

# **2015 CAROLINA NORTH ANNUAL REPORT**

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Prepared by UNC-CH Facilities Planning & Design

**8/28/2015**

## **I. 2014-2015 Activities to Report**

### **A. Housing**

**Units constructed:** None.

**Estimated number of residents living in Carolina North Housing:** None.

**Estimated number of Full Time Equivalent employees working on site at**

**Carolina North, as of June 30, 2015:**

- 1 FTE employee at Horace Williams Airport
- 2 FTE employees at Carolina North Forest Management office
- 7 FTE employees at the Chapel Hill Police Department substation
- 1.5 FTE Grounds Department employees

### **B. Parking, Traffic and Transit**

**Report on parking provided vs. baseline parking ratios:** The University has not constructed any new facilities, nor provided any additional parking during this reporting period. The Chapel Hill Police continue to have nonexclusive use of parking adjacent to their leased building.

**Current status of transit planning for Carolina North Project and coordination within Short Range Transit Plan process:** The Town and the University continue to work on several transit planning efforts that will impact access to Carolina North. The Orange County Bus and Rail Investment Plan, funded in part by a half-cent sales tax approved by Orange County voters, supports development of light rail transit between Orange and Durham counties, as well as other transit system enhancements throughout the County and Chapel

Hill. The Chapel Hill Transit Partners have agreed upon the use of portions of the increased funding received by Chapel Hill Transit, including additional services that were implemented in August 2013. The North-South Corridor Study is an alternatives analysis of bus rapid transit options along Martin Luther King, Jr. Boulevard. The transit improvements being analyzed, if funded, would serve Carolina North. The study is underway with scheduled completion by the early part of 2016. The University is participating in both the Policy and Technical Committees for this project. Development of the Long Range Financial Sustainability Plan for Chapel Hill Transit also is underway and all Chapel Hill Transit Partners, including the University, are participating in this study.

**Coordination with Transportation Management Plan:** Transportation Management Plan coordination was not required because the University had no development during the reporting period.

**Short Range Fiscal Plan—Actions taken to address recommendations in most recent SRFP:** No activity to report during this period. The initial SRFP is to be completed in conjunction with the issuance of an initial site development permit.

**C. Land Use and Activities in Limited Development Area**

**Chilled water, steam, electric ductbank, water and telecom lines:** No activity on chilled water, steam lines, electric ductbank, water or telecom lines.

**Reclaimed water line (with OWASA):** No activity to report for this period.

**Maintenance and improvements to existing utility lines:** No activity to report for this period.

**Stormwater lines and improvements:** No activity to report for this period.

**Stormwater structures:** No activity to report for this period.

**Public utility lines traversing site:** No activity to report for this period.

**Utility structures without a building (e.g., electrical substation):** No activity to report for this period.

**Alterations to utility equipment (generator, other mechanicals):** No activity to report for this period.

**Site storage and construction staging areas:** No activity to report for this period.

**Stream restoration projects:** No activity to report for this period.

**Greenways and other paved trails:** No activity to report for this period.

**Public art:** No activity to report for this period.

**Site clearing for any other purpose:** To address potential safety issues at Horace Williams Airport, the University removed trees that exceeded a surveyed height tolerance at the west end of the runway to create a clear sight and flight path. See CN Forest Activities Map under “Other Maintenance Activity.”

**Alterations (but not expansion) in existing parking lots, including repaving, replanting for stormwater mitigation, etc.:** No activity to report for this period.

