



THE UNIVERSITY  
*of* NORTH CAROLINA  
*at* CHAPEL HILL

# CAROLINA NORTH DEVELOPMENT AGREEMENT

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Annual Report | September 1, 2012



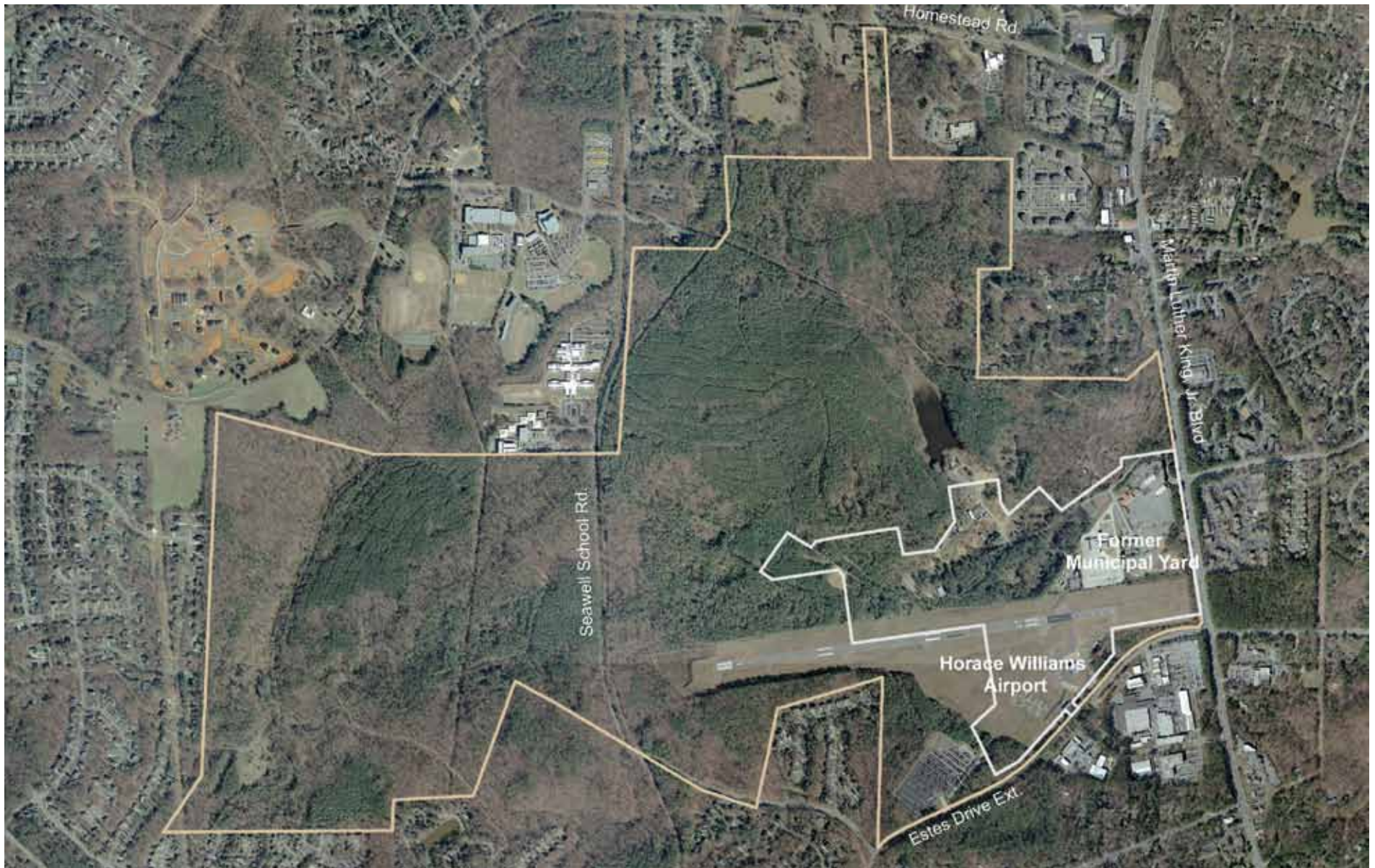


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Design: UNC Creative



# Existing Conditions

## Legend

-  Carolina North Surveyed Boundary
-  Development Agreement Boundary



## I. INTRODUCTION

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*Pumpkin Loop Service Road*

In Fiscal Year 2012, change became visible on the Carolina North campus as the University of North Carolina at Chapel Hill moved ahead on infrastructure development on the site. Construction of a ductbank has commenced to carry electricity and fiberoptic telecom lines to University-owned buildings along Airport Drive. Work began on an underground pipe to bring waste gas from the Orange County Landfill on Eubanks Road to a generator that will transform it into electricity. After years of discussion and planning,

it is exciting to see concept become concrete as the groundwork is laid for Carolina North.

The Carolina North Development Agreement between the University and the Town of Chapel Hill has proven to be a firm yet flexible guide as the vision of Carolina North becomes reality. For example, a minor modification of that document submitted by the University and approved by the Town Manager enabled the redrawing of the conservation areas that vastly improved the

ecological value of the same number of acres. This kind of success with the new instrument led to a very positive initial assessment of the Development Agreement by both parties this year.

As development at Carolina North began in earnest, University administrators and staff began to report to the public on that progress more often – at Chapel Hill Town Hall and Town Council meetings, as part of the comprehensive planning process and at information meetings on campus – about once a quarter. Updates are posted on the Carolina North website and the Carolina North Forest Facebook page and shared in emails and information meetings with immediate neighbors.

