medical personnel and other public agencies. Additionally, the site will include security features, such as fencing, cameras and security monitoring.