

**RECOMMENDED PRINCIPLES, GOALS AND
STRATEGIES THE HORACE WILLIAMS
PROPERTY (CAROLINA NORTH)***

A Report of the Horace Williams Citizens Committee

**Presented to the Chapel Hill Town Council
January 28, 2004**

Committee Members

Council Member Cam Hill
Council Member Mark Kleinschmidt
Council Member Bill Strom
County Commissioner Margaret Brown
John Boyer
Henry Branson, III
Joyce Brown
Al Burk
Joe Capowski
James Coley
Linda Convissor
Barbara Driscoll
Randy Kabrick, Chair
Julie McClintock
Margaret Morse
Blair Pollock
Ruby Sinreich, Vice Chair
Del Snow
Diane VandenBroek

Former Committee Members

Former Council Member Pat Evans
Kathleen Kearns
David Otto

*As amended by the Horace Williams Citizens Committee on December 15, 2003 and January 15, 2004

TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
General Principles	1
Working Assumptions	1
Development Management Principles	2
Neighborhood / Community Interface Principles	4
Fiscal Equity Principle	6
Water and Sewer / Stormwater Management / Air Quality Principles	7
Natural Areas / Parks and Recreation Facilities Principles	9
Transportation and Land Use Principles	11

GENERAL PRINCIPLES

Principle 1: Carolina North shall adhere to the following basic sustainability principles as defined by the Sustainable Development Task Force in its October 1998 Report to the Chapel Hill Town Council: Create healthy living environments; protect, restore and maintain ecological integrity; conserve energy and natural resources, and use them efficiently; balance social, economic and environmental concerns in decision-making; promote equity, human dignity and social justice.

Principle 2: Development on the Horace Williams property shall benefit the University, the towns of Chapel Hill and Carrboro, Orange County, and the surrounding areas, as well as the state of North Carolina. The planning and execution of Carolina North shall be a model of cooperation for the mutual benefit of all stakeholders.

Principle 3: Both the Town and the University need to recognize that there could very well be a point when the cumulative impacts of University and Town growth on our natural resources and our public facilities are such that no amount of mitigation would be possible and still retain the charm of the Town and the quality of life which both the citizens of the Town and the State of North Carolina expect from Chapel Hill.

WORKING ASSUMPTIONS

Assumption 1: The University shall have a remediation plan and a funding mechanism in place so that remediation of all the waste sites, including the Chemical Waste Landfill, Sanitary Landfill, and Estes Drive Extension Landfill, will be addressed promptly and adequately.

Assumption 2: The Horace Williams Airport will be closed by January 1, 2005.

DEVELOPMENT MANAGEMENT PRINCIPLES

Principle 1: Manage development of Carolina North to minimize impacts on neighborhoods and the environment.

Goal 1: Phase the development of Carolina North to ensure that transportation infrastructure, retail, recreation and civic facilities and housing will be provided concurrently with and in proportion to academic and research uses to minimize disruption to the surrounding neighborhoods and ensure the sustainability of the mixed-use area. *[see G.3.1 of DA Exhibit G and Introduction, Campus Frontage (page 10) and Land Use (page 35) of the Draft Carolina North Design Guidelines]*

Strategies

- a) Build infrastructure (on-site and off-site) so that roads, transit, installation of utilities, and other construction will not be an ongoing disruption to the surrounding neighborhoods. *[see DA Exhibit G: U-1 Project Permit Application, Item #9]*

Goal 2: Adopt a master plan and establish a review system for Carolina North to ensure that development over the long term conforms with the Town's objectives. *[see University-1 District: (i) Procedure for review of development agreements, amendments, and modifications]*

