



Carolina North Plan  
University of North Carolina at Chapel Hill  
Council-Trustee Meeting  
December 4, 2008



THE UNIVERSITY  
of NORTH CAROLINA  
at CHAPEL HILL



# CAROLINA NORTH

## Topics for December 4, 2008

- Scale of development covered by initial development agreement
  - How much development?
  - What length of time?
- Area to be rezoned
  - How much of property should be rezoned?
- Range and mix of uses permitted in the zone
  - What uses to be included in the first phase of development?



# CAROLINA NORTH

## Topics for December 4, 2008

Background from previous meeting:

- Carolina North 50-Year Plan
  - Schematic Carolina North Plan – Early Stage (~ 1.5 M ft<sup>2</sup>)
  - Schematic Carolina North Plan – Mid Stage (~3 M ft<sup>2</sup>)

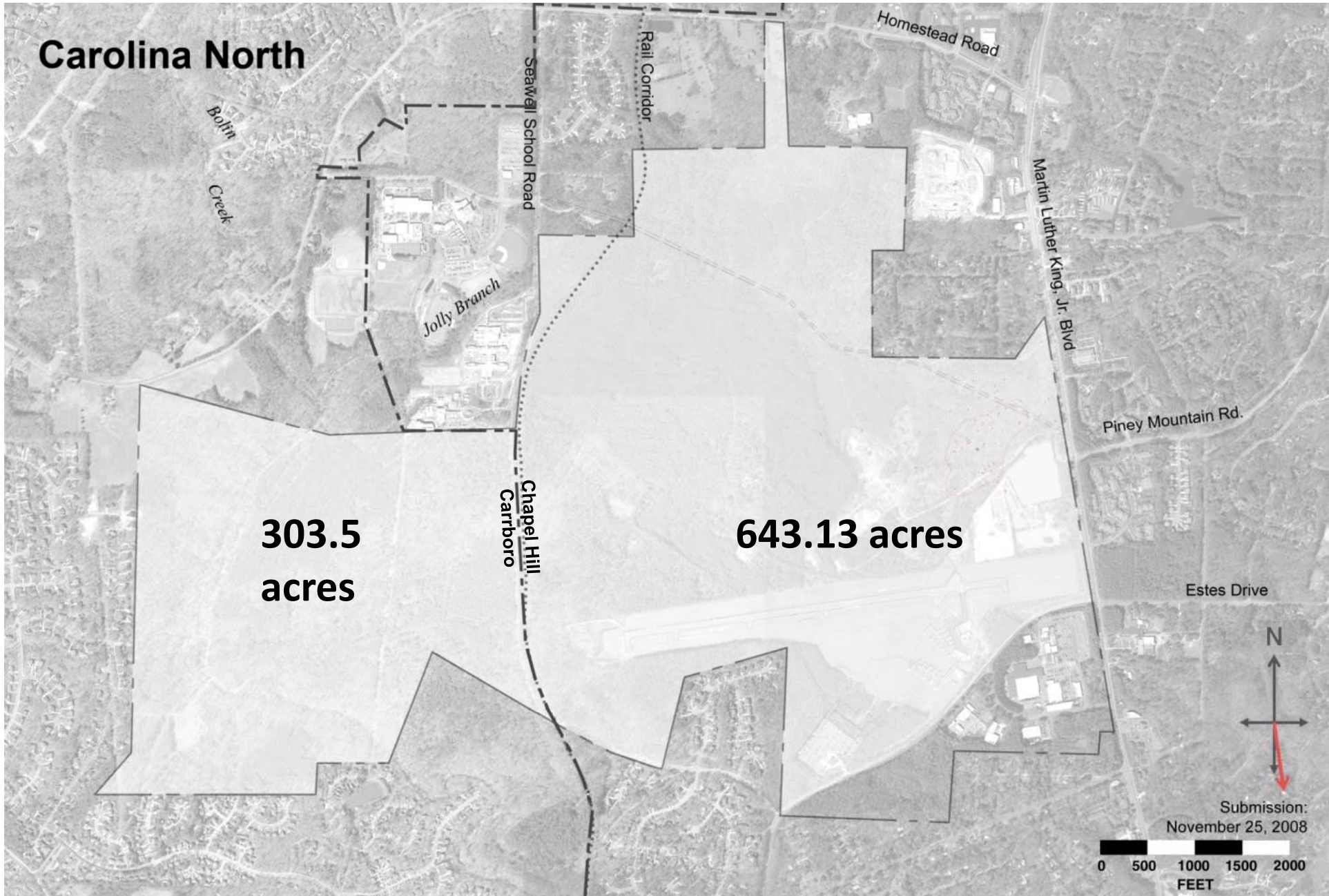


# CAROLINA NORTH

## Topics for December 4, 2008

	Site area	Total Building Square Footage	Include in Development Agreement?	Rezone to new District?
1. Area in Chapel Hill jurisdiction within 50-year Development Plan				
a. Early Stage	~ 150 to 185 acres	~ 1.5 million sf	Yes	Yes
b. Early and Mid Stages	~ 150 to 185 acres	~ 3.0 million sf		
c. Full 50-year Plan	≤ 250 acres	~ 8 to 9 million sf		
2. Area within Chapel Hill jurisdiction but outside the 50-year Plan	~ 390 acres	None proposed		



