

Outline Development Plan: 2019



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BRIGHTWATER SCIENCE & TECHNOLOGY CAMPUS

Project Data

Applicant: Harnett Properties Corporation
Walter Weeks, Chairman
P.O. Box 1270
200 Alexander Dr
Lillington, NC 27546
Phone: (910) 893-7524

Current Engineer: 4D Site Solutions, Inc
409 Chicago Drive,
Suite 112
Fayetteville, NC 28306

Agent/Contact: Paula Stewart,
Harnett County Manager
420 McKinney Pkwy
P.O. Box 759
Lillington, NC 27546

Angie Stewart Economic
Development
200 Alexander Dr
P.O. Box 1270
Lillington, NC 27546

Total Acres: 129.10

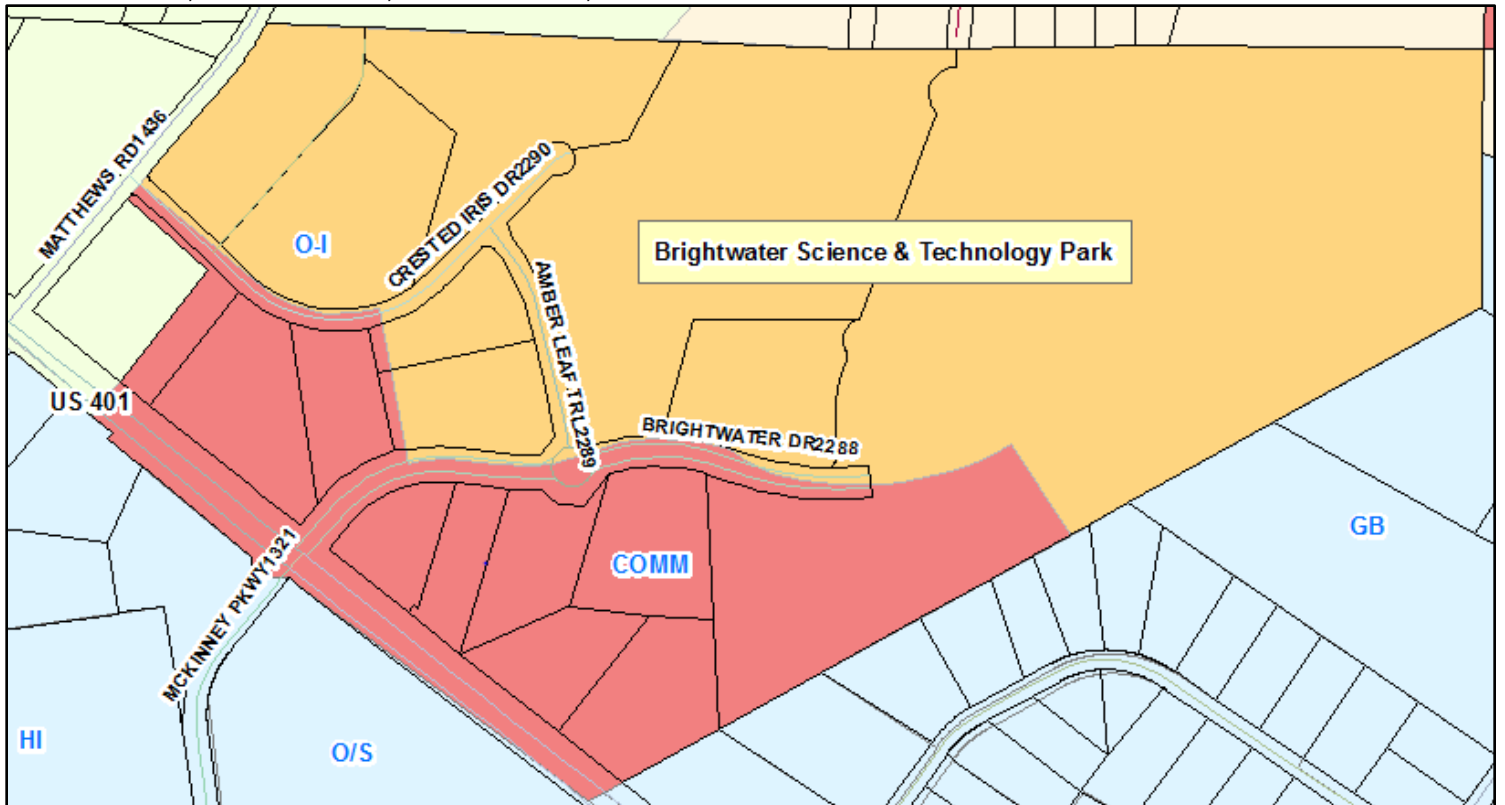
Total Lots: 23

Zoning Classification: Office & Institutional and Commercial

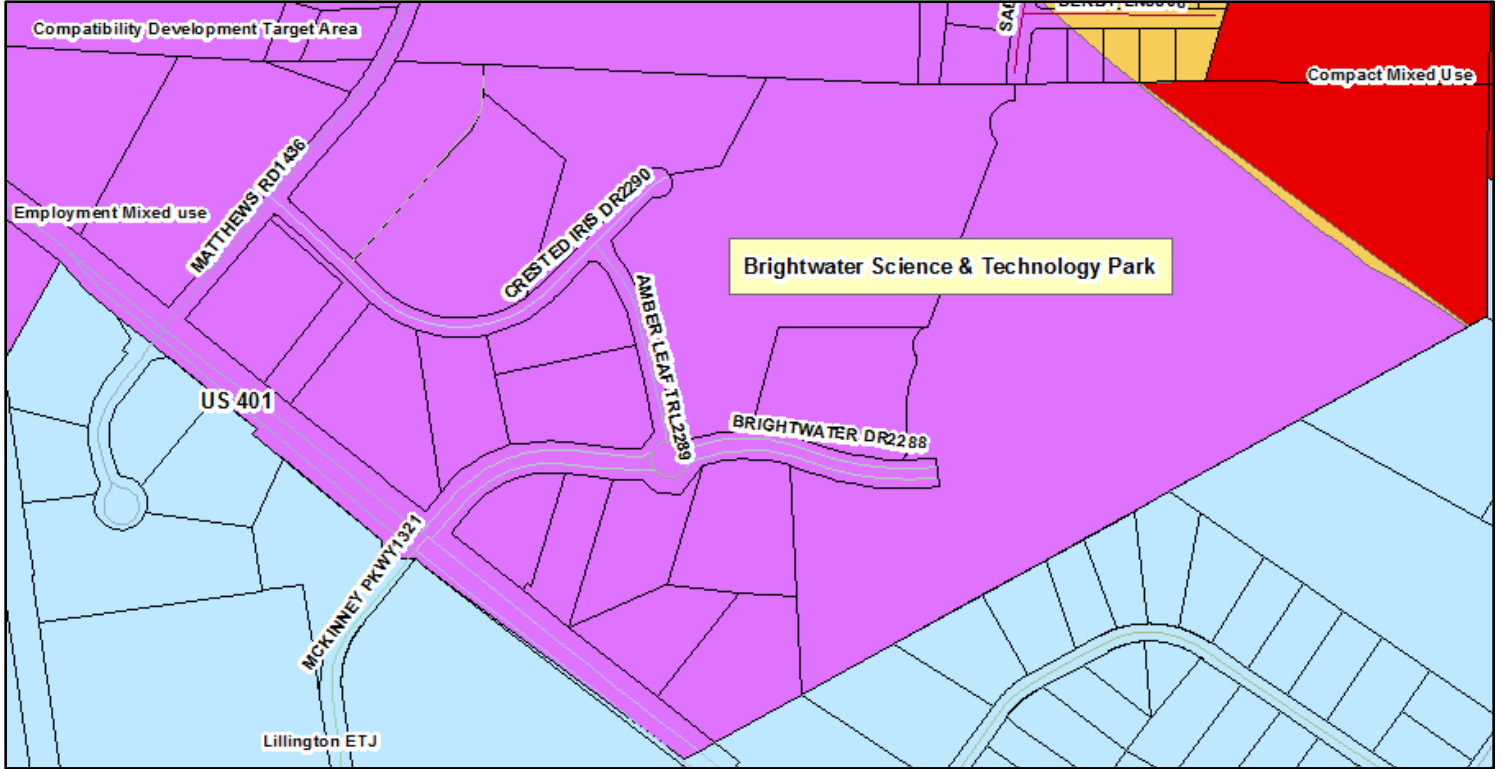
Land Use Classification: Employment Mixed Use