University staff members and consultants continue to investigate and compile information in a methodical way before moving on to the next stage – the construction of the first building on Carolina North, the Collaborative Science Building. This steady progress shows the University's commitment to the development of Carolina North as a key resource to support UNC's mission of teaching, research, service, outreach, and economic development. This third Annual Report required under the Carolina North Development Agreement is a record of what has been accomplished over the past 12 months.



*The electric ductbank construction corridor*

## II. 2011-2012 ACTIVITY HIGHLIGHTS

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During this reporting period, the University has continued to lay the groundwork for future development at Carolina North. The following activities illustrate these preparations.

### **Securing U.S. Army Corps of Engineers permit**

The University obtained approval from the U.S. Army Corps of Engineers for impacts to streams and wetlands relating to the development of the Carolina North property. The U.S. Army Corps of Engineers required the University to study the impacts for 50 years of planned development on the site. After receiving public input on its application through information meetings and a public notice period and making revisions based on feedback from the public and the U.S. Army Corps of Engineers, the University received an Individual Permit on April 27, 2012. The permit is posted on the University's website at <http://go.unc.edu/Co39P>.

### **Redefining conservation areas**

Another step to be taken before construction of buildings at Carolina North is the protection of conservation areas in accordance with the terms of the Development Agreement. After some minor corrections to boundary lines, the next step in the refinement process was to

go back to the field. A consultant, Biohabitats, evaluated the existing conditions of the conservation areas and helped to identify features of the property worth protecting in its Carolina North Conservation Areas Report [<http://tinyurl.com/c2xz9am>]. At workshops on campus, faculty researchers and staff challenged the University to improve the ecological value and connectivity of these areas by consolidating or extending areas so that larger continuous tracts would be protected, preserving more mature forest, protecting additional streams, stream buffers and wildlife corridors and eliminate areas (such as the landfill and impoundment) that should be restored, not conserved. The University then formally submitted the new plan as Minor Modification 2012-1 [<http://tinyurl.com/9m7mjqw>], which the Town Manager approved on February 10, 2012. [<http://tinyurl.com/bnt8g2g>]. Restrictive covenants will govern the activities allowed or prohibited within the conservation areas. Compliance with the restrictive covenants will be monitored by a third-party monitor to be hired by the University.

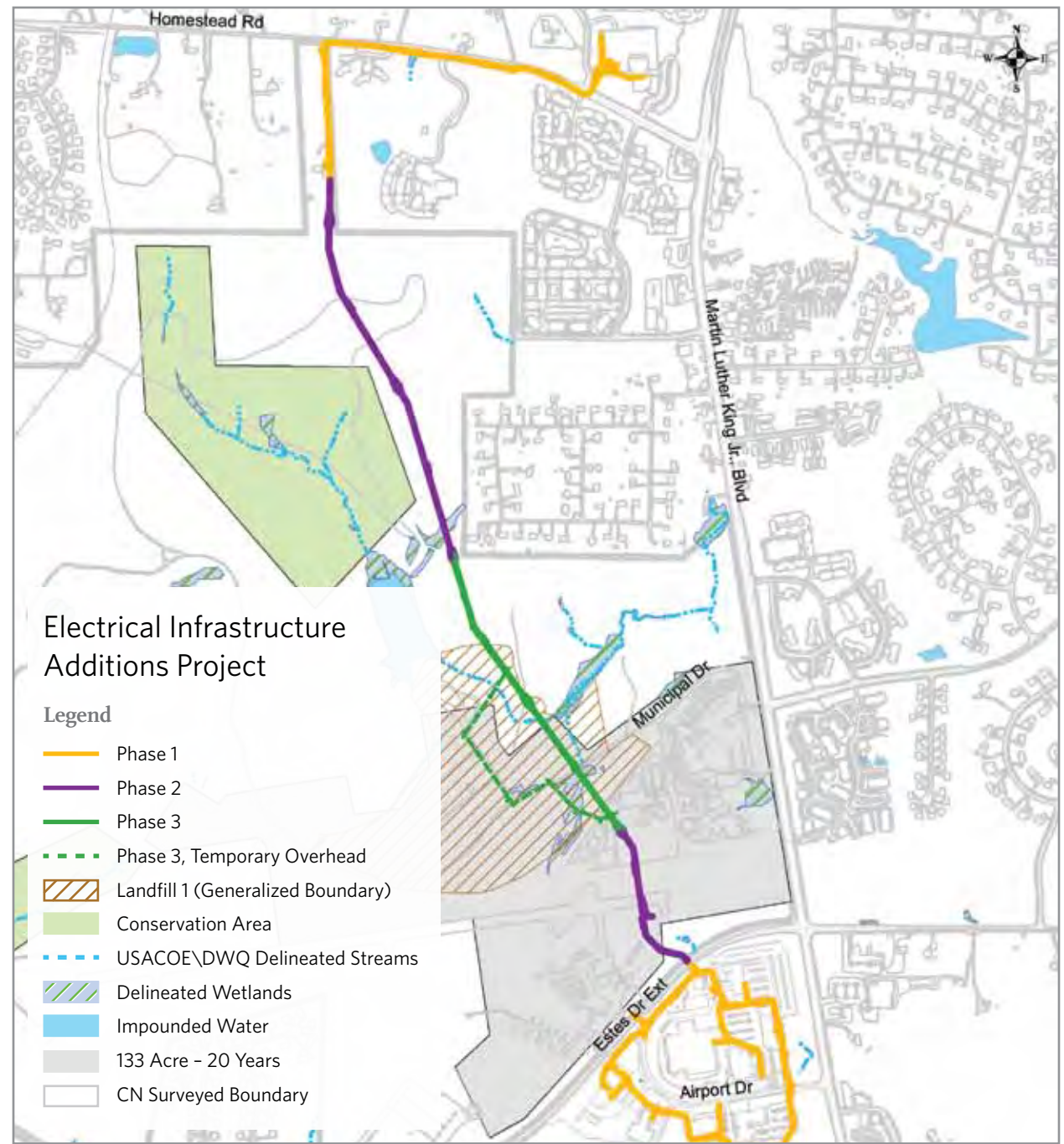
### **Constructing electrical ductbank**

