

University of North Carolina at Chapel Hill Planning for Carolina North

Background and Significance

Carolina North is the new mixed-use academic campus to be built on UNC-owned property two miles north of Carolina's main campus. The 50-year-plan for the site calls for development of 250 acres, with the remaining 750 acres of the site (mostly forest, trails, and wetlands) to be managed for recreational use during that time.

Carolina North is the University's "growth" campus in that it will provide room for expansion. More importantly, it provides room for innovation and collaboration in research, both within the University and between the University and the private sector. Thus, it is vital to our ability to contribute to economic development locally, within the state of North Carolina, and beyond.

Planning Activities

Leadership Advisory Committee: The Chancellor formed this committee in 2006 to create a dialog with the local community that would shape planning principles for Carolina North. The LAC presented its report to the Chancellor in January 2007.

Design Team: A design team led by the firm of Ayers Saint Gross began work on land use concepts in February 2007. The design team has considered University mission, the property's ecology, storm and waste water management, energy conservation, building technology, and transportation/transit/parking so that development of Carolina North can employ the best sustainability practices.

Community Discussions: From March through October of 2007 we held monthly public sessions to present design scenarios, present examples of program activities for Carolina North, and seek feedback from members of the University and local community.

Status

The Board of Trustees reviewed a draft plan in July 2007. On September 26 they approved both a 50-year development plan and a 15-year, Phase I development plan. The University presented the Carolina North Plan to the Town Council of Chapel Hill for information and discussion in sessions on January 13 and 23, 2008. The Council has authorized joint staff work with the University to devise and propose a review process for Carolina North.

The Innovation Center is to be the first project at Carolina North. The Innovation Center will serve as a business "accelerator" for faculty members that have formed small companies and need access to space where they can test the viability of their concepts. The intended developer is Alexandria Real Estate Equities, Inc., a firm that has successfully done similar projects. Because of the urgent need for this facility and the University's desire to work with this particular developer, the University intends to request a Special Use Permit for the Innovation Center, ahead of submission of the full Carolina North Plan. The Innovation Center is an integral part of the Carolina North Plan and occupancy of the Innovation Center will require timely closing of the Horace Williams Airport and the moving of AHEC operations to a new hangar at RDU Airport.

RESOLUTION IN SUPPORT OF CAROLINA NORTH

WHEREAS, Carolina North is the University of North Carolina at Chapel Hill's planned mixed-use academic campus, designed to expand the University's multiple missions, boost innovation and redefine the University's engagement with the region and the state; and

WHEREAS, Carolina North will serve the state's needs as detailed in the UNC Tomorrow report, especially by making North Carolina more competitive in the global economy, transforming the economy of the community and the state, providing a home for research to improve health and the environment, and engaging in civic outreach; and

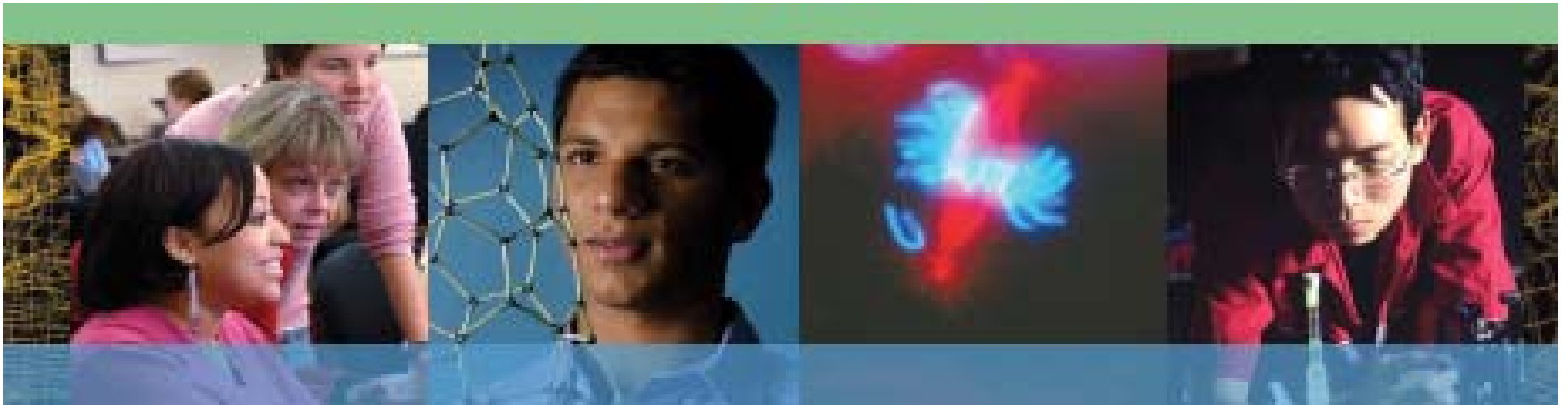
WHEREAS, Carolina North will promote economic development for the state by engaging faculty in strategic research that stimulates economic growth, launches new companies from University research, and creates jobs for North Carolina; and

WHEREAS, Carolina North will provide an ideal setting for collaborative research that advances new knowledge and attracts talented researchers and students; and

WHEREAS, Carolina North will help the University in the competition for research funding by providing a setting for public-private partnerships that spur innovation; and

WHEREAS, there is now an urgent need to develop Carolina North to help the state attract the talent and resources that drive innovation.

