



Carolina North Plan
University of North Carolina at Chapel Hill
Public Information Session
April 1, 2009



THE UNIVERSITY
of NORTH CAROLINA
at CHAPEL HILL



CAROLINA NORTH

Council-Trustee Discussions

- Council Resolution June 25, 2008: Preparation for Review Process
- First Council-Trustee Discussion September 25, 2008
- Tools: Zone, Development Agreement, 50-Year Plan
- Opportunities for Public Discussion
- Transit Study and Fiscal Impact Analysis Near Completion
- Target: Decision in June 2009
- University Package Submitted October 31, 2008

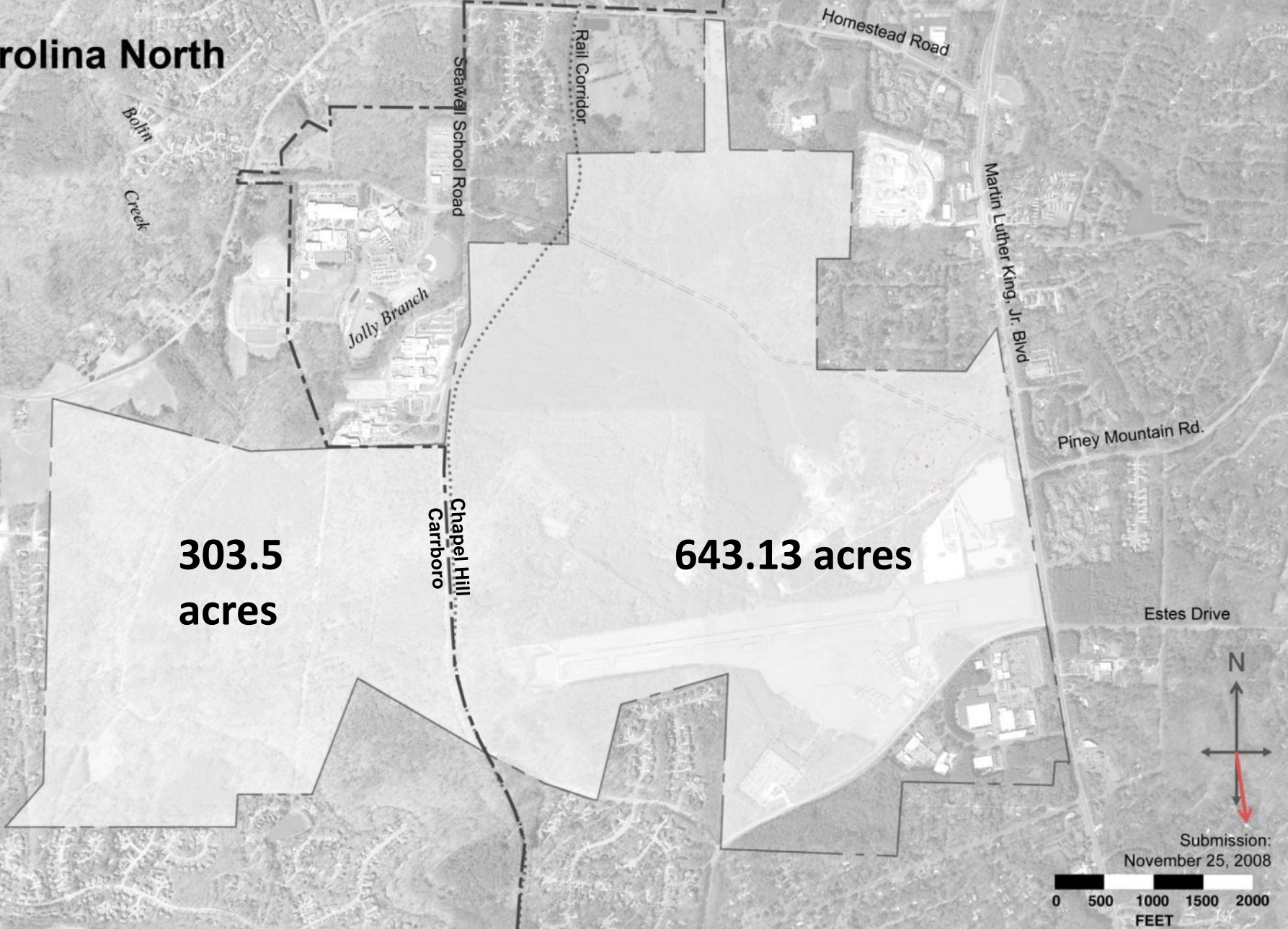


CAROLINA NORTH

University Package of October 31, 2008

- Transmittal Letter from Chancellor Thorp
- Ecological Assessment Report
- Carolina North 50-Year Plan
 - Schematic Carolina North Plan – Early Stage (~ 1.5 M ft²)
 - Schematic Carolina North Plan – Mid Stage (~3 M ft²)
 - Planning Overlays (pedestrian circulation, connections, open space, utilities, transportation)
- Draft of Carolina North Design Guidelines

Carolina North

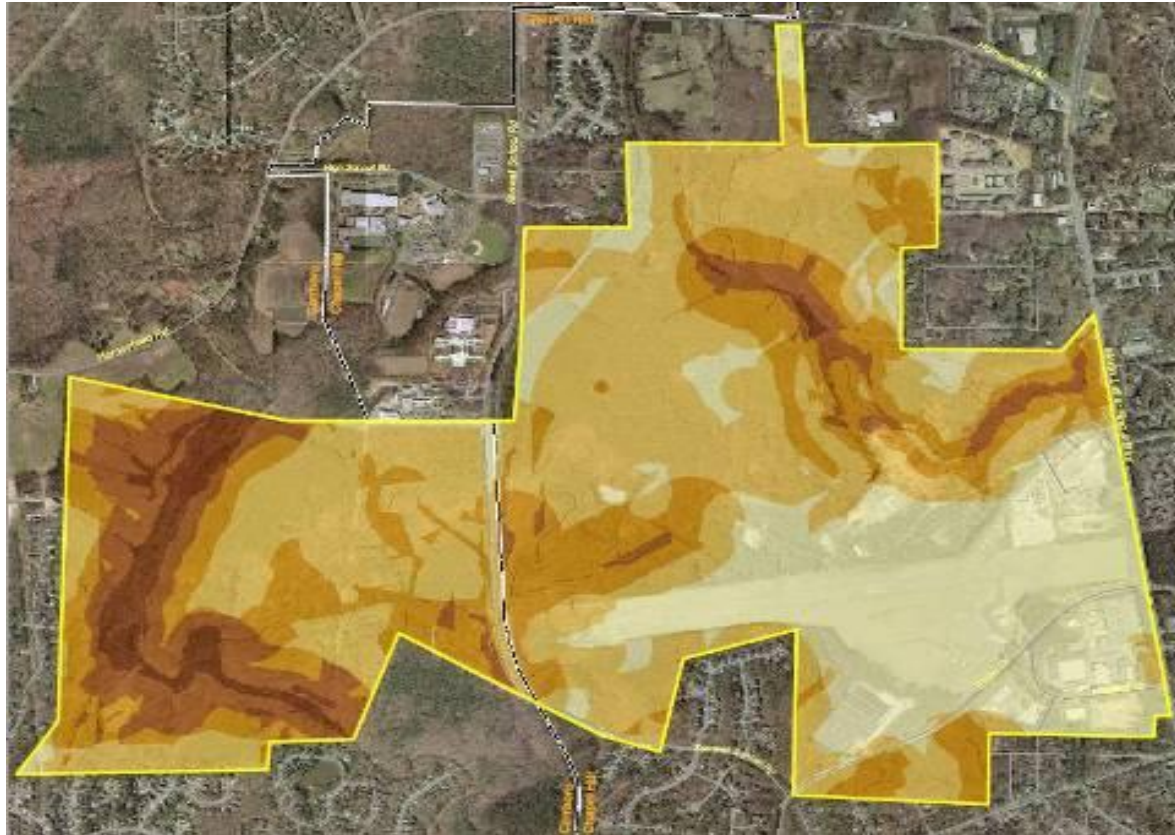


- - - - Property Boundary (946.63 acres)