Strategies

- a) Establish a standing Town/Gown advisory committee to monitor and report regularly to Town Council on the development and implementation of Town-approved plans for Carolina North. *[see DA Exhibit G: Standard 26 Annual Periodic Report]*
 - b) Establish a planning review process that will allow Council adequate time for input from the public and from Town staff on development plans and modifications of those plans. *[see University-1 District: (i) Procedure for review of development agreements, amendments, and modifications]*
 - c) Actively enforce the LUMO (Land Use Management Ordinance), including requiring a Traffic Impact Analysis. *[see DA Exhibit G: Standard 8 Transportation – standard to be inserted]*
 - d) Use Resource Conservation District principles and practices to guide development of the site. *[see DA Exhibit G: Standard 20 Stream Buffers]*
 - e) Require that any industrial use, including power plants, be subject to an individual Special Use Permit review by the Council. *[see 3.5.5.f.2 draft LUMO text amendment]*
- a) Goal 3: Minimize environmental and community impacts of construction. *[see DA Exhibit G: Standard 1 through 26]*

Strategies

- a) Adopt sedimentation and erosion control plans in consultation with the Town to control stormwater during construction with necessary temporary devices to ensure that water run-off will not adversely affect adjacent properties; Bolin Creek; Crow's Branch; Eastwood Lake; and Lake Ellen. *[see DA Exhibit G: Standard 22 Sedimentation]*
- b) Seek commitment from the University to strengthen erosion control and sedimentation inspections, such as funding for inspections positions as necessary to fully inspect and enforce applicable regulations at the Carolina North development. *[see DA Exhibit G: 22.2 sedimentation]*
- c) Protect specimen trees and natural areas as designated on plan during construction. Write protections into permits and construction specifications. Prohibit heavy equipment and parking within tree drip lines or critical root zones, whichever is greater, and in areas delineated on plan as undisturbed areas. *[see item 16 on draft U-1 Project Permit Application in DA Exhibit G for landscape protection plan]*
- d) Identify and mitigate localized flooding problems likely to occur during storm events. *[see item 10 on draft U-1 Project Permit Application in DA Exhibit G for stormwater plans]*
- e) Ensure that at least two lanes of all Town roads are kept open for local traffic during peak traffic periods. Include Chapel Hill - Carrboro School System in agreement on hours of construction. *[see item 9 on draft U-1 Project Permit Application in DA Exhibit G for construction management plan]*
- f) Provide a plan to protect the safety of bicyclists, pedestrians, and motorists during construction. *[see DA Exhibit G: U-1 Project Permit Application, Item #9]*
- g) Roads damaged during construction shall be repaired promptly by developer and in accordance with Town standards. *[see item 9 on draft U-1 Project Permit Application in DA Exhibit G for construction management plan]*
- h) Provide safe pedestrian corridors when sidewalks are closed due to construction at Carolina North. *[see DA Exhibit G: U-1 Project Permit Application, Item #9]*

NEIGHBORHOOD / COMMUNITY INTERFACE PRINCIPLES

Principle 1: Planning for Carolina North shall address community needs for housing, schools, and other facilities.

Goal 1A: Create a diversity of housing levels, types and values that reflect the range of salaries at the University. Provide a minimum of 25% of housing units calculated based on the total daytime population (employees and students) at Carolina North; the 25% also needs to reflect the range of salaries. *[see DA Exhibit G: Standard 4 Housing]*

Goal 1B: Provide housing on the site to address the shortage of student housing with the goal of one bed for every head. *[see DA Exhibit G: Standard 4 Housing]*

Goal 1C: Provide adequate residential parking. *[see DA Exhibit G: Standard 4 Housing]*

Goal 1D: Produce housing in an environmentally sound manner with respect to design, siting, materials, and resource use. . *[see DA Exhibit G: 5.4 housing]*

Goal 1E: Reserve school sites at Carolina North and secure financial commitment from the University to build schools needed to meet the additional demand for pre-kindergarten through high school as a result of the development. *[see DA Exhibit G: Standard 14 Public Schools]*

Goal 1F: Include civic uses in the built environment. *[see DA Exhibit G: Standard 13 Police, Fire, and EMS Services and Facilities]*