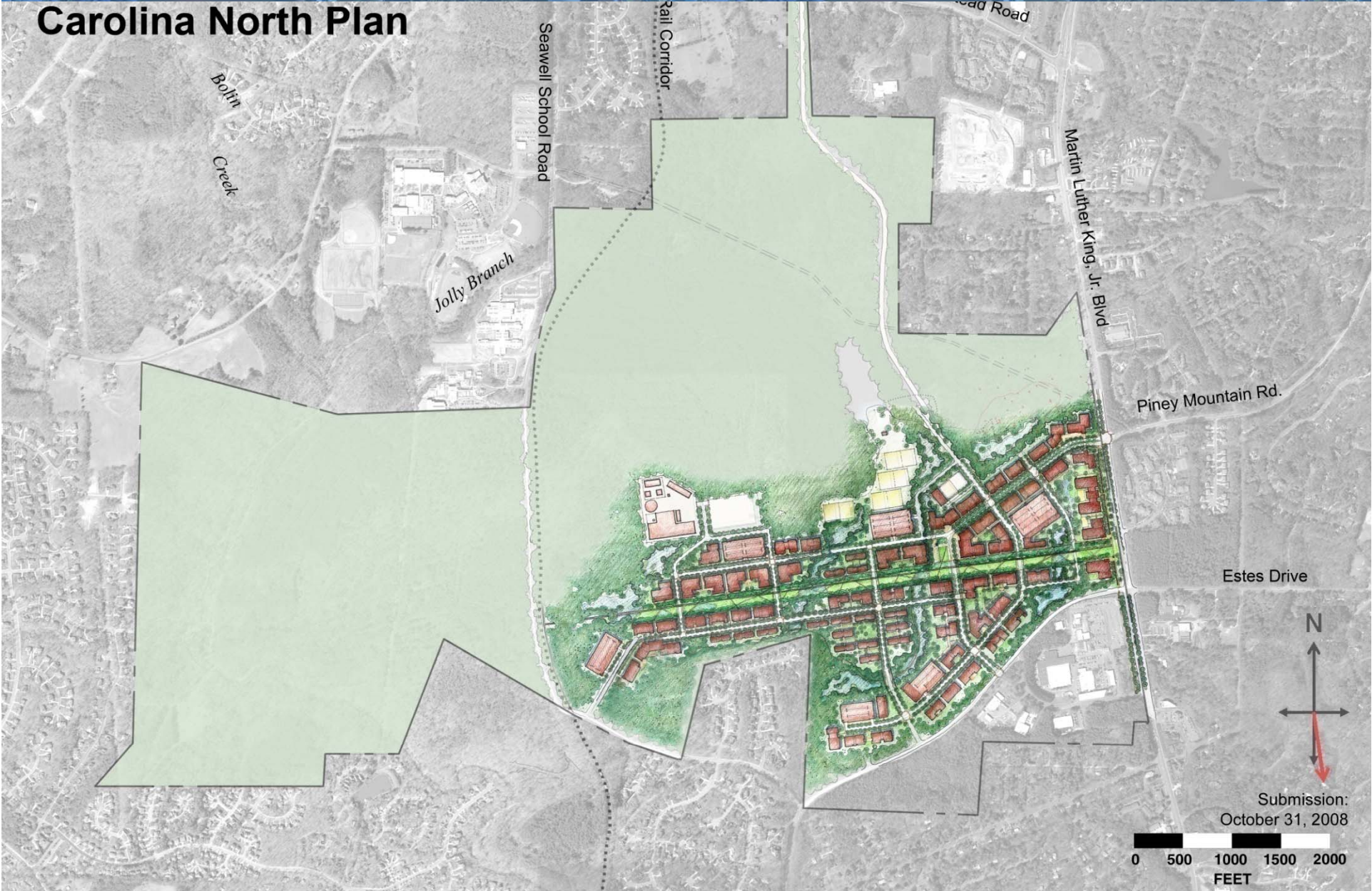


- - - - - Property Boundary (946.63 acres)      - . - . - . - Municipal Boundary



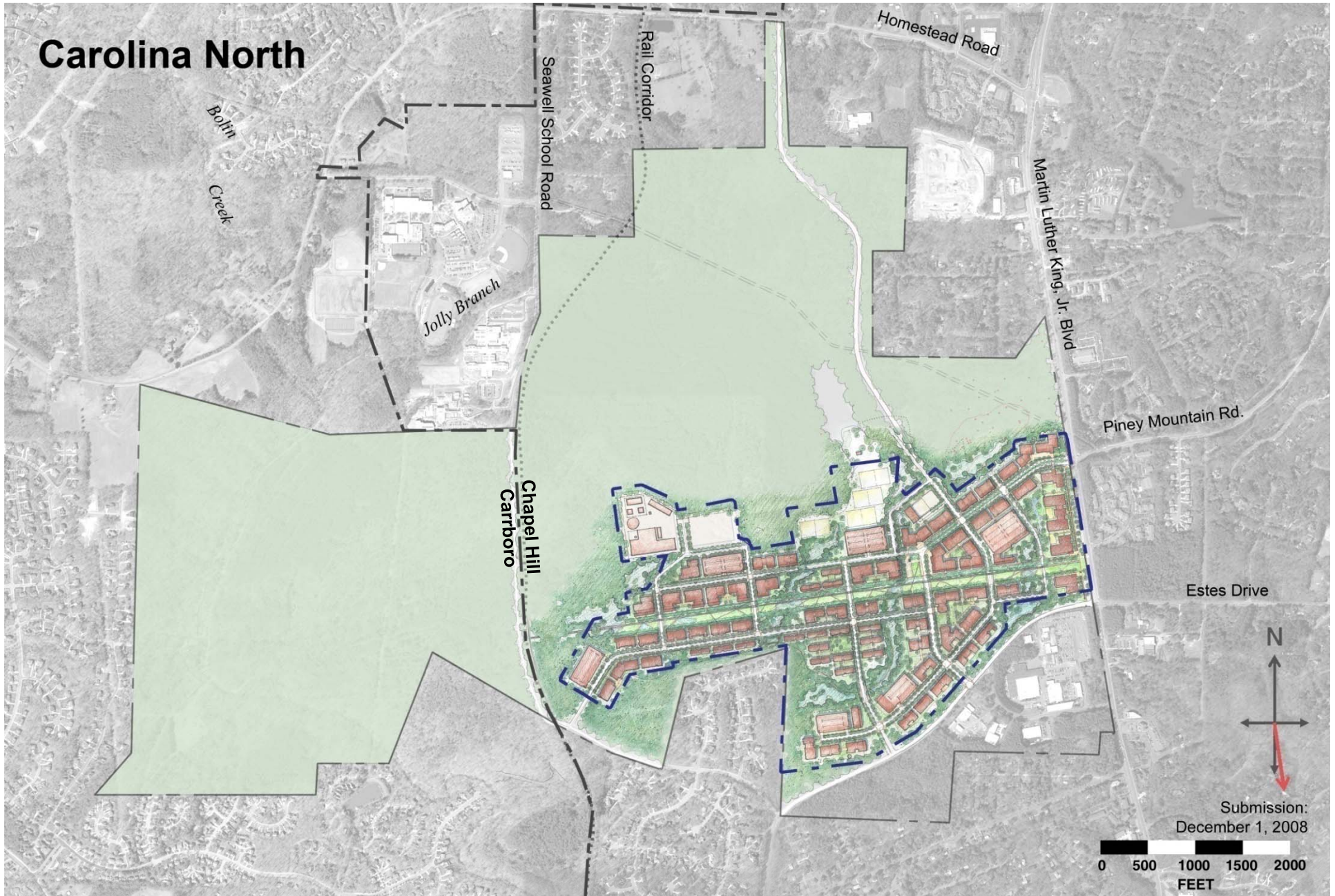