**Roads, internal service without exterior connections and not designed for vehicular circulation to serve buildings within Carolina North developed**

**area:** No activity to report for this period.

**Exterior tennis and basketball courts:** No activity to report for this period.

**Athletic facilities and events that are not buildings and that do not involve land clearing or grading of more than 20,000 square feet:**

- March 2015: Weekly Runs sponsored by Trailheads;
- March 2015: UNC XC Team Training sponsored by UNC Athletics;
- March 2015: Trail running training sponsored by Fleet Feet;
- April 2015: UNC XC Team Training sponsored by UNC Athletics;
- April 2015: Wildflower Walk sponsored by FOBC/Dave Otto;
- May 2015: Philosopher's Way Trail Run sponsored by Trailheads;
- March-May 2015: Youth MTB Rides sponsored by Team Jammer/KOBRA;
- June 2015: Forest Ecology Walk sponsored by FOBC/Rob Crook;
- June 2015: Piedmont Plant Walk sponsored by FOBC/Dave Cook;
- June 2014: Weekly Trail Runs by Trailheads;
- July 2014: HS XC training sponsored by Cedar Ridge;
- July 2014: No Boundaries Trail Running sponsored by Fleet Feet;
- August 2014 UNC XC Team Training sponsored by UNC Athletics
- September 2014: Trail Running Training sponsored by Fleet Feet;
- October 2014: UNC XC Team Training sponsored by UNC Athletics;
- October 2014: Weekly Trail Runs sponsored by Trailheads;
- October 2014: Forest Walk with Rob Crook sponsored by FOBC/Rob Crook;
- October 2014: Pumpkin Run race sponsored by Fleet Feet;
- December 2014: Mountain Bike Demo sponsored by Clean Machine.

**Gazebos and other open air shelters, parks, children's play areas, passive recreation features, and park site furnishings:** No activity to report for this period.

**Unpaved trail construction/maintenance (including volunteer work on paths, harvesting, etc.):**

- March 2015: Road maintenance by contracted services;
- October 2014-March 2015: Unpaved trail maintenance by staff/volunteers;
- April 2015: Trail maintenance work day by volunteers;
- March-June 2015: Trail/stream crossing improvement by staff and volunteers;
- July 2014: regarding and resurfacing forest roads by contracted services.

**Memorial gardens:** No activity to report for this period.

**Kiosks and benches:** No activity to report for this period.

**Incidental parking areas:** No activity to report for this period.

**Site furnishings (recycle containers, fixtures, blue lights):** No activity to report for this period.

**Support facilities for special events (Tar Heel Town, concerts, etc.):** No activity to report for this period.

**Demolitions:** No activity to report for this period.

**Landscaping activities:** During the month of July, 2014, invasive plant control work took place in targeted areas within the Limited Development Area; see CN Forest Activities Map for locations.

**Community gardens:** No activity to report for this period.

## **D. Land Use and Activities in Development Area**

**Chilled water, steam, electric ductbank, water and telecom lines:** No activity for chilled water, steam, electric ductbank, water or telecom lines.

**Reclaimed water line (with OWASA):** No activity to report for this period.

**Maintenance and improvements to existing utility lines:** No activity to report for this period.

**Stormwater lines and improvements:** No activity to report for this period.

**Stormwater structures:** No activity to report for this period.

**Public utility lines traversing site:** No activity to report for this period.

**Utility structures without a building (e.g., electrical substation):** No activity to report for this period.

**Alterations to utility equipment (generator, other mechanicals):** No activity to report for this period.

**Site storage and construction staging areas:** No activity to report for this period.

**Stream restoration projects:** No activity to report for this period.

**Greenways and other paved trails:** No activity to report for this period.

**Public art:** No activity to report for this period.

**Site clearing for any other purpose:** No activity to report for this period.

## **E. Greenways**

**Report on examination and recommendations for a greenways partnership model comparable to public transit partnership:** No activity to report for this period.

**Report on potential locations and funding alternatives for campus-to-campus greenway and bike connection:** No activity to report for this period.

**Current status and funding of greenway connections at Carolina North (after greenways plan submitted with initial individual site development permit):**  
No activity to report for this period.

**Greenway improvements and document compliance with 5.16.14:** No activity to report during this period.

**Report on consideration of pedestrian connections to adjacent neighborhoods:** No activity to report during this period.