Strategies

- a) Evaluate and provide as necessary the facility needs of neighboring and Carolina North residents with respect to recreation, commerce, and civic uses such as fire and police stations, polling places, libraries, senior and civic meeting space. *[see DA Exhibit G: Standard 9 Fiscal Impacts]*
- b) Encourage the formal integration of public art in the fabric of the built environment, extending traditional expectations of “building decoration” in order to define the spaces between the neighborhoods and the proposed buildings as well as aesthetic interpretations of how common space may be used. *[see DA Exhibit G: Standard 12 Design Standards and Public Art]*
- c) Require that all structures in the Carolina North development complex be built with fire sprinkler systems regardless of size or occupancy as part of a life safety and sustainable building plan, as is being done on the main campus. *[see DA Exhibit G: 5.4 housing; note that building codes apply]*
- d) Address needs of older citizens and family caregivers at Carolina North. *[see the proposed program and land uses in the Carolina North Master Plan for potential range of uses at Carolina North and associated connectivity, recreation and access diagrams. “needs” may need further definition]*

Principle 2: Create a campus facility that is open, welcoming and part of the community fabric while at the same time respecting the privacy and integrity of adjoining neighborhoods.

Goal 2A: Integrate community concerns in the design of Carolina North. [see DA Exhibit G: Standard 1 through 26]

Strategies

- a) Orient the development to Airport Road so that it is visible from the street, enhances access and creates an urban aesthetic. Place buildings closer to Airport Road than the 250-foot setback suggested in the Ayers Saint Gross plan. [see introduction and page 35, Land Use, of the Draft Carolina North Design Guidelines]
- b) Buffer neighborhoods from Carolina North. Develop standards working with the Town and neighbors to protect neighborhoods from noise, light pollution, parking facilities and mechanical buildings and providing for protective buffers. [see DA Exhibit G: Standard 23 Neighboring Lands, Compatibility, Buffers; 24 Noise; 25 Lighting]
- c) Limit motor vehicle access to and from existing neighborhoods through roadway design and placement, and create non-motorized-only access such as walking routes or bikeways. [see Connectivity and Accessibility (page 27) of the Draft Carolina North Design Guidelines]
- d) Roadway design within Carolina North should be used to limit the use of the campus as a cut-through for automobiles from any direction. [see Connectivity and Accessibility (page 27) of the Draft Carolina North Design Guidelines]
- e) Prohibit direct automobile access from North Haven and Glen Heights to the tract but encourage and develop non-motorized access. [see Connectivity and Accessibility (page 27) of the Draft Carolina North Design Guidelines]
- f) Make the campus accessible to the existing public schools on High School Road and Seawell School Road. [see Connectivity and Accessibility (page 27) of the Draft Carolina North Design Guidelines]
- g) Encourage neighborhood scale retail at Carolina North. [see introduction and page 35, Land Use, of the Draft Carolina North Design Guidelines]
- h) Ensure safe crossing of Airport Road for pedestrians and bicyclists. [see G: 8.1 c-k for traffic stipulations]
- i) Modify Seawell School Road, Homestead Road and Estes Drive Extension to allow pedestrians and bicyclists to cross safely. [see Connectivity and Accessibility (page 27) of the Draft Carolina North Design Guidelines and DA

Exhibit G:8 for transportation, transit, parking, streets and sidewalks]

Goal 2B: Create a built environment with a sense of place and a feeling of permanence.
[see Introduction and Purpose of the Draft Carolina North Design Guidelines]

Strategies

- a) Place along Airport Road, especially at the intersection with Estes Drive Extension, buildings that architecturally enhance the entranceway to Carolina North. *[see Landscape District design guidelines and building design guidelines of the Draft Carolina North Design Guidelines]*
- b) Develop distinguishable front facades that create a sense of orientation. *[see Landscape District design guidelines and building design guidelines of the Draft Carolina North Design Guidelines]*
- c) Relate the scale and design of street level frontage to the planned pedestrian-scale activity at the street level. *[see Landscape District design guidelines and building design guidelines of the Draft Carolina North Design Guidelines]*
- d) Coordinate building and architectural styles throughout the tract, using landscaping to create linkages throughout the site and to enhance connectivity. *[see Landscape District design guidelines and building design guidelines of the Draft Carolina North Design Guidelines]*
- e) Exercise special care in the location and design of any utility facilities such as water, sewer, and power generation due to the potentially large impacts that these activities pose to the surrounding community. Propose and communicate design, performance, environmental, and aesthetic standards to the Town Council before any plans are finalized. *[see Integration, Landscape District design guidelines and building design guidelines of the Draft Carolina North Design Guidelines]*
- f) Consolidate utility corridors and bury power lines, both those on-site and those which bring energy to the site. *[see Integration, Landscape District design guidelines and building design guidelines of the Draft Carolina North Design Guidelines]*
- g) Roads, to be accepted for Town maintenance, have to be designed and constructed to Town standards. There are special specifications for roads to be used as bus routes. To the extent feasible, bus routes should be identified in advance. *[see Connectivity and Accessibility of the Draft Carolina North Design Guidelines and G.8.3 and G.8.4 of the DA Exhibit G.]*