- . - . - . Municipal Boundary



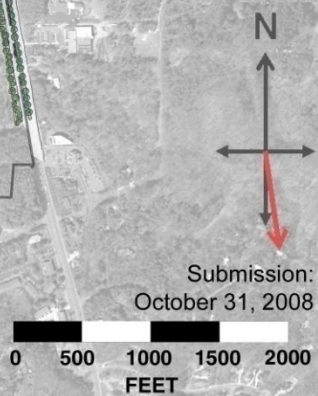
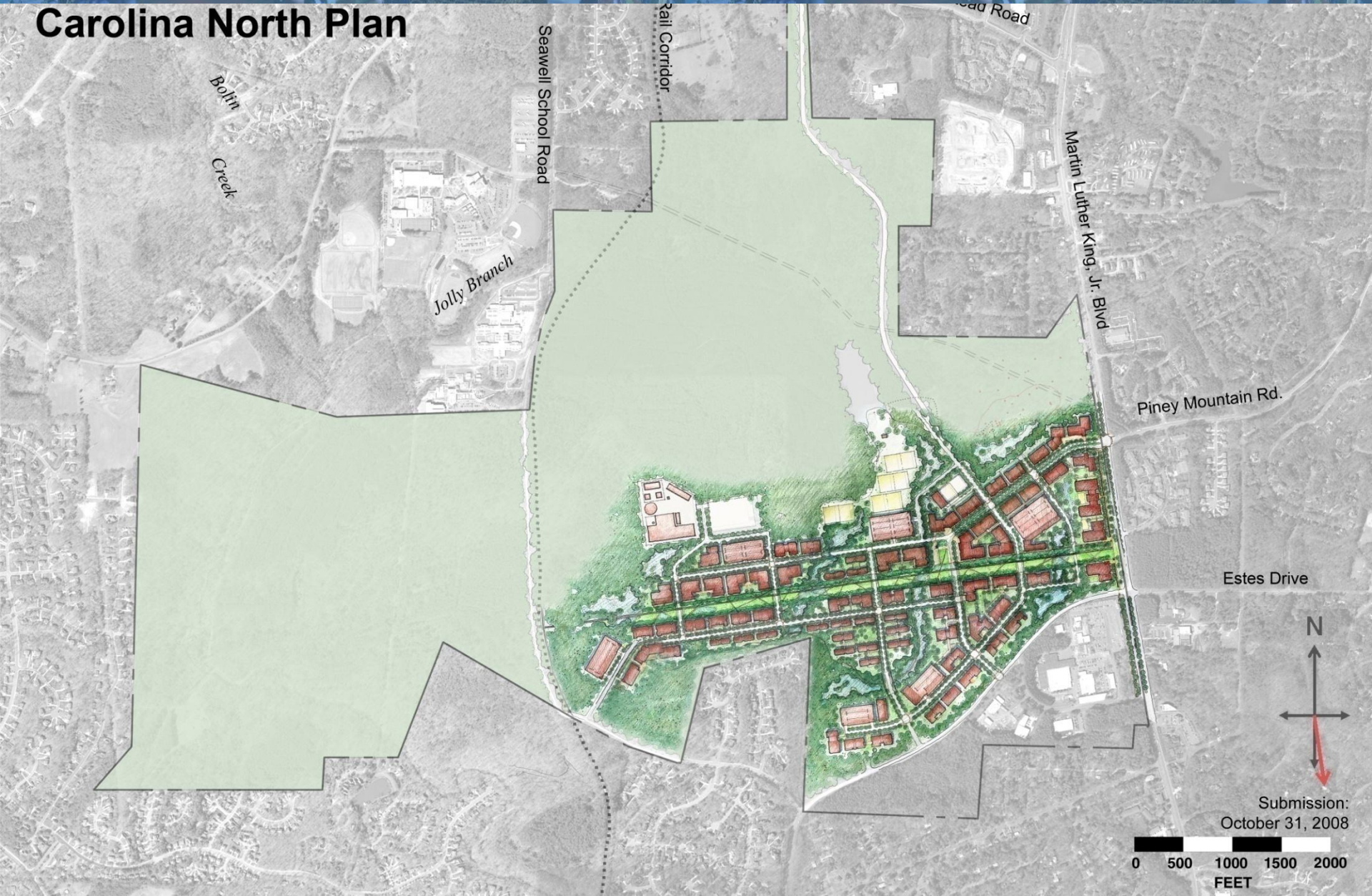
Ecological Assessment Composite Map