## **F. Waste Management**

The University currently provides trash and recycling services for all University-owned buildings, including buildings at Carolina North, and a number of leased properties. The recycling program covers a variety of materials and is continually evaluated for improvement and expansion. To ensure construction debris is properly recycled, a representative from the University Office of Waste Reduction and Recycling reviews each phase of building projects to identify waste reduction, reuse, and recycling opportunities. University staff educates contractors about University, local, state and project-specific requirements; reviews and suggests changes to contractors' Solid Waste Management Plans; collects and analyzes



waste reports; and conducts site visits regularly. Specifications detailing University and regulatory requirements regarding construction waste management and reporting are included in each project manual. Future construction projects and finished buildings will be managed and supported similarly. No fiscal impacts on the Town have been noted since waste management strategies have not been amended.

## **G. Recreation Areas**

**Study of feasibility and cost-sharing options for future joint-use recreation areas at Carolina North:** No activity to report for this period.

**Description of improvements for recreation areas and document compliance with 5.15.5:** No new recreational facilities or recreational areas were developed on the Carolina North property during the 2014-2015 fiscal year. However, the use of the Carolina North property for recreational purposes is thriving. Residents of Chapel Hill and Carrboro, as well as those in surrounding communities, make frequent and extensive use of the University's network of trails on the Carolina North property. Over 25 miles of trails are woven through the Carolina North Forest. The University, through its Forest Management Office Staff, facilitates cooperative use of the network of trails in the Carolina North Forest for the benefit of local schools, community organizations, and individual residents of Chapel Hill, Carrboro and the broader community.

## **H. Stream Buffers**

No activity to report for this period.

## **I. Tree Canopy**

The University is committed to proactive management of the Carolina North Forest and strives to maintain or increase the overall tree canopy of the tract. In the last year, canopy maintenance activities again focused on the removal of exotic, non-native, invasive or otherwise undesirable species to promote natural growth of the native canopy. As construction projects are planned, staff will assess the potential impacts on tree canopy with the objective of offsetting any loss in canopy.

## **II. 2015-2016 Development Schedule**

The University will renovate the Field Operations Building located in the former Town facilities area for an interim use by the UNC Housekeeping Department. This work includes the installation of a leased modular unit in the existing parking lot on a site previously developed for this use. Completion of this project is anticipated to be Fall 2015.

In addition, the University will remove an existing modular unit, and replace it with a leased modular unit within the former Town facilities area. The purpose of the leased unit is to provide an interim location for the daycare portion of the UNC Medical School affiliated UNC Horizons Program. Completion of this project is anticipated to be Winter 2015-2016.

**A. Public Information Meetings held**

- 9/15/14 - TOCH Annual Report Public Information Meeting.
- 11/10/14 - UNC Semi-Annual Capital report to Town Council and Manager's compliance report to Town Council on Annual Report.

### III. 2014-2015 Reportable Items Checklist

<b>DA Section</b>	<b>Topic</b>	<b>Subtopic</b>	<b>2015 AR Section (or reason for no report)</b>
4.14	Report demonstrating good faith compliance with terms of DA	Report demonstrating good faith compliance with terms of DA	Cover Letter
4.14 (& 5.27.4.a.)	Construction Activity	List of individual site development permits issued	No activity to report.
4.14 (& 5.27.4.a.)	Construction Activity	Building floor area constructed	No activity to report.
4.14 (& 5.27.4.a.)	Construction Activity	Infrastructure installed	No activity to report.
4.14 (& 5.27.4.a.)	Construction Activity	Status of University participation in provision of or financing of public infrastructure	No activity to report.
4.14 (& 5.27.4.a.)	Construction Activity	Infrastructure dedicated/acquired	No activity to report.
4.14 (& 5.27.4.a.)	Construction Activity	Projected schedule for CN development for following year	No activity to report.
5.4.2 (& 5.27.4.b.)	Housing	Units constructed	See page 1 of 16.
5.4.2 (& 5.27.4.b.)	Housing	Estimated number of residents living in CN housing	See page 1 of 16.
5.4.2 (& 5.27.4.b.)	Housing	Estimated number of FTE employees working on site at CN	See page 1 of 16.
5.5.2.e.1 (& 5.27.4.f.)	Land Use-Limited Development Area	Chilled water, steam, electric ductbank, water and telecom lines	See page 2 of 16.
5.5.2.e.2 (& 5.27.4.f.)	Land Use-Limited Development Area	Reclaimed water line (with OWASA)	See page 3 of 16.
5.5.2.e.3 (& 5.27.4.f.)	Land Use-Limited Development Area	Maintenance and improvements to existing utility lines	See page 3 of 16.