Township: Neills Creek

Pin #'s: 0651-50-8188, 0651-60-1083, 0651-60-8297, 0651-70-1090, 0650-79-3412, 0650-79-1646, 0650-68-9997, 0650-68-9594, 0650-68-7625, 0650-68-9997, 0650-68-6952, 0650-68-4953, 0650-68-2979, 0650-69-4388, 0650-69-4642, 0650-69-1308, 0650-59-8347, 0650-59-6557



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Background

The Harnett Properties Corporation (Properties Corp.), a non-profit North Carolina corporation, originally formed March 30, 1994 as the Harnett County Forward Together Committee (HFTC), works to achieve smart economic growth within the County, which will lead to the creation of new jobs and an increase in the tax base. The Harnett County Board of Commissioners created the Properties Corp. to help support the Harnett County Economic Development Council, a county level department established by the Commissioners. The Harnett Properties Corporation is made up of a representative of each County Commissioner electoral district, two of which are County Commissioners; three at-large, business/ industry representatives, whom do not have to reside in Harnett County Commissioner's; the County's Economic Development Council chair; and the County Manager or designee is an ex-officio member.

Mission Statement:

- A. To stimulate, encourage and promote the economic development of Harnett County, North Carolina by providing services and aid of a nature and kind calculated to encourage and facilitate the locating, establishing, building, operating and maintaining of new, existing and additional business and industries in the County.

- B. To encourage, solicit, advertise for and promote the location and operation of business, industry and manufacturing establishments within the County, and to act independently or in conjunction with governmental organizations in the promotion and development of the economic and business welfare of Harnett County.

Goals and Objectives:

- Promoting Harnett County as an excellent place to do business and to live.
- Acquiring and holding real estate for the development of industrial sites.
- Assisting in the construction and maintenance of buildings and facilities.
- Assisting industry in efforts to locate to Harnett County and assisting existing industry within the county.
- Advertising available Harnett County properties suitable for industrial and economic development.

The Harnett Properties Corporation currently serves as the Architectural Review Committee (ARC). The committee reviews all proposed developments to ensure compliance with restrictive covenants to promote high quality development.

Discussion

The original vision for the Brightwater Campus (Campus) was to recruit pharmaceutical companies doing research, development, and manufacturing. It was determined that Industrial Zoning would be appropriate for these types of companies. Since the economic downturn, there has been a reduction in these type companies. With the addition of the hospital, the vision changed as to the types of companies who would be drawn to the Campus. The interest to date has been by companies who benefit from the proximity to the hospital, provide ancillary services or need a nearby space but perform much of their work at the hospital.

It is becoming more and more apparent that the proposed uses and required setbacks are not consistent with industrial zoning.

Our best option is to change the industrial zoning to Office and Institutional to allow for growth and development while protecting the larger community, nearby neighborhoods, and the environment from impacts accompanying the major new development. Office and Institutional zoning has been established for large tracts of land where the predominate use is to be college, university hospital, clinics, public cultural facilities, offices for business and professional use light manufacturing, and related functions. These predominate uses are consistent with the master plan for the Campus.

No zoning change is proposed for areas that are currently zoned as commercial.

This development plan continues to evolve, but holds fast to the premise of responsible, sustainable development. The plan includes the identification of total infrastructures needs, such as water, sewer and streets for the Campus and also encompasses cumulative impacts such as the development of the 401 corridor.

