

Orange Factory Road Preserve and Farm Campus



Background. In July 2023 Durham County Open Space staff were approached by the owner of 129 acres at 308 Orange Factory Road to inquire if the County would be interested in buying the land. In November 2023 the Board approved the purchase of the property for conservation, agricultural, educational, and other community uses. Acquisition was finalized in February 2024. This contract is the next step to outline and locate best uses for this County conservation and agricultural property. The work will include in depth site assessment, community engagement, pricing, and operational cost analysis.

The property has significant open space values that include:

- Important natural hardwood and pine forests that include a State-significant natural area
- Adjacency to other protected that provides critical habitat connectivity
- Water quality protection as identified by both the City of Durham's and Raleigh's Watershed Protection Programs
- Scenic value along the North Durham Scenic Byway, North Roxboro Road and Orange Factory Road
- 42 acres of open land well-suited for agricultural uses
- 4 ponds suitable for agricultural, recreational, and education purposes
- Current land uses and location that may support educational, agricultural, and other governmental uses
- Excellent location in north-central Durham County near Lucas Middle School and the City's Snow Hill Road Park

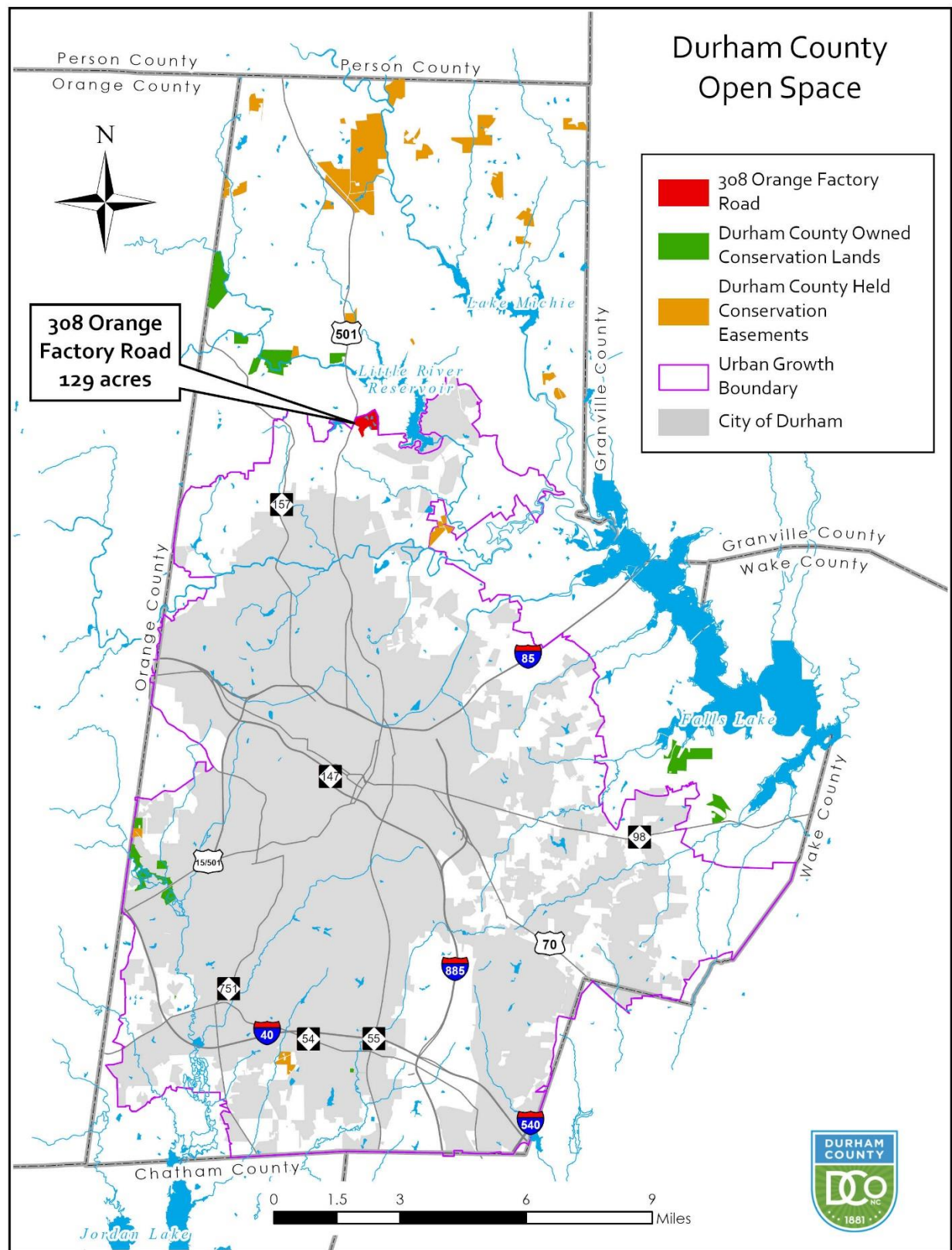


This Framework Plan led by Design Workshop, Inc. will include extensive mapping, site analysis, and public engagement in close coordination with prospective partner entities. The resulting Plan will outline the uses and layout of the Preserve that best address the conservation/restoration, agricultural, education, and community goals of the County and recommend phasing to best leverage funding for construction. This Framework Plan also includes an assessment of the operational and maintenance expenses associated with the various use elements of the project.

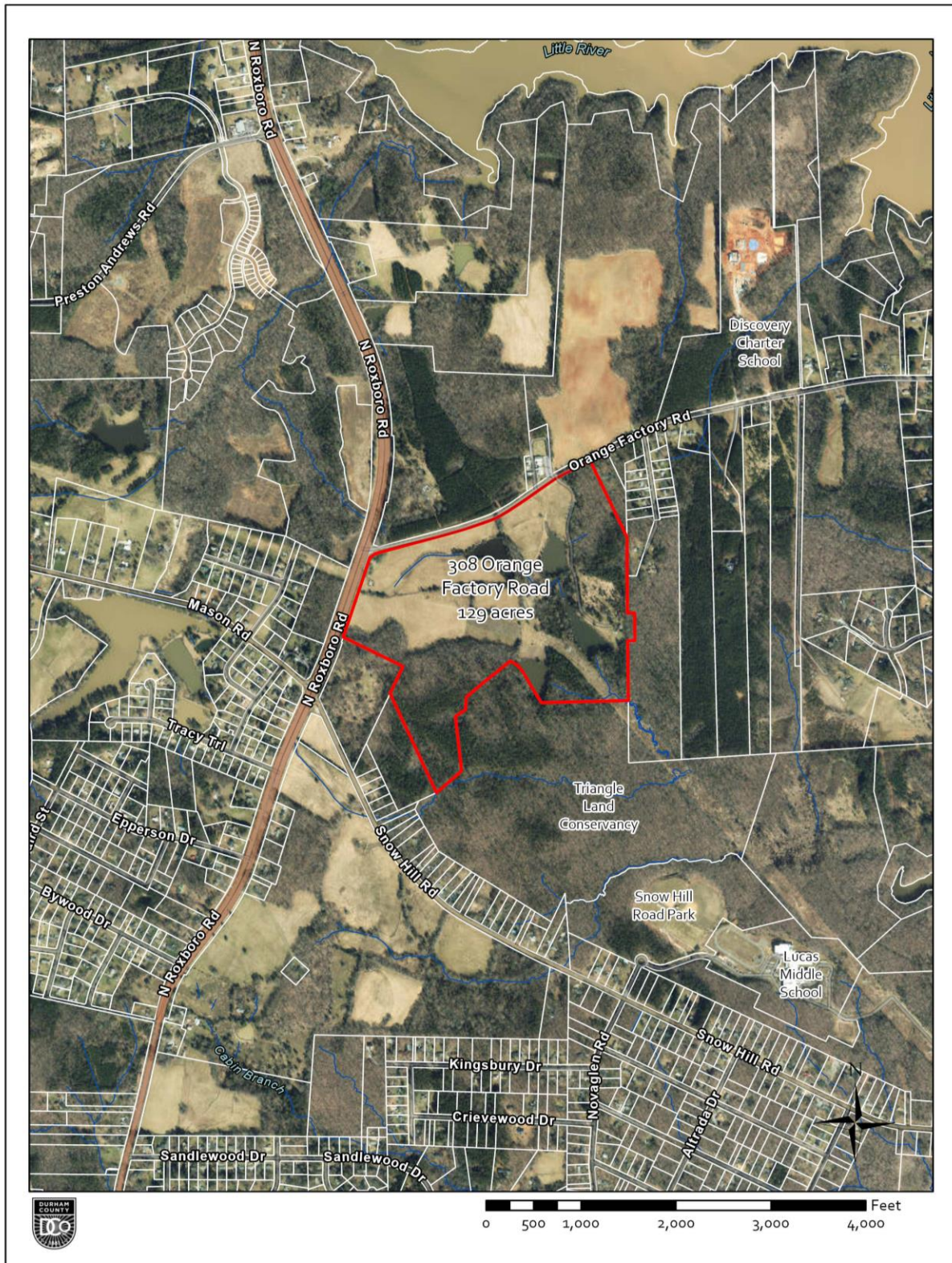
Policy Impacts. The design and development of the Orange Factory Road Preserve and Farm Campus aligns with [DCo Forward 2029](#)'s Strategic Plan Focus Area: Sustainable Infrastructure and Environment, Objective SI 1 – Plan for long-term use of County land, facilities, and equipment through Initiative SI 1c to create, maintain, and preserve vibrant, inclusive spaces in the County; Objective SI 3 – Preserve and restore the natural and built environment through Initiative SI 3c – Improve water quality through equitable and efficient use of resources and land protection and through Initiative SI 3d – protect and restore natural resources, land, recreational, historical, and rural spaces; and Healthy and Inclusive Community Objective 1: Increase healthy outcomes and quality of life for residents.