<b>DA Section</b>	<b>Topic</b>	<b>Subtopic</b>	<b>2015 AR Section (or reason for no report)</b>
<b>5.5.2.e.4 (&amp; 5.27.4.f.)</b>	Land Use-Limited Development Area	Stormwater lines and improvements	See page 3 of 16.
<b>5.5.2.e.5 (&amp; 5.27.4.f.)</b>	Land Use-Limited Development Area	Stormwater structures	See page 3 of 16.
<b>5.5.2.e.6 (&amp; 5.27.4.f.)</b>	Land Use-Limited Development Area	Public utility lines traversing site	See page 3 of 16.
<b>5.5.2.e.7 (&amp; 5.27.4.f.)</b>	Land Use-Limited Development Area	Utility structures without a building (e.g., electrical substation)	See page 3 of 16.
<b>5.5.2.e.8 (&amp; 5.27.4.f.)</b>	Land Use-Limited Development Area	Alterations to utility equipment (generator, or other mechanicals)	See page 3 of 16.
<b>5.5.2.e.9 (&amp; 5.27.4.f.)</b>	Land Use-Limited Development Area	Site storage and construction staging areas	See page 3 of 16.
<b>5.5.2.e.10 (&amp; 5.27.4.f.)</b>	Land Use-Limited Development Area	Stream restoration projects	See page 3 of 16.
<b>5.5.2.3.11 (&amp; 5.27.4.f.)</b>	Land Use-Limited Development Area	Greenways and other paved trails	See page 3 of 16.
<b>5.5.2.e.12 (&amp; 5.27.4.f.)</b>	Land Use-Limited Development Area	Public art	See page 3 of 16.
<b>5.5.2.e.13 (&amp; 5.27.4.f.)</b>	Land Use-Limited Development Area	Site clearing for any other purpose	See page 3 of 16.
<b>5.5.2.f.2 (&amp; 5.27.4.f.)</b>	Land Use-Limited Development Area	Alterations (but not expansion) in existing parking lots, including repaving, repaving, replanting for stormwater mitigation, or changing impervious to pervious pavement	See page 3 of 16.
<b>5.5.2.f.3 (&amp; 5.27.4.f.)</b>	Land Use-Limited Development Area	Roads, internal service without exterior connections and not designed for vehicular circulation to serve buildings within CN developed area	See page 4 of 16.