FISCAL EQUITY PRINCIPLE

Principle 1: The University or State or Carolina North tenants shall bear the cost of Town services required by Carolina North so that Town residents do not subsidize

those uses through their local taxes. The Carolina North development shall be either revenue positive or revenue neutral for the Town.

Goal 1: The Town shall establish a process at the outset to identify the costs and the revenues associated with Carolina North and receive appropriate support from the University for Town services and resources. *[see DA Exhibit G: Standard 9 Fiscal Impacts]*

Strategies

- a) A process involving the Town and University should be established to develop a set of standards regarding natural resources and public facilities and our expected quality of life and then to monitor and evaluate the impacts of growth on those standards and look for alternatives for development when a saturation point has been reached. *[see DA Exhibit G: Standard 9 Fiscal Impacts]*
- b) The Town recommends UNC to explain its financial model to the Town and to articulate how the project will serve the needs of North Carolina citizens and to explain the impacts on Chapel Hill citizens. The Town shall employ outside expertise to evaluate the financial model. *[see DA Exhibit G: Standard 9 Fiscal Impacts]*
- c) A fiscal impact statement shall accompany every building or project at Carolina North. Any facility used for non-academic purposes should be subject to taxes or payment in lieu of taxes. *[see G.9.3 of DA Exhibit G for Fiscal Impacts]*
- c) The report produced jointly by the Town and University in 1999 on fiscal equity shall be revised in light of the proposed development. *[see DA Exhibit G: Standard 9 Fiscal Impacts]*
- e) Establish a committee to develop the indicators and produce a report on fiscal equity. This committee shall be composed of citizens not affiliated with Town or University governance, though representatives of Town and University governance would serve as valuable resources to this group. *[see complete Fiscal Impact Analysis]*
- f) The Town shall take the opportunity offered by the zoning approval process to advance the goals identified by the Town's Horace Williams Citizens' Committee. *[see DA and Text Amendment]*

WATER AND SEWER / STORMWATER MANAGEMENT / AIR QUALITY PRINCIPLES

Principle 1: Assume a leadership position in sustainable water management and

wastewater treatment and reuse.

Goal 1: Seek innovative solutions to minimize water demand and ensure adequate supply for the greater community as well as Carolina North. *[see DA Exhibit G: Standard 12, G.11.1 Water Use, Reuse and Reclamation]*

Strategies

- a) Collaborate with Orange Water and Sewer Authority in water and sewer planning. Quantify and address the impact of Carolina North on water supply and water and wastewater treatment infrastructure as the development is phased in. *[see DA Exhibit G; Standard 11.2]*
- b) A negotiated payment should be made in addition to the OWASA rate structure to account for capital improvements required to accommodate this development or some similar mechanism to mitigate increased subsidies by the general rate base. *[see DA Exhibit G; Standard 11.2]*
- c) Apply water conservation principles to all facilities. *[see DA Exhibit G: Standard 12 Water Use, Reuse and Reclamation]*
- d) Reuse treated wastewater. *[see DA Exhibit G; Standard 11.1 and 11.2]*
- e) Landscape to minimize need for pesticides and fertilizers. *[see DA Exhibit G: Standard 21 Trees and Landscaping]*

Principle 2: Ensure that development of Carolina North results in no net increase in stormwater discharge. Establish the stormwater requirements that were adopted for the main campus by the Town Council on July 2, 2001 as the minimum standards for the development of Carolina North.