The most visible activity at Carolina North during this period has been the construction of an electrical

ductbank. This multiuse corridor limits impact on the Carolina North Forest by allowing the co-location of utilities with a greenway. Phase 1 of the construction, along Homestead Road and south through the panhandle (see map this page) and within the Airport Drive complex, is targeted for completion in December 2012. Phase 2, which connects these two sections, requires temporary closure of the Horace Williams Airport before it can be completed and will include the installation of temporary overhead lines through the old municipal landfill. This phase currently is scheduled for completion in March 2013, with the utility lines to be in use soon thereafter. A complete investigation and mitigation plan will be developed before construction of the ductbank through the landfill can begin.

#### Installing landfill gas pipeline

The University has a contract with Orange County to capture waste gas from its Eubanks Road landfill, first to flare it to keep it from being released into the atmosphere and eventually to convert it into electrical energy using a generator. The original site for the generator was to be in close proximity to the Duke Energy electrical substation on Homestead Road,



where the electricity generated would go back on the grid. But this year, with the design of the first building on the Carolina North campus, called the Collaborative Science Building, and supporting infrastructure underway and the clearing for a multiuse utility corridor on the site, the University decided to relocate the generator on Carolina North and use the already established utility corridor as the landfill gas pipeline route. This change will allow for the kind of combined heat and power system that the University has on main campus at an early stage in the Carolina North development, reinforcing the University's commitment to carbon neutrality and the pursuit of alternative energy sources. Electricity generated from the landfill gas will still go back to the grid, but when the Collaborative Science Building is completed, the exhaust from the generator will be used to heat it and other buildings,

recycling heat that would otherwise be wasted. Since the more flexible landfill gas pipeline can be installed through the deepest parts of the old municipal landfill, unlike the ductbank, its installation is well underway, probably to be completed in the fall of 2012. The generator has been purchased and a site selected and approved for it.

#### **Designing greenway**

Another advantage of the multiuse corridor is that it can be used as the route for a greenway to provide pedestrian and bicycle access to Carolina North. In this phase, a paved and ADA accessible greenway path will extend from Homestead Road south to an area just above the old Municipal Landfill. The ductbank and greenway diverge in one place to avoid permanent impacts to a wetland. Also, to make the path safer

for bicycles, an area of clearance has been expanded slightly. This phase is currently scheduled to be completed in March 2013. On the south end, the greenway will connect to the existing gravel Pumpkin Loop Service Road, and then to Municipal Drive. The gravel portion will not be ADA accessible. In the future, there will be pedestrian and bicycle connections to both MLK Boulevard, and Estes Drive Extension. Plans for the greenway design have been presented for public comment at the Chapel Hill Greenways Commission, Carolina North Trails Advisory Committee and the UNC Bicycle and Pedestrian Safety Committee.

#### **Remediating old municipal landfill**

The University has a strong commitment to develop primarily on land currently cleared, such as the Horace Williams Airport, the municipal yard and the old municipal landfill. Before development proceeds through landfill, the N.C. Department of Environment and Natural Resources will study the site to assess what kinds of waste are in the landfill. The N.C. Inactive Hazardous Sites Branch is currently scheduled to determine the landfill boundary, approve the land use and develop the remedial action plan by summer of 2013.

#### **Designing Phase 1 Infrastructure**

The Phase 1 infrastructure project will include an entry road into the Carolina North campus to the new building, associated bicycle and pedestrian improvements, utility services, and striping of already paved areas to create surface parking. Based on the initial site plan for the first Carolina North building, the entrance was to be located at the intersection of Municipal Drive and Martin Luther King Jr. Boulevard. Now the first building site has moved to the interior of the Carolina North property and south, closer to Estes Drive Extension, so the initial entry road will be located at the intersection of Airport Drive and Estes Drive Extension. As a part



*Pine stand in Carolina North Forest*



of the infrastructure project, the end of Airport Drive meeting Estes Drive Extension will be realigned, and a sidewalk extended on the south side of Airport Drive to complete a sidewalk between Estes Drive and MLK Boulevard. The infrastructure project also includes a small central utility plant that will eventually house the landfill gas electric generator. Construction of this infrastructure will support the Collaborative Science Building and others to follow.



### Planning Collaborative Science Building

The first new building on Carolina North will be the Collaborative Science Building. Located close to the eastern end of the current runway at Horace Williams Airport, the Collaborative Science Building is projected to be approximately 265,000 square feet in seven stories. This new building will offer a unique environment currently not available in either the local rental market or on campus. It will create a community of



researchers to foster collaboration and synergy and benefit from the efficiencies of shared space. Many of these units are currently housed in off-campus rental space, and these rents will be redirected to fund the construction of the building. The UNC Board of Trustees has approved the selected site and the hiring of a design team, Leers Weinzapfel Associates of Boston, who designed the FedEx Global Education Center on campus. Design of the building and related parking is underway.

