

**A RESOLUTION AUTHORIZING TOWN STAFF TO APPLY FOR THE CLEAN
WATER MANAGEMENT TRUST FUND 2002 GRANT
Resolution No. 157/2001-02**

WHEREAS, the Carrboro Board of Aldermen is committed to the protection of water quality and the preservation of special natural and cultural areas; and

WHEREAS, the Board of Aldermen established the Adams Property Preservation Committee; and

WHEREAS, the Adams Property Preservation Committee has recommended that the Town of Carrboro request funds from the Clean Water Management Trust Fund for the acquisition of the Adams Property.

NOW, THEREFORE BE IT RESOLVED by the Carrboro Board of Aldermen that the Aldermen direct staff to submit a proposal to the Clean Water Management Trust Fund.

This is the 28th day of May in the year 2002.

APPLICATION FORM - DRAFT

CLEAN WATER MANAGEMENT TRUST FUND

1651 Mail Service Center
 Raleigh, NC 27699-1651
 (919)733-6375

Application Closing: June 3, 2002, December 3, 2002

Proposals postmarked on or before June 3, 2002 will be considered during this funding cycle. (A postage meter tape from an agency or business is not adequate to verify mailing by the due date). Proposals postmarked after December 2, 2002 will be considered during the subsequent cycle scheduled to close on June 2, 2003. CWMTF is not able to accept applications by facsimile. Application materials should not be bound in any way, and all materials should be suitable for photocopy in black and white. See general directions on page 2.

FOR OFFICE USE: APPLICANT NUMBER: _____

APPLICANT INFORMATION

Organization Name:	Town of Carrboro
Eligible Applicant Type:	Local Government
Federal. Tax ID#:	56-6001194

(Applicant Type: Your organization must be either (1) a state agency, (2) a conservation non-profit, or (3) a local government (or political subdivision or combination of such entities).

FUNDING LEVEL AND DURATION

Funding sought from CWMTF:	\$ 958,050
Total Cost of Project <i>(refers to the specific project to which CWMTF funds will be applied. Please include all funding sources.):</i>	\$2,062,550
Duration <i>(refers to time in months to complete the project).</i>	Ongoing

OBJECTIVE *(Please check ONLY #1 or #2 objective. You may ALSO check the buffer/greenway objective.)*

1) Restoration of degraded waters, or	
2) Protection of relatively unpolluted waters	*
Establishment of riparian buffers or greenways	*

TYPE OF PROJECT *(Please check appropriate boxes below. You MUST complete the supplemental questions for the type of project(s) that you checked.)*

1) Acquire land or easements for riparian buffers or greenways to protect surface waters or urban drinking water supplies	*	5) Repair/eliminate failing septic tank systems	
2) Coordinate with other public programs to improve or protect water quality		6) Improve stormwater controls and management <i>(See #10 on page 2 of the instructions.)</i>	
3) Restore degraded lands for their ability to protect water quality <i>(See #9 and #10 on page 2 of the instructions.)</i>		7) Facilitate planning that targets reductions in surface water pollution	
4) Repair failing waste treatment systems. Includes reuse projects. <i>(See instruction #9 on page 2 of the instructions.)</i>			

WASTEWATER PROJECT TYPE *(Please check appropriate boxes)*

Infiltration/Inflow	
Repair of existing system	
Expansion of existing system	
Reuse of wastewater	

LOCATIONAL INFORMATION

Region (<i>Check one</i>)	
Western	
Central	*
Eastern	

County	Orange
River Basin	Cape Fear
Stream Segment (<i>refers to the immediate, site-specific, subbasin waters affected by the project.</i>)	
USGS 14-Digit Hydrologic Unit	16-41-1-15-1-(0.5)
Latitude/Longitude (<i>should specify: degrees/minutes/seconds</i>)	
Project Street Address (if applicable)	N/A

CONTACT INFORMATION:

Name	Richard White
Mailing Address	Town of Carrboro Manager's Office
City	Carrboro
Zip code	27510
Phone	(919) 918-7314
Fax	(919) 918-4456
E-mail	rwhite@ci.carrboro.nc.us

Please complete the following questions. Most of this application will be evaluated according to CWMTF quantitative criteria, and will yield a "score" from 0-165 points; however, Trustees will also consider non-quantitative criteria that are identified in CWMTF published guidelines. Answers should be direct, thorough and concise. **Please limit your responses to the following application questions to four pages.**

