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*at* CHAPEL HILL

# Carolina North Update Public Information Meeting

January 30, 2013

# Agenda

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- 1) Welcome/General Overview
- 2) Development Agreement:
  - 2012 Annual Report
  - Conservation Areas
  - Restrictive Covenants
- 3) Signs for Conservation Areas
- 4) Third Party Monitor
- 5) Land Stewardship Policy
- 6) Current Projects:
  - Electrical Ductbank
  - Greenway
  - Eubanks Landfill Gas Project
  - Generator
  - Collaborative Science Building
  - Carolina North Infrastructure Phase 1
  - Old Municipal Landfill Status



# Carolina North

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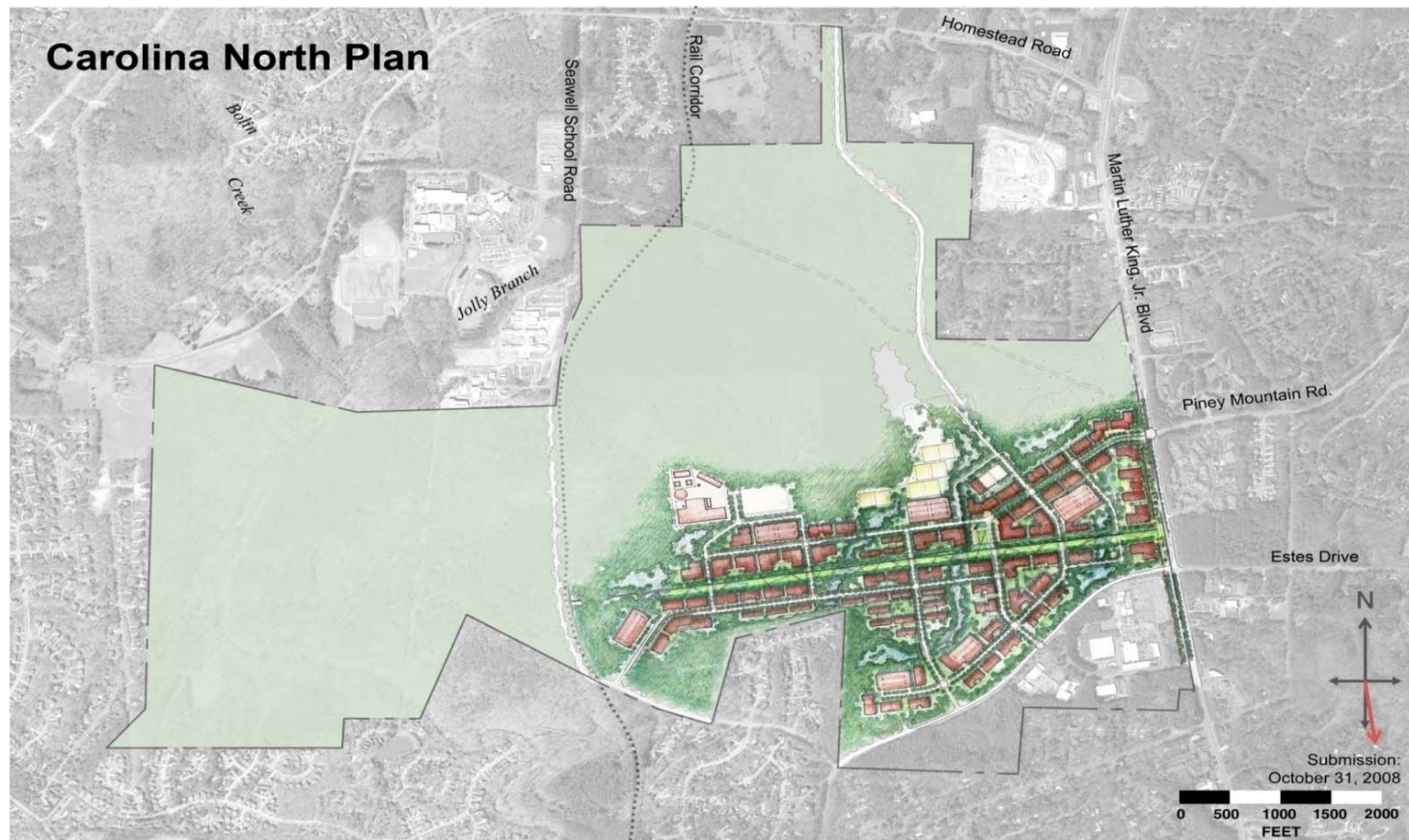
- What is Carolina North?
  - 947 acres of land owned by the University
- What will it be?
  - Mixed-use academic campus
  - Extension of the main campus
- What does it mean to the University?
  - Provide space for necessary growth
  - Enable new activities and relationships
  - Enhance research mission