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

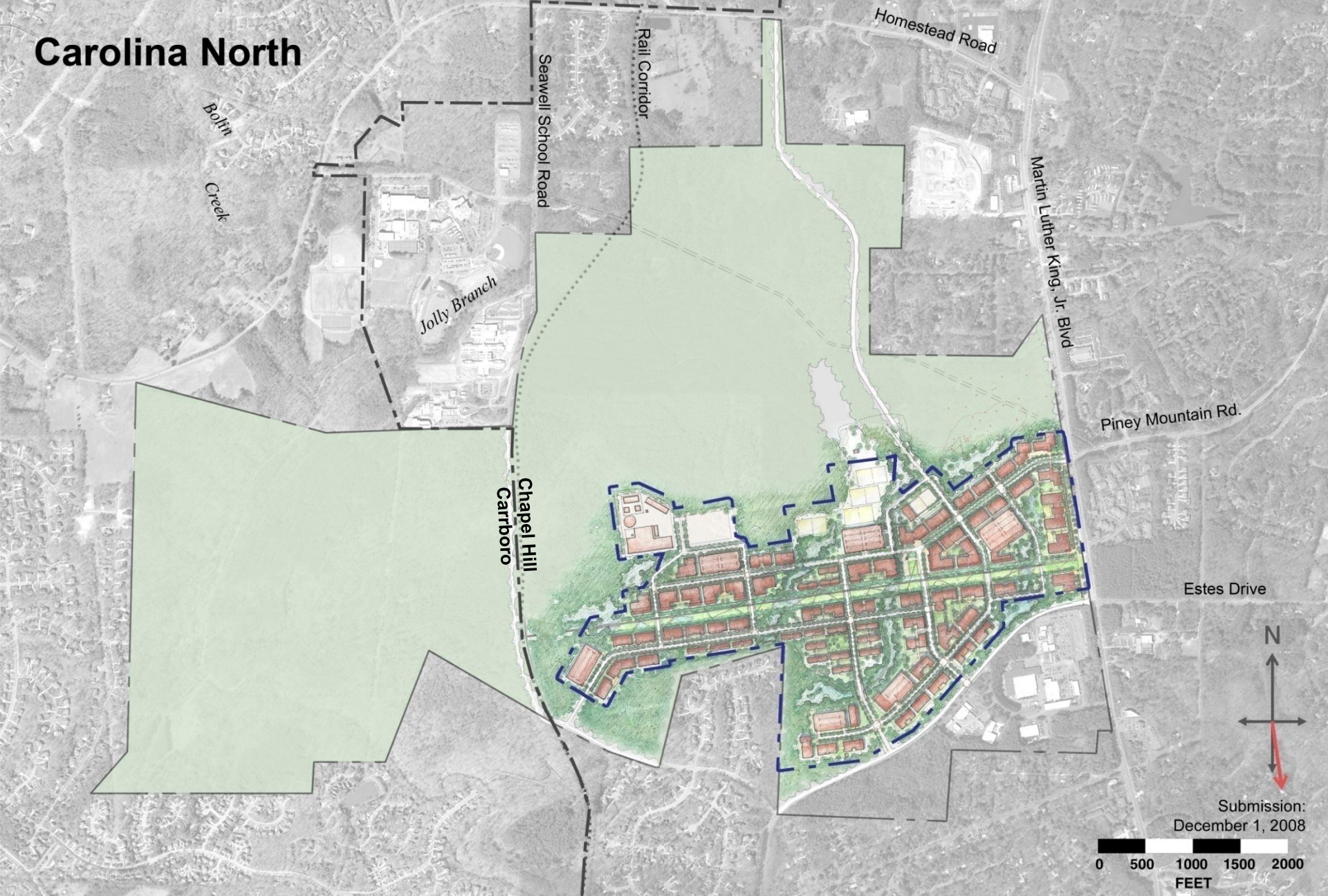


Carolina North Plan



Submission:
October 31, 2008

Carolina North



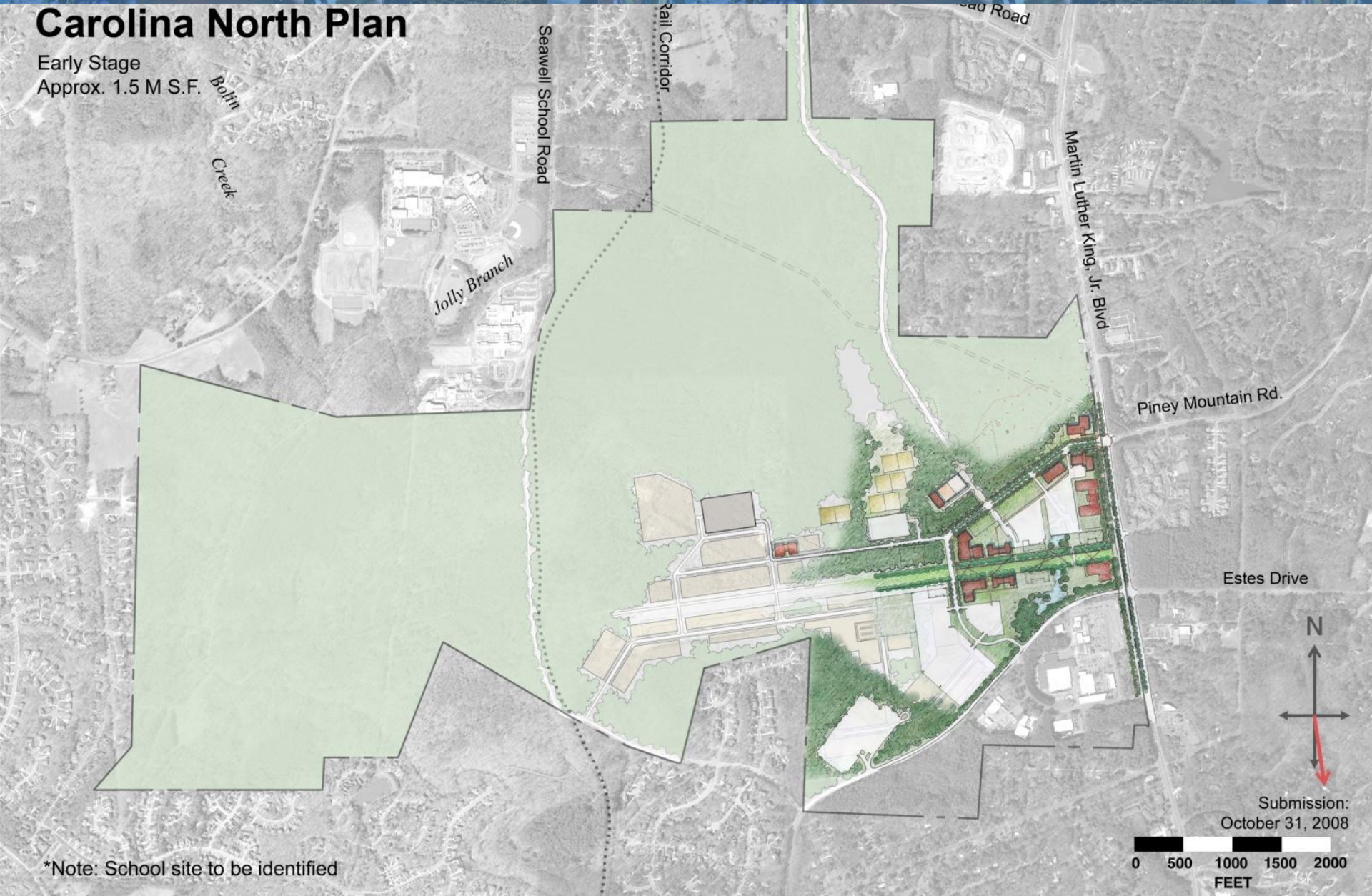
- - - - Property Boundary - . - . - . Plat Plan Boundary (228.15 Acres)

Submission:
December 1, 2008



Carolina North Plan

Early Stage
Approx. 1.5 M S.F.



