

Carolina North Development Phasing - Scenario 2

(Building Sizes in Square Feet)

Building	Projected to Open	Time			Type				
		FY 2011-15	FY 2016-20	FY 2021-25	University	Corporate	Housing	Retail	Health Care
Innovation Center	7/1/2010	85,000			85,000				
Law School	7/1/2011	200,000			200,000				
Centers and Institutes I	7/1/2011	100,000			100,000				
Corporate I	7/1/2012	150,000				150,000			
Housing - Grad Student	TBD	25,000					25,000		
Housing - Faculty/Staff	TBD	75,000					75,000		
CN Facilities Services	TBD	25,000			25,000				
Retail/Services	TBD	25,000						25,000	
Subtotals		685,000	0	0	410,000	150,000	100,000	25,000	0
C&I II/Corp II			250,000		122,000	128,000			
School of Public Health			155,000		155,000				
RENCI			170,000		170,000				
CN Facilities Services			50,000		50,000				
Housing - Grad Student			50,000				50,000		
Housing - Faculty/Staff			150,000				150,000		
Retail/Services			50,000					50,000	
Corporate IV			150,000			150,000			
Subtotals		0	1,025,000	0	497,000	278,000	200,000	50,000	0
C&I III/Corp III				190,000	93,000	97,000			
Interdisc. Res Center				150,000	150,000				
UNC Health Care				200,000					200,000
Housing - Grad Student				50,000			50,000		
Housing - Faculty/Staff				150,000			150,000		
Retail/Services				25,000				25,000	
Subtotals		0	0	765,000	243,000	97,000	200,000	25,000	200,000
Column Totals		685,000	1,025,000	765,000	1,150,000	525,000	500,000	100,000	200,000
Overall Totals				2,475,000					2,475,000

Assumptions for Scenario 2:

1. Years 1-5 reflect University projection of first precinct as of 12-11-07
2. Housing is 25% Grad Student and 75% Faculty/Staff
3. Development for years 6-10 approximately one-third greater than for years 11-15.
4. Two mixed occupancy buildings: University and Corporate
5. Faculty/Staff housing will be a mix of affordable, work force, and market (proportions to be determined).
6. Corporate IV is larger than in Scenario 1 and moved earlier (to years 6-10).