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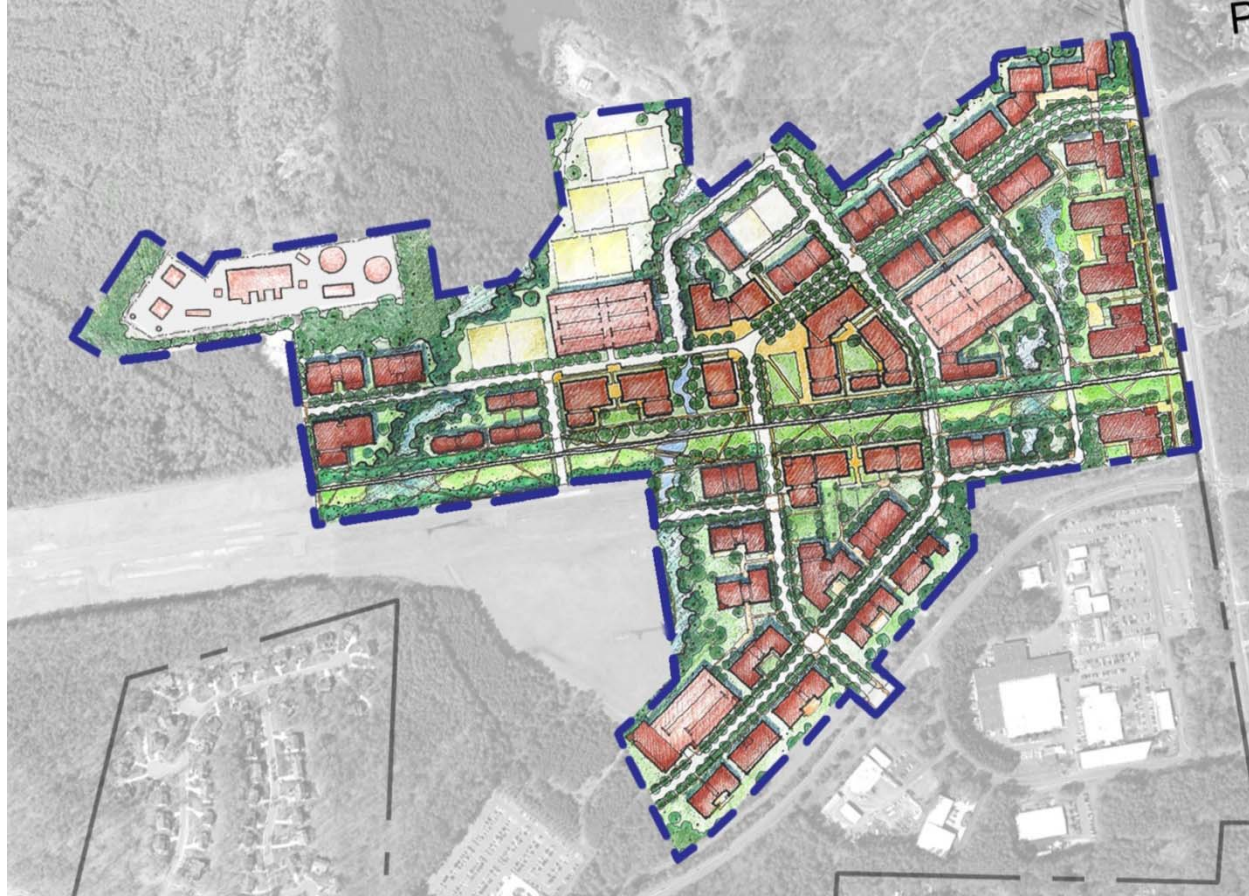
# Carolina North 50 Year Master Plan



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# CN 20 Year Development Agreement Plan




