# Carolina North Plan





# Carolina North



- - - - Property Boundary

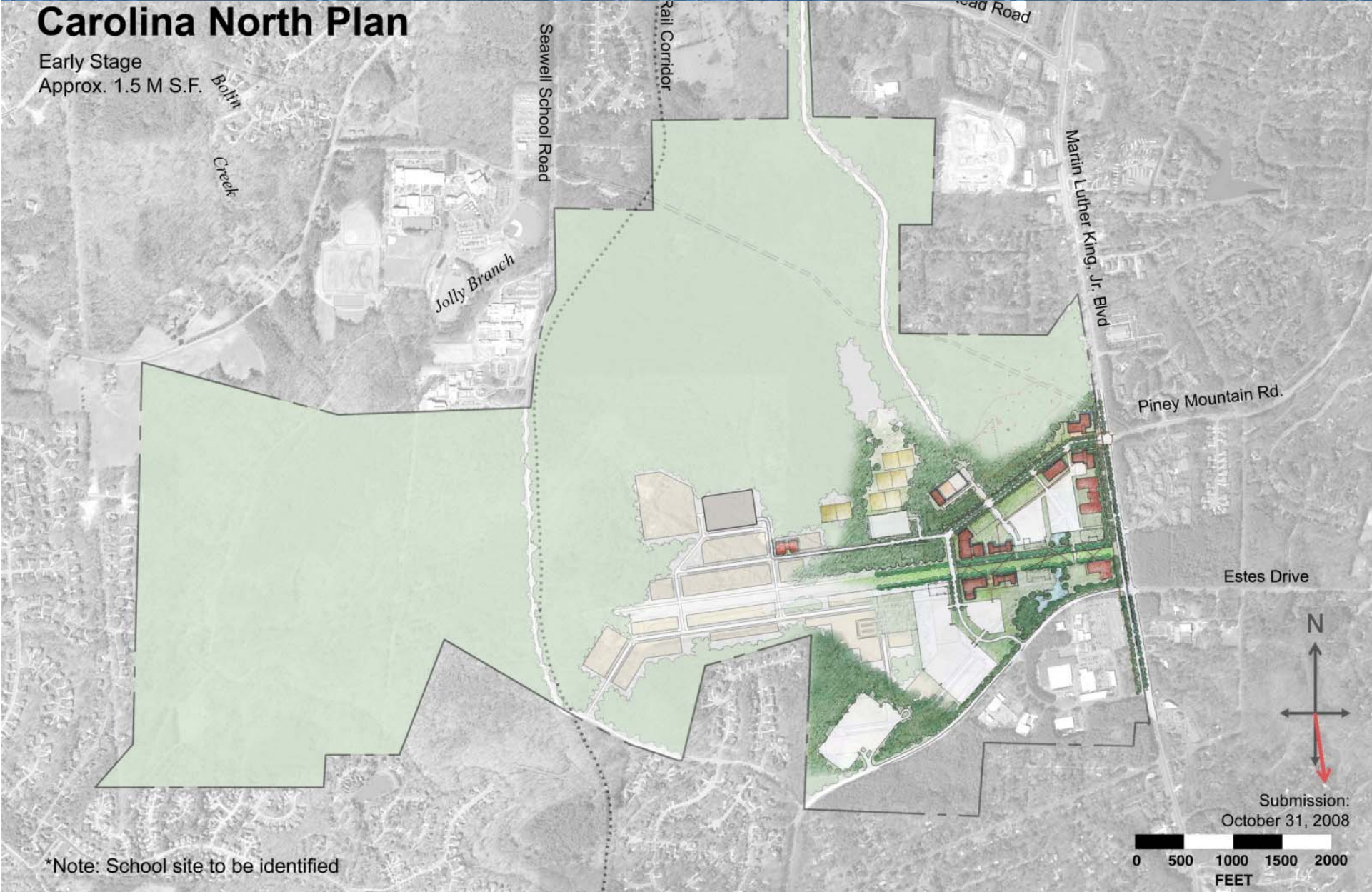
— · — · — · — · — · — · — · — · — Plat Plan Boundary (228.15 Acres)