### Maintaining Carolina North Forest activities

Even as development has begun on Carolina North, hundreds of people are walking, running, biking and taking their dogs for walks on the Carolina North Forest trails. In the fall when trees were cut for the utility corridor and again in spring and summer when construction on the ductbank began, portions of the Pumpkin Loop were temporarily closed for safety reasons. Of the approximately 30 miles of trails, less than two miles of trails have been closed to the public because of construction. Maps and signs that inform trail users about trail closures and detours have been posted onsite and online.



### Performing a Periodic Assessment

The Carolina North Development Agreement requires that the Town of Chapel Hill and the University perform a periodic assessment of the agreement after its first three years. This assessment prepared by the Town and University staff was received by Town Council at its June 11, 2012 meeting and is available for review at: <http://go.unc.edu/Ae38C>. The next assessment is due after 800,000 square feet of development or on June 30, 2019, whichever comes first.

*Carolina North Forest*

### III. 2011-2012 ACTIVITIES TO REPORT

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#### 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, 2012:

- 1 FTE employee at Horace Williams Airport
- 2 FTE employees at the 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.



*Carolina North Forest – mixed hardwoods*



*Tarwheel Mountain Bike Race*

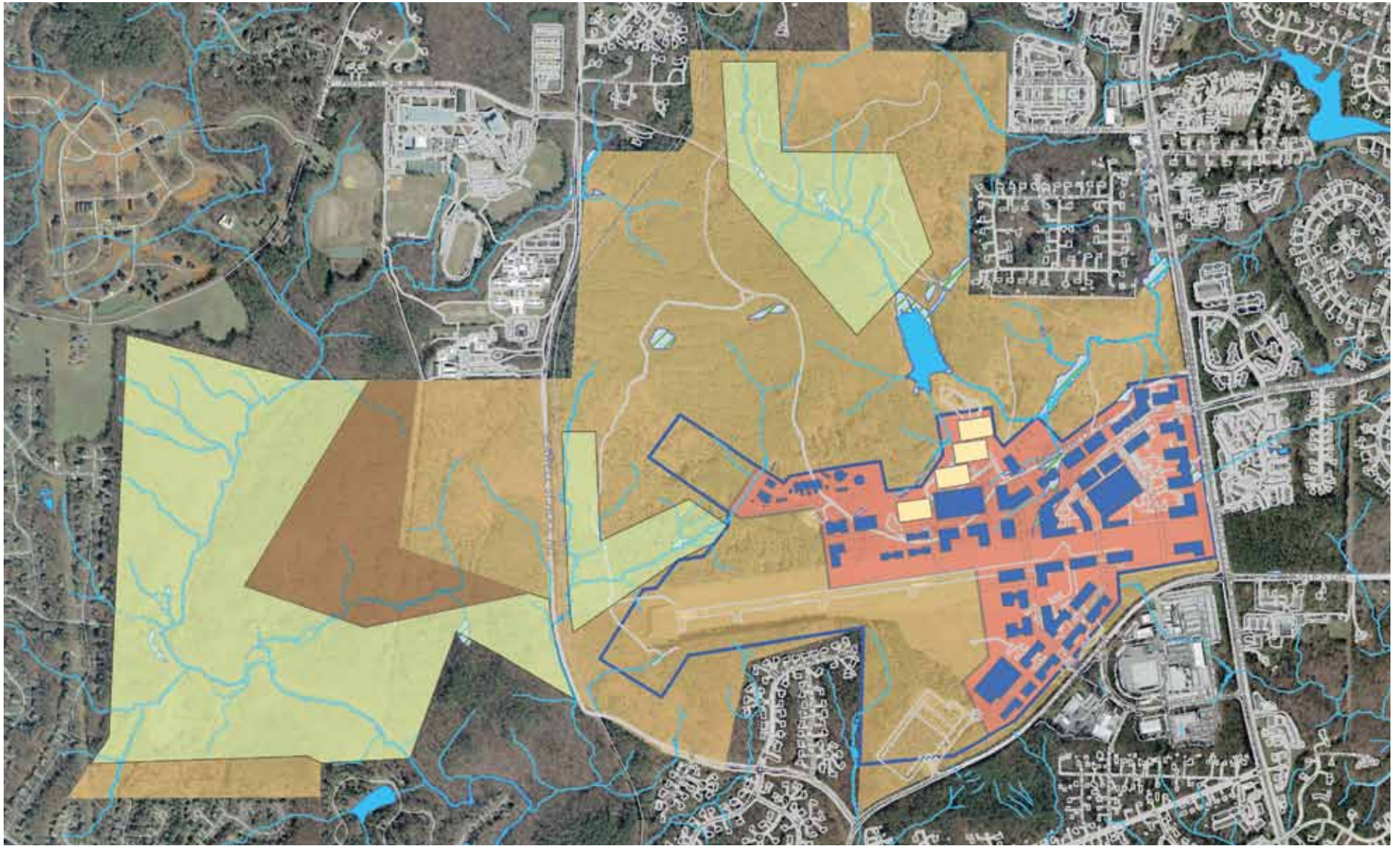
**Current status of transit planning for Carolina North Project and coordination within Short Range Transit Plan process:**

The Town and the University worked cooperatively on several transit planning efforts that will impact access to Carolina North. The Chapel Hill Transit Partners, including University representatives, participated in the Comprehensive Operations Analysis for Chapel Hill Transit, which was used to make decisions on service changes for the years beginning on August 15, 2011, and August 15, 2012. The University and the Town of Chapel Hill both participated in the Intergovernmental Workgroup for the regional rail system, including the

local bus plan for Orange County. Some of the bus routes identified for priority funding in this plan will serve Carolina North. The University also is participating in the Eubanks Park and Ride Feasibility Study Phase 1, which is confirming demand, reviewing site suitability, and identifying options for expanding the lot. This area was identified as a key park-and-ride location to serve Carolina North in VHB's 2009 transportation impact analysis, which predicted the need for a tripling of the number of park-and-ride spaces in this area by 2030, although expansion was not found to be an immediate need. The Chapel Hill-Carrboro Long Range Transit Plan, completed in September 2009,











included strategic investments along major transportation corridors, including bus rapid transit along Martin Luther King Jr. Boulevard. Chapel Hill Transit has received federal funding for an alternatives analysis study for this project, which will begin in Fall 2012. University representatives will participate in both the Policy and Technical Committees for this project.

