



Client:

Southern Durham Development, Inc.

Status:

In progress

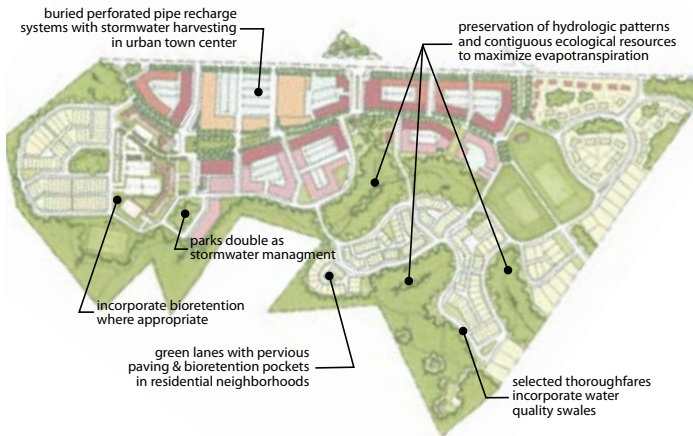
Using ecology and hydrology as a guide to neighborhood layout leads to a significant improvement in the proposed development's impact on the environment, as well as advantages in the permitting process.

This 165 acre TND in the Durham/Chapel Hill area is projected to include a mixed-use town center, approximately 1,000 residential units, a school and other institutional uses, and significant preservation of contiguous hydrologic and ecologically sensitive areas. The design effort is led by Civitech Inc.

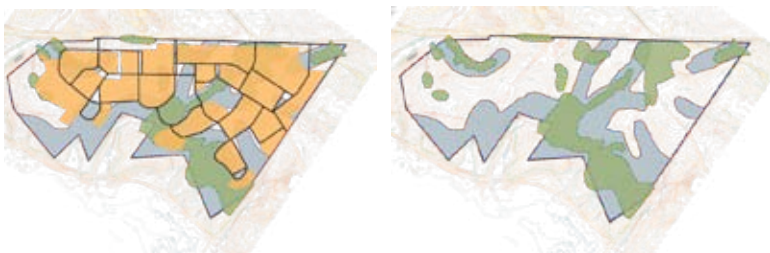
Morris Beacon Design participated as a charrette design team member with focus on integration of sustainable site design and green infrastructure into the master plan. MBD is currently working to develop more detailed site design and stormwater management strategies as the master plan continues to evolve.

The master plan strategy also incorporates block/street/building level sustainable stormwater management techniques such as recharge systems buried under parking areas, bioretention, grassed swales, pervious pavement, and rainwater harvesting. All will be integrated appropriately with the character of the proposed town center and residential neighborhood scales of development.

Southern Durham Mixed-Use master plan by Civitech, Inc.



detailed layout, grading, & utility design balanced program, parking, zoning, and construction requirements to generate an implementable design



sensitive ecology and hydrologic patterns were preserved to reduce the project's stormwater impact