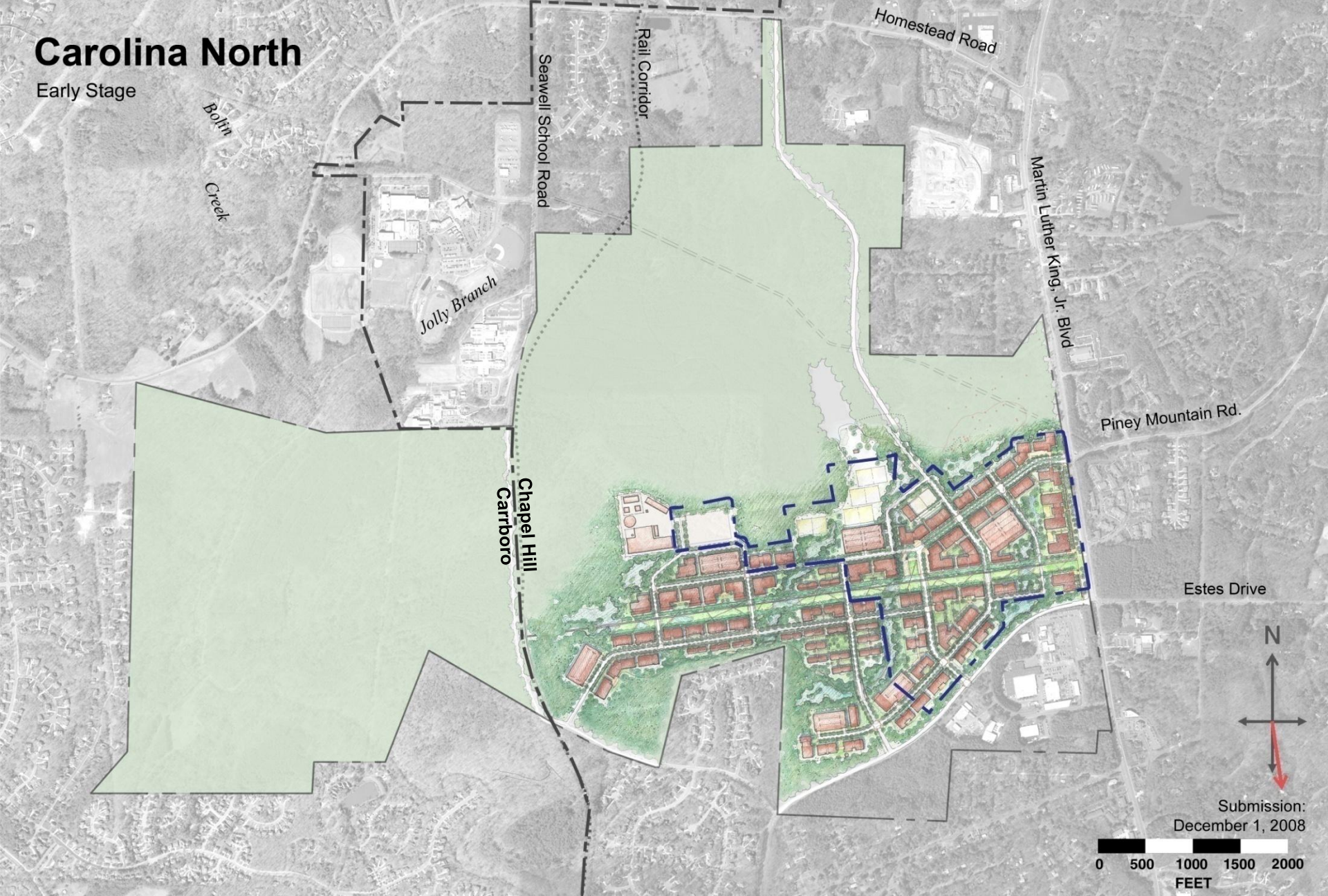
*Note: School site to be identified



Submission:
October 31, 2008

Carolina North

Early Stage



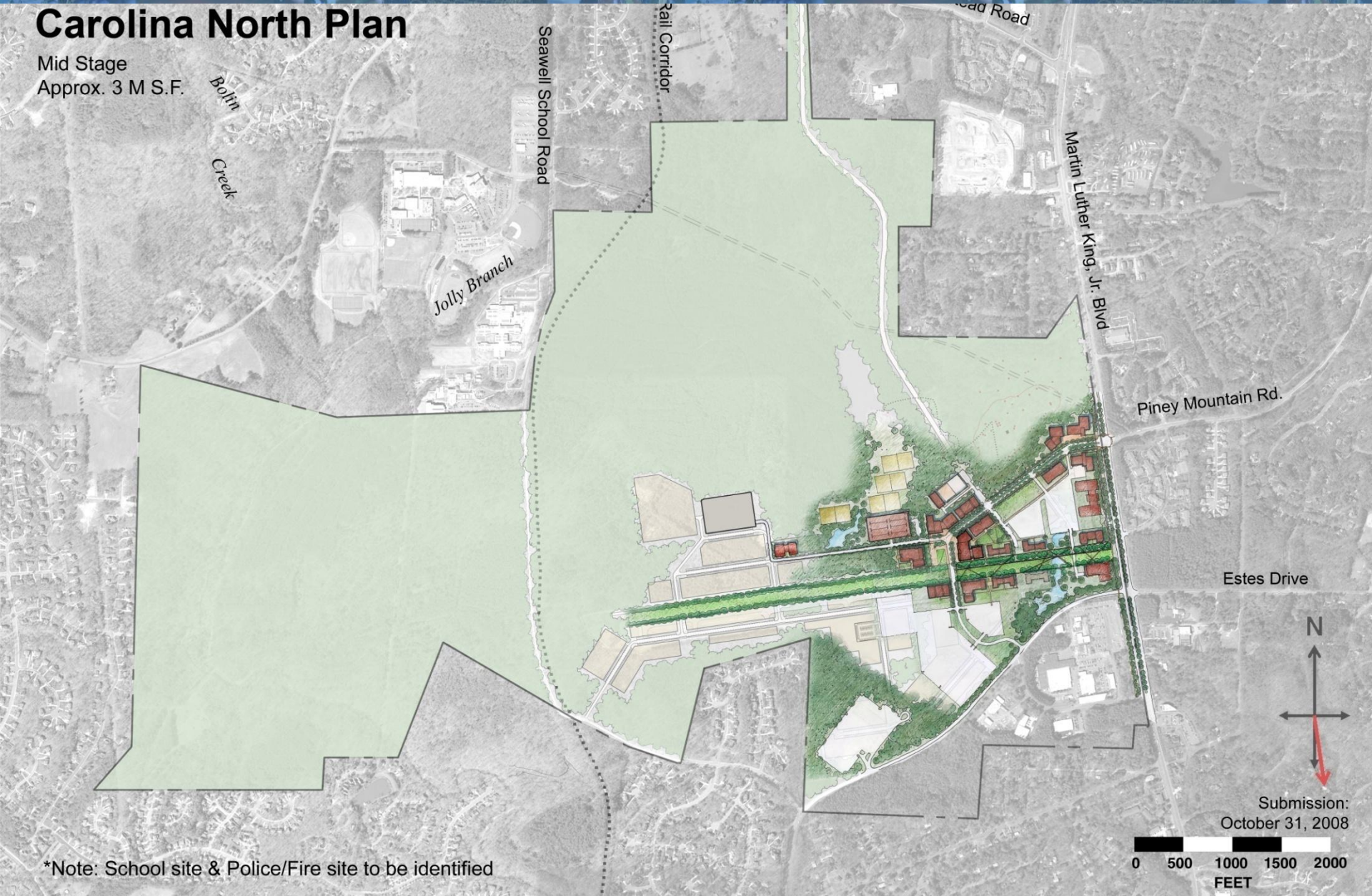
- - - - Property Boundary - . - . - . Building Area (119.86 acres)

Submission:
December 1, 2008

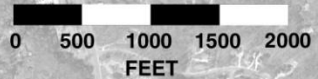


Carolina North Plan

Mid Stage
Approx. 3 M S.F.



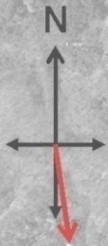
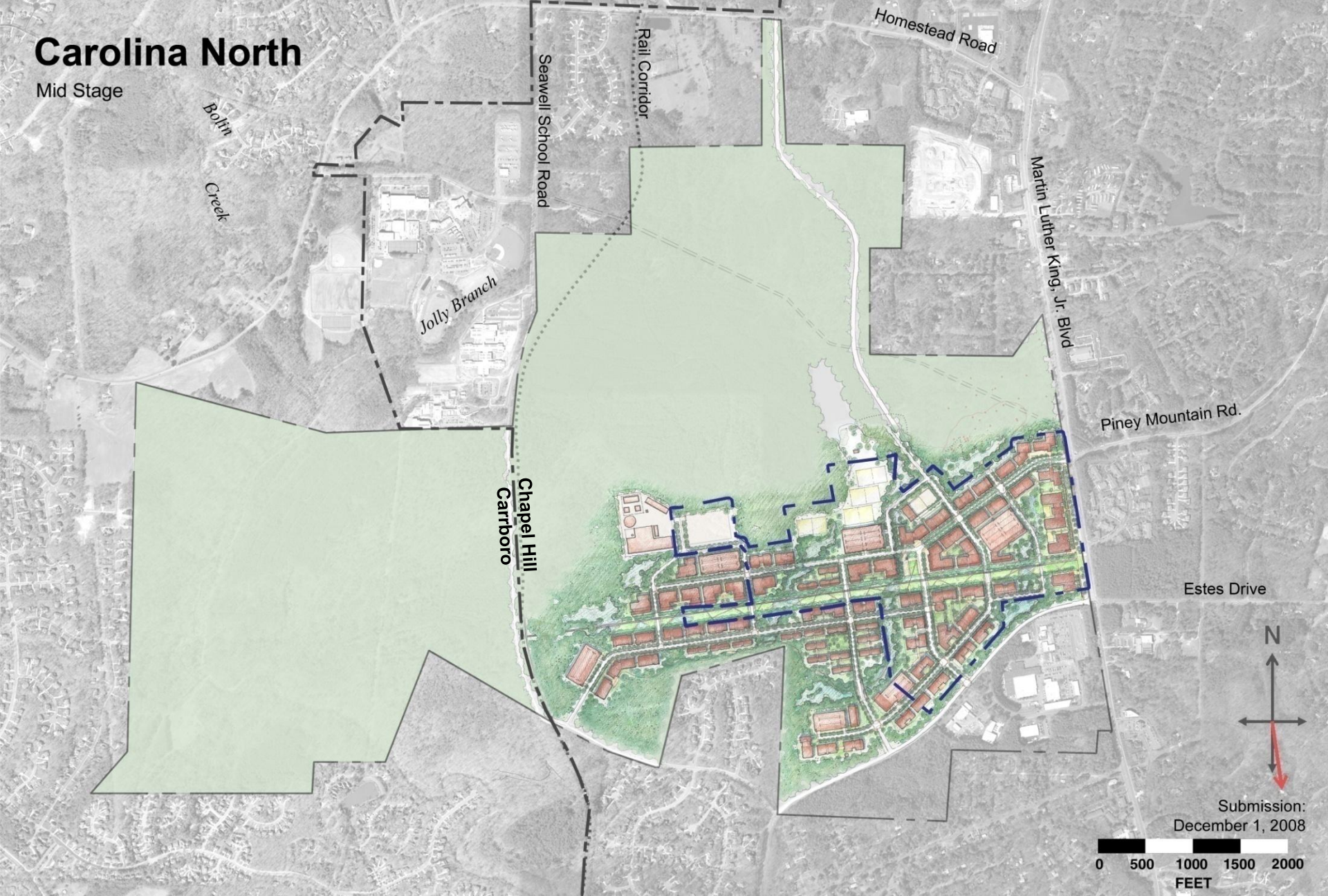
*Note: School site & Police/Fire site to be identified