# Carolina North Plan

Early Stage  
Approx. 1.5 M S.F.



\*Note: School site to be identified

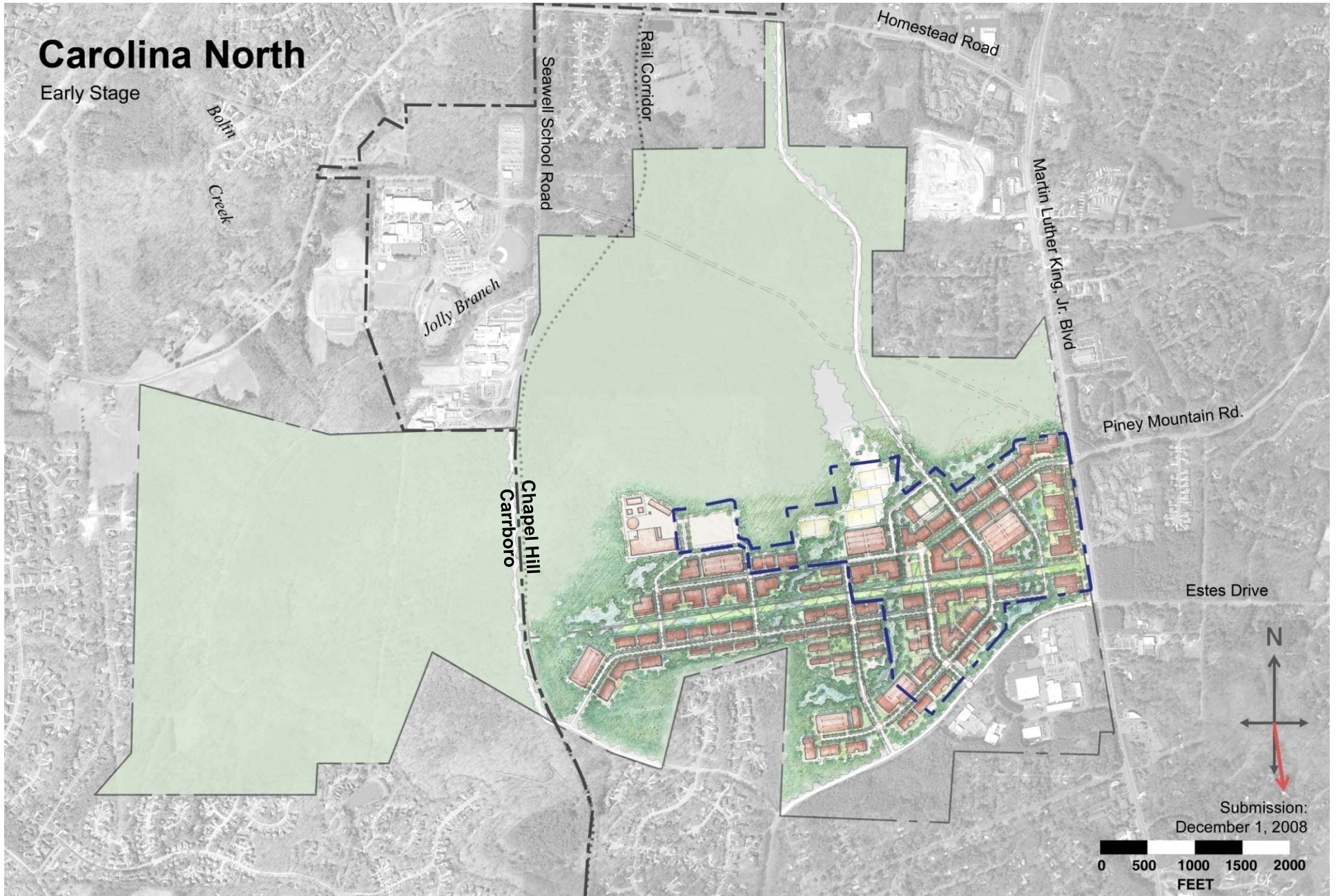
Submission:  
October 31, 2008





# Carolina North

Early Stage



- - - - Property Boundary

— · — · — · — Building Area (119.86 acres)

Submission:  
December 1, 2008

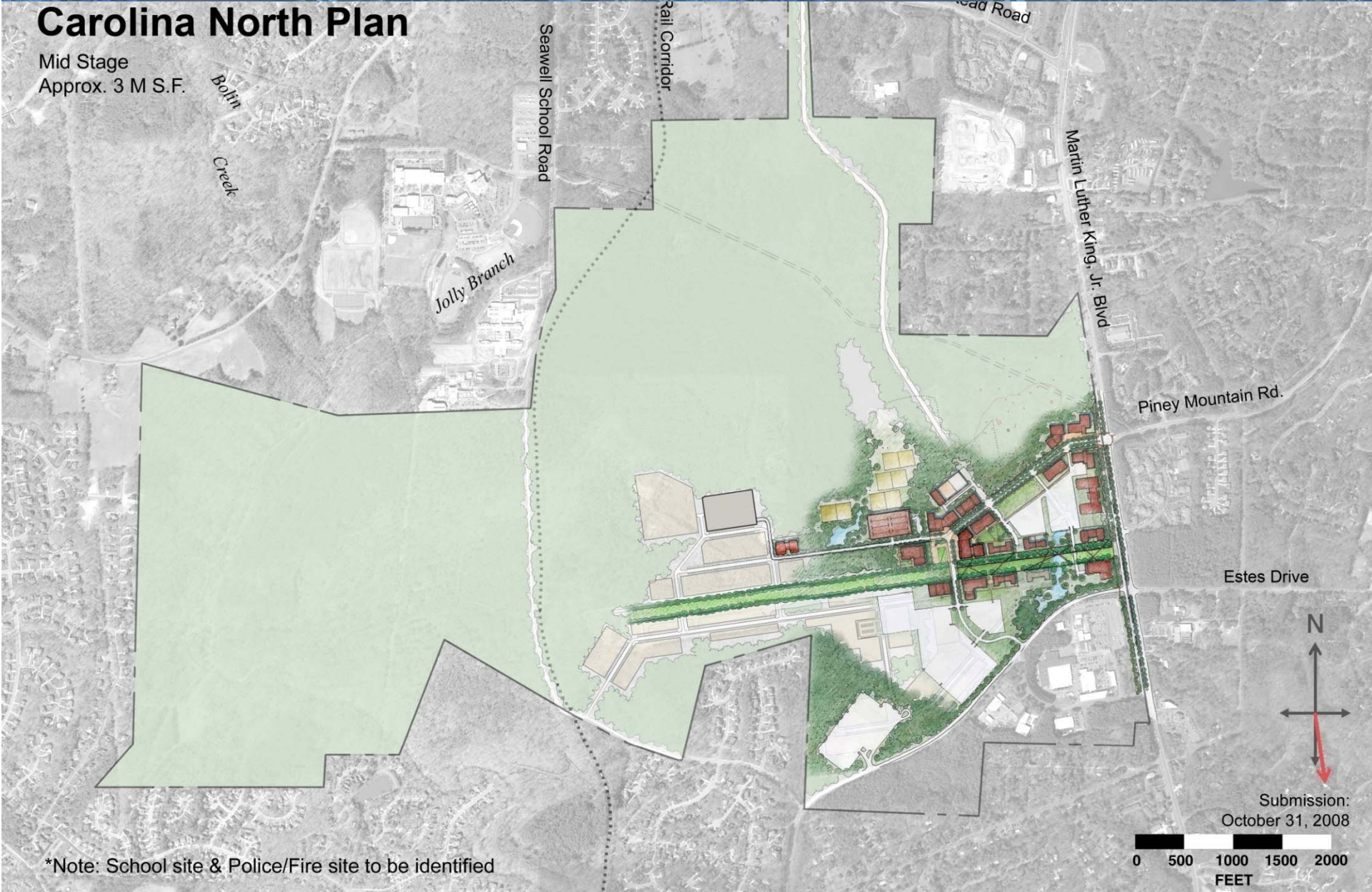
0 500 1000 1500 2000  
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# Carolina North Plan