<b>DA Section</b>	<b>Topic</b>	<b>Subtopic</b>	<b>2015 AR Section (or reason for no report)</b>
<b>5.5.2.f.4 (&amp; 5.27.4.f.)</b>	Land Use-Limited Development Area	Exterior tennis and basketball courts	See page 4 of 16.
<b>5.5.2.f.5 (&amp; 5.27.4.f.)</b>	Land Use-Limited Development Area	Athletic facilities and events that are not buildings and that do not involve land clearing or grading of more than 20,000 square feet.	See page 4 of 16.
<b>5.5.2.f.6 (&amp; 5.27.4.f.)</b>	Land Use-Limited Development Area	Gazebos and other open air shelters, parks, children's play areas, passive recreation features, and park site furnishings	See page 4 of 16.
<b>5.5.2.f.7 (&amp; 5.27.4.f.)</b>	Land Use-Limited Development Area	Unpaved trail construction/maintenance (including volunteer work on paths, harvesting	See page 5 of 16.
<b>5.5.2.f.8 (&amp; 5.27.4.f.)</b>	Land Use-Limited Development Area	Memorial gardens	See page 5 of 16.
<b>5.5.2.f.9 (&amp; 5.27.4.f.)</b>	Land Use-Limited Development Area	Kiosks and benches	See page 5 of 16.
<b>5.5.2.f.10 (&amp; 5.27.4.f.)</b>	Land Use-Limited Development Area	Incidental parking areas	See page 5 of 16.
<b>5.5.2.f.11 (&amp; 5.27.4.f.)</b>	Land Use-Limited Development Area	Site furnishings (recycle containers, fixtures, blue lights)	See page 5 of 16.
<b>5.5.2.f.12 (&amp; 5.27.4.f.)</b>	Land Use-Limited Development Area	Support facilities for special events (Tar Heel Town, concerts, etc.)	See page 5 of 16.
<b>5.5.2.f.13 (&amp; 5.27.4.f.)</b>	Land Use-Limited Development Area	Demolitions	See page 5 of 16.
<b>5.5.2.f.14 (&amp; 5.27.4.f.)</b>	Land Use-Limited Development Area	Landscaping activities	See page 5 of 16.
<b>5.5.2.f.15 (&amp; 5.27.4.f.)</b>	Land Use-Limited Development Area	Community gardens	See page 5 of 16.
<b>5.5.3.d. (&amp; 5.27.4.g.) (tracking 5.5.2.e.1)</b>	Land Use-Development Area	Chilled water, steam, electric ductbank, water and telecom lines	See page 6 of 16.

<b>DA Section</b>	<b>Topic</b>	<b>Subtopic</b>	<b>2015 AR Section (or reason for no report)</b>
<b>5.5.3.d. (&amp; 5.27.4.g.) (tracking 5.5.2.e.2)</b>	Land Use- Development Area	Reclaimed water line (with OWASA)	See page 6 of 16.
<b>5.5.3.d. (&amp; 5.27.4.g.) (tracking 5.5.2.e.3)</b>	Land Use- Development Area	Maintenance and improvements to existing utility lines	See page 6 of 16.
<b>5.5.3.d. (&amp; 5.27.4.g.) (tracking 5.5.2.e.4)</b>	Land Use- Development Area	Stormwater lines and improvements	See page 6 of 16.
<b>5.5.3.d. (&amp; 5.27.4.g.) (tracking 5.5.2.e.5)</b>	Land Use- Development Area	Stormwater structures	See page 6 of 16.
<b>5.5.3.d. (&amp; 5.27.4.g.) (tracking 5.5.2.e.6)</b>	Land Use- Development Area	Public utility lines traversing site (Duke Energy, PSNC, etc.)	See page 6 of 16.
<b>5.5.3.d. (&amp; 5.27.4.g.) (tracking 5.5.2.e.7)</b>	Land Use- Development Area	Utility structures without a building (e.g., electrical substation)	See page 6 of 16.
<b>5.5.3.d. (&amp; 5.27.4.g.) (tracking 5.5.2.e.8)</b>	Land Use- Development Area	Alterations to utility equipment (generator, other mechanicals)	See page 6 of 16.
<b>5.5.3.d. (&amp; 5.27.4.g.) (tracking 5.5.2.e.9)</b>	Land Use- Development Area	Site storage and construction staging areas	See page 6 of 16.
<b>5.5.3.d. (&amp; 5.27.4.g.) (tracking 5.5.2.e.10)</b>	Land Use- Development Area	Stream restoration projections	See page 6 of 16.
<b>5.5.3.d. (&amp; 5.27.4.g.) (tracking 5.5.2.e.11)</b>	Land Use- Development Area	Greenways and other paved trails	See page 6 of 16.
<b>5.5.3.d. (&amp; 5.27.4.g.) (tracking 5.5.2.e.12)</b>	Land Use- Development Area	Public art	See page 6 of 16.
<b>5.5.3.d. (&amp; 5.27.4.g.) (tracking 5.5.2.e.13)</b>	Land Use- Development Area	Site clearing for any other purpose	See page 6 of 16.
<b>5.7.2 (&amp; 5.27.4.c.)</b>	Stormwater Cost- Sharing	Cost-sharing agreements (to be updated every three years)	The existing agreement has been updated to cover the 2015-2018 time frame.

