

DRAFT BV Estate Expression of Interest (EOI)

The Blackburn-Vannoy (BV) Estate encourages biological, environmental, and historical programs that will enable education, preservation, and research in line with Appalachian State University's commitment to sustainability.

The Blackburn Vannoy Estate comprises 369 acres of mixed farmland, pasture, and forest that are protected by a conservation agreement between the Blue Ridge Conservancy and Appalachian State University. The estate is split into two large parcels located 30 minutes from main campus in Ashe county. The 157-acre Blackburn parcel includes the Sustainable Development Farm that is used for research, instruction, and outreach. Historic buildings on the Blackburn parcel include an 1880s farm house, a 100-year-old-barn and several outbuildings which are protected by a Cultural Resource Envelope. The 185-acre Vannoy parcel is largely forested with some areas of pastureland and old tree farms. More information, including maps, can be found in the Supporting Information section below and by visiting <https://bvfarm.appstate.edu/>.

Research and creative activities across disciplines are encourage at the BV Estate, and proposed uses for the property are being solicited. There are no funds available from the BV Estate. Proposed projects do not need to be funded at this time but should demonstrate the potential to secure funding within a five-year timeline.

Proposed activities must conform to the following Conservation Easement goals to:

- (i) preserve and protect the Property in its natural, scenic, historical, agricultural, forested or open-space condition or use;
- (ii) protect native plants, animals, or plant communities on the Property;
- (iii) protect the remarkable late nineteenth century farmstead and any other building of historical significance on the Property; and
- (iv) prevent any use of the Property that will significantly impair or interfere with the conservation values or interest of the Property.

EOI Guidelines

Depending upon the nature of the proposed work, activities may need to be reviewed by the Blue Ridge Conservancy (BRC) to ensure conservation easements are being met. Low impact, observational, restorative, and agricultural related projects will undergo internal review. Projects that require permanent structures, grading, or changes in land-use will require both internal and BRC review. The following information is intended to aid researchers in describing characteristics of sites for proposed activities.

Potential projects include, but are not limited to: preservation/rehabilitation of historical agricultural buildings, environmental monitoring, ecological research, sustainable energy installations, educational trail systems, forestry techniques, etc.

Application and Review Process

Expression of Interest (EOI) letters must include the following:

1. Brief description of the project that also includes site specifications such as topology, land cover, accessibility, and infrastructure requirements and the potential location of the proposed work, if known. (2 pages max)

2. An estimated budget outline and timeline identifying potential funding source(s).
3. Approval by both departmental chair and dean.

Interested individuals are encouraged to attend an open house at the SD Farm on Sept 15th, or to contact BV_estate@appstate.edu. Submit EOIs as a PDF to BV_estate@appstate.edu by Nov 15th for projects that could begin as early as Spring 2019. Feedback will be provided based on the following three objectives:

1. Is the proposed work consistent with the mission of the BV Estate?
2. Does the proposed work preclude other work?
3. Is funding for the project likely to be available within the next 5 years?

If the proposed work is reviewed favorably, the BV Estate committee will provide a letter of support for the investigator to use in their search for funding. Proposals that have shortcomings will be provided with a brief justification and recommendations for whether or not a future proposal submission would be considered.

Supporting information

Cultural Resource Envelope

Activities within the historical envelope (Figure 1) must focus on historical preservation and/or research. Changes within the historic viewshed (Figure 2) should focus on Appalachian history and culture, including farming practices.



Figure 11. Historic Preservation Envelope depicted on 2010 NC Statewide Orthomimagery. By M. Bray.

Figure 1. Cultural Resource Envelope



Figure 46. Visible landscape from the Blackburn House. By M. Bray.