Mid Stage  
Approx. 3 M S.F.



\*Note: School site & Police/Fire site to be identified

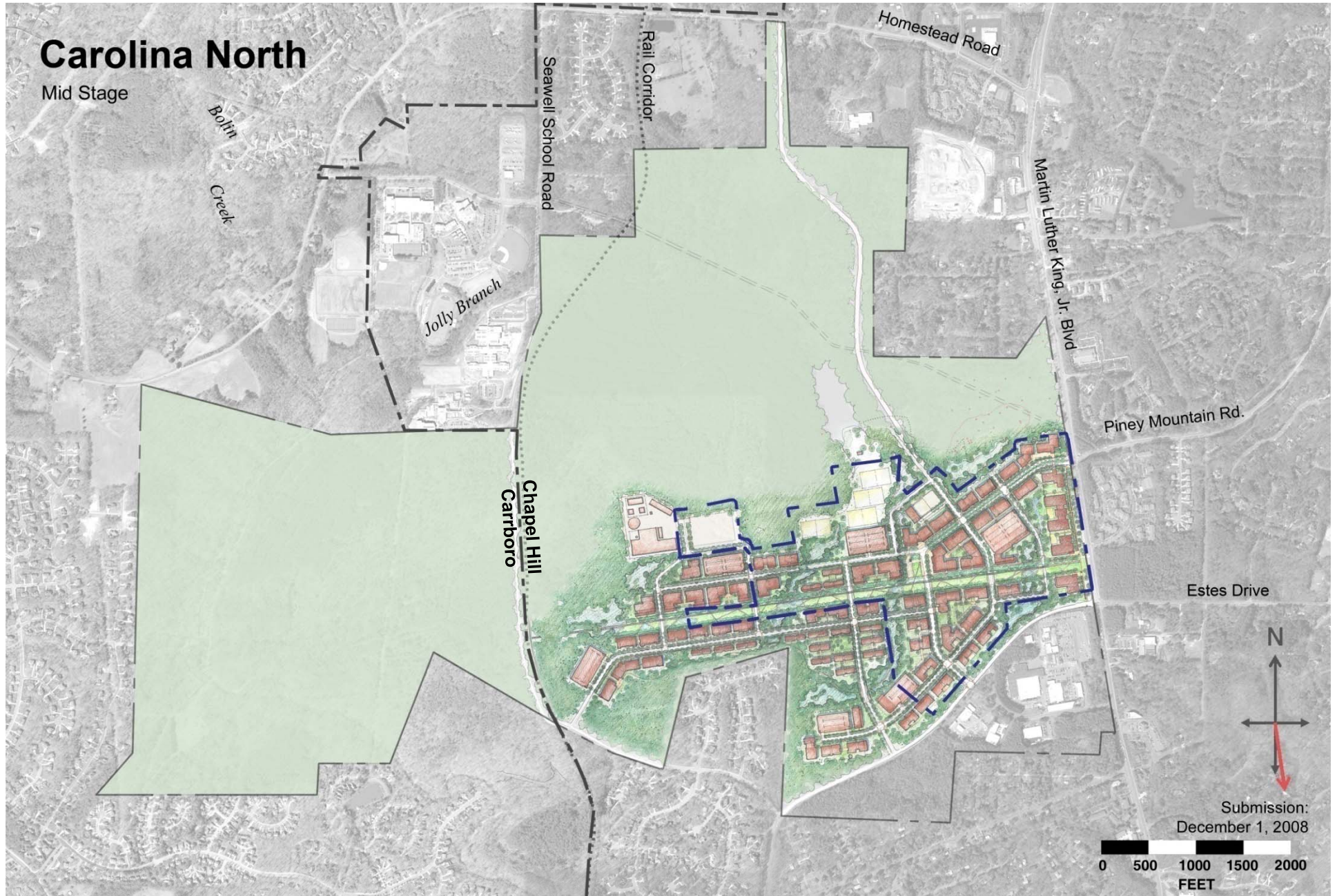
Submission:  
October 31, 2008





# Carolina North

Mid Stage

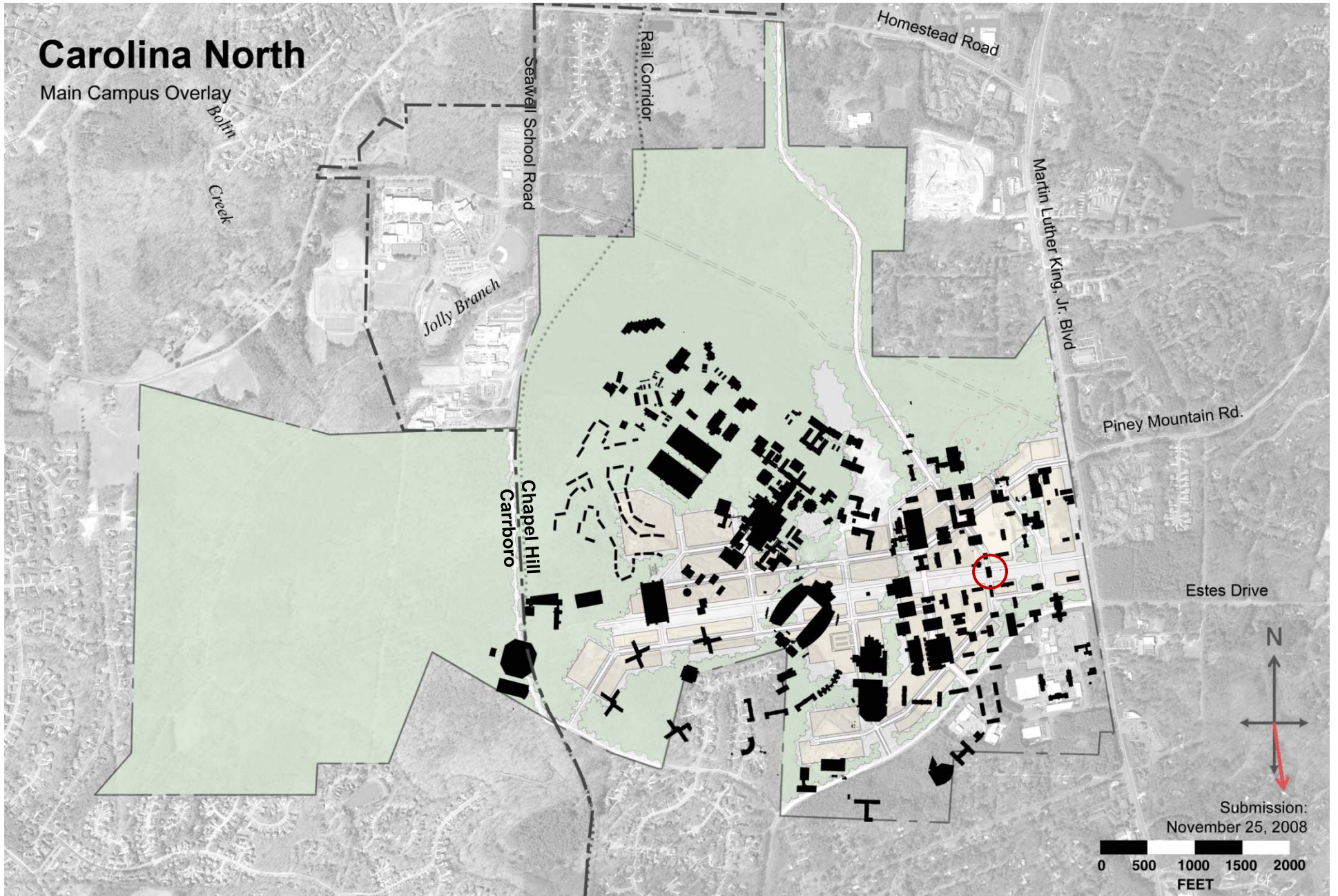


- - - - Property Boundary      ■ ■ ■ ■ Impact Area (133.32 acres)



# Carolina North

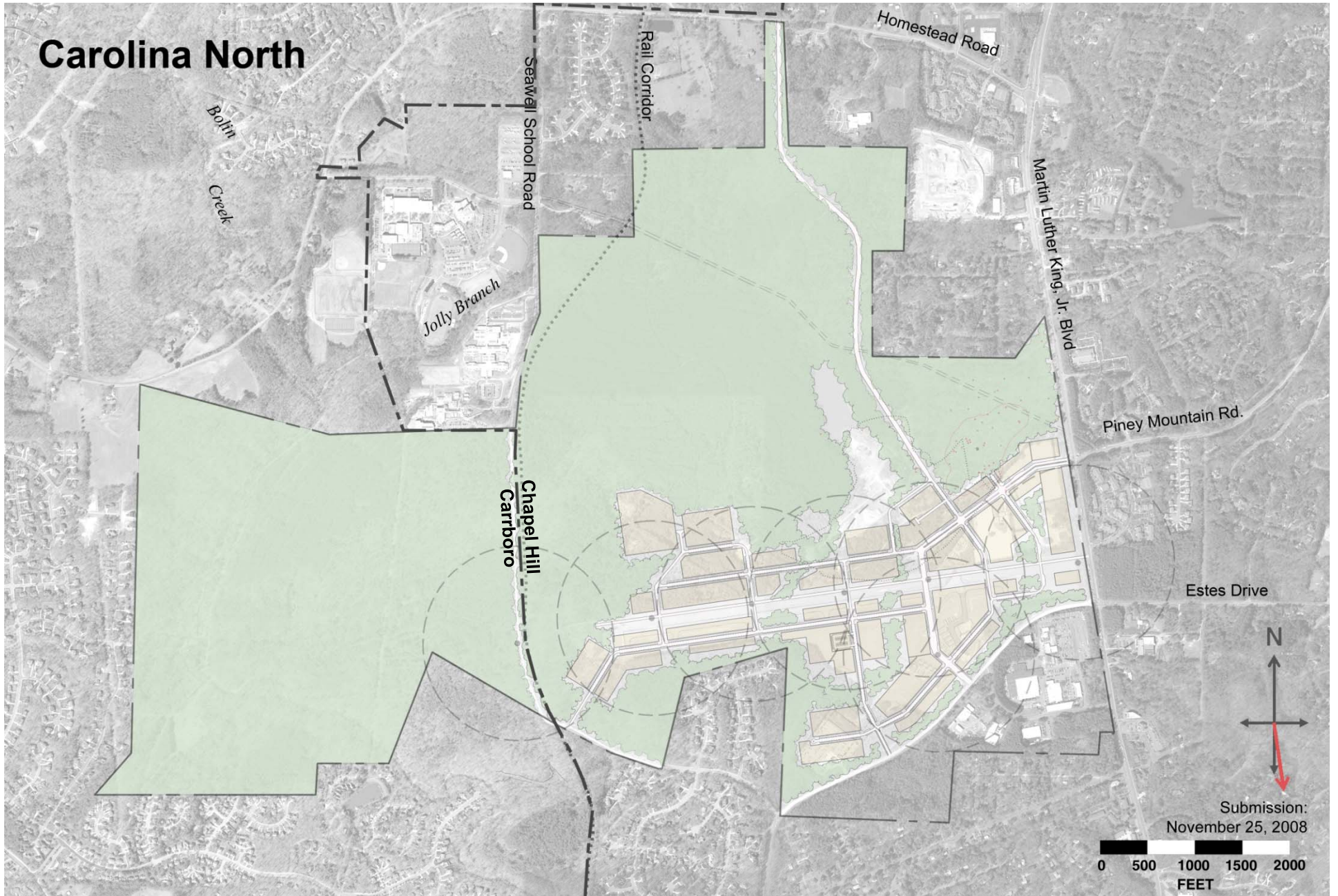
Main Campus Overlay



 South Building



# Carolina North



 1,000' radius (about a five minute walk)