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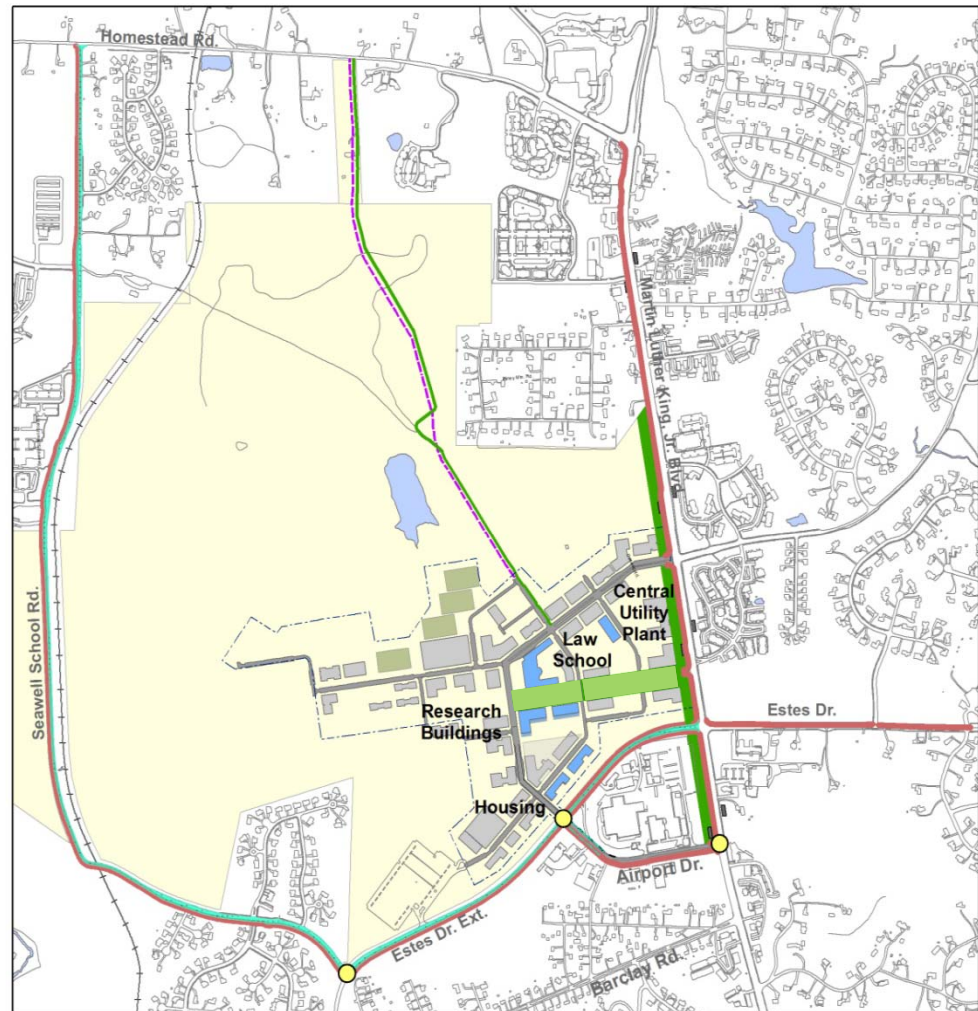


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# Project Development: First 800,000 SF

-  Existing Buildings
-  Carolina North
-  Development Agreement Boundary
-  Proposed Buildings
-  Proposed Roads
-  Proposed Open Space
-  Proposed Fields
-  Paved Parking
-  Buildings - first 800,000 sq. ft.
-  Sidewalk Improvements
-  Bike Lane Improvements
-  Realigned Airport Dr.
-  Traffic Signal Improvements
-  Utility Corridor
-  Greenway
-  Bus Shelter
-  Railroad
-  Streams
-  Open Water



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# 2012 Annual Report

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Carolina North Annual Reports:

<http://carolinanorth.unc.edu/NewsandUpdates/PlansReportsStudies>



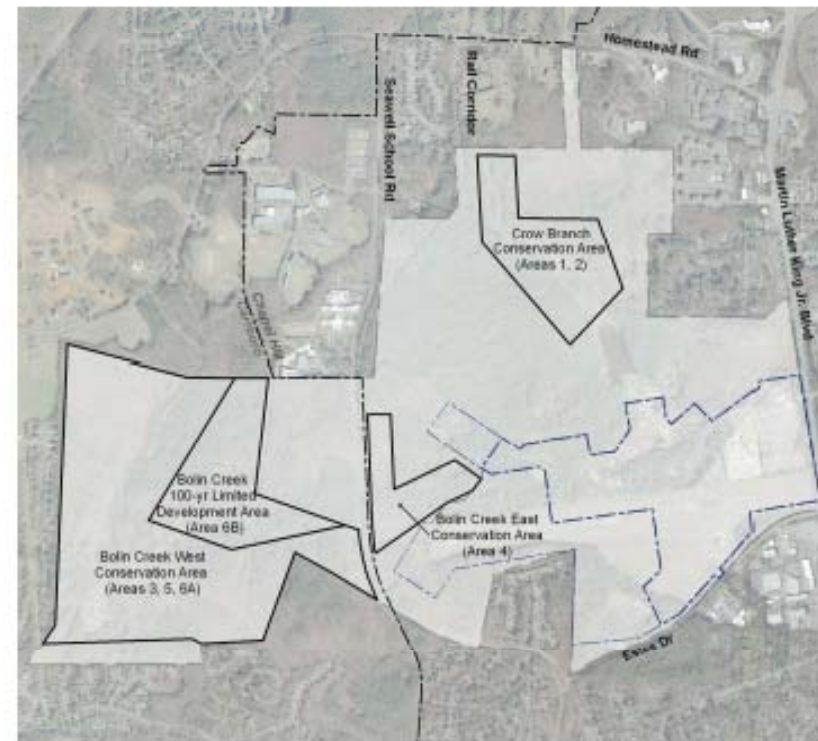
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# Restrictive Covenants

- Development Agreement Stipulation
- Adjustment of areas approved by TOCH
- Survey of areas
- Approved by Council of State

Attachment I: Exhibit E-2012-1

Exhibit E-2012-1. Map: Conservation Areas



Approximate acreage:

Area	Crow Branch Conservation Area (Areas 1-2)	Bolin Creek East Conservation Area (Area 4)	Bolin Creek West Conservation Area (Areas 3-5-6A)	Bolin Creek 100-year Limited Development Area (Area 6B)
Acreage	51	24	183	53