Figure 2. Farmhouse viewshed

Sustainable Development Farm

The primary role of the SD Farm, located on the Blackburn parcel (see Figure 3), is to support sustainable agricultural practices through teaching, research, and outreach. Proposed projects on the SD farm need to be coordinated with the department of Sustainable Development. Information regarding the SD farm is available at <https://sd.appstate.edu/teaching-research-farm>

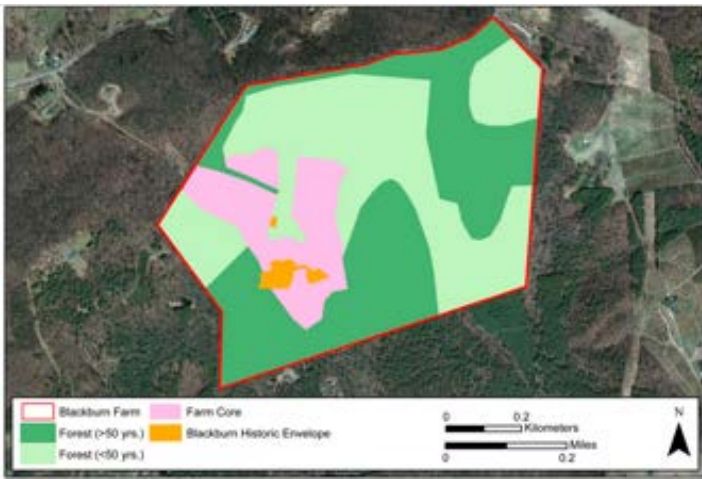
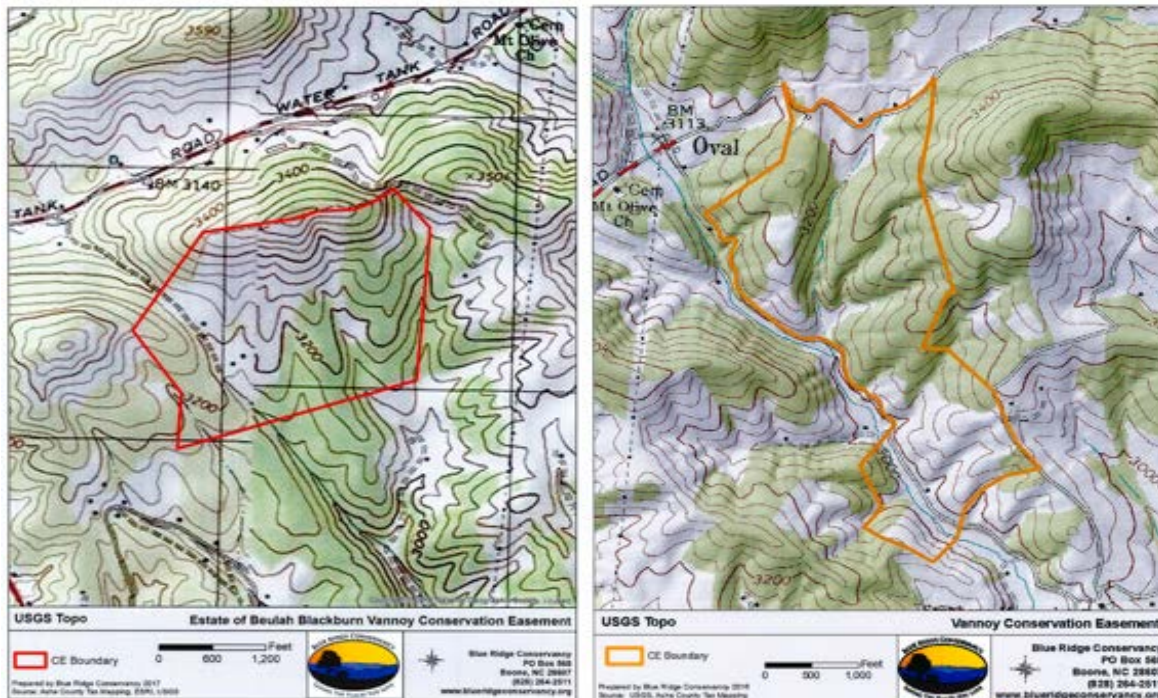