Campus Buildings

The Development Plan depicts the construction of several technology-based businesses, skilled nursing facilities, office/medical office, and retail facilities in addition to the hospital.

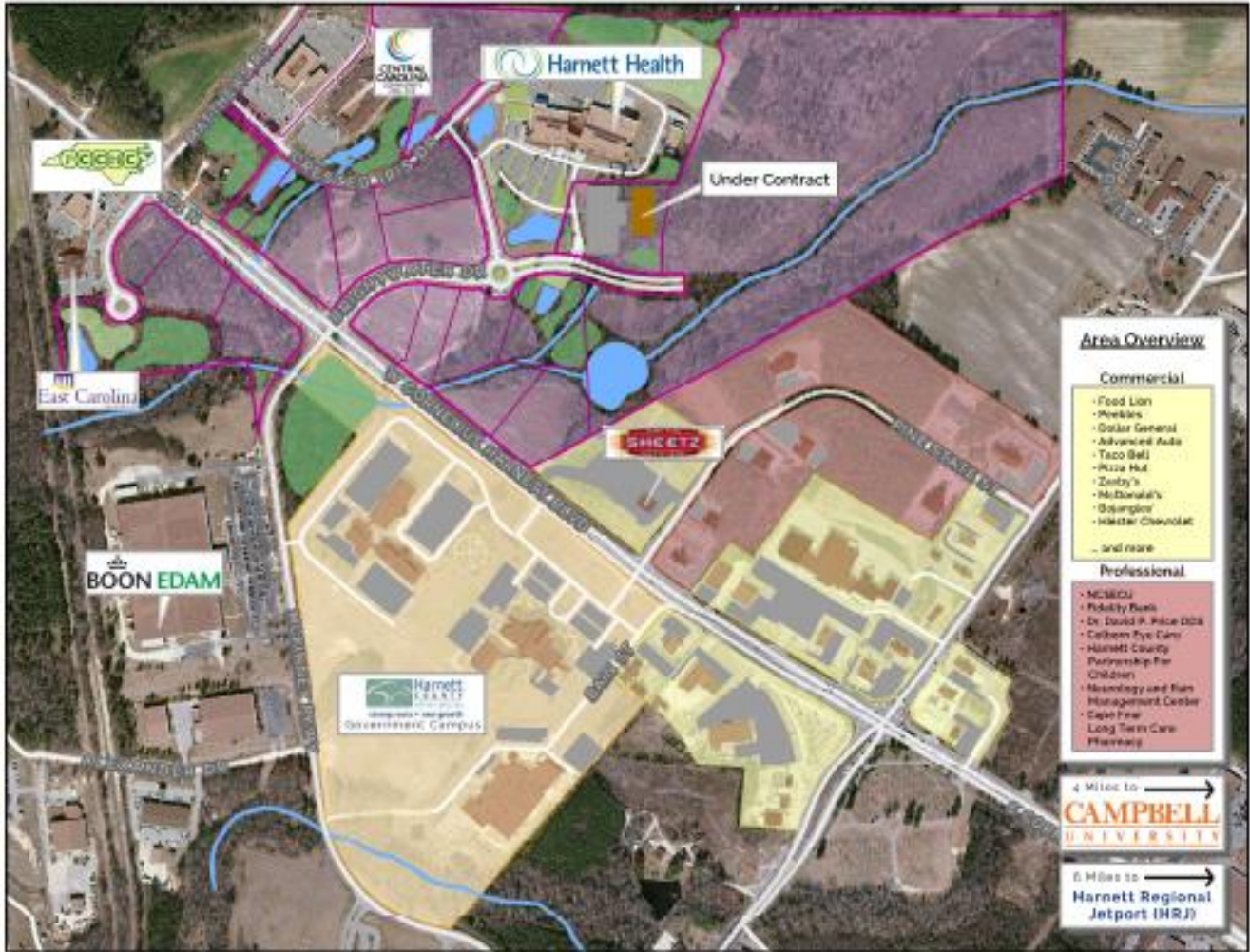
Harnett Health Hospital and the Central Carolina Community College (CCCC) Health Sciences building, and a nursing facility all opened in 2013.