PROJECT INFORMATION (Up to 135 points**)

- (1) To what extent will the proposed project either (a) restore degraded waters, or (b) protect relatively unpolluted waters. (0-45 points)

Upstream portions of Bolin Creek are relatively unpolluted. Acquisition of the Adams property, located at the upstream limit of degradation that is attributed to urban land uses provides a unique opportunity to preserve and enhance water quality in the Bolin Creek watershed. A wide variety of classes of contiguous mature natural communities are represented on the site. From upland (xeric) forest habitat the site trends down slope through more mesic landforms, finally encompassing the riparian forest zone and channel of Bolin Creek, a major regional stream corridor.

- (2) Describe any special significance of waters (in terms of NC-DWQ water quality classification, e.g. High Quality or Impaired) to be enhanced, restored or protected by the project. Note also any special recreational, educational or economic values of specific waters. *You may use an online mapping tool (<http://www.undersys.com/clean/cwmtfweb.html>) to determine the stream's classification, and whether it considered to be a highly valued water such as wild trout, significant aquatic habitat, Outstanding Resource or High Quality Waters, shellfishing, primary nursery area. See datalayers under the Monitoring and Natural Resources themes.* (0-20 points)

The downstream portions of Bolin Creek have been included on the State's 303(d) list of impaired waters. Recommended mitigation strategies are expected in conjunction with the NPDES Phase II permit applications that must be submitted by March 2003. In the meantime, the Wetlands Restoration program is partnering with local governments, including Carrboro, to prepare local watershed management plans, to identify and to implement wetlands mitigation sites that can reverse water quality impairments. The Adams property is a key location along the Bolin Creek corridor, an exceedingly valuable natural and recreational resource in the community. The Town of Carrboro is the most densely populated municipality in the State of North Carolina. Relatively compact development resulted from more than two decades of decision-making regarding the support of public transit and other modes of transportation (e.g. biking and walking), and the provision of housing for a diversity of residents, including faculty, staff, and students affiliated with the University of North Carolina at Chapel Hill. Active recreational facilities and open space requirements have been in place for years, but the regular, extensive use of the Adams property and the Bolin Creek corridor itself attest to the recreational needs and demand of this relatively young, well-educated community.

- (3) What does the NC-Division of Water Quality's Basinwide Management Plan and the NC Wetlands Restoration Program's Watershed Restoration Plans say about the specific waters, which will be restored or protected by your project? (Make page specific references to the plans, and explain how your project will solve documented problems and ensure protection or restoration). (0-20 points) *(See the following links for information about these plans: DWQ Basinwide Plans (http://h2o.enr.state.nc.us/basinwide/basinwide_water_quality_plans.htm) DWQ Basinwide Assessment Reports (<http://www.esb.enr.state.nc.us/bar.html>), and NCWRP's Watershed Restoration Plans (<http://h2o.enr.state.nc.us/wrp/wetrip.htm>). Information may also be obtained on coastal waters from the NC Shellfish Sanitation Division (<http://www.deh.enr.state.nc.us/shellfish/index.html>) and Division of Marine Fisheries (<http://www.ncfisheries.net/>).*

The N.C. Division of Water Quality's 1999 Basinwide Assessment Report on the Cape Fear Basin noted that benthic macroinvertebrate samples taken in 1993 and 1998 revealed good or excellent water quality in the upstream portions of Bolin Creek. Poor ratings were given to the lower reaches of the creek, with impairment

attributed to urban nonpoint sources in Chapel Hill. The Cape Fear River Basinwide Water Quality Plan (2000) reiterates these findings and recommends that the Town of Chapel Hill be required to address stormwater issues as part of the NPDES Phase II stormwater management program.

(4) What will be the measurable and enduring outcomes of the project? (0-20 points)

As a preserved landscape continuum of xeric to mesic habitats, this site will function as an excellent buffer and filter against upstream nonpoint source pollutant discharges. It will also serve as a steady and high quality contributor to stream base flow and water temperature stability, thereby further enhancing habitat value.

(5) Does the project employ innovative procedures or technology? If so, what are the implications for water quality? (0-5 points)

The project proposes traditional methods of property acquisition and management for the maintenance and enhancement of water quality. The Town of Carrboro has a history of proaction regarding environmental initiatives and is open to employing innovative procedures and technology and has partnered with the North Carolina Division of Water Quality Wetlands Restoration program to develop a local watershed management plan, which is expected to identify mitigation opportunities within the watershed.