**Coordination with Transportation Management Plan:** Design of the first building is underway. Occupants are being identified and data regarding employees and visitors are being assessed in conjunction with the established Transportation Management Plan.



## Development Agreement Plan

### Legend

 Limited Development Area 50 years	 Limited Development Area 100 Years	 Existing Roads and Buildings	 Proposed Recreation Fields
 Development Area	 Wetlands	 Proposed Buildings	
 Conservation Area	 Streams	 Proposed Road	



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

#### **Chilled water, steam, electric ductbank, water and telecom lines:**

No activity for steam and chilled water lines. See Activity Highlights for description of electric ductbank project, which will include telecom lines.

**Reclaimed water line (with OWASA):** No activity.

**Maintenance and improvements to existing utility lines:** No activity.

**Stormwater lines and improvements:** No activity.

**Stormwater structures:** No activity.

**Public utility lines traversing site:** No activity.

**Utility structures without a building (e.g., electrical substation):**

Installation of the ductbank, as described in Activity Highlights.

**Alterations to utility equipment (generator, other mechanicals):** No activity.

**Site storage and construction staging areas:** No activity.

**Stream restoration projects:** No activity.



*SciVentures campers with Carolina North Forest staff*



Tarwheel Mountain Bike Race



Tarwheel Mountain Bike Race



Philosopher's Way Trail Run

**Greenways and other paved trails:**

The planning for a north-south greenway began in 2011. The greenway will extend between Homestead Road and the limited development area. To limit impact to the forested areas, the greenway will be co-located with an electrical ductbank and landfill gas line.

**Public art:** No activity.

**Site clearing for any other purpose:** No activity.

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

**Roads, internal service without exterior connections and not designed for vehicular circulation to serve buildings within Carolina North developed area:** No activity.

**Exterior tennis and basketball courts:** No activity.

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

- SciVentures Campers, three sessions (July/August 2011)
- Tarwheel Mountain Bike Race (September 2011)
- CHPD training on traffic stops (September 2011)
- Pumpkin Run, an annual community 4K race (October 2011)
- Carrboro 50K Fun Run (December 2011)
- Nature walk by Friends of Bolin Creek (January 2012)
- Trips for Kids Triangle mountain bike ride (January 2012)
- Project Muso fundraising walk by Carrboro High School and Global Health (March 2012)



*Eagle Scout Boardwalk Project*

- The Philosopher's Way Trail Run, running race sponsored by the TrailHeads (May 2012)
- Nature walk by Friends of Bolin Creek (April 2012)
- Birding walk by Friends of Bolin Creek (April 2012)

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

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

- Construction of boardwalk through wet area, an Eagle Scout project (October 2011)
- Creation of small footbridge (January 2012)
- Reroute of trail encroaching on stream (June 2012)