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# Conservation Areas – Signs

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- Establish boundaries
- Project Status



Sign example



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# Conservation Areas – Third Party Monitor

- Triangle Land Conservancy (TLC)
- Scope of Services
- TLC contact: Bo Howes @: [rhowes@triangleland.org](mailto:rhowes@triangleland.org)



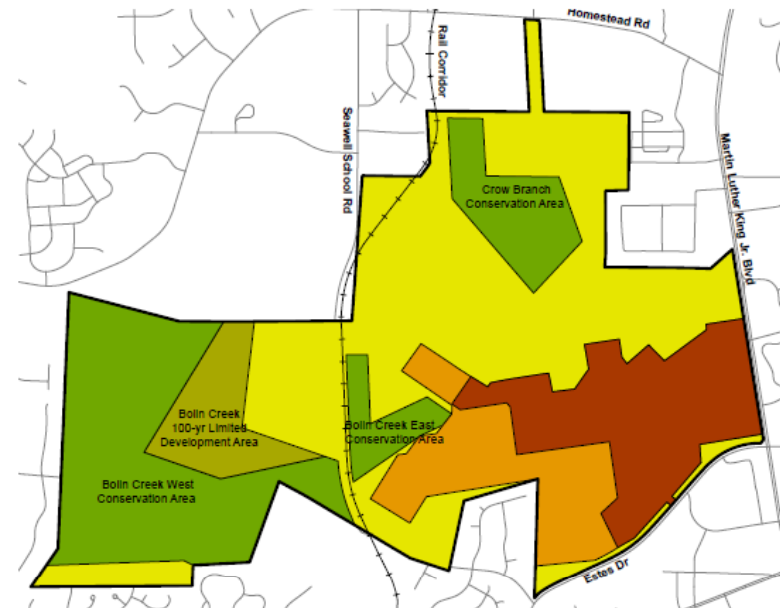
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# Land Stewardship Policy

- Purpose
- Areas included
- Living document
- Policy can be viewed at:  
<http://carolinanorth.unc.edu/Portals/CarolinaNorth/Documents/Carolina%20North%20Land%20Stewardship%20Policy-Final%201-15-13.pdf>

Figure 2: Overview of Carolina North Area Types specified in Development Agreement



Type of Area	Description	Area (ac)
Carolina North Property		947
Development Area (20-year)	Approved for development by DA	133
Development Area (50-year)	Currently a Limited Development Area; Planned for development between 2029-2059	95 (95+133 = 228)
Limited Development Area (50-year)	No development before 2059 per DA	408
Limited Development Area (100-year)	No development before 2109 per DA	53
Conservation Areas	Perpetual restrictive covenants apply	258



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# Current Projects: Electrical Ductbank (Electrical Infrastructure Additions)

## Ductbank (Electrical Infrastructure Additions) Construction

The ductbank will provide more reliable power to Giles Horney Building Complex and Administrative Office Building.