(6) Does the project establish functional riparian buffers or greenways? Does the project contribute toward an integrated ecological network? If so, provide details of buffer design and estimates of pollution reduction. (0-20 points)

This project will establish both functional riparian buffers and a segment of greenway. The riparian corridor which the creek represents is a conduit for the regional movement of wildlife species. It provides (integrates) the linkage between different habitat types and locations within the greater ecological network of the area and region. The condition of the existing riparian buffer is in stable, mature forest vegetation. It is further buffered by extensive mature forest cover extending well into the contributing upland zones. The preservation of the Adams property will contribute toward an integrated ecological network for the site and the watershed as a whole.

APPLICANT INFORMATION (Up to 30 points)**

(1) Describe other resources committed towards this project. (0-20 points)

The Carrboro Board of Aldermen established a committee to explore ways to preserve this land. In addition to the time and efforts of these volunteers, Town of Carrboro staff prepared the grant application. Staff will be responsible for developing and implementing a management plan. The Town of Carrboro has a contract with a water quality biologist to conduct a quarterly water quality evaluation of Bolin Creek using benthic macroinvertebrate population analysis.

(2) Briefly describe organization's qualifications to accomplish the proposed project. (0-10 points)

The Town of Carrboro is a municipal corporation authorized under State law to acquire land for open space which includes riparian buffers and greenways.

(3) Is there a long-term management plan to which this proposed project is strategically related? (Explain)

A formal, long-term management plan related to the acquisition of the Adams property has not yet been prepared. The project's principle activities, maintenance and enhancement of water quality, preservation of natural areas and the protection of open spaces for active and passive public access, however, are keystones strategies of the Town's strategic efforts from the perspective of both policy-making and land use regulations.

(4) Is there a local land use plan for the county or municipality in which the project will occur? What assurance can you provide regarding long-term management of the project?

The project is located within the city limits of the Town of Carrboro, in an area covered by the Facilitated Small Area Plan for Carrboro's Northern Study Area. Land use policies and regulations are specified in Carrboro Vision2020: Policies Through the Year 2020 and the Carrboro Land Use Ordinance/Chapter 15 of the Carrboro Town Code.

It is anticipated that easements limiting use of the property to activities consistent with the project goals would be established to assure long-term management of the property. Staff of the Public Works, Recreation and Parks, and Planning departments would be assigned the responsibility of overseeing the day-to-day management of the project, in accordance with policies adopted by the Board of Aldermen.

(5) Is this project eligible for funding under other state or federal grant programs? If so, elaborate.

Orange County Bonds

During current budget deliberations, the Orange County Board of Commissioners will decide what portion of \$20 million in bonds will be allocated over each of the next seven years beginning with FY 02-03.

Lands Legacy Program

It is anticipated that some of the bond will be allocated to Lands Legacy Program in FY 02-03. The current draft would provide \$1 million as well as to other park projects. Several speakers at their CIP public hearings asked the Board of Commissioners to front-load bond funds for the Lands Legacy Program to allow purchases to happen now rather than 3-5 years in the future.

Land and Water Conservation Fund – 2003

The Town plans to apply for funding during the 2003 cycle.

(6) Is the property wherein the project will be located subject to any environmental laws, rules or regulations (existing or pending) that impose obligations or restrict the use or marketability of the property? (If yes, please explain)

The project is subject to the environmental regulations of the Carrboro Land Use Ordinance. These regulations require a conservation subdivision process for all subdivisions, calculate density based on net acreage reduced by all or some of the property's constrained areas (check memo to Adams committee re: development potential reduction/net density), stream buffer designation and protection, open space preservation, protection of rare and significant trees, stormwater quantity and quality standards. These regulations reduce the development potential of the property and require clustering in order to maximize the development potential in a cost-effective manner.

On Town Letterhead

NARRATIVE

A CONCISE DESCRIPTION OF THE PROJECT

The Carrboro Board of Aldermen and residents have a long-standing desire to protect the Bolin Creek corridor through land preservation. The Adams property is a significant part of Carrboro's community heritage and remains one of the largest undeveloped parcels near the community's center. Being located next to Wilson Park, it would be a keystone addition to the area's parks and greenways. It could be connected to the proposed greenway along Bolin Creek that would link Carrboro and Chapel Hill trails together while protecting the water quality. This site will function as an excellent buffer and filter against upstream nonpoint source pollutant discharges. The Town is requesting \$ 958,050.