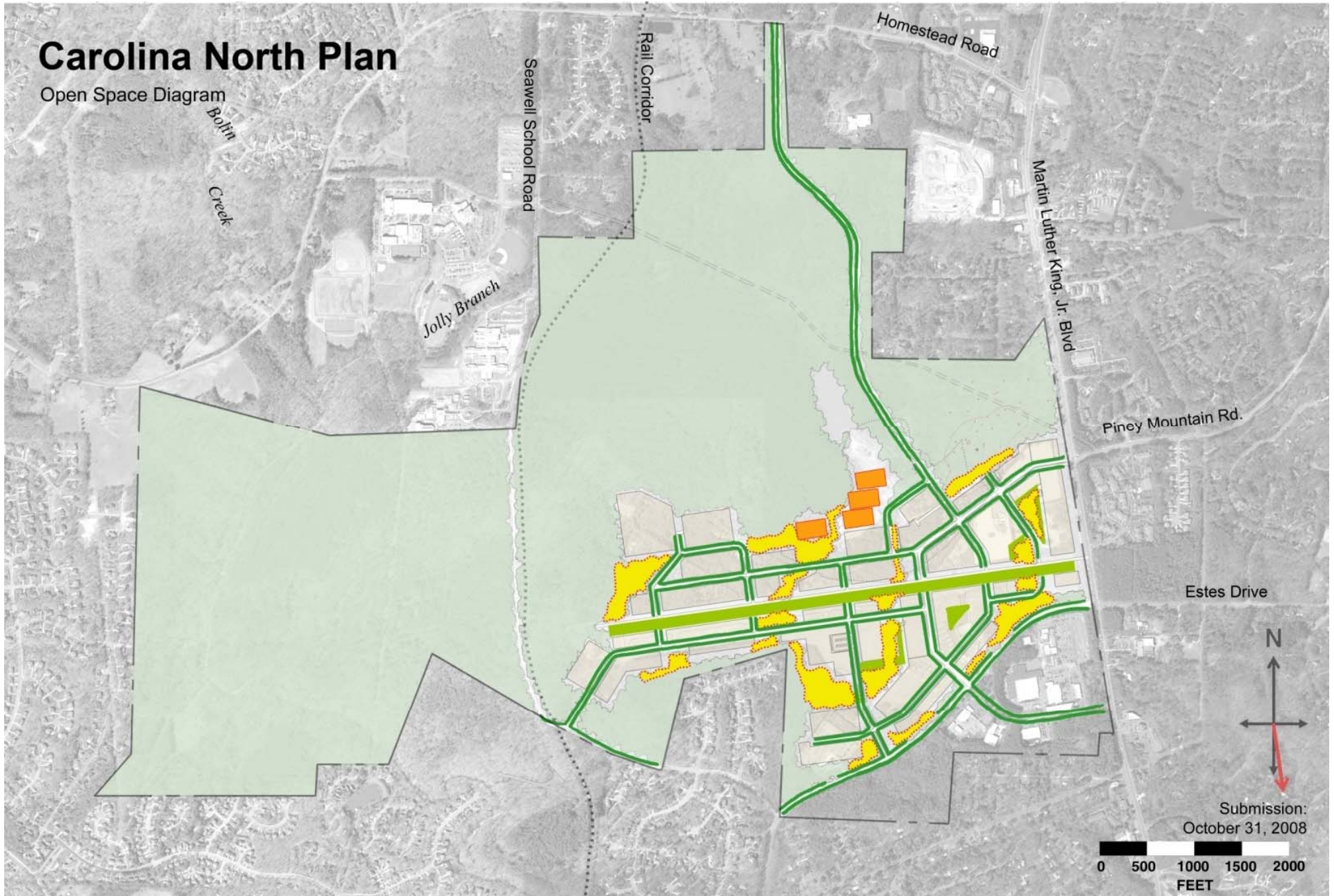
Submission:  
November 25, 2008

0 500 1000 1500 2000  
FEET



# Carolina North Plan

Open Space Diagram



 Working Landscape

 Streetscape

 Greens and Parks

 Recreation Fields





## Looking Ahead (Excerpts from Target Timeline)

- Submission of draft zone/map and draft outline for Development Agreement in January 2009
- Final proposed amendments submitted to Manager: March 2009
- Review by Advisory Boards: April-May 2009
- Council public hearing: May 11, 2009



# Discussion



discovery,  
innovation  
and learning





## 2007 Carolina North Program Estimates for Early Stage Buildings

<i>Possible Program</i>	<i>Type</i>	<i>Estimated GSF</i>
Centers and Institutes I	Research	122,000
Centers and Institutes II	Research	93,000
Innovation Center	Private Sector	85,000
Interdisciplinary Research Center	Research	150,000
Research	Research	200,000
School of Law	Academic	200,000
School of Public Health	Research	155,000
University Facilities Services	Support	75,000
Corporate Partners	Private Sector	170,000
Housing	Residential	200,000
Services (Retail, commercial, civic, etc.)		50,000
<b>Total Projected Program Space:</b>		<b>1,500,000</b>



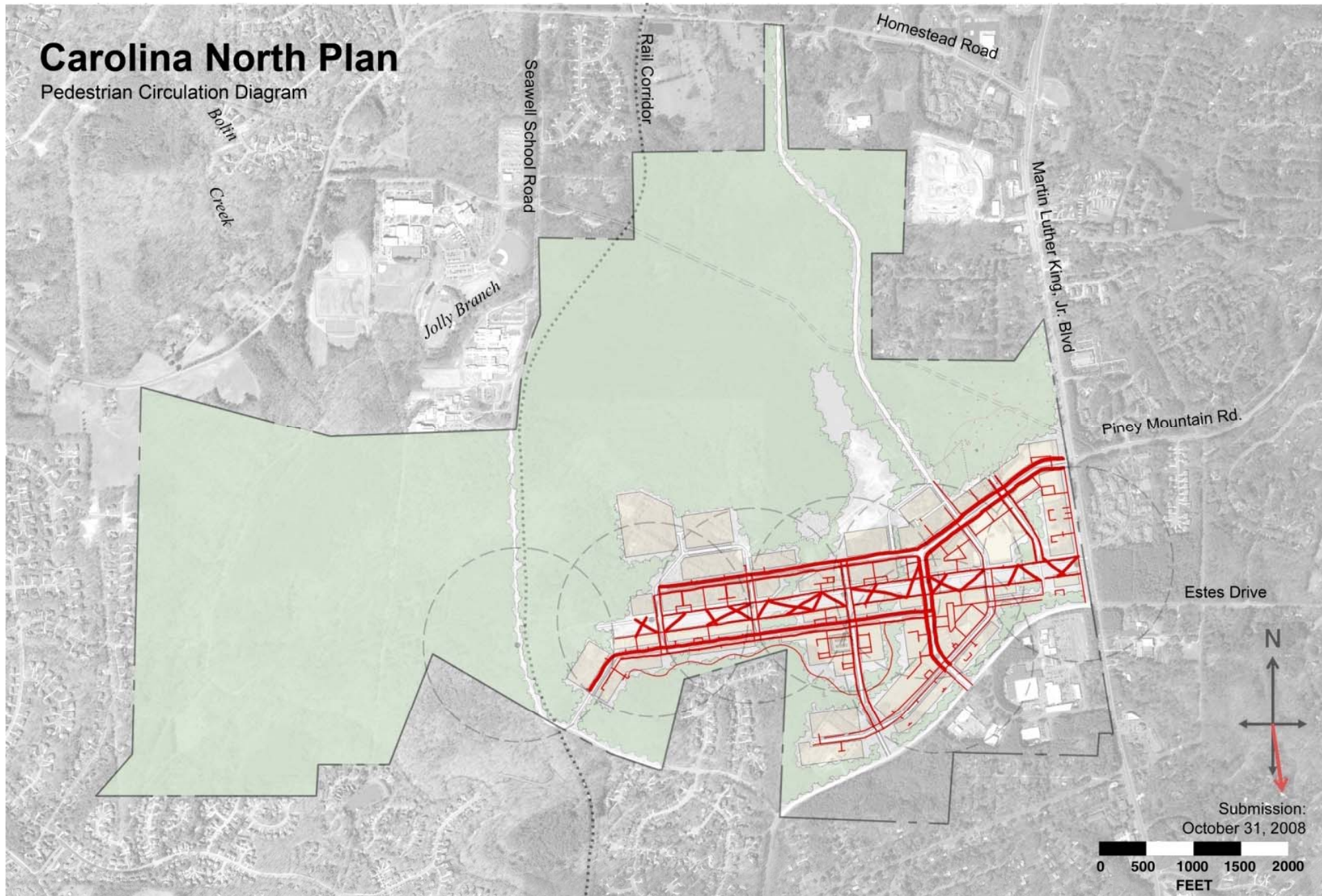
**2007 Carolina North Program Estimates for Mid Stage Buildings**

<i>Possible Program</i>	<i>Type</i>	<i>Estimated GSF</i>
Centers and Institutes I	Research	122,000
Centers and Institutes II	Research	93,000
Centers and Institutes III	Academ/Research	150,000
Innovation Center	Private Sector	85,000
Interdisciplinary Research Center	Research	150,000
Research	Research	200,000
School of Law	Academic	200,000
School of Public Health	Research	155,000
Office/Classroom	Academic	200,000
UNC Health Care System	Patient Care/Offices	200,000
University Facilities Services	Support	75,000
Corporate Partners	Private Sector	650,000
Housing	Residential	650,000
Services (Retail, commercial, civic, etc.)		70,000
<b>Total Projected Program Space:</b>		<b>3,000,000</b>