<b>DA Section</b>	<b>Topic</b>	<b>Subtopic</b>	<b>2015 AR Section (or reason for no report)</b>
<b>5.8.7.a (&amp; 5.27.4.d.)</b>	Parking, Traffic and Transit	Report on parking provided vs. baseline parking ratios	See page 1 of 16.
<b>5.8.7.a (&amp; 5.27.4.d.)</b>	Parking, Traffic and Transit	Current status of transit planning for CN Project and coordination within SRTP process	See page 1 of 16.
<b>5.8.11.b (&amp; 5.27.4.d.)</b>	Parking, Traffic and Transit	Coordination with Transportation Management Plan	See page 2 of 16.
<b>5.9.3 (&amp; 5.27.4.e.)</b>	Short Range Fiscal Plan	Actions taken to address recommendations in most recent SRFP	See page 2 of 16.
<b>5.10 (&amp; 5.27.4.h.)</b>	Carbon and Other Greenhouse Emissions	Greenhouse gas emissions and offsets updated biennially	No report required until two years after initial site development permit.
<b>5.11.3 (&amp; 5.27.4.i.)</b>	Water Use/Water Reclamation	Progress toward reductions of 20 percent indoor and 50 percent outdoor	No report is required, since no site development permit applications have been submitted.
<b>5.12 (&amp; 5.27.4.j.)</b>	Design Guidelines	Informational copy of any updates to Design Guidelines	No updates have been made to Design Guidelines.
<b>5.12.11 (&amp; 5.27.4.k.)</b>	Public Art	Update on plans, activities, implementation	There are no activities to report.
<b>5.15.4 (&amp; 5.27.4.o.)</b>	Recreation Areas	Study of feasibility and cost-sharing options for future joint-use recreation areas at CN	No report required.
<b>5.15.5 (&amp; 5.27.4.o.)</b>	Recreation Areas	Description of improvements for recreation areas and document compliance with 5.15.5	No new recreational facilities or recreational areas were developed on the CN property.
<b>5.16.1.b (&amp; 5.27.4.l.)</b>	Greenways	Report on examination and recommendations for a greenways partnership model comparable to public transit partnership	No activity.



<b>DA Section</b>	<b>Topic</b>	<b>Subtopic</b>	<b>2015 AR Section (or reason for no report)</b>
<b>5.16.2 (&amp; 5.27.4.l.)</b>	Greenways	Report on potential locations and funding alternatives for campus-to-campus greenway and bike connection	No activity.
<b>5.16.4 (&amp; 5.27.4.l.)</b>	Greenways	Current status and funding of greenway connections at CN (after greenways plan submitted with initial individual site development permit)	UNC has not submitted a site development permit.
<b>5.16.14 (&amp; 5.27.4.l.)</b>	Greenways	Greenway improvements and document compliance with 5.16.14	No activity.
<b>5.16.15 (&amp; 5.27.4.l.)</b>	Greenways	Report on consideration of pedestrian connections to adjacent neighborhoods	No activity.
<b>5.18 (&amp; 5.27.4.m.)</b>	Waste Management	Description of strategies/impacts	See page 7 of 16.
<b>5.19.5 (&amp; 5.27.4.p.)</b>	Airport Closing Assessment	Environmental impacts (after cessation of airport activities)	Horace Williams Airport is still open, so no report is due.
<b>5.20.1 (&amp; 5.27.4.n.)</b>	Stream Buffers	Description of improvements and document compliance with 5.20	No activity.
<b>5.21.1</b>	Tree Canopy	Demonstration of best efforts to maintain or increase tree canopy	See page 9 of 16.