WATER QUALITY OBJECTIVES AND HOW THEY WILL BE ACHIEVED

This is a prime piece of property that has attracted the interest of many developers, some of whom have initiated offers to buy. The Town would add the riparian portion of the property to the proposed Bolin Creek greenway establishing a pedestrian and wildlife corridor. As it is adjacent to one of the town parks, upland areas of the property could be a keystone addition to the area's public parks system and provide low impact recreational value while preserving the majority of the property in its natural state.

The nature of this tract - transitioning from an old farm, through early successional forest, through mature hardwood slopes to the creek - provides an opportunity to preserve not just a water body, but a slice of a piedmont watershed that contains diverse habitat. These features are increasingly rare in an urban setting. Currently, there is much local, uncontrolled use of this property by a broad spectrum from mountain bikers to birdwatchers. If the property is developed into a neighborhood, that use will be squeezed into other areas near the creek, thus transferring the pressure. If the entire area remains natural, but allows limited recreational uses, it will be possible to monitor the use and establish a model for community stewardship. By integrating stream

preservation with access to the natural areas and planning for connectivity to other segments of the creek, including the UNC Botanical Gardens, the potential exists to educate a community of stewards. These actions may result in more feet, but it will also provide more eyes to monitor the stream bank.

This property is on a portion of Bolin Creek that is transitional from rural, relatively undeveloped, or recently developed land into the urbanized section as the creek passes out of Carrboro and through Chapel Hill. Downstream portions of Bolin Creek have been reported in 2000 by the Division of Water Quality as impaired pursuant to the Federal Clean Water Act Section 303(d). Development of this tract of land, notwithstanding current land use policies that provide some creek protection, will nonetheless change the dynamics and character of the creek by moving urbanization and potential subsequent degradation further upstream. Acquisition of this property for preservation will protect the water quality of a relatively unpolluted segment of the creek. Preservation in the current state will prevent surface water pollution from increased impervious surfaces, maintain vegetative cover that serves to filter ambient air deposition as well as surface water contaminants, and maintain the current regime of subsurface water flow.

The Town of Carrboro Board of Alderman voted unanimously on May 14, 2002 to partner with the North Carolina Division of Water Quality Wetlands Restoration Project (NCWRP) to begin local watershed planning and to develop stream restoration projects. Acquiring the Adams Tract would be complementary with these efforts under the NCWRP project to assess opportunities for restoration upstream. In addition, there are several potential needs within the Adams Tract that would be much more plausible under the Town's ownership. Two of the most notable needs are: 1) restoration of the areas surrounding the railroad bridge and 2) the relocation and/or Heavily used biking and hiking trails along and through the creek with significant erosion and disturbances.

TOTAL FUNDS REQUIRED FOR THE PROJECT

\$2,062,550

OTHER POSSIBLE FUNDING SOURCES FOR THE PROJECT (BY GRANT, TAXING AUTHORITY, OR BONDS)

The Town has requested \$500,000 from the Orange County Lands Legacy Program and will seek funding from the Land and Water Conservation Fund during the 2003 funding cycle.

NEED FOR THE PROJECT

Preservation of this property will help protect the creek which eventually flows to a source of water. Compared to developers or other interested parties, the Town would be the best steward to maintain the value and the beauty of the property by keeping it as a natural riparian / hardwood area that would be available to the general public including school children. and to the wildlife that inhabit the property. Preservation of this property meshes with the greenway development plans along the remainder of Bolin Creek within Carrboro's jurisdiction. In this way, the benefit extends beyond the reach of the creek within the Adams property.

This property is considered one of the most beautiful pieces of land left in Carrboro. The Town would very much like to protect its natural and historical value for future generations.

METHOD OF EVALUATION OF MEASURABLE OUTCOMES

The Town of Chapel Hill currently monitors 14 sites monthly in area streams. ___ of these sites are on Bolin Creek at various stages downstream of the Adams Tract. The Town will also be performing watershed and stream assessments as part of the stormwater management program.