# Carolina North Plan

## Pedestrian Circulation Diagram

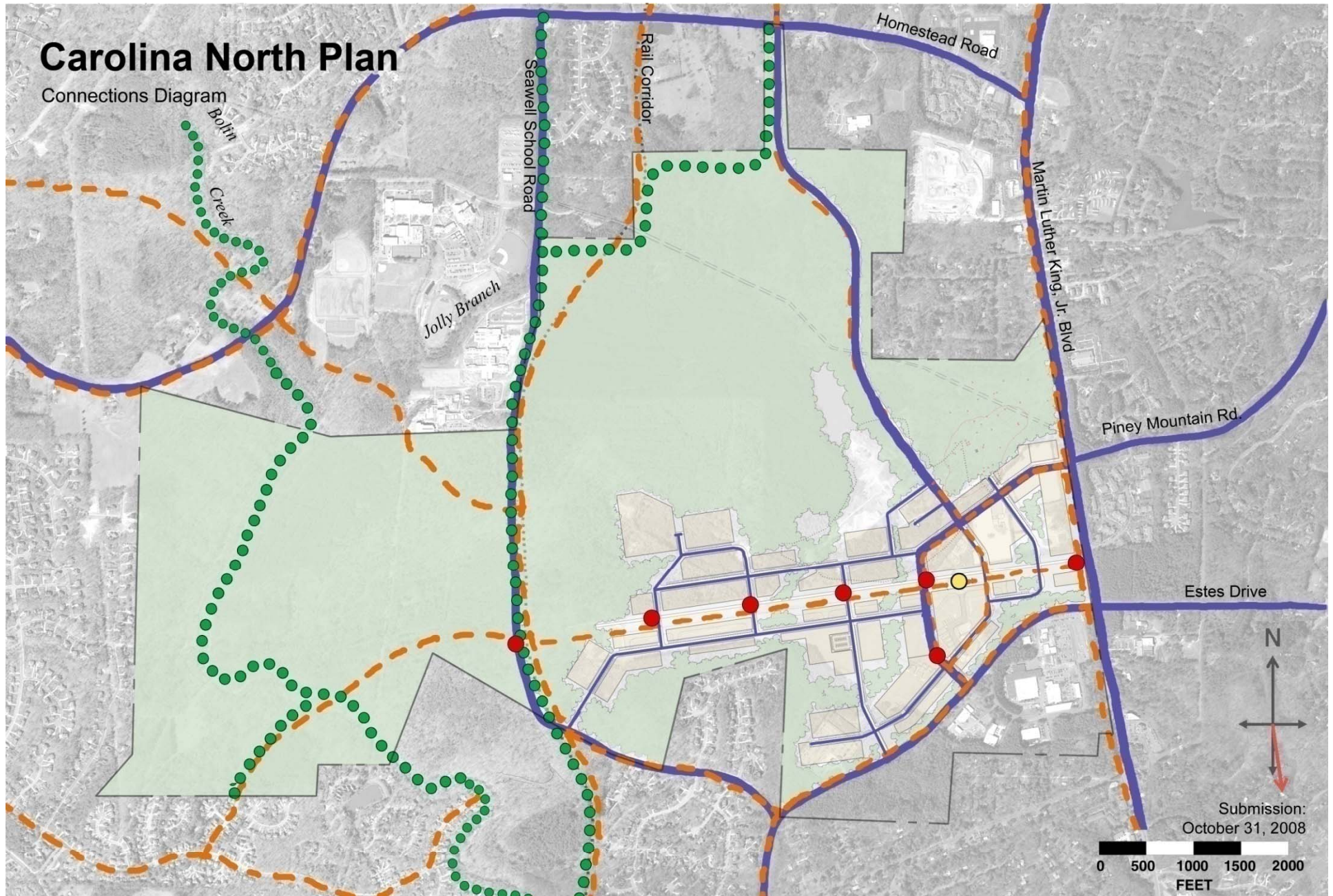


 Pedestrian Circulation

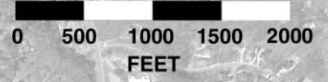


# Carolina North Plan

Connections Diagram



Submission:  
October 31, 2008

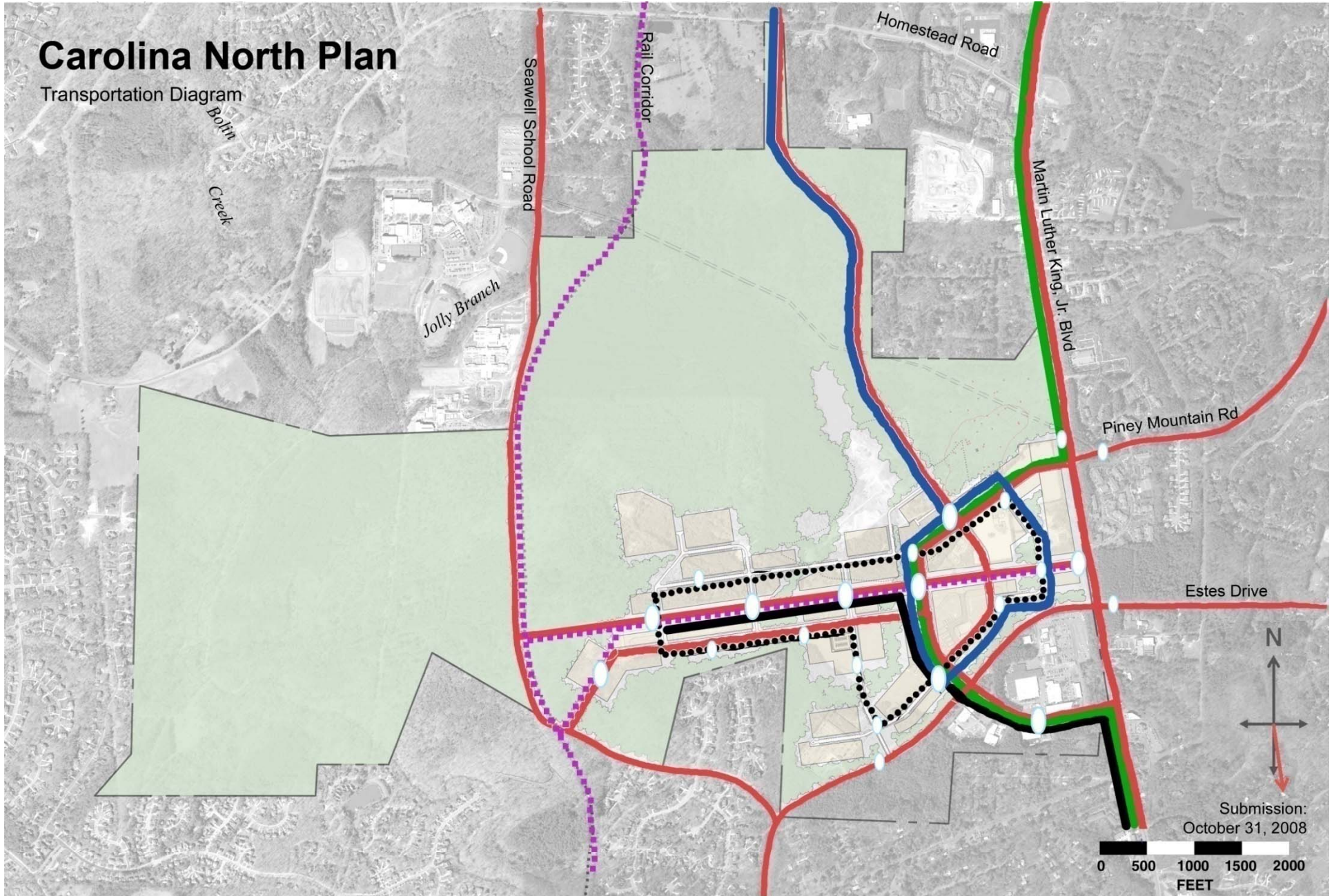


- Bike Facility
- Bike Path
- ... Greenway
- Transit Stop
- Road Network



# Carolina North Plan

Transportation Diagram

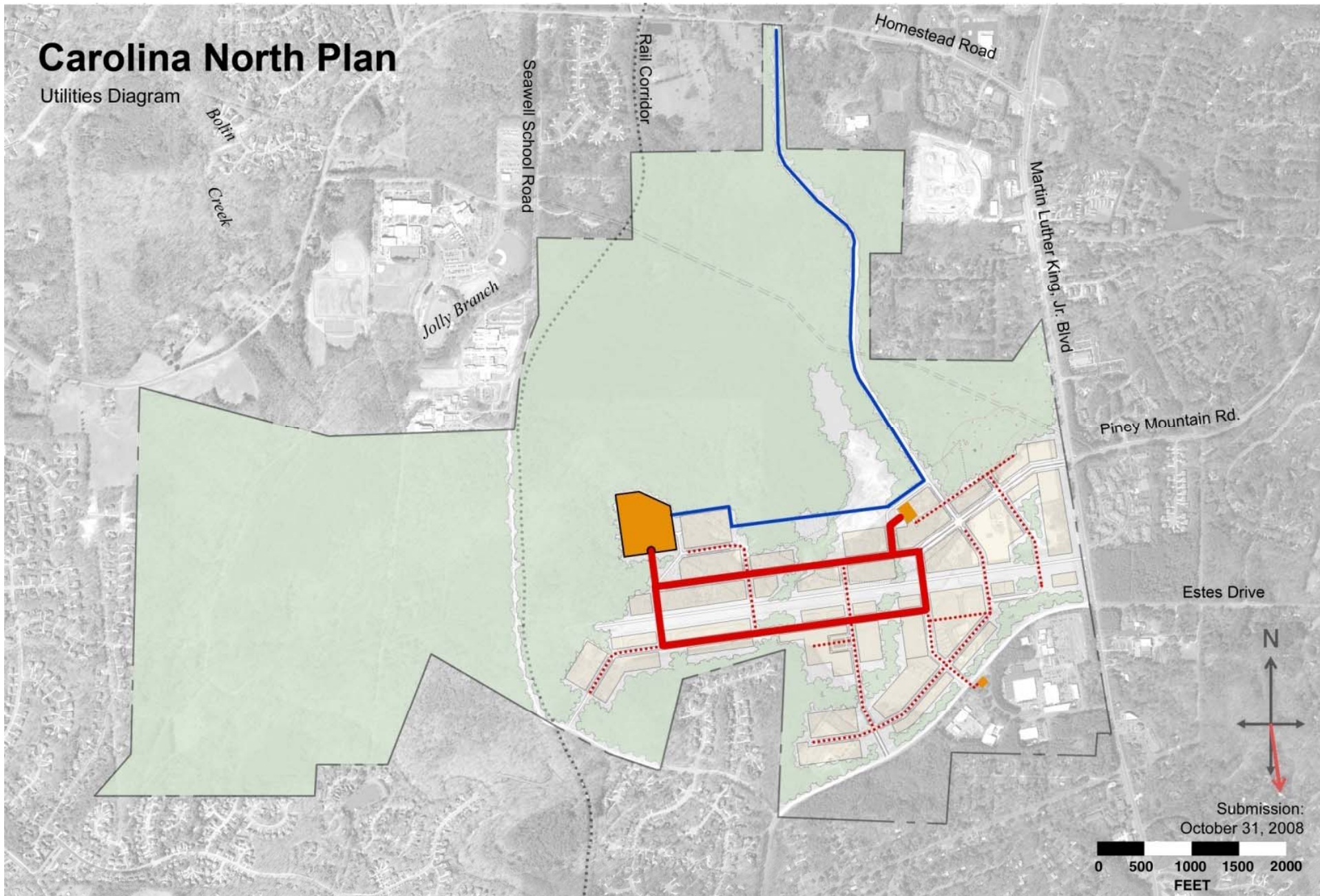


- Regional Transit
- I-40 Park and Ride