**Memorial gardens:** No activity.

**Kiosks and benches:** No activity.

**Incidental parking areas:** No activity.

**Site furnishings (recycle containers, fixtures, blue lights):** No activity.

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

**Demolitions:** No activity.

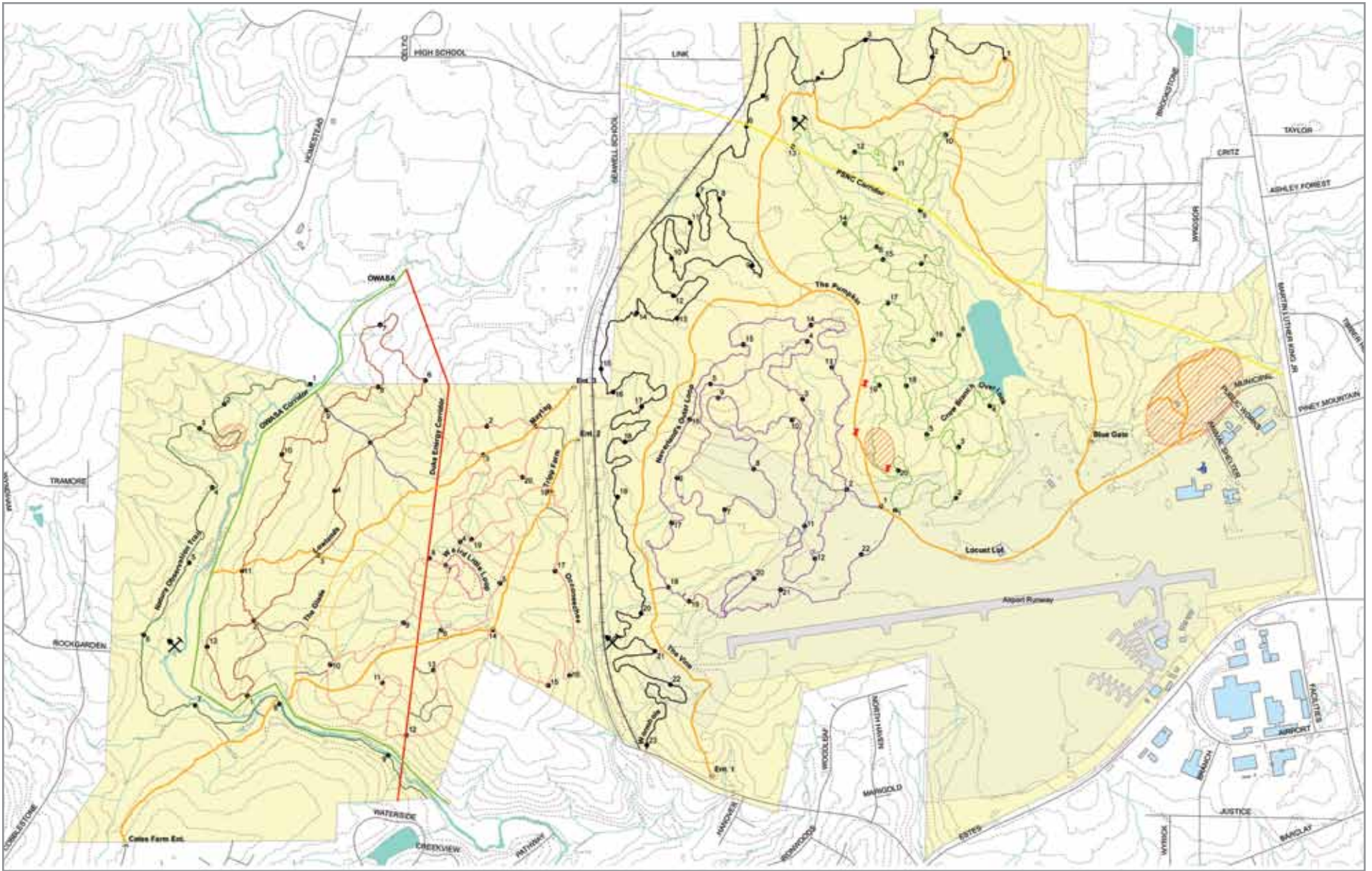
**Landscaping activities:**

- Invasive plant suppression activity undertaken by staff, student, and community volunteers:
  - Wisteria (August 2011)
  - Individual trees (Ailanthus, Albizia) & shrubs (Eleagnus) (September 2011)

**Community gardens:** No activity.







*Eagle Scout Boardwalk Project*



## Carolina North Forest Activities, 2011-2012

### Legend

-  Trail Maintenance Activities
-  Other Activities

-  Invasive Species Control - Individual
-  Invasive Species Control - Area





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

##### Chilled water, steam, electric ductbank, water and telecom lines:

No activity for steam and chilled water lines. See Activity Highlights for description of electric ductbank project, which will include telecom lines.

**Reclaimed water line (with OWASA):** No activity.

##### Maintenance and improvements to existing utility lines:

UNC Energy Services purchased the electrical lines for the existing structures on the Carolina North property from Duke Power. UNC Electrical Distribution switched out the Duke Power electrical meters to UNC electrical meters.

**Stormwater lines and improvements:** No activity.

**Stormwater structures:** No activity.

##### Site storage and construction staging areas:

A portion of the former Municipal Yard is being used for construction staging by contractors working on large construction projects. A map on this page shows the location of all the staging areas.

##### Utility structures without a building (e.g., electrical substation):

Installation of the ductbank, as described in Activity Highlights.

**Alterations to utility equipment (generator, other mechanicals):** No activity.

**Stream restoration projects:** No activity.



*Site storage and construction staging areas*

**Public utility lines traversing site:** Public Service of North Carolina (PSNC) replaced the transmission line that runs under Martin Luther King Boulevard for pipeline integrity purposes. PSNC was within the N.C. Department of Transportation right of way for this work.

**Greenways and other paved trails:** No activity.

**Public art:** No activity.

**Site clearing for any other purpose:** No activity.

### E. Greenways

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

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

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

**Greenway improvements and document compliance with 5.16.14:**

A north-south greenway is under design and will comply with 5.16.14. During the design phase of the greenway project, three presentations were made to the CH Greenways Commission.

**Report on consideration of pedestrian connections to adjacent neighborhoods:** No activity.



*Philosopher's Way Trail Run*



*Carolina North Forest bridge*



*Carolina North Forest single-track trail*

## 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 each building project 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 contractor 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.

**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 2011–2012 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 30 miles of trails are woven through the Carolina North Forest. The University, through its Forest Management Office staff, facilitates the 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 and Carrboro and the broader community.

For a list of public recreation events held at Carolina North, see Land Use and Activities in Limited Development Area (Section III.C.).

## H. Stream Buffers

The ductbank project will impact a small area of a stream buffer (12,400 square feet) located between the Carolina North Development Area and Estes Drive Extension. The ductbank design minimizes land disturbance in this resource conservation district to the fullest extent feasible. The University submitted a request, which was approved by the Town Manager, to conduct the work in the resource conversation district in accordance with sections 5.5.3.c.5 and 5.20.1 of the Development Agreement and in compliance with section 3.6.3(h)(4) of the LUMO in effect as of July 1, 2009.



*Bolin Creek*

## IV. 2012-2013 DEVELOPMENT SCHEDULE

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Ongoing projects such as the construction of the electric ductbank, installation of the landfill gas pipeline and infrastructure improvements will continue during the University's 2013 fiscal year. Phase 2 of the ductbank project is scheduled to be completed in March 2013. Shortly thereafter, the temporary modified route of the greenway, using the Pumpkin Loop, should be ready. Also in the coming year, the landfill gas pipeline should be installed and the electric generator in place on Carolina North. Throughout the year, the University will continue to work with the N.C. Department of Environment and Natural Resources to study the site of the old municipal landfill, and the N.C. Inactive Hazardous Sites Branch will develop the remedial action plan for the site. Any other construction will probably not begin until the next reporting period.