Goal 2: Follow University Campus Master Plan Best Management Practices for stormwater. Develop a stormwater master plan for the entire site, including all existing intermittent and perennial streams, water features, jurisdictional wetlands and riparian areas as baseline conditions for master planning. *[see DA Exhibit G: Standard 6 Stormwater Management]*

Strategies

- a) Use pervious pavement/sidewalks. *[see Design and operations performance of the Draft Carolina North Design Guidelines]*
- b) Use vegetative roofs. *[see Design and operations performance of the Draft Carolina North Design Guidelines]*
- c) Capture and reuse wastewater and stormwater. *[see DA Exhibit G: Standard 12 Water Use, Reuse and Reclamation](Water reclamation is wastewater)*

- d) Control sediment and erosion during development to ensure no off-site impacts. Install monitoring instruments on the waterways that exit the property. *[see DA Exhibit G: 22. Sedimentation]*
- e) The University shall fund an erosion control and sedimentation inspection position with Orange County dedicated to Carolina North development. Under present law this function is carried out by the State for State projects. An improved level of inspection could be attained if the University would fund additional inspections staff. *[see DA Exhibit G: 22. Sedimentation, note that the University is not subject to Orange County oversight]*

Principle 3: Ensure that Carolina North has no negative impact on the air quality of Chapel Hill.

Goal 3: Ensure there is no net increase in greenhouse gases, nitrogen oxides and sulfur oxides. Particulate pollutants should be included in the evaluation of air pollution. *[see DA Exhibit G, standard 10, Energy Conservation and Carbon Credits]*

Strategies *[For all strategies below, see DA Exhibit G, standard 10, Energy Conservation and Carbon Credits and the ACUPCC commitment for UNC Chapel Hill]*

- a) Use alternative energy sources; do not use coal and nuclear energy sources.
- b) Put ozone action strategies in place.
- c) Implement transportation demand management policies and encourage the use of public transit
- d) Provide priority parking for Alternative Fuel Vehicles.
- e) Use low sulfur diesel construction and maintenance equipment and vehicles.

Ensure that construction equipment conforms to city noise levels. *[see DA Exhibit G: Standard 24 Noise]*

- f) Require the use of no or low VOC (Volatile Organic Compounds) paints, resins, coatings.
- g) Ensure that buildings are Leadership in Energy and Environmental Design (LEED) certifiable. In the long term, ensure that buildings achieve a minimum of silver certification.
- h) Apply sustainable green design principles.
- i) Electric power should be provided to the site in a way that is innocuous to the surrounding neighborhood and be fiscally neutral to Chapel Hill residents.

NATURAL AREAS / PARKS AND RECREATION FACILITIES PRINCIPLES

Principle 1: Preserve in perpetuity the maximum amount of open space possible with a goal of preserving 75% of the Horace Williams property as stated by the University.

Goal 1A: Protect water features and large areas of land. *[see DA Exhibit G: Standard 5 Preservation of Open Space and Natural Areas and Standard 20 Stream Buffers]*

Strategies

- a) Preserve large portions of the Horace Williams Property for open space in the form of conservation easements. *[see DA Exhibit G: Standard 5 Preservation of Open Space and Natural Areas]*
- b) Encourage construction on already cleared and graded land to preserve more of the existing natural area, while adhering to Neighborhood & Community Interface principles. *[see DA Exhibit G: Standard 5 Preservation of Open Space and Natural Areas]*

Goal 1B: Designate and protect areas that serve as passive recreation opportunities, as wildlife habitat, and as buffers along Bolin Creek and Crow Branch. Establish as much of the open space as possible as a contiguous area. Provide this “non-fractured” area to maintain wildlife, a sense of forest and green space. Protect as much of the natural environment as possible. *[see DA Exhibit G: Standard 5 Preservation of Open Space and Natural Areas]*

Strategies

- a) Roads shall be located so as not to subdivide large environmentally sensitive tracts. *[see Ecological Assessment for Carolina North and Carolina North Master Plan, connectivity and transit]*

Goal 1C: Build active recreation facilities within the developable area (25% of the Horace Williams property). *[see DA Exhibit G: Standard 15 Recreation and the Carolina North Master Plan]*

Principle 2: Develop and maintain a network of trails and greenways at Carolina North.