Nationwide permit received  
from Army Corps of Engineers

July 2011

Phase One construction  
Homestead Road Area  
Giles F Horney Complex

Complete  
Jan – April 2013

Phase Two early site clearing

Complete

Phase Two construction

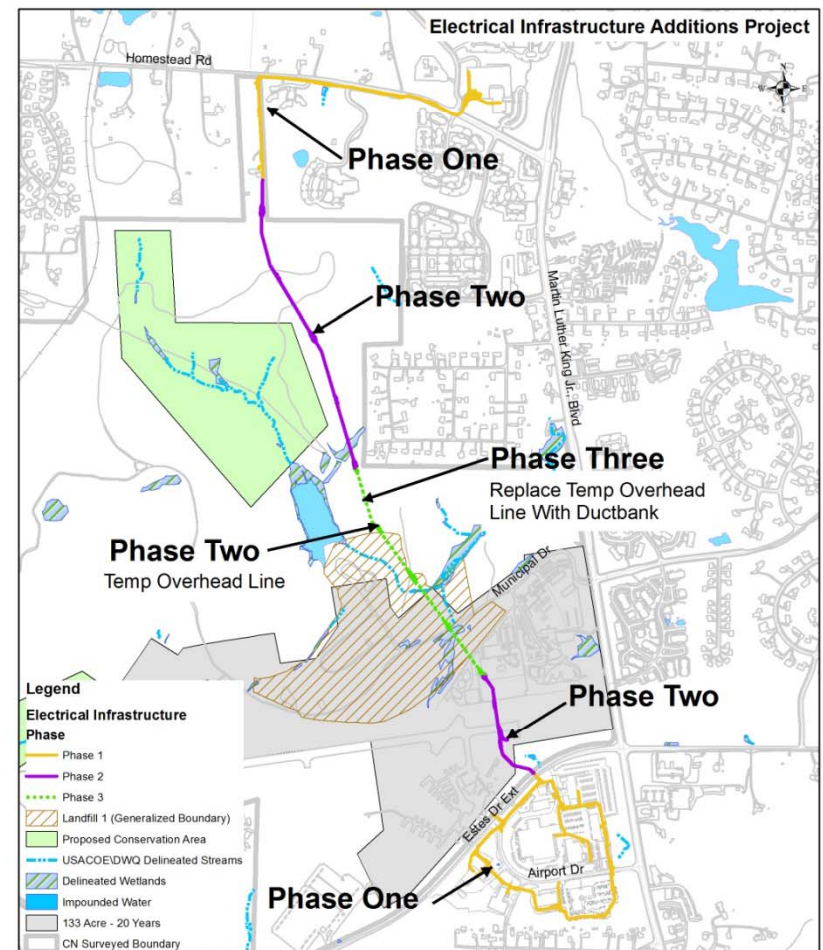
Complete

Phase Two temporary overhead  
line construction

To be Completed by  
April 2013

Phase Three construction

TBD



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# Current Projects: Electrical Ductbank (Electrical Infrastructure Additions) Phase 2

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Ductbank installation north of Airport



Ductbank installation across Airport runway



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# Current Projects:

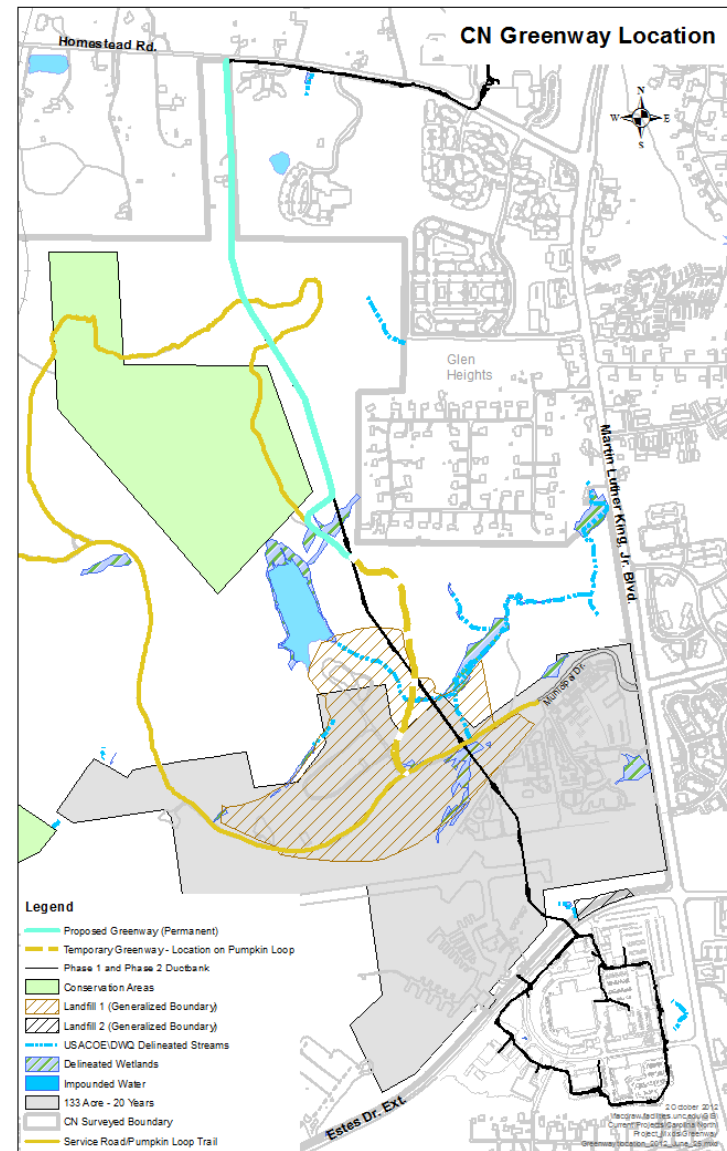
## Carolina North Greenway

A paved greenway will be constructed between Homestead Road and a crossing of the Pumpkin Loop Trail shown below. The area shown in dashed lines indicates a temporary connection to Municipal Drive.

Greenway completion April 2013

### Legend

- Proposed Greenway (Permanent)
- Temporary Greenway - Location on Pumpkin Loop
- Phase 1 and Phase 2 Ductbank
- Conservation Areas
- Landfill 1 (Generalized Boundary)
- Landfill 2 (Generalized Boundary)
- USACOE/DWQ Delineated Streams
- Delineated Wetlands
- Impounded Water
- 133 Acre - 20 Years
- CN Surveyed Boundary
- Service Road/Pumpkin Loop Trail



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# Carolina North Greenway at Homestead Road