Other potential facilities are included in the Development Plan are shown on Figure 1 and included in Table 1.

Table 1. Projected Building Data			
Description	Parcel Acreage	Building Area	No. of Stories
Technology			
T-1	11.2 AC	124,000 S.F.	2
T-2	6.8 AC	84,000 S.F.	2
T-3	20.5 AC	252,000 S.F.	2
Skilled Nursing Facility			
Harnett Health Investors, LLC	8.1 AC		
Education			
CCCC Health Science Building	5.6 AC	36,000 S.F.	2
Retail			
R-1	7.6 AC	13,000 S.F.	
R-2	5.8 AC	4,500 S.F.	
R-3	4.4 AC	11,450 S.F.	
Hospital			
Central Harnett Hospital	20.1 AC	94,750 S.F.	2

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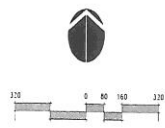
2019 Marketing map



BRIGHTWATER SCIENCE & TECHNOLOGY CAMPUS

Figure 1 depicts an opinion of the projected Master Plans for the Campus. It is anticipated the areas along the 401 corridor and immediately adjacent to the hospital will be developed earlier.

Figure 1. Campus Building Map



Legend

- Under Construction
- Near future (under 5 years)
- Greater than 5 years

ILLUSTRATIVE MASTER PLAN

BRIGHTWATER

SEPTEMBER 18, 2009

WITHERS RAVENEL
ENGINEERS PLANNERS SURVEYORS

CAMPUSBUILDING MAP

Transportation Management

Vehicular Circulation

The recently completed North Carolina Department of Transportation (DOT) TIP project R- 5185 was designed to accommodate the traffic generated from the Campus. Project traffic counts are included as Figure 2.

Currently there are plans to extend Brightwater Drive onto NC 210. This future connection would traverse property that is currently in the Town of Lillington planning jurisdiction.

The DOT maintained roads in the Campus will be Brightwater Drive, Amber Leaf Drive, and Crested Iris Drive. DOT will provide limited access onto Brightwater Drive. The entrances to the Campus from US 401 have been negotiated with DOT and are included in the TIP project.

Red Mulberry is in a cross-access easement as well as the northern portion of Crested Iris beyond the intersection of Crested Iris and Amber Leaf Drive. River Rock Lane is another road that will be constructed in a cross-access easement. There will be several cross-access easements that will be established as the park development progresses. These cross-access easements will be strategically located to provide interconnectivity and circulation. The minimum design for the cross-access easements will provide a 24 foot travel way for two-way traffic. The pavement sections for these roads will be equivalent to 2" S9.5B, 2.5"110.0 Binder, 8" ABC. Minor deviations from this section may be approved by the ARC upon demonstration that the road will not be subject to truck traffic.