*Pumpkin Loop Service Road at PSNC corridor*

## V. 2011-2012 REPORTABLE ITEMS CHECKLIST

DA Section	Topic	Subtopic	2012 Annual Report Section (or reason for no report)
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	Section III.C.
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	Section III.C.
4.14 (& 5.27.4.a.)	Construction Activity	Projected schedule for CN development for following year	Section V.
5.4.2 (& 5.27.4.b.)	Housing	Units constructed	Section III.A.
5.4.2 (& 5.27.4.b.)	Housing	Estimated number of residents living in CN housing	Section III.A.
5.4.2 (& 5.27.4.b.)	Housing	Estimated number of FTE employees working on site at CN	Section III.A.

DA Section	Topic	Subtopic	2012 Annual Report Section (or reason for no report)
5.5.2.e.1 (& 5.27.4.f.)	Land Use - Limited Development Area	Chilled water, steam, electric duct bank, water and telecom lines	Section III.C.
5.5.2.e.2 (& 5.27.4.f.)	Land Use – Limited Development Area	Reclaimed water line (with OWASA)	Section III.C.
5.5.2.e.3 (& 5.27.4.f.)	Land Use – Limited Development Area	Maintenance and improvements to existing utility lines	Section III.C.
5.5.2.e.4 (& 5.27.4.f.)	Land Use – Limited Development Area	Stormwater lines and improvements	Section III.C.
5.5.2.e.5 (& 5.27.4.f.)	Land Use – Limited Development Area	Stormwater structures	Section III.C.
5.5.2.e.6 (& 5.27.4.f.)	Land Use – Limited Development Area	Public utility lines traversing site	Section III.C.
5.5.2.e.7 (& 5.27.4.f.)	Land Use – Limited Development Area	Utility structures without a building (e.g., electrical substation)	Section III.C.
5.5.2.e.8 (& 5.27.4.f.)	Land Use – Limited Development Area	Alterations to utility equipment (generator, other mechanicals)	Section III.C.
5.5.2.e.9 (& 5.27.4.f.)	Land Use – Limited Development Area	Site storage and construction staging areas	Section III.C.
5.5.2.e.10 (& 5.27.4.f.)	Land Use – Limited Development Area	Stream restoration projects	Section III.C.
5.5.2.e.11 (& 5.27.4.f.)	Land Use – Limited Development Area	Greenways and other paved trails	Section III.C.
5.5.2.e.12 (& 5.27.4.f.)	Land Use – Limited Development Area	Public art	Section III.C.
5.5.2.e.13 (& 5.27.4.f.)	Land Use – Limited Development Area	Site clearing for any other purpose	Section III.C.
5.5.2.f.2 (& 5.27.4.f.)	Land Use – Limited Development Area	Alterations (but not expansion) in existing parking lots, including repaving, replanting for stormwater mitigation, or changing impervious to pervious pavement	Section III.C.
5.5.2.f.3 (& 5.27.4.f.)	Land Use – Limited Development Area	Roads, internal service without exterior connections and not designed for vehicular circulation to serve buildings within CN developed area	Section III.C.
5.5.2.f.4 (& 5.27.4.f.)	Land Use – Limited Development Area	Exterior tennis and basketball courts	Section III.C.

<b>DA Section</b>	<b>Topic</b>	<b>Subtopic</b>	<b>2012 Annual Report Section (or reason for no report)</b>
5.5.2.f.5 (& 5.27.4.f.)	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	Section III.C.
5.5.2.f.6 (& 5.27.4.f.)	Land Use – Limited Development Area	Gazebos and other open air shelters, parks, children's play areas, passive recreation features, and park site furnishings	Section III.C.
5.5.2.f.7 (& 5.27.4.f.)	Land Use – Limited Development Area	Unpaved trail construction/maintenance (including volunteer work on paths, harvesting, etc.)	Section III.C.
5.5.2.f.8 (& 5.27.4.f.)	Land Use – Limited Development Area	Memorial gardens	Section III.C.
5.5.2.f.9 (& 5.27.4.f.)	Land Use – Limited Development Area	Kiosks and benches	Section III.C.
5.5.2.f.10 (& 5.27.4.f.)	Land Use – Limited Development Area	Incidental parking areas	Section III.C.
5.5.2.f.11 (& 5.27.4.f.)	Land Use – Limited Development Area	Site furnishings (recycle containers, fixtures, blue lights)	Section III.C.
5.5.2.f.12 (& 5.27.4.f.)	Land Use – Limited Development Area	Support facilities for special events (Tar Heel Town, concerts, etc.)	Section III.C.
5.5.2.f.13 (& 5.27.4.f.)	Land Use – Limited Development Area	Demolitions	Section III.C.
5.5.2.f.14 (& 5.27.4.f.)	Land Use – Limited Development Area	Landscaping activities	Section III.C.
5.5.2.f.15 (& 5.27.4.f.)	Land Use – Limited Development Area	Community gardens	Section III.C.
5.5.3.d. (& 5.27.4.g.) (tracking 5.5.2.e.1)	Land Use – Development Area	Chilled water, steam, electric duct bank, water and telecom lines	Section III.D.
5.5.3.d. (& 5.27.4.g.) (tracking 5.5.2.e.2)	Land Use – Development Area	Reclaimed water line (with OWASA)	Section III.D.
5.5.3.d. (& 5.27.4.g.) (tracking 5.5.2.e.3)	Land Use – Development Area	Maintenance and improvements to existing utility lines	Section III.D.