The Town of Carrboro has a contract with a water quality biologist to conduct a water quality evaluation of Bolin Creek using benthic macroinvertebrate population analysis. A quarterly first year baseline was established in 2000-01 with anticipated annual monitoring at three sites – two upstream of Adams property and one immediately downstream on Bolin Creek.

Bolin Creek is a tributary of Little Creek, which is one of eleven streams being evaluated by N.C. Division of Water Quality under a grant from the CWMTF. This data will provide a baseline of chemical, physical, and biological data against which to evaluate future recovery in degraded segments. Preliminary reporting has pointed to downstream degradation in part attributable to upstream urbanization.

Carrboro is in the process of preparing a stormwater protection plan to meet the NPDES Phase II requirements as an MS4 (define). As part of the effort to address the public education component of permit requirements, the Town anticipates organizing or collaborating with existing organizations to conduct a stream watch program. This will likely include input from residents, advisory boards and other interested parties like the newly organized Friends of Bolin Creek organization. This effort will result in expanded monitoring of water quality issues within the stream corridor as a first line of detection.

NCWRP, as part of the agreement with Carrboro, will monitor any restoration projects for five years after completion using the following methods: water sampling, benthic macroinvertebrate studies, and the stream structure and condition.

Supplemental Questions:

RECEIVING WATERS INFORMATION

- 1) Receiving Waters
- a) Name of receiving waters: **Bolin Creek**
 - b) DWQ stream index number: **16-41-1-15-1-(0.5)**
 - c) Stream classification: **C; NSW**
 - d) Use support rating: **segments of Bolin Creek rated partially supporting (PS)**
 - e) Cause and source of impairment parameters as reported by the Division of Water Quality: **Cause of rating is attributed to an impaired biological community. Instream habitat degradation associated with urban nonpoint sources is a possible cause of impairment. Bolin Creek is on the state's year 2000 303(d) list.**
- 2) What are the expected benefits of this project that relate to specific water quality problems or issues? For example, what change in stream conditions (concentration and/or mass) can be expected for water quality parameters of concern in receiving waters?
- Reduced sediment loading
 - Chemical pollution prevention (preventing impervious surface development)
 - Thermal pollution prevention (maintain cover)
 - Increased dissolved oxygen
 - Reduced stream bank erosion
 - Rebound in benthic populations
 - Maintenance of high species diversity and richness by preserving a block of habitat
 - Public education / community-based stewardship model

**TYPE 1 PROJECT
SUPPLEMENTAL QUESTIONS FOR BUFFER ACQUISITION,
EASEMENT, OR GREENWAY PROJECTS**

PROPOSED PROJECT

- 1) **Who owns the property?**
The property is listed to Martha Adams Galli Et Al and Ann A. Adams, Trustee.
- 2) **Has the landowner indicated a willingness to sell the property or an easement?**
Yes. The owners have indicated a willingness to sell the property.
- 3) **Will you be protecting the property through a conservation easement(s), fee simple purchase, or other method?**
The Town is seeking to protect the property through a fee simple fee purchase.
- 4) **Do you have an appraisal, survey and environmental audit for the project? *For acquisition and easement projects, CWMTF recommends that the applicant submit an option, appraisal(s), survey, and environmental audit as part of a complete application submittal. Please note that the NC State Property Office requires two appraisals for any land purchases in excess of \$250,000. If possible, please include a digital copy of the survey with your application.***
The Town has one appraisal and a letter of interest. A second appraisal, survey, and environmental audit will be submitted after the grant is awarded.
- 5) **Do you have an option on the property? If yes, when does the option expire?**
The Town has a letter of interest. An option will be submitted after the grant is awarded.
- 6) **Does the landowner(s) understand CWMTF's easement policy? If the landowner(s) wishes to diverge from the standard easement, over any or all of the tract, please describe the modification that would need to be made to the easement. *Please note that the CWMTF easement will be granted to the State of North Carolina and is a permanent easement. View a copy of the typical CWMTF easement.***
The Town plans to own the land and will grant an easement to CWMTF.
- 7) **How many acres will be acquired or protected through the project?**
The Town would like to purchase 28.8557 acres. The owners have expressed an interest in retaining approximately 2.5 of the 30.5-acre tract. The Town is seeking to acquire the remaining 28 acres.
- 8) **How many linear feet of buffer will be protected? Please give buffer lengths for each stream or waterbody. If the buffer will protect both sides of the creek, please count the buffer length twice. *For example, a buffer of 100 feet along one side of a creek would result in 100 linear feet of buffer. A buffer of 100 feet along both sides of a creek would lead to 200 linear feet of buffer.***
The proposed project involves approximately 500 linear feet of buffer along the east and south sides of Bolin Creek.
- 9) **What will be the depth (width) of the buffer? If variable, please include the range.**
The project proposes acquisition of a 28-acre parcel which would allow the establishment of a buffer between 700 and 2,000 feet in width.
- 10) **Please describe the proximity of the land to surface waters (in feet).**
Surface waters are adjacent to the property along the 500 linear feet of stream frontage noted above in item 8.
- 11) **If only a portion of the tract is within 300 feet, what percentage is within the 300 feet closest to the stream?**