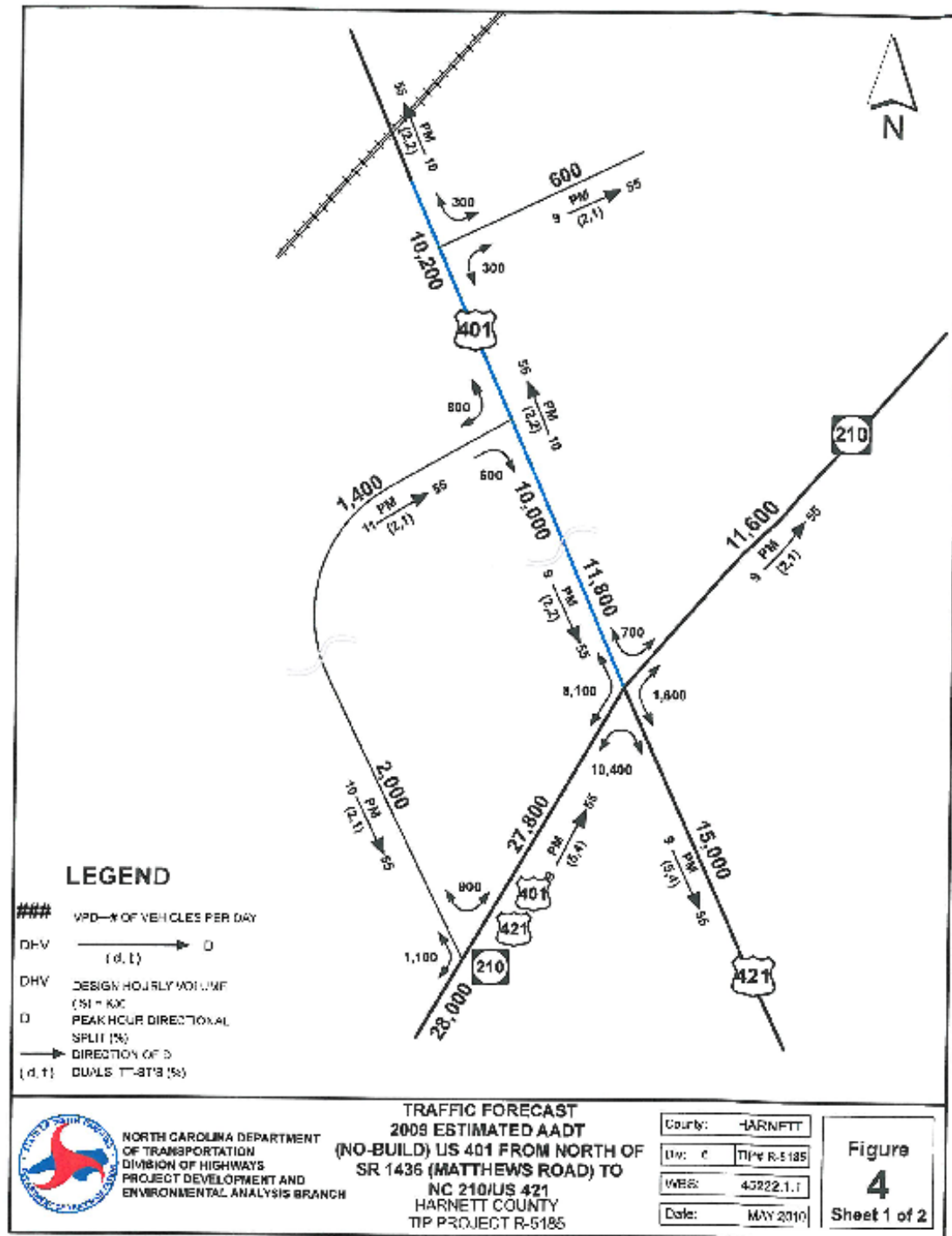
All street and drainage improvements shall be designed in accordance with DOT standards.