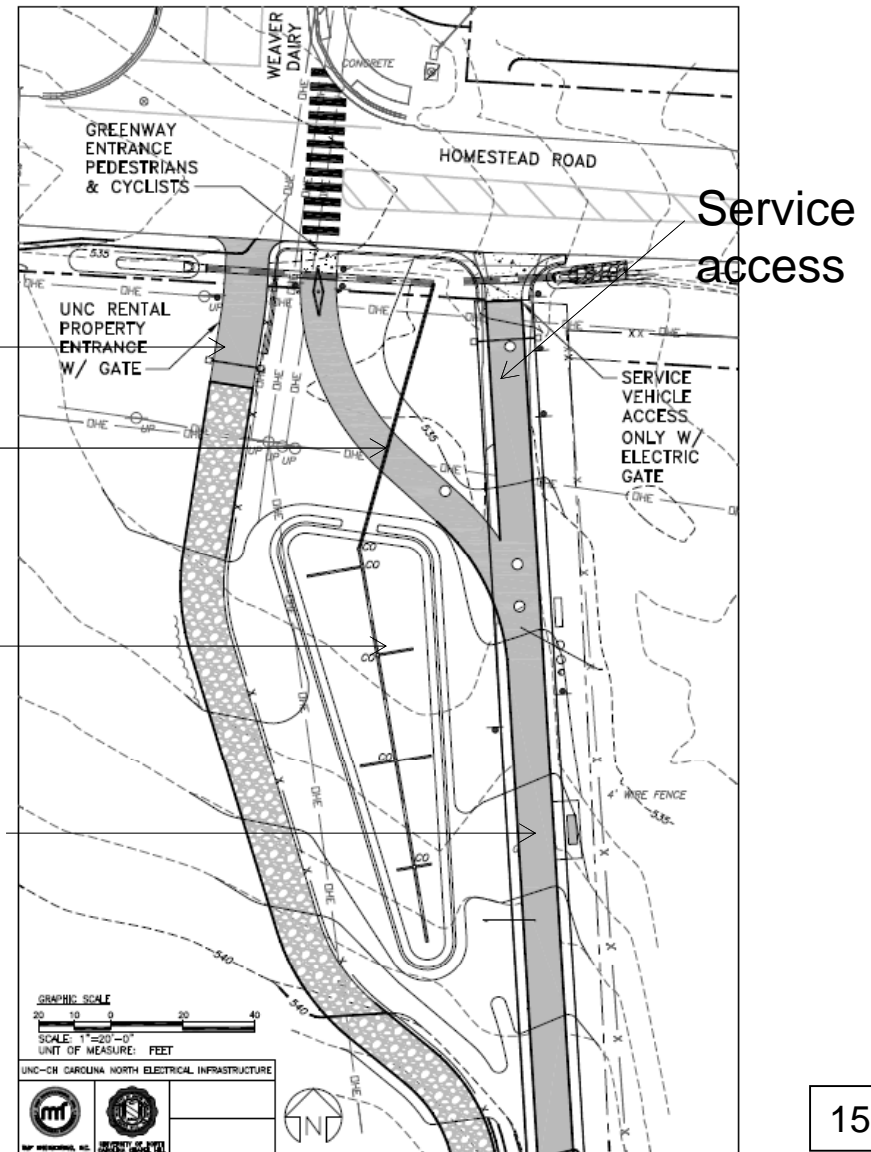
- Greenway aligned to meet Homestead Rd. intersection
- Gated entry for service access
- Gated entry for private drive

Private Drive

10' wide Greenway pedestrian connection to intersection

Stormwater device

10' Greenway path



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# Current Projects:

## Eubanks Landfill Gas Project

### Landfill Gas Pipe Construction Phasing

The pipe brings landfill gas from Eubanks Road to a generator located at Carolina North. The electricity generated there will connect to the Duke Energy power grid at a point on Martin Luther King, Jr. Blvd. Eventually, heat will be recovered from the generator to be used to heat buildings at Carolina North.