Goal 2A: Partner with Chapel Hill, Carrboro, Orange County and community groups to develop trails and greenways along the rail line, Bolin Creek and Crow Branch. *[see DA Exhibit G: Standard 16 Greenways]*

Goal 2B: Develop trails along the creeks in a sensitive manner to protect the fragile ecology of the corridor. *[see DA Exhibit G: Standard 16 Greenways]*

Principle 3: Conduct and maintain an inventory of natural resources and use it as a guide for planning and development.

Goal 3A: Implement the recommendation of the Carolina North Infrastructure Report (May 2003) to permanently protect designated environmental assets as follows:

“Identify and delineate Carolina North’s most valuable environmental assets that merit permanent protection. These assets include critical habitat, hardwood forests, steep slopes, streams, perennial and intermittent tributaries, stream buffers ... and other riparian buffers. Preserve these assets by inviolable means, such as conservation easements or land trusts. *[see DA Exhibit G: Standard 5 Preservation of Open Space and Natural Areas]*

“Identify other environmental assets that merit protection. These assets include green space, open space, tree stands and a specified protected acreage or percent. Preserve these assets by means that are durable and allow the best future environmental decisions (e.g., Board of Trustees policy).” (Page 20) *[see DA Exhibit G: Standard 5 Preservation of Open Space and Natural Areas]*

Principle 4: Follow sustainable site design principles and goals.

Goal 4A: Endorse the following environmental principles and goals for conserving land and water resources specified in the 2/5/01 Town-Gown Committee Report:

a) Minimize disturbance.

- Disturb as little of the proposed site as possible. *[see Ecological Assessment for Carolina North and Carolina North Master Plan]*
- Work with the natural contours; avoid excessive earthmoving. . *[see Ecological Assessment for Carolina North and Carolina North Master Plan]*
- Limit removal of existing natural vegetation. . *[see Ecological Assessment for Carolina North and Carolina North Master Plan]*
- Avoid placing structures in floodplains and sensitive areas. *[see DA Exhibit G: Standard 20 Stream Buffers]*
- Keep building and parking envelope as compact as possible. . *[see Ecological Assessment for Carolina North and Carolina North Master Plan]*
- Maintain [or re-establish if needed] riparian buffer along stream [with additional allowance for wildlife corridors] *[see DA Exhibit G: Standard 20 Stream Buffers]*

b) Maintain natural hydrologic cycle.

- Prevent net increase in volume runoff. *[see DA Exhibit G: Standard 6 Stormwater]*
- Avoid unnecessary impervious surfaces—make pervious if possible. *[see DA Exhibit G: Standard 6 Stormwater]*
- Maintain recharge of rainfall to groundwater. . *[see Ecological Assessment for Carolina North and Carolina North Master Plan]*
- Provide retention beds to mitigate stormwater. *[see DA Exhibit G: Standard 6 Stormwater]*
- Maintain infiltration for existing vegetation. . *[see Ecological Assessment for Carolina North and Carolina North Master Plan]*
- Use “best management practices” such as porous pavement. *[see DA Exhibit G: Standard 6 Stormwater]*
- Collect rainwater for plant and garden watering. *[see DA Exhibit G: Standard 11 Water Use, Reuse and Reclamation]*

c) Maintain water quality.

- Use native species and omit future chemical site maintenance. [Landscape to minimize need for pesticides and fertilizers.] *[see DA Exhibit G: Standard 21 Trees and Landscaping]*
- Limit artificial areas such as maintained lawns. . *[see Carolina North Design Guidelines, Landscape Districts and working landscapes]*
- Avoid discharge of wastewater to creeks and ponds. *[see DA Exhibit G: Standard 6 Stormwater]*
- Avoid earthwork which creates erosion and sediment problems. *[see DA Exhibit G: Standard 22 Sedimentation]*
- Maintain native vegetation. *[see Carolina North Design Guidelines, Landscape Districts and working landscapes]*
- Use low maintenance, water quality Best Management Practices (BMP). *[see DA Exhibit G: Standard 6 Stormwater]*

TRANSPORTATION AND LAND USE PRINCIPLES

Principle 1: Carolina North will create minimal impact on traffic and will promote commuter safety. The Transportation Plan will be developed around a transit system including use of Chapel Hill Transit rather than single occupancy motor vehicles.