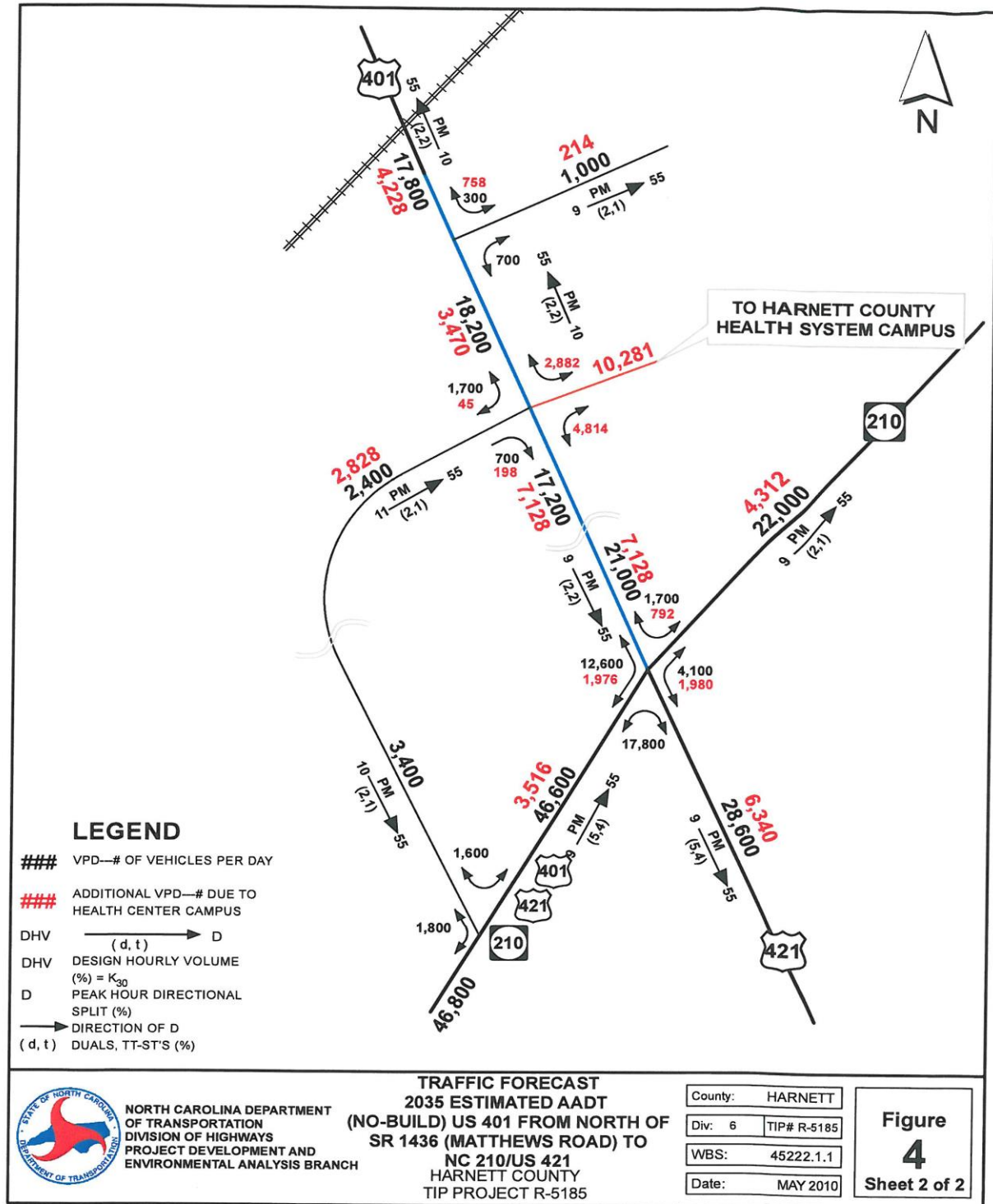
Pedestrian Circulation

Pedestrian sidewalks are located along Brightwater, Autumn Fern, and Crested Iris. Sidewalks will be provided in the development to provide access to these streets. Pedestrians must be able to safely walk to the businesses, parking areas, and streets. The ARC may require additional sidewalks depending on the specific development.

Greenways will be encouraged in environmentally sensitive areas.

Figure 2. DOT Traffic Forecast: 2009





Parking

Recent site improvements and building projects have added a significant number of parking spaces. Sharing of parking spaces among tenants will be allowed. The minimum amount of parking spaces will be 1 per 300 S.F. for office buildings. Parking for other buildings will be governed by the Harnett County Unified Development Ordinance (UDO) except:

- There will be no maximum parking limit because of the concept of shared spaces.
- The ARC can reduce the number of spaces by 10% to improve circulation.

Parking standards, such as aisle width, landscaping, etc. will comply with the UDO.

Routes that provide interconnectivity between street and major business centers in the Campus will be protected with no parking allowed.

Site Lighting

Street lights are provided along Brightwater Drive, Autumn Fern Trail and Crested Iris Drive. Street lights are LED street lighting leased from Progress Energy. All proposed lighting for sites must be approved by the ARC.