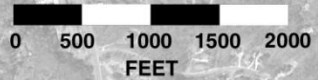
Submission:
October 31, 2008

Carolina North

Mid Stage



Submission:
December 1, 2008

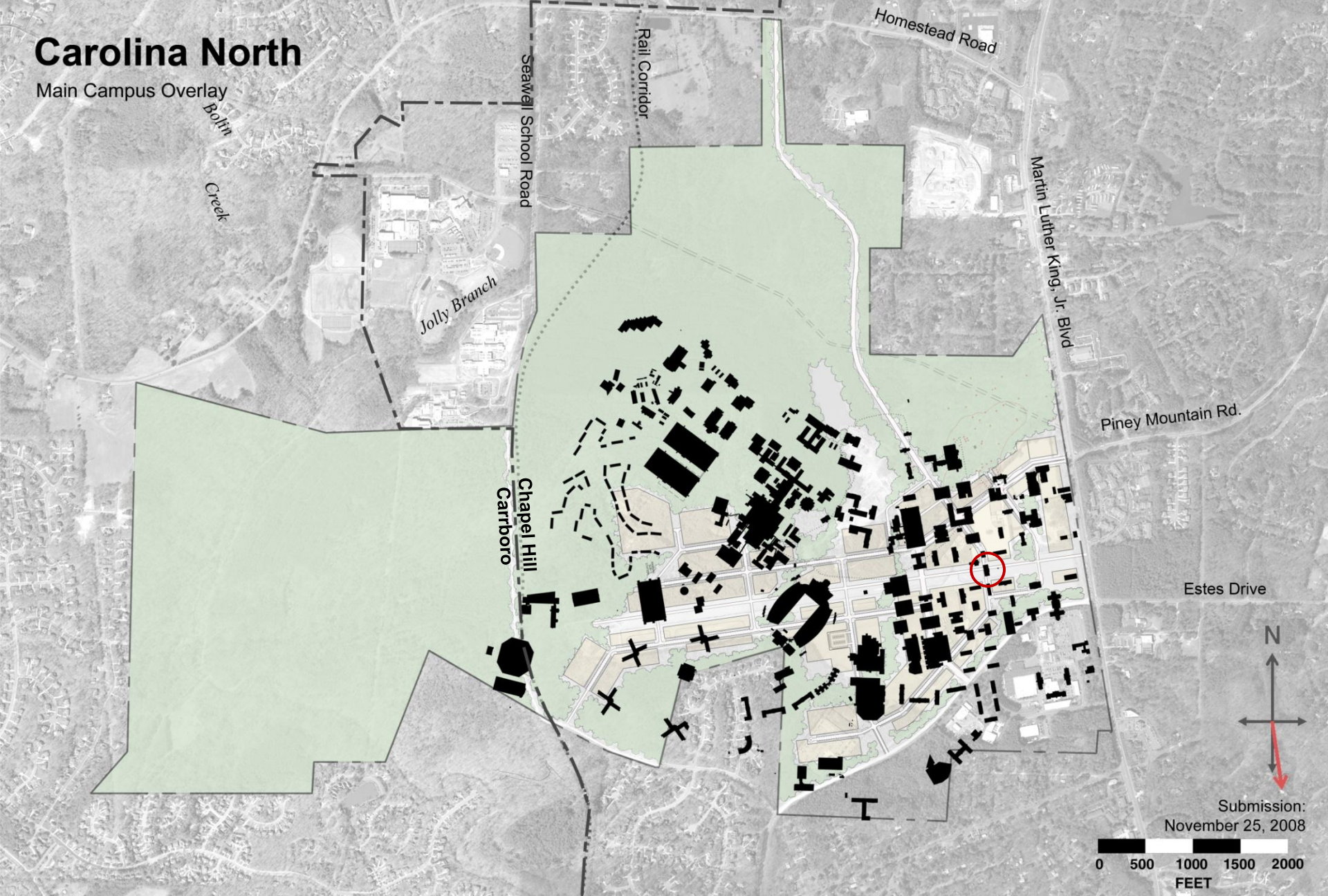


- - - - Property Boundary - . - . - . Impact Area (133.32 acres)



