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RECOMMENDED PRINCIPLES, GOALS AND STRATEGIES FOR THE HORACE WILLIAMS PROPERTY AS AMENDED BY THE TOWN COUNCIL ON NOV. 17, 2003 (DRAFT)

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: The Town and the University shall recognize the cumulative impacts of University and Town growth on our natural uses and our public facilities, as well as the need to monitor and evaluate these impacts in terms of mitigation and/or alternative approaches to retaining 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 waste sites on the Horace Williams property will be addressed promptly and adequately.

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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.

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.

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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.

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.
- 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.
- c) Actively enforce the LUMO (Land Use Management Ordinance), including requiring a Traffic Impact Analysis.
- d) Use Resource Conservation District principles and practices to guide development of the site.
- e) Require that any industrial use, including power plants, be subject to an individual Special Use Permit review by the Council.

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Goal 3: Minimize environmental and community impacts of construction.

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.
- 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.
- 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 critical root zones and in areas delineated on plan as undisturbed areas.
- d) Identify and mitigate localized flooding problems likely to occur during storm events.
- 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.
- f) Provide a plan to protect the safety of bicyclists, pedestrians, and motorists during construction.
- g) Roads damaged during construction shall be repaired promptly by developer and in accordance with Town standards.
- h) Provide safe pedestrian corridors when sidewalks are closed due to construction at Carolina North.

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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.

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Goal 1B: Provide student housing on the site to address the current shortage of undergraduate housing at the main campus.

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Goal 1C: Provide adequate residential parking.

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Goal 1D: Produce housing in an environmentally sound manner with respect to design, siting, materials, and resource use.

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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.

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Goal 1F: Include civic uses in the built environment.

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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.

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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.

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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.

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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.

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.
- 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.
- 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.
- 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.
- e) Prohibit direct automobile access from North Haven and Glen Heights to the tract but encourage and develop non-motorized access.
- f) Make the campus accessible to the existing public schools on High School Road and Seawell School Road.
- g) Encourage neighborhood scale retail at Carolina North.
- h) Ensure safe crossing of Airport Road for pedestrians and bicyclists.
- i) Modify Seawell School Road, Homestead Road and Estes Drive Extension to allow pedestrians and bicyclists to cross safely.

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