Goal 1A: Carolina North will be designed and built as a pedestrian-, bicycle-, and transit-oriented development from the outset.

Strategies*[it is anticipated that these strategies will be addressed with the Transportation Impact Analysis]*

- a) Any new transportation infrastructure other than new roads should be built early in the development process to anticipate transportation demand and to maximize and establish early use of alternatives to automobiles. *[it is anticipated that this will be addressed with the Transportation Impact Analysis]*
- b) Strictly limit parking (for example 1 space for every 3 employees and/or a specified cap), and develop different parking limits for retail, residential, and institutional uses for this site. Ensure that Carolina North does not become a park-and-ride lot for the main campus. *[it is anticipated that this will be addressed with the Transportation Impact Analysis]*
- c) Types of parking suggested include pervious pavement and parking structures under buildings in order to minimize impervious surfaces. *[also see Carolina North Master Plan for parking and the Carolina North Draft Design Guidelines for working landscapes and building design]*
- d) Park and ride lots using pervious pavement shall be established to the north, south, east and west of Chapel Hill and Carrboro to provide the bulk of the parking for non-residential Carolina North traffic. UNC shall bear their proportionate share of costs of building and maintaining park and ride lots. *[also see Carolina North Master Plan connections diagram]*
- e) Establish enhanced bus service on Airport Road. *[also see Carolina North Master Plan connections diagram]*
- f)
- g) Call for continued detailed technical study of options for a fixed-guideway transit corridor as an effective alternative to automobile use. Any fixed guideway transit corridor and technology shall protect neighborhoods. *[also see Carolina North Master Plan connections diagram]*
- h) Support Triangle Transit Authority's efforts to develop regional mass transit serving Carolina North and ties into Chapel Hill Transit routes. *[also see*

Carolina North Master Plan connections diagram]

- i) Concentrate uses in such a way as to support the 2025 DCHC (Durham/Chapel Hill/Carrboro Metropolitan Planning Organization) Transportation Plan. *[also see Carolina North Master Plan connections diagram]*
- j)
- k) Require off-site road sidewalk and bikeway improvements (not to include road widening) from Carolina North along Airport Road north to I-40 and south to US 15-501 and all other perimeter roads to the tract. *[also see stipulations in DA Standards, Exhibit G: traffic and the Carolina North Master Plan connections diagram]*
- l) Sidewalks, natural paths and/or bikeways shall serve all buildings and be conducive to walking and biking. *[see Connectivity and Accessibility and Greenways in Carolina North Draft Design Guidelines and DA Exhibit 9, Greenways]*
- m) Create direct routes for walking or biking through the entrances to the Carolina North campus. *[see Connectivity and Accessibility in Carolian North Draft Design Guidelines]*

A flourishing transit system and limited parking will support Carolina North as a transit-oriented development. Encourage the use of public transit by limiting parking but provide minimum adequate retail parking.

Goal 1B: Carolina North will be a mixed-use development. *[see DA Exhibit G: Standard 3 Mix of Uses]*

Strategies

- a) Create a mixture of affordable and market-priced housing. *[see DA Exhibit G: Standard 4 Housing]*
- b) Establish retail businesses that address the needs of the people at and in the vicinity of Carolina North, residents, students, faculty, employees and guests. *[See Carolina North Master Plan and Design Guidelines]*
- c) Design public recreation facilities to create a community focus. *[see DA Exhibit G: Standard 15 Recreation Areas]*
- d) Concentrate buildings within a small footprint designed for walkability. *[see Carolina North Master Plan and Design Guidelines]*
- e) Design Carolina North as a park-once environment for automobile users. *[see Carolina North Master Plan and Design Guidelines, parking]*

- f) De-emphasize auto use by establishing a smaller ratio of parking spaces to square footage than that of the main campus. *[it is anticipated that this will be addressed with the Transportation Impact Analysis]*

Creation of a mixed-use development with the opportunity to live, work, and shop in the same vicinity is a key Comprehensive Plan strategy.