Carolina North

Main Campus Overlay

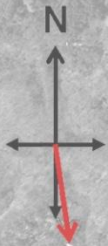
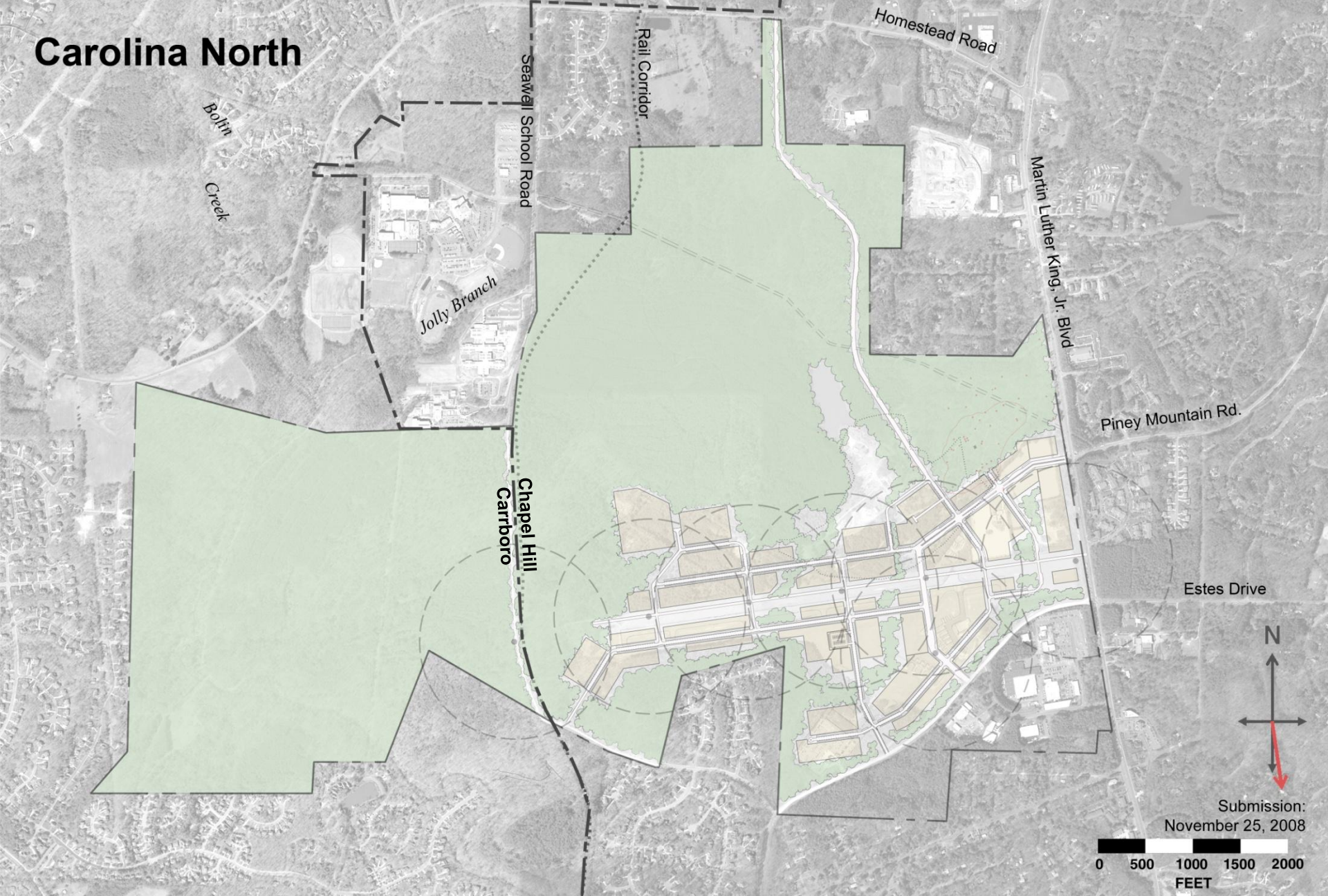


Submission:
November 25, 2008

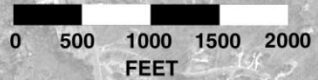


 South Building

Carolina North



Submission:
November 25, 2008



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



Design Guidelines Overview

- Principles
 - Carolina North will serve the mission of the University
 - Carolina North will respond to changing needs
- Sections
 - Design Guidelines by Landscape District
 - Building Design Guidelines



Design Guidelines by Landscape District

- Campus Frontage
- Entry Drive
- Central Green Way
- Working Landscape
- Campus Identity
- Open Space Hierarchy and Variety
- Connectivity and Accessibility
- Integration
- Parcel Boundaries



Building Design Guidelines

- Design and Operations Performance
- Orientation
- Height
- Massing
- Composition
- Materials
- Site Furnishings
- Process



CAROLINA NORTH

Early Council-Board of Trustee Discussions

- 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?



Parameters of Council-Board of Trustee Discussions

- Land included in proposed new zone
 - All Carolina North land within Chapel Hill jurisdiction
 - Approximately 643 acres
- Time period for proposed Development Agreement
 - Twenty years
- Amount of proposed development
 - Early phase: ~1.5 million ft²
 - Mid phase: ~3.0 million ft²
- First projects: Innovation Center, Law School



Questions?

discovery,
innovation
and learning





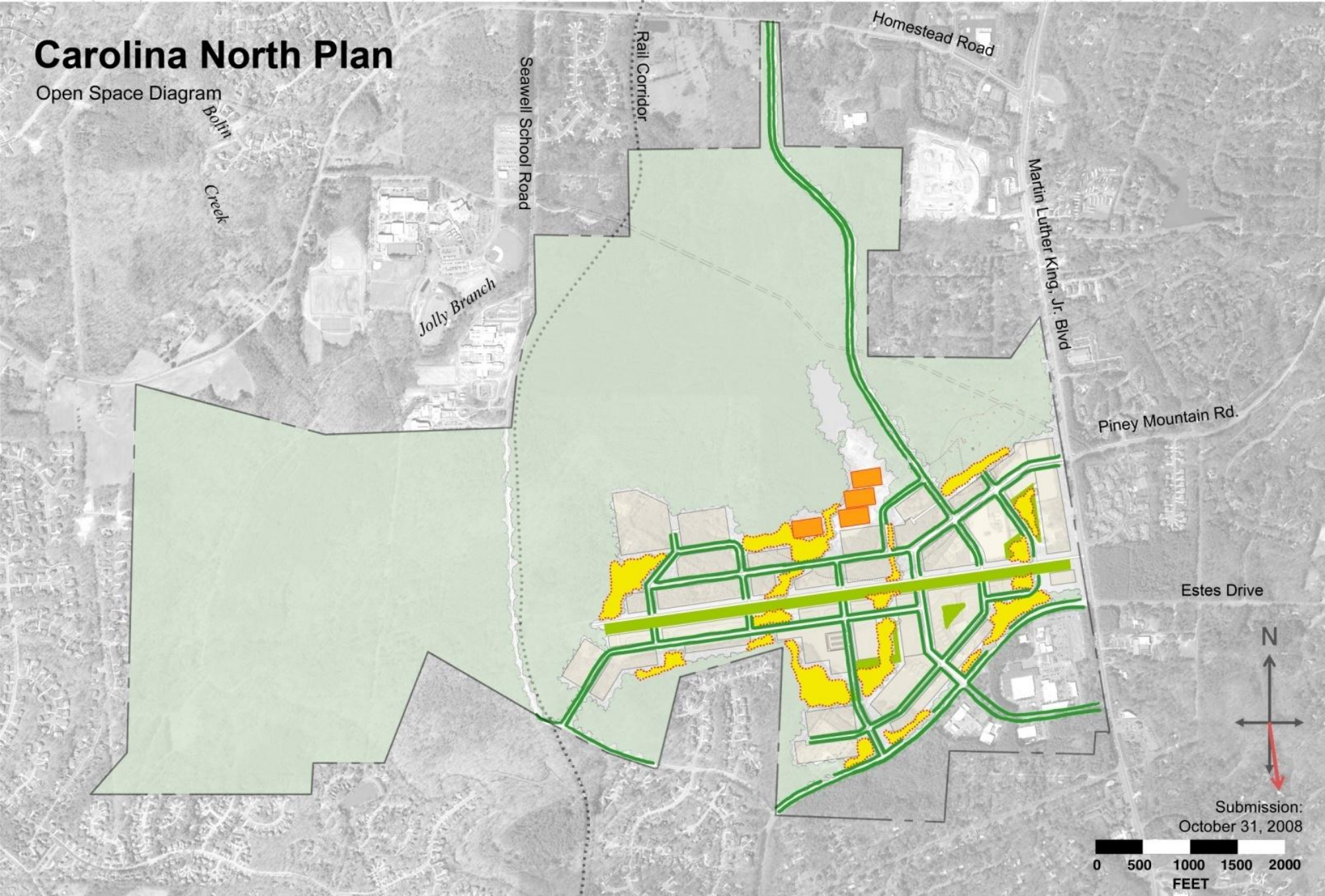
CAROLINA NORTH

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		

Carolina North Plan

Open Space Diagram



-  Working Landscape
-  Streetscape
-  Greens and Parks
-  Recreation Fields



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
Total Projected Program Space:		1,500,000