- Shuttle to Main Campus
- Campus Circulator
- Potential Local Transit
- Alternative Long-term Regional Transit (if plans propose use of RR corridor)
- Stop Locations (Indicative)



# Carolina North Plan

Utilities Diagram

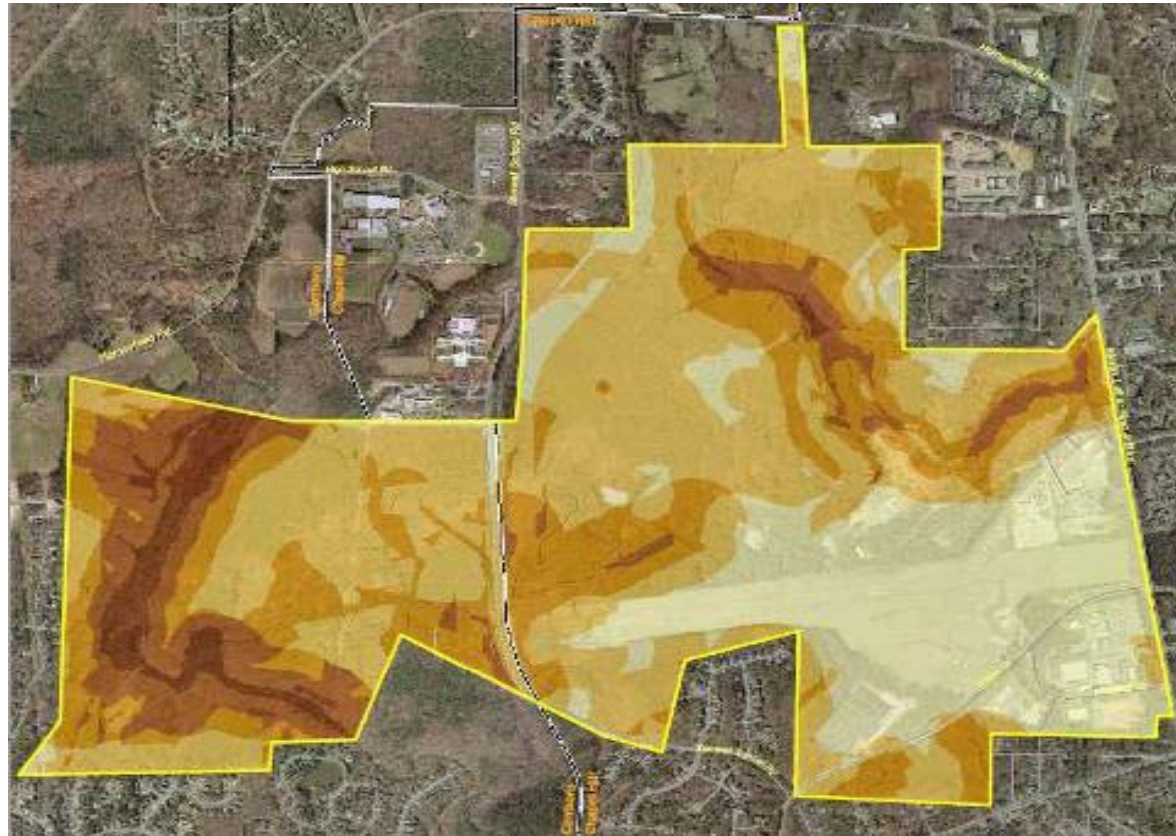


-  Natural Gas
-  Utility Tunnel
-  Utility Corridor
-  Utility Plant Site
-  Reclaimed Water Facility





## Ecological Assessment Composite Map



Draft Ecological Assessment Composite Metric –  
Suitability Analysis  
Biohabitats, Inc., March 2007