Durham's [Comprehensive Plan](#) includes policies that support fee simple ownership and protection of land to conserve significant natural areas, ecosystems, habitats, water quality, wildlife corridors, biodiversity (Policies 78, 79, 82, 83, 98, 99) and safeguard drinking water sources for Durham and nearby communities (Policy 86). The Comprehensive Plan also includes policies that support the use and management of County-owned open space lands, including County parks and preserves, to improve their function and quality as “green infrastructure” (Policies 100 and 108) and promote equitable community access to green space and recreational opportunities (Policy 112). Policies 89, 90, and 91 support the preservation of farmland, local food production, and sustainable biodiverse agricultural practices.

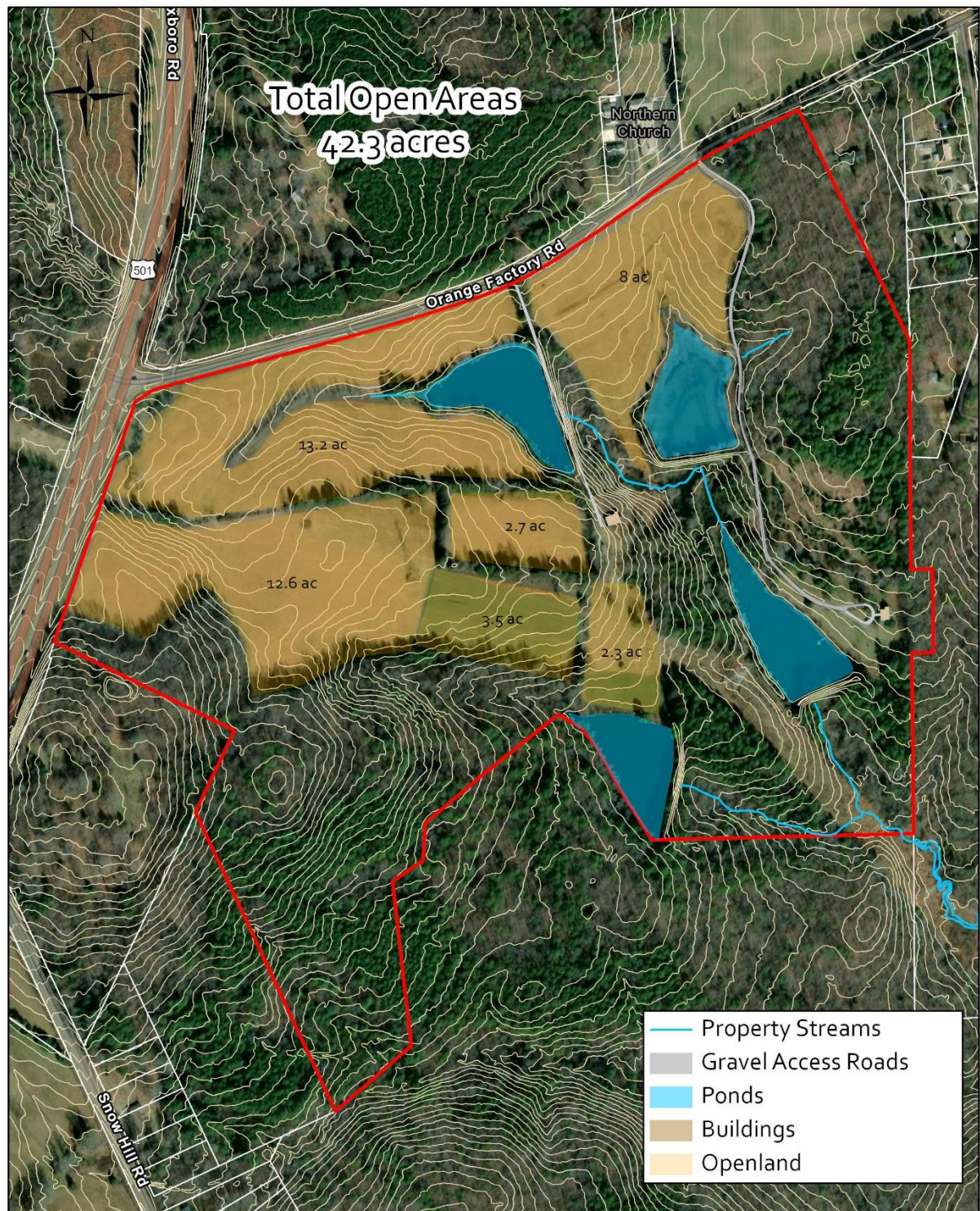
The Comprehensive Plan's [Place Type Map](#) includes a Place Type that acknowledges the importance of conservation and recreational lands: Recreation and Open Space lands are community spaces that “*will remain free from development, with the exception of minimal buildings or structures to support recreational and cultural activities where desired and appropriate. . . Where appropriate, supportive development like trails, restrooms, resting places, and places for learning may be included to provide nearby residents with access to recreational, cultural, and educational opportunities through parks, trails, preserves, and cemeteries.*”