DA Section	Topic	Subtopic	2012 Annual Report Section (or reason for no report)
5.5.3.d. (& 5.27.4.g.) (tracking 5.5.2.e.4)	Land Use – Development Area	Stormwater lines and improvements	Section III.D.
5.5.3.d. (& 5.27.4.g.) (tracking 5.5.2.e.5)	Land Use – Development Area	Stormwater structures	Section III.D.
5.5.3.d. (& 5.27.4.g.) (tracking 5.5.2.e.6)	Land Use – Development Area	Public utility lines traversing site (Duke Energy, PSNC, etc.)	Section III.D.
5.5.3.d. (& 5.27.4.g.) (tracking 5.5.2.e.7)	Land Use – Development Area	Utility structures without a building (e.g., electrical substation)	Section III.D.
5.5.3.d. (& 5.27.4.g.) (tracking 5.5.2.e.8)	Land Use – Development Area	Alterations to utility equipment (generator, other mechanicals)	Section III.D.
5.5.3.d. (& 5.27.4.g.) (tracking 5.5.2.e.9)	Land Use – Development Area	Site storage and construction staging areas	Section III.D.
5.5.3.d. (& 5.27.4.g.) (tracking 5.5.2.e.10)	Land Use – Development Area	Stream restoration projects	Section III.D.
5.5.3.d. (& 5.27.4.g.) (tracking 5.5.2.e.11)	Land Use – Development Area	Greenways and other paved trails	Section III.D.
5.5.3.d. (& 5.27.4.g.) (tracking 5.5.2.e.12)	Land Use – Development Area	Public art	Section III.D.
5.5.3.d. (& 5.27.4.g.) (tracking 5.5.2.e.13)	Land Use – Development Area	Site clearing for any other purpose	Section III.D.
5.7.2 (& 5.27.4.c.)	Stormwater Cost-Sharing	Cost-sharing agreements (to be updated every three years)	No report required. New cost sharing agreement will be reported in next year's Annual Report.
5.8.7.a (& 5.27.4.d.)	Parking, Traffic and Transit	Report on parking provided vs. baseline parking ratios	Section III.B.



DA Section	Topic	Subtopic	2012 Annual Report Section (or reason for no report)
5.8.7.a (& 5.27.4.d.)	Parking, Traffic and Transit	Current status of transit planning for CN Project and coordination within SRTP process	Section III.B.
5.8.11.b (& 5.27.4.d.)	Parking, Traffic and Transit	Coordination with Transportation Management Plan	Section III.B.
5.9.3 (& 5.27.4.e.)	Short Range Fiscal Plan	Actions taken to address recommendations in most recent SRFP	The initial SRFP is to be completed in conjunction with the issuance of initial site development permit.
5.10 (& 5.27.4.h.)	Carbon and Other Greenhouse Emissions	Greenhouse gas emissions and offsets updated biennially	No report required.
5.11.3 (& 5.27.4.i.)	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.
5.12 (& 5.27.4.j.)	Design Guidelines	Informational copy of any updates to Design Guidelines	No updates have been made to Design Guidelines.
5.12.11 (& 5.27.4.k.)	Public Art	Update on plans, activities, implementation	There are no activities to report.
5.15.4 (& 5.27.4.o.)	Recreation Areas	Study of feasibility and cost-sharing options for future joint-use recreation areas at CN	No report required.
5.15.5 (& 5.27.4.o.)	Recreation Areas	Description of improvements for recreation areas and document compliance with 5.15.5	Section III.G.
5.16.1.b (& 5.27.4.l.)	Greenways	Report on examination and recommendations for a greenways partnership model comparable to public transit partnership	No activity.
5.16.2 (& 5.27.4.l.)	Greenways	Report on potential locations and funding alternatives for campus-to-campus greenway and bike connection	No activity.
5.16.4 (& 5.27.4.l.)	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.

DA Section	Topic	Subtopic	2012 Annual Report Section (or reason for no report)
5.16.14 (& 5.27.4.l.)	Greenways	Greenway improvements and document compliance with 5.16.14	Section III.E.
5.16.15 (& 5.27.4.l.)	Greenways	Report on consideration of pedestrian connections to adjacent neighborhoods	Section III.E.
5.18 (& 5.27.4.m.)	Waste Management	Description of strategies/impacts	Section III.F.
5.19.5 (& 5.27.4.p.)	Airport Closing Assessment	Environmental impacts (after cessation of airport activities)	Horace Williams Airport is still open, so no report is due.
5.20.1 (& 5.27.4.n.)	Stream Buffers	Description of improvements and document compliance with 5.20	Section III.H.

## Appendix of Public Information Meetings

7/13/11 – Annual Report Public Information Meeting at Town Council  
 7/26/11 – UNC Semi-Annual Capital report to Town Council  
 9/21/11 – Carolina North Duct Bank and Greenway Meeting for Glen Heights Neighborhood  
 10/19/11 – Manager’s report Annual Report to Town Council  
 11/2/11 – UNC Electric Ductbank Project Information Meeting for Elkin Hill’s Neighborhood  
 1/23/12 – UNC Conservation Areas presentation to Town Council  
 1/25/12 – Presentation of CN long range plans at Town Hall for Chapel Hill 2020  
 1/19/12 – UNC Public Information Meeting  
 3/26/12 – UNC Semi-Annual Capital report to Town Council  
 5/22/12 – Public Information meeting assessment of Carolina North Development Agreement at Town Hall  
 6/27/12 – UNC Public Information Meeting



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## Contact Information

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