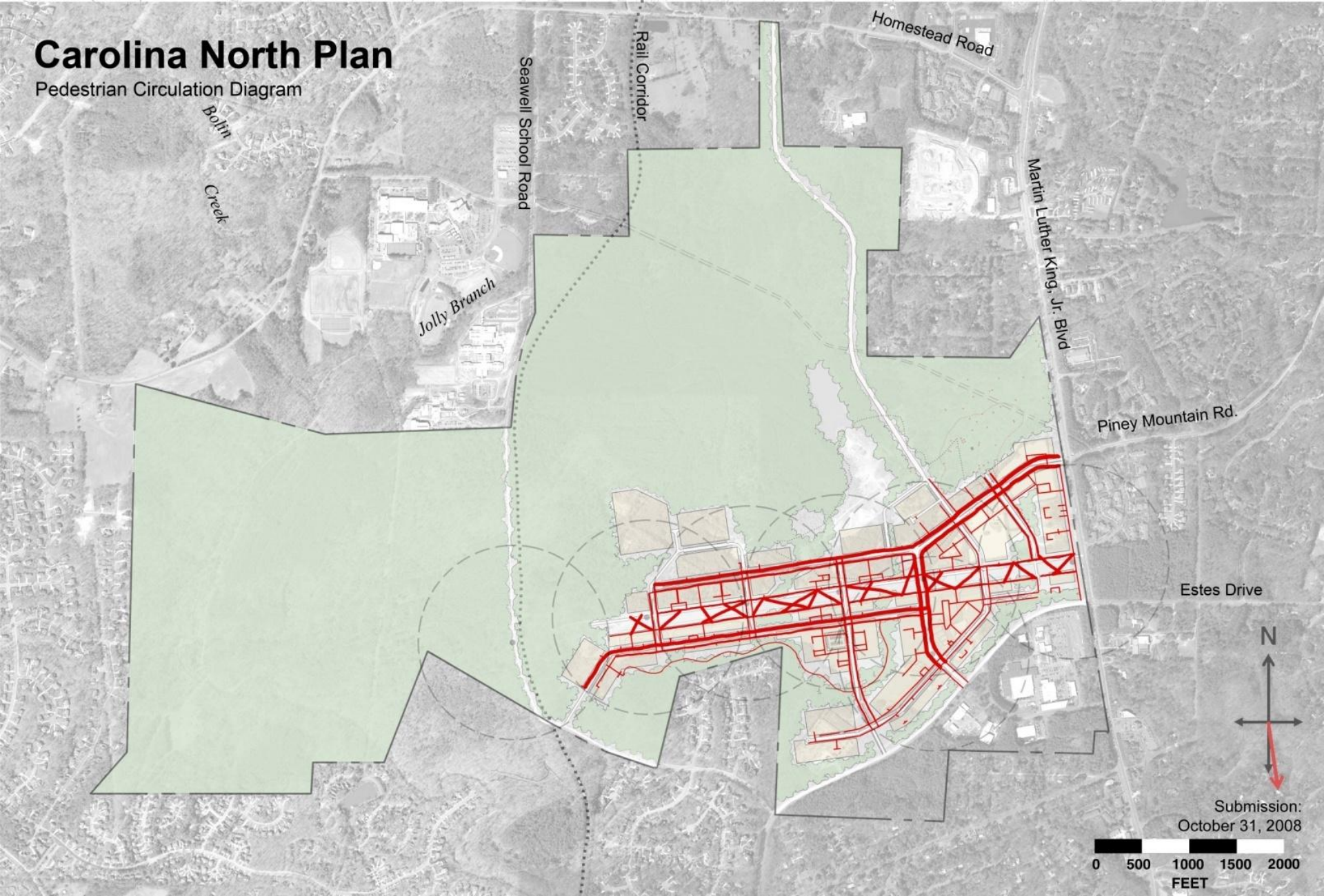


2007 Carolina North Program Estimates for Mid Stage Buildings

<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
Total Projected Program Space:		3,000,000