Principle 2: Carolina North will comply with the Town's Comprehensive Plan.

Goal 2A: Conserve and protect the Town's existing natural setting. *[see DA Exhibit G: Standard 5 Preservation of Open Space and Natural Areas]*

Strategies

- a) Protect environmentally sensitive areas identified by the JJR study and establish a percentage of the overall acreage that will remain completely undeveloped in perpetuity, perhaps under a land trust or permanent deed restrictions. *[see DA Exhibit G: Standard 5 Preservation of Open Space and Natural Areas]*
- b) Endorse the University's maximum footprint of 25% of the Horace Williams property and seek a firm commitment not to exceed that percentage. *[see DA Exhibit G: Standard 5 Preservation of Open Space and Natural Areas]*
- c) Complete the bike and greenway system. *[see DA Exhibit G: Standard 16 Greenways]*

The implementation of these strategies will serve to protect and preserve open spaces and critical natural areas as specified by the Town's Comprehensive Plan.

Goal 2B: Protect the surrounding neighborhoods. *[see DA Exhibit G: Standard 23 Neighboring Lands, Compatibility, Buffers, Standard 24 Noise and Standard 25 Lighting]*

Strategies

- a) Protect adjoining neighborhoods through the use of buffers, noise and height restrictions, building design, and vehicular traffic control. *[see DA Exhibit G: Standard 23 Neighboring Lands, Compatibility, Buffers, Standard 24 Noise and Standard 25 Lighting]*
- b) Implement use of traffic calming devices in a manner that protects surrounding neighborhoods. *[it is anticipated that this will be addressed with the Transportation Impact Analysis]*
- c) Provide a process for perimeter neighborhoods to apply for restricted on-street parking. *[See Town Code]*

The Comprehensive Plan states that preservation of the physical and social fabric of Chapel Hill neighborhoods is key to maintaining the Town's community character.

Principle 3: Retain existing zoning of OI-2 and rezone balance of property OI-2. Engage University officials in dialogue about the regulatory approach to the Horace Williams tract at the early stages of planning for Carolina North.

Goal 3: Ensure that the development of Carolina North abides by the Town's Comprehensive Plan. *[see 3.5.5.g.1 in the Draft LUMO text amendment]*

Strategies

This zoning shall include but not be limited to:

- a) Delineate specific areas of Carolina North including 1) environmentally sensitive areas where development should be prohibited, *[see DA Exhibit G: Standard 5 Preservation of Open Space and Natural Areas]*
 - 2) neighborhood and perimeter areas which should be limited to low-impact development and, *[see DA Exhibit G: Standard 23 Neighboring Lands, Compatibility, Buffers]*
 - 3) core areas where the denser mixed-use development should occur. *[see Height and Massing in the Carolina North Draft Design Guidelines]*
- b) Establish permitted uses specific to the neighborhood and perimeter areas and to the areas for more intensive development. *[see DA Exhibit G: Standard 23 Neighboring Lands, Compatibility, Buffers, Land Use, Height, and Massing in the Carolina North Draft Design Guidelines]*
- c) Prohibit some uses in the neighborhood and perimeter areas that are allowed in the more densely developed areas. *[see Land Use, Height, and Massing in the Carolina North Draft Design Guidelines]*
- d) For the identified more densely developable areas, implement a mixed-use concept, possibly adding an expedited review procedure. This mixed-use concept could be similar to that of the MU-V (Mixed Use – Village) zone. *[see G.3.1 of DA Exhibit G and Introduction, Campus Frontage (page 10) and Land Use (page 35) of the Draft Carolina North Design Guidelines]*
- e) Establish different processes for review, approval, and amendments of plans specific to each area in which development is permitted. *[see University-I District: (i) Procedure for review of development agreements, amendments, and modifications]*
- f) Require that modifications shall be individually specified and reviewed. *[see University-I District: (i) Procedure for review of development agreements, amendments, and modifications]*

Any zoning district would protect the surrounding neighborhoods and the environment from the impact of Carolina North development while allowing growth necessary to the University.