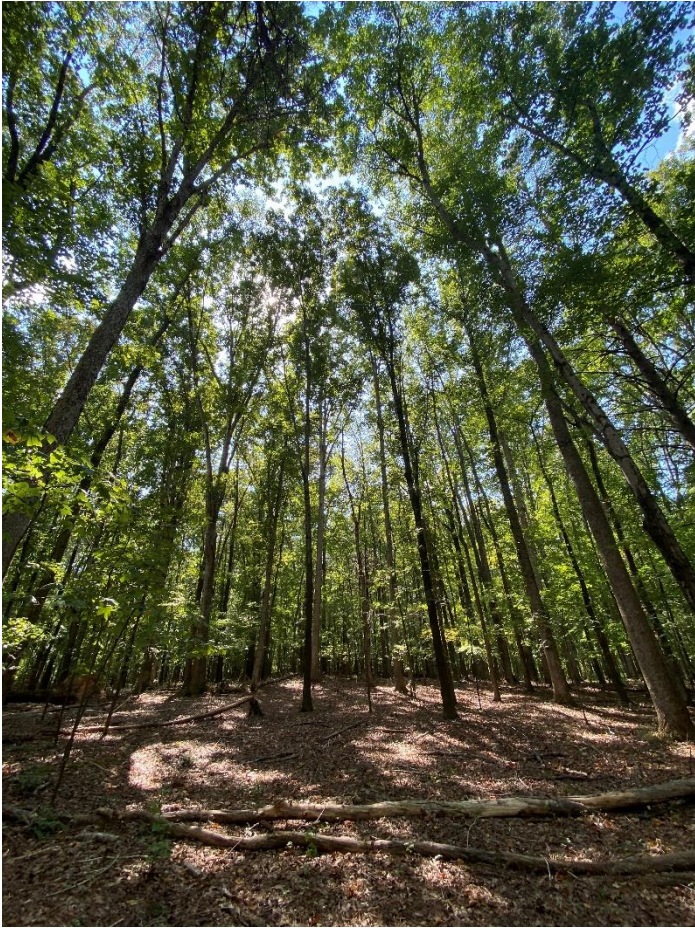
Orange Factory Road Preserve and Farm Campus – Neighborhood Map



308 Orange Factory Road (REID 187907) - 129 acres



0 190 380 760 1,140 1,520 Feet



With significant forests, open land, and ponds the Orange Factory Preserve and Farm Campus site can support a variety of conservation, recreational, educational, and agricultural uses that will benefit Durham County residents.