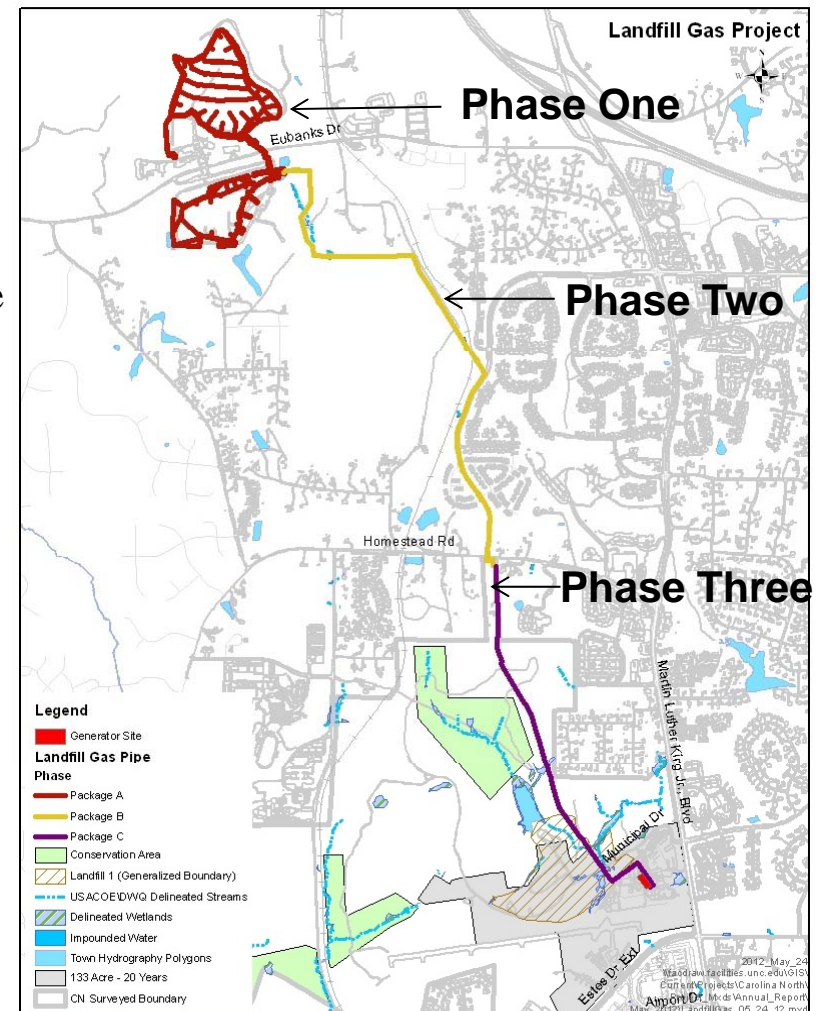
Phase One: collection system at Eubanks Rd.  
North Landfill Collection System - Complete  
South Landfill Collection System - May 2013  
Landfill to close June 2013

Phase Two: pipe from Eubanks Rd. to Homestead Rd.  
Complete

Phase Three: pipe from Homestead Rd. to generator (with ductbank) and generator installation  
Complete



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# Eubanks Landfill Gas Project

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Gas collection system at  
Eubanks Landfill



New generator at Carolina North

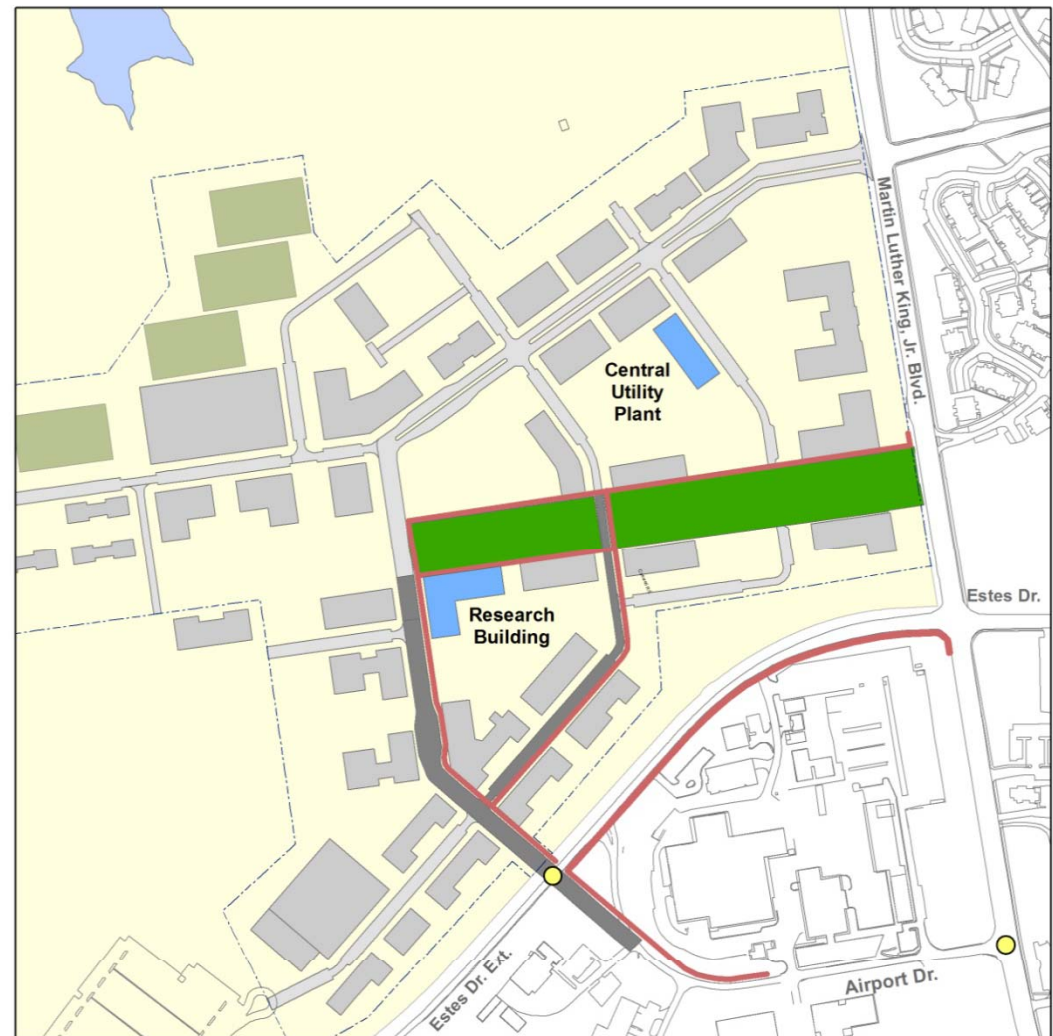


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# Current Projects: Collaborative Science Building & Infrastructure Phase 1/Central Utility Plant