Carolina North Plan

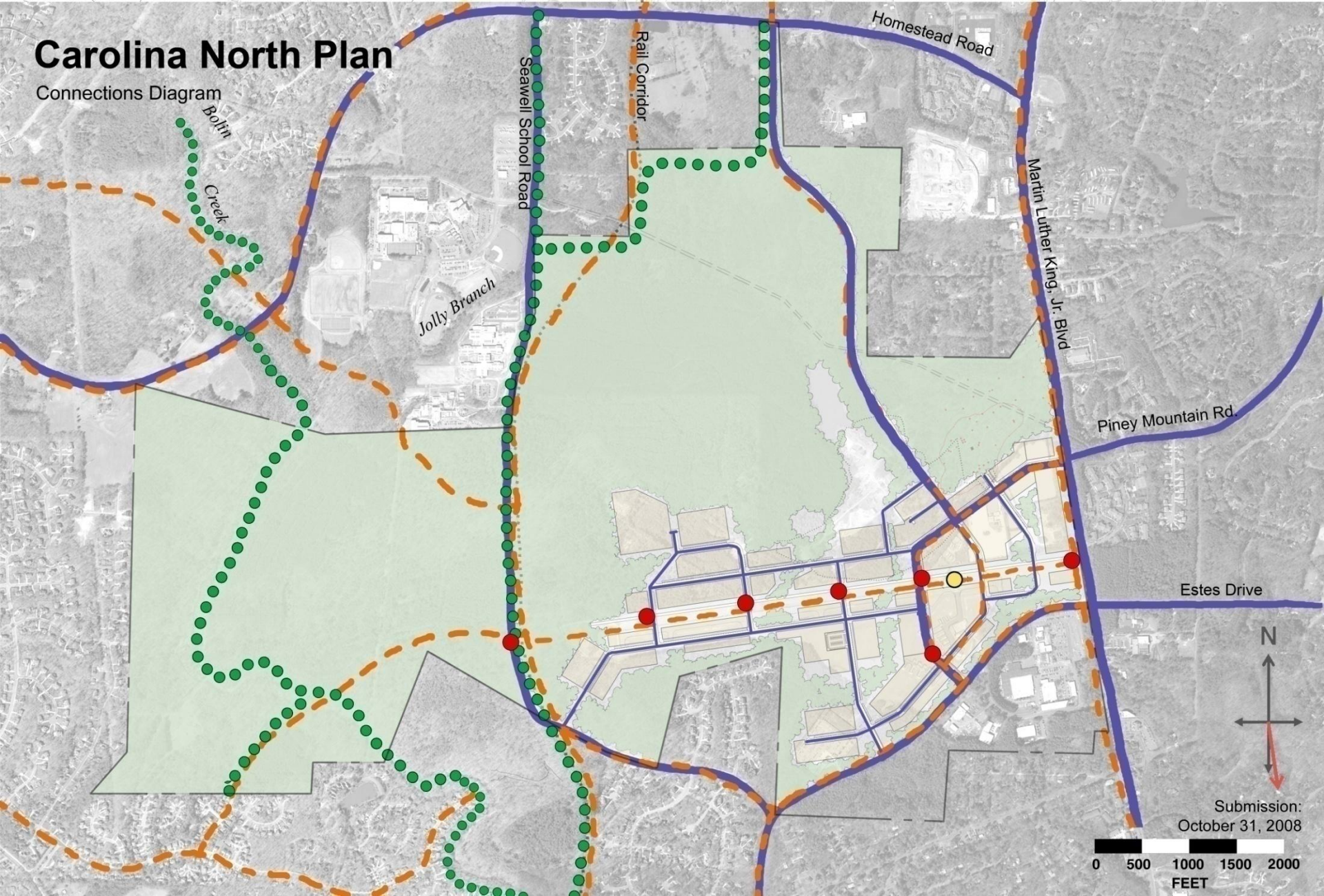
Pedestrian Circulation Diagram



 Pedestrian Circulation

Carolina North Plan

Connections Diagram



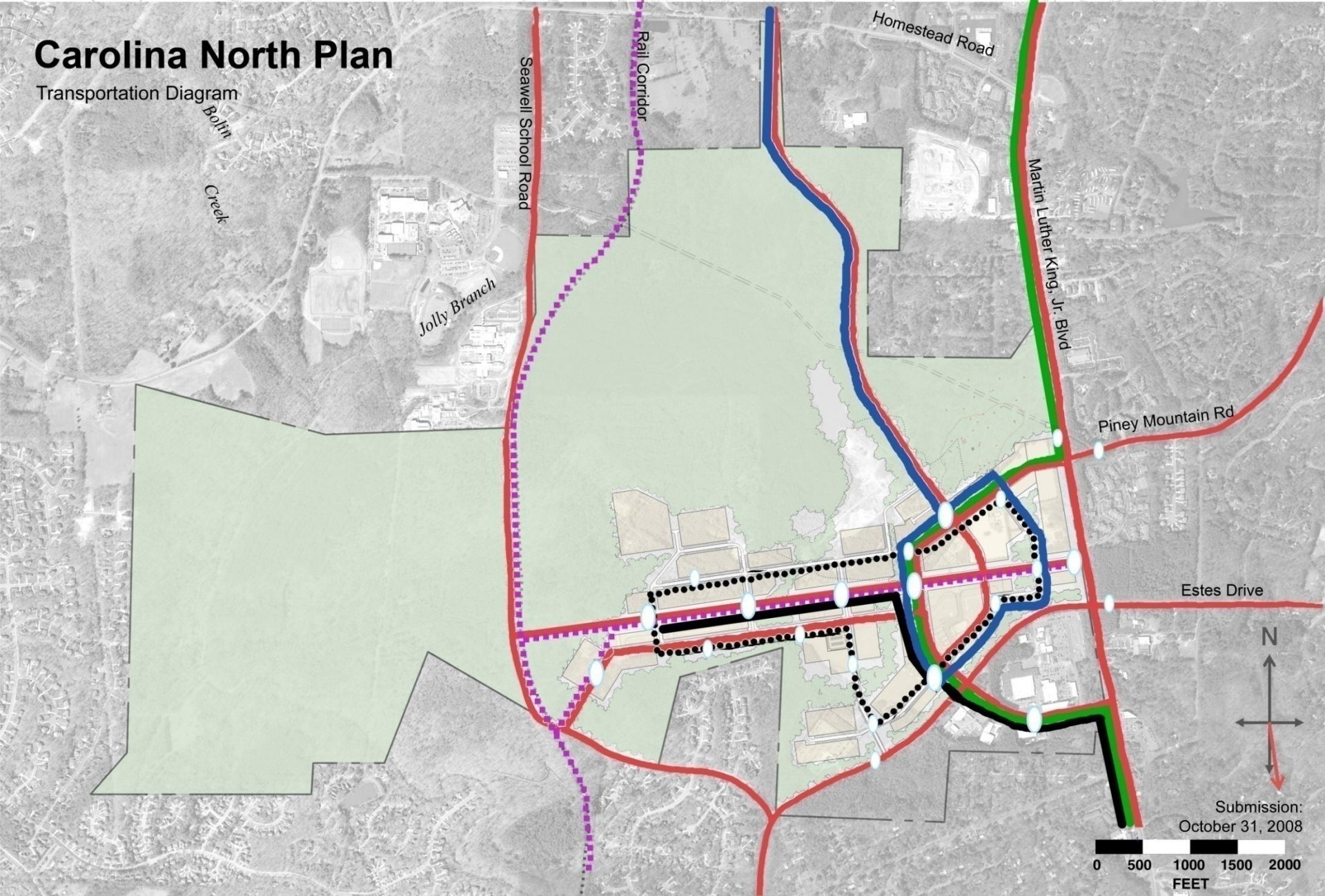
Submission:
October 31, 2008

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FEET

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

Carolina North Plan

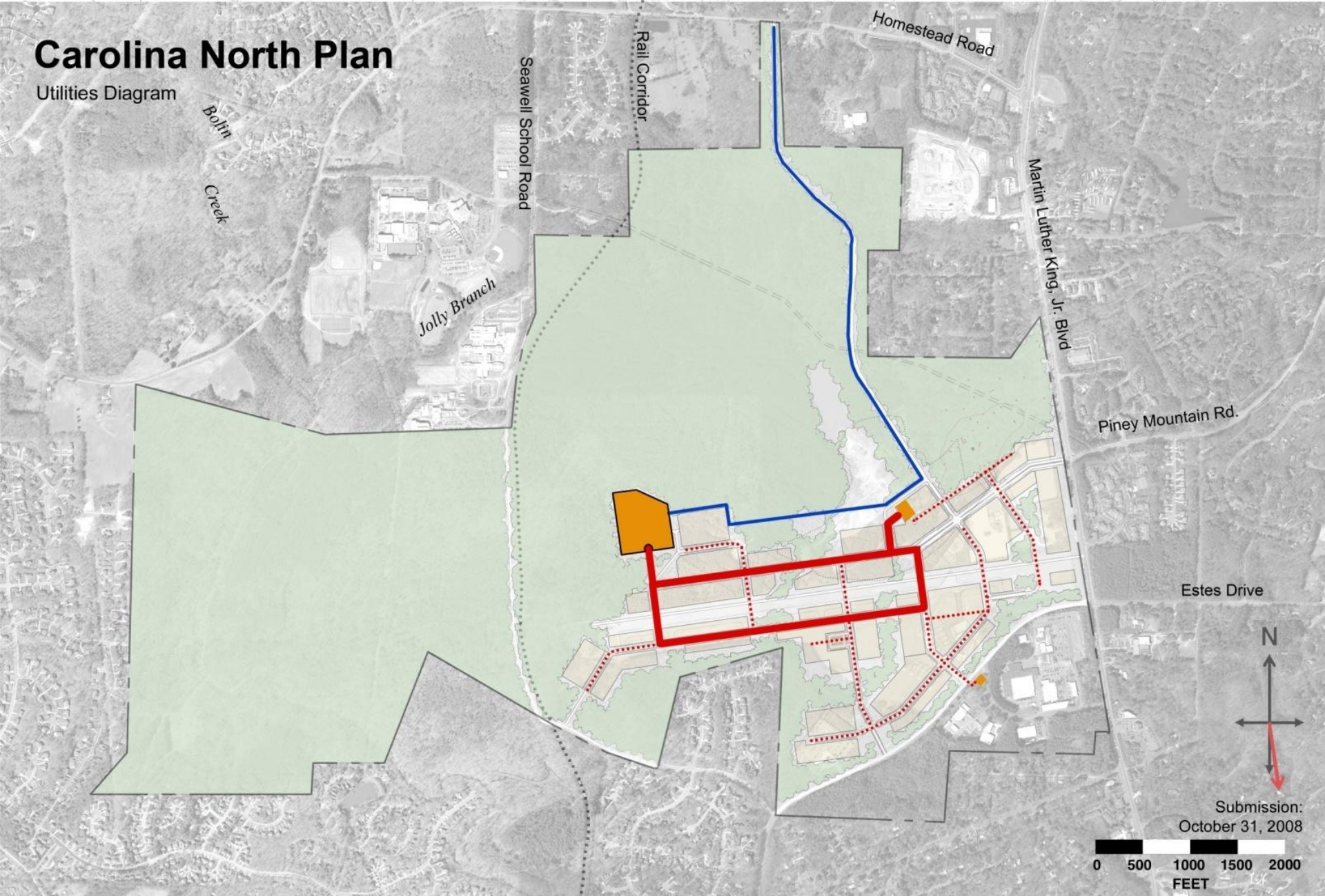
Transportation Diagram



- 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