Approximately six acres (21.4 percent) of the tract is within 300 feet of the stream.

12) If portions of the property are not within 300 feet of Waters of the State, explain how these lands not adjacent to waters are relevant to the overall goals of the project.

Approximately half of the Adams Property is located further than 300 feet from Bolin Creek. Acquisition of the entire tract will allow the Town to develop a comprehensive plan that can protect the water quality of a relatively unpolluted segment of the creek. Limited development for access to recreational facilities (trails) is in keeping with current community needs and expectations. Preservation of the bulk of the tract will prevent surface water pollution from increased imperviousness, maintain vegetative cover that will filter ambient air deposition and associated surface water contaminants. The overall goals of the project seek to preserve the Adams property because of its unique resources, both natural and cultural, its central location and close proximity to a large number of residents in both Chapel Hill and Carrboro. This management strategy affords the greatest potential for success, since it recognizes the need to incorporate what may be perceived as competing objectives.

13) How is the land classified in land use plans?

The Facilitated Small Area Plan for Carrboro's Northern Study Area notes the presence of primary and secondary conservation areas, including steep to moderate slopes, stream buffers, and mature deciduous forests, on this property. The property has been zoned for residential development.

14) What is the "threat of development"? Can the property be built upon, timbered, or farmed?

The property is one of a handful of sparsely developed or undeveloped tracts of land remaining within Carrboro's town limits. Permitted uses include a variety of types of residential development, public service and recreational uses, as well as a number of others. A number of features make this property fairly attractive to development. These features include close proximity (approximately one mile) to the University of North Carolina at Chapel Hill and the downtowns of both Chapel Hill and Carrboro. The property has frontage along a major arterial road connecting Chapel Hill and Carrboro and is adjacent to a Carrboro neighborhood park. A greenway is planned along the length of Bolin Creek from its headwaters near Old NC 86 to University Mall and beyond. The Hay, Schneider, and Copeland appraisal determined the best and highest use to be residential development.

15) What would be the impacts of the activities in #14 above on the receiving surface water quality?

Carrboro's land use regulations require that post-development rates of run-off do not exceed pre-development rates of run-off. All projects requiring special or conditional use permits are required to be designed to incorporate stormwater quality best management practices meeting DENR standard. Residential developments are subject to a 40 percent open space requirement that would protect much of the buffer areas. The extent to which property is developed is controlled by the need to maintain pre-development rate of run-off and by dimensional regulations (building height and setbacks), and by other development standards (parking, tree protection, shading and screening). Development of the tract could result in increases in the volume of stormwater leaving the site, as well as water quality impacts for projects that do not involve stormwater quality standards or for those water quality impacts from the 15 percent untreated total suspended solids (TSS).

16) Is this project part of a larger planning project, such as a master plan? Briefly outline any ongoing or previous efforts to protect land in or near the project area for purposes of water quality. Describe how these and possible future efforts may compliment the proposed project.

Stream buffers along intermittent and perennial streams, as well as along nearly all defined storm drainages, were established in the 1980s to alleviate concerns of flooding and other storm impacts. Stormwater quantity requirements were established in 1980 and have been strengthened and expanded, most recently in 1999 when stormwater quality requirements were established for all developments requiring special and conditional use permits. In coordination

with the Town of Chapel Hill and independently, the Town has monitored water quality of Bolin Creek. In 2000, the Town of Carrboro undertook a year-long study of benthic macroinvertebrates and associated habitat and stream conditions in order to establish a baseline of data on the condition of the upper reaches of Bolin Creek. At the request of the North Carolina Division of Water Quality Wetlands Restoration Project, the Town entered in to a Memorandum of Understanding to participate in a Local Watershed Planning Effort for the New Hope Creek drainage area, which includes the Town's drainage areas for Bolin and Morgan Creeks. All of these efforts are complementary. First and foremost because the acquisition of the property for public use would result in less intensive use of the land. The efforts also provide opportunities for the development of restoration projects on or near the Adams property and continue to manage stormwater quality impacts associated with land development and use.

