

# Carolina North

Joe Capowski  
to the Chapel Hill Town Council  
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# Awesome potential

- Model for many campuses to follow
- Legacy for UNC and Chapel Hill
- Generating national interest  
e.g., Bloomberg News article

# In this positive context, I address two issues

- Carolina North needs lots more housing
- Absolute town growth exceeds CN growth

# Mark Chilton is right: CN needs way more housing

Year	Employees	Housing units	Pct
5	1800	80	4.4
15	6077	400	6.6

My assumptions on the next slide can be challenged of course. I may be wrong by 25 pct, but not enough to change the conclusion that the proposed amount of housing is token.

# Assumptions and Sources

325 sq ft per employee, a typical planning value

1250 sq ft per housing unit, per Roger Perry's Jan 13th statement that housing units would be larger than 1000 sq ft.

Source for CN square feet by category numbers:  
[research.unc.edu/cn/towncouncil\\_2008.pdf](http://research.unc.edu/cn/towncouncil_2008.pdf), presented by UNC on Jan 13, 2008

# Carolina North: absolute towns' growth

UNC considers only its employees, and many will move to CN from rented space in Chapel Hill and Carrboro -- a narrow but valid view.

The towns don't have the luxury to view CN narrowly. Vacated space, e.g., Bank of America building, will fill with new workers from a mix of organizations.

The towns must provide services to all the workers, old and new.

# I have my dream

That UNC sells or leases 440 W. Franklin St.  
to a commercial developer.

Help Chapel Hill's west-end development

Put the building on the tax rolls