LED lighting is preferred for sites in the Brightwater Campus because of its energy efficiency, low maintenance, long life, improved visibility, instant on, minimal lumen depreciation and minimal wasted light. Metal halide lighting is an acceptable alternative. All site lighting must be approved by the ARC.

Stormwater Management

The project is located in the Watershed Protection Overlay District which is subject to the requirements of the UDO. In addition, the project is subject to state stormwater regulations because of stream impacts. These impacts required a 401 Water Quality Certification for the Campus. Compliance with the Campus's 401 Water Quality Permit requires a Stormwater Management Plan for all development in accordance with the state stormwater regulations.

Each project must achieve a 70% maximum impervious area. Stormwater BMPs may be used in the calculation of pervious area. BMPs will be required for each development. Multiple lots may use one BMP as long as they meet NC requirements. Open space will be recorded to offset the impervious areas generated by the street construction. For every acre of impervious area created by streets, 0.43 acres of open space will be recorded.

Recently, a stormwater Master Plan was completed by 4D Site Solutions.

The streams located on the property are intermittent according to the 2010 USGS quad map. Since the streams are intermittent and not perennial, 30 foot buffers are not mandated in accordance with the Watershed Overlay District. However, the developer intends to preserve 30 foot buffers on these streams. Low-impact development practices such as pervious pavers, rainwater harvesting, xeriscaping, and bio-retention are encouraged. Some of these practices have been incorporated in the hospital design.

Perimeter Buffers, Landscaping, and Signs

As mentioned earlier, since the Properties Corp. also currently serves as the Architectural Review Committee. The committee reviews all proposed developments to ensure compliance with restrictive covenants.

Setbacks

Overall:

A 25 foot perimeter setback is required for the development, except a 50 foot buffer is required on the northern property boundary west of the stream adjacent to existing residential development. Internal setbacks will be dependent on the type of development and must be approved by the ARC.

Signs:

An entrance monument sign shall be at a minimum outside of all public rights-of-way, as well as being outside of a 10' x 70' site triangle if at an intersection or driveway. It is recommended that these signs be within a dedicated sign easement. All other interior ground signs shall be setback at least 10 feet from the rights-of-way and outside of a 10' x 70' site triangle. The sizes of individual or multi-tenant ground signs may vary as long as compliance is met with the above stated easement requirement.

Wall signs shall be in accordance with the Harnett County Unified Development Ordinance (UDO)

Landscaping

A 30 foot streetscape buffer is required along 401. Trees are planted along Brightwater Drive, Autumn Fern Trail and Crested Iris Drive.

UDO standards for landscaping inside the development will be required. A developer may request alternative landscaping plan that may be approved by the ARC as long as the intent of the UDO requirements is up- held. The ARC may require additional landscaping beyond the minimum requirements depending on the specific development.

Utilities

Water and sewer is available along Brightwater Drive, Autumn Fern Trail and Crested Iris Drive. A sewer extension along Brightwater Drive is planned for Phase II. Water is already available along the proposed Brightwater Drive alignment. Piedmont Natural Gas installed a gas line that runs from 401 along Brightwater Drive to the hospital.

A 12" water main runs along Brightwater Drive, Amber Leaf Trail, and Crested Iris Drive. The Brightwater Campus is served by two of the County's hydraulic gradients to maximize available flow and elevated water storage available. The pressure gradients are separated in the Campus by a check valve located near the intersection of 401 and Brightwater Drive and a pressure reducing valve on Amber Leaf Trail at the intersection of Brightwater Drive.

Based on a fire flow test conducted on June 12, 2012, fire flow at the intersection of Crested Iris and Matthews was 1,060 gpm at 57 psi with a static pressure of 120 psi. The static pressure for this test is elevated because the pressure reducing valve is not activated until there is a demand on the downstream side. On June 12, 2012, the fire flow at the intersection of Brightwater Drive and Amber Leaf Trail was 1,210 gpm at 96 psi with a static pressure of 114 psi.

The Campus is served by 12" gravity sewer along Brightwater Drive, Autumn Fern Trail, and Crested Iris Drive. The sewer capacity for the Campus is one million gallons per day.