- 17) **Do you have any other uses planned for the property (such as recreation, education)?**
Currently, "open space" has been the use discussed at greatest length. In light of the plans for a greenway along Bolin Creek connecting Carrboro and Chapel Hill, and the extensive, ongoing, casual use of the OWASA easements and other areas along the creek, and the close proximity of the Chapel Hill High-Phillips Middle-Seawell Elementary school campus, it is likely that formal recreational and educational uses would also be appropriate and desirable.
- 18) **If the project includes a greenway, please provide written documentation that landowners of contiguous property are willing to participate in the project. *CWMTF is most interested in funding greenway projects that can establish a contiguous trail.***
Since the early 1980s, the Town of Carrboro has been working with applicants for new development to identify potential greenway connections along local streams. Offers of dedication along both Morgan and Bolin Creeks have been obtained. Along Bolin Creek and tributaries, access easements have been obtained in conjunction with the Bolin Forest, Lake Hogan Farms, and Cates Farm subdivisions. Downstream of the development, the Town of Chapel Hill has planned over 28 miles of trails. Approximately 18 miles have been completed, with 1.5 miles along Bolin Creek between Airport Road and the Community Center.
- 19) **Will you be allowing public access to the property?**
Yes.
- 20) **How will you guarantee the long-term maintenance and protection of CWMTF's investment in your project?**
The Town will take several steps. 1) The Town will develop a management plan that specifies the use and maintenance. 2) The Town will ensure that uses meet the objective to maintain water quality. 3) The Town will support monitoring efforts by partnering with other agencies and encouraging the development of stream watch groups and will encourage the development of a training module to train others to be stewards of the creeks. The Town of Carrboro Recreation and Parks and Public Works Departments would be responsible for the maintenance of the property.
- 21) **Briefly outline how the costs of project were estimated and document as needed. How did you establish market price? Include the following cost categories in your discussion: stewardship and monitoring, appraisal, survey, environmental audit, and legal/closing. *Please note that CWMTF cannot pay in excess of appraised value.***
Fair market value is based on an appraisal conducted by Hay, Schneider, and Copeland. Stewardship and monitoring cost are based on current maintenance requirements and costs. Appraisal, survey, environmental audit, legal fees were determined by placing calls to the appropriate service providers.

**PROJECT BUDGET
ADAMS PROPERTY PRESERVATION
TOWN OF CARRBORO, ORANGE COUNTY**

Appraisal	\$ 2,500
Survey	\$ 2,500
Environmental audit	\$ 25,000
Legal/closing Costs	\$ 2,550
Stewardship, monitoring, management plan development	\$ 30,000
Land Purchase	\$895,500
Total:	\$958,050

MAP

GOVERNING BOARD

Carrboro Board of Aldermen

Michael Nelson, Mayor
Alex Zaffron, Mayor Pro Tem

Joal Hall Broun
Mark Dorosin
Jacquelyn Gist
John Herrera
Diana McDuffee

The Mayor and Aldermen are elected in nonpartisan elections by a simple plurality. No primaries are held.

The Mayor is elected for a two-year term. The Aldermen are elected for staggered four-year terms.

OTHER GRANT APPLICATIONS

Orange County Bonds

During current budget deliberations, the Orange County Board of Commissioners will decide what portion of the \$20 million in bonds will be allocated over each of the next seven years, beginning with FY 02-03.

Lands Legacy Program

It is anticipated that some of the bond will be allocated to Lands Legacy Program in FY 02-03. The current draft would provide \$1 million as well as to other park projects. Several speakers at their CIP public hearings asked the Board of Commissioners to front-load bond funds for the Lands Legacy Program to allow purchases to happen now rather than 3-5 years in the future. A letter requesting \$500,000 was mailed May 17, 2002.

Land and Water Conservation Fund – 2003

The Town plans to apply for funding during the 2003 cycle.

LETTER OF INTENT
Triangle Land Conservancy