- Proposed Projects
- Proposed Roads
- Proposed Sidewalk
- Proposed Green Space
- Proposed Fields
- Traffic Signal Improvements
- Carolina North
- Development Agreement Boundary
- Proposed Buildings
- Existing Buildings
- Open Water



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# Current Projects: Old Municipal Landfill Status

The existing landfill site characterization study is underway. NC Inactive Hazardous Sites Branch will determine the landfill boundary, approve the land use and develop the “Remedial Action Plan”.

Investigation

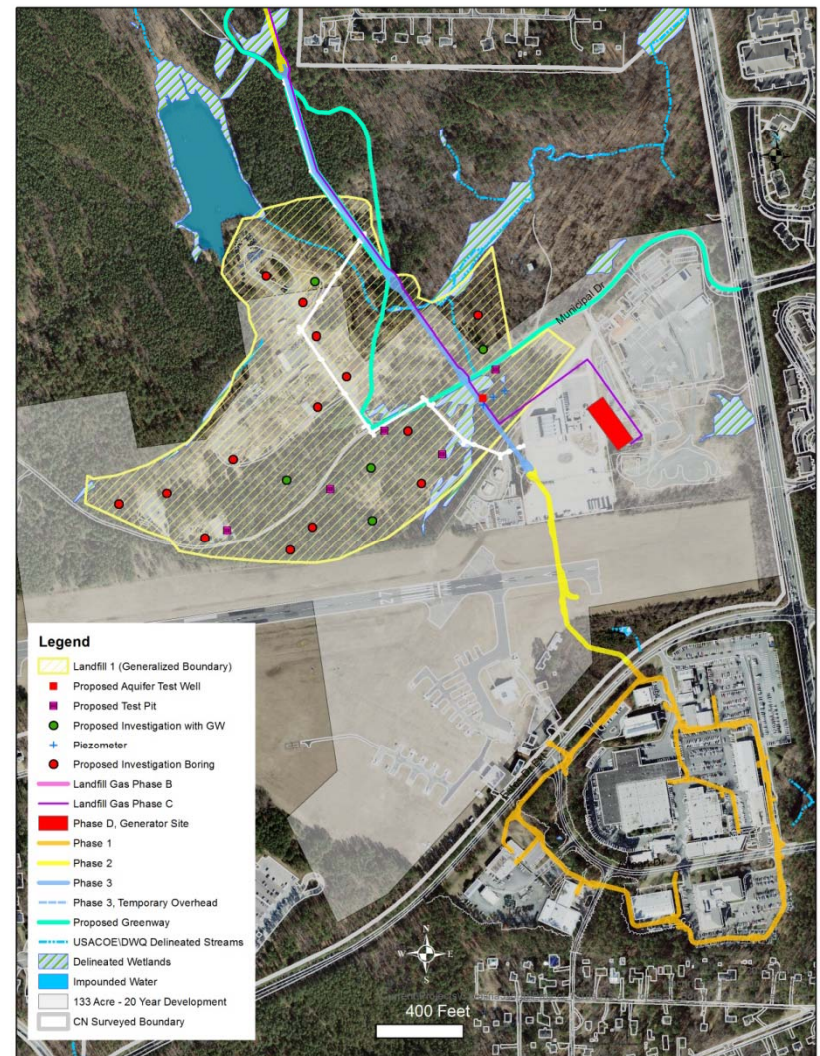
Aug 2012 –  
March 2013

Remedial Plan Development

To be completed  
by Winter 2013



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# For further information

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Carolina North:

<http://www.carolinanorth.unc.edu>

Carolina North Annual Reports:

<http://carolinanorth.unc.edu/NewsandUpdates/PlansReportsStudies>

Carolina North Land Stewardship Policy:

<http://carolinanorth.unc.edu/Portals/CarolinaNorth/Documents/Carolina%20North%20Land%20Stewardship%20Policy-Final%201-15-13.pdf>

Capital Improvement Projects:

Landfill Gas Project

Electrical Infrastructure Additions (ductbank)

<http://www.fpc.unc.edu>

Project Permits:

<http://fpc.unc.edu/Projects/CurrentPermits.aspx>

Carolina North Forest Website:

[carolinanorthforest.unc.edu](http://carolinanorthforest.unc.edu)

Carolina North Forest Facebook Page:

<http://tinyurl.com/4484tgz>



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# Questions:

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