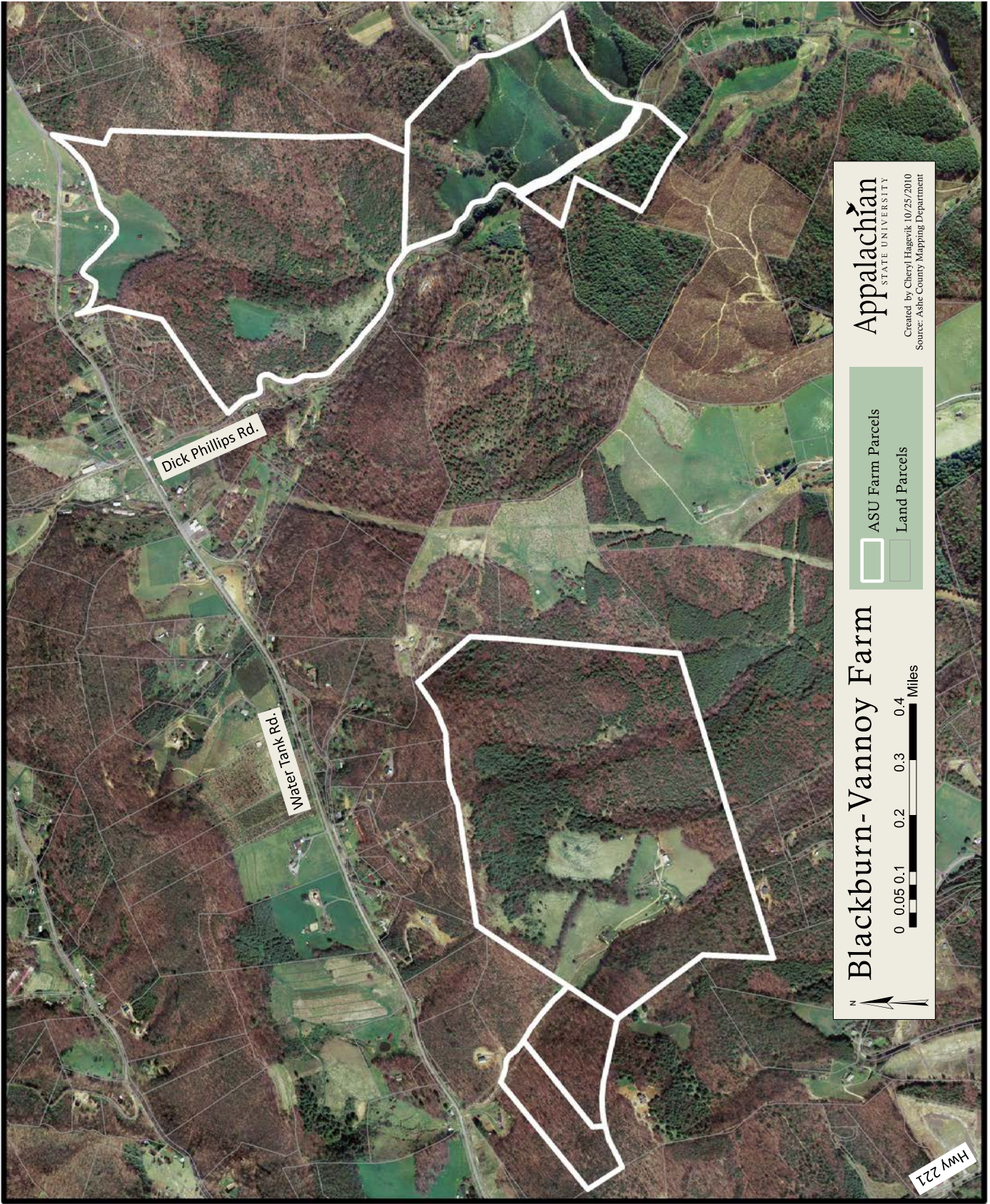
Figure 3. Farm core in pink, forest coverage indicated in green.


All other property



The remainder of the BV estate is primarily composed of mixed-aged forest stands, old fields, and inactive Christmas tree farms. These lands are available to support research and creative endeavors in line with the mission of the BV estate. In general, there is an inverse relationship between slope and land use impact. High impact proposals such as permanent buildings and installations that require excavation are best-suited for low slope areas. Topographical maps for both the Blackburn and Vannoy properties are shown in Figure 4A and 4B. Access points for the Vannoy parcel are still being developed, and many areas are accessible only by old logging roads or on foot.

Most forested property is under a Forest Management Plan (FMP) as required by conservation easements. Any proposed activity in these forested lands must abide by FMPs, which are available upon request. FMPs can be revised to include new activities not currently covered and will require review by a certified forester and BRC.






Blackburn-Vannoy Farm
 0 0.05 0.1 0.2 0.3 0.4 Miles

 ASU Farm Parcels
 Land Parcels

Appalachian
STATE UNIVERSITY
 Created by Cheryl Hagevik 10/25/2010
 Source: Ashe County Mapping Department

HWY 221