



CITY OF DURHAM | NORTH CAROLINA

Date: May 13, 2011

To: Thomas J. Bonfield, City Manager

Through: Theodore L. Voorhees, Deputy City Manager

From: Ed Venable, Manager of Engineering and Stormwater Services
Robert N. Joyner, Assistant Engineering and Stormwater Services Manager

Subject: Agenda Item – Utility Extension Agreement with Research Triangle Foundation of North Carolina

Executive Summary

Research Triangle Foundation of North Carolina proposes to extend City water to serve Sites 1A, 3 and 8, west and south of the Hopson Road and Louis Stephens Drive intersection (see attached vicinity map).

Recommendation

The Department of Public Works recommends that the City Council authorize the City Manager to enter into a utility extension agreement with Research Triangle Foundation of North Carolina to serve Sites 1A, 3 and 8.

Background

Water service shall be provided by extending two waterlines from the existing 16-inch waterline at the Hopson Road and Louis Stephens Drive intersection. A 12-inch waterline shall be extended south on Louis Stephens Road. A second 12-inch waterline shall be extended west on Hopson Road. Developer is separately negotiating with Durham County for the provision of sewer service to this Project.

Issues/Analysis

The parcel is located outside the City limits, but inside Research Triangle Park, and therefore will not be annexed. The Durham Comprehensive Plan designates the property's future land use as Research/Research Application. The proposed use, parcels owned by the Research Triangle Foundation of North Carolina, is allowed in this zoning district. Research Triangle Foundation of North Carolina proposes to extend City water to serve Sites 1A, 3 and 8, west and south of the Hopson Road and Louis Stephens Drive intersection (see attached vicinity map). Waterlines will be extended at Hopson Road and Louis Stephens Drive. At this time there is no development plan and no rezoning case pending. This is solely for the provision of water and appears to be a marketing tool to make 3 lots within RTP more attractive and developable. This is being developed by Research Triangle Foundation of NC the parent corporation of all of RTP.

This development is below the thresholds that would trigger an extended analysis. This new extended analysis process is generally employed for larger developments to look at impacts to City services and create a benefit verses cost analysis. The City also receives smaller developments that will not have far reaching impacts, and will not require the extended analysis. This particular project is being represented as having a small impact that can be absorbed into current operating budgets.

Alternatives

City Council can choose not to approve the request.

Financial Impact

The Developer shall bear the cost of all water line construction and there shall be no participation in the cost by the City.

SDBE Summary

The SDBE Summary is not applicable for this item.