NOW, THEREFORE, BE IT RESOLVED that the Board of Governors of the University of North Carolina supports the development of Carolina North by the University of North Carolina at Chapel Hill.



Carolina North Plan
University of North Carolina at Chapel Hill
Educational Planning Committee
March 6, 2008



THE UNIVERSITY
of NORTH CAROLINA
at CHAPEL HILL



Carolina North

Research and Innovation Campus

Corporate Partnerships

Faculty/Employee/Grad Housing

Service/Retail/Civic

Main Campus

Flagship Research University

Hospitals/Health Care Centers

Student Life and Housing

Mason Farm

Outreach

Recreation

Research

discovery,
innovation
and learning



CAROLINA NORTH

Mission and Land Use

- Core University activities at Carolina North.
 - Addressing our need for space
- Innovation Center and other activities that strengthen links with the private sector at Carolina North.
 - Addressing our need for new kinds of activity that enhance our research mission and contribution to economic development.
- Development over the next 50 years limited to 25% (approx. 250 acres) of the Carolina North site.



Developing a Plan for Carolina North: *some common themes*

1. Carolina North will support the mission of the University
2. Carolina North will be a compact, mixed-use academic community
3. Designs will support a sustainable, high-efficiency campus
4. Designs will reflect analysis, workshops, and community sessions



THE UNIVERSITY
of NORTH CAROLINA
at CHAPEL HILL

CAROLINA NORTH

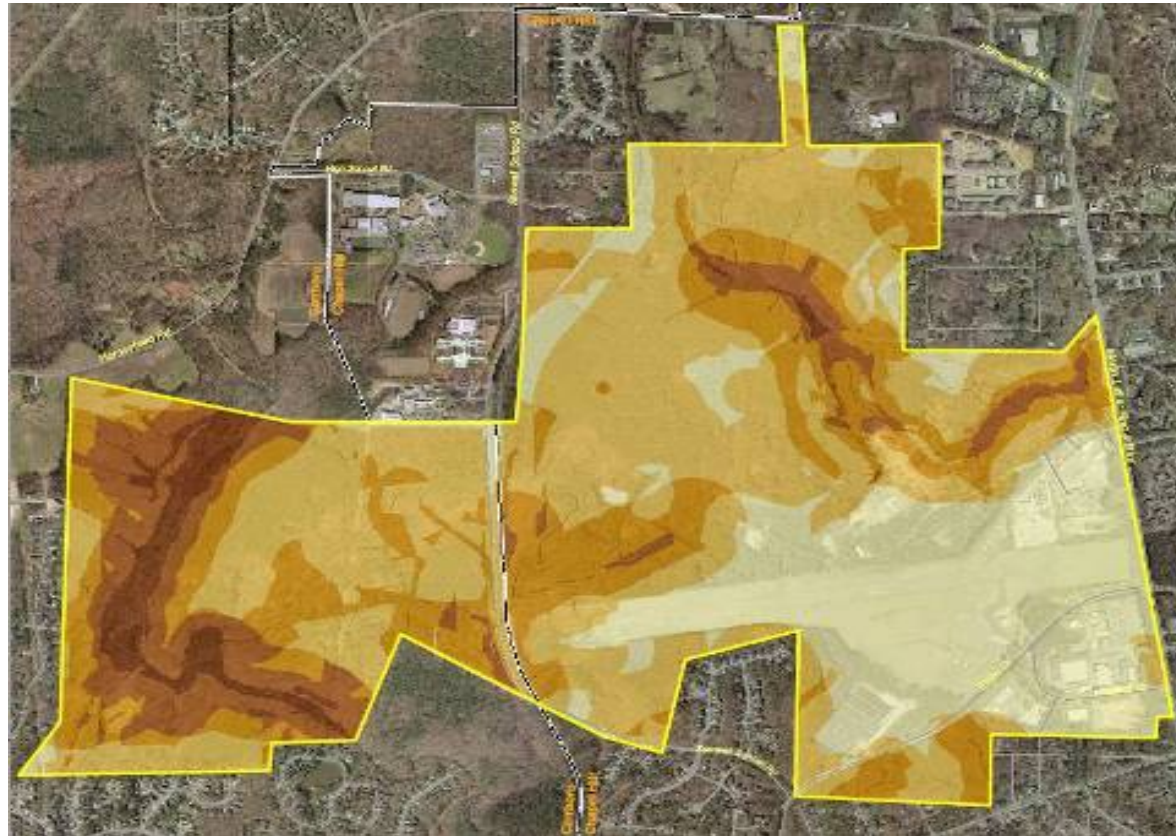


- Multiple Planning Inputs:
 - Leadership Advisory Committee
 - Horace Williams Citizens Committee Report
 - Ecological Assessment Report
 - Infrastructure workshops
 - Community public sessions
 - Design team
 - Ayers Saint Gross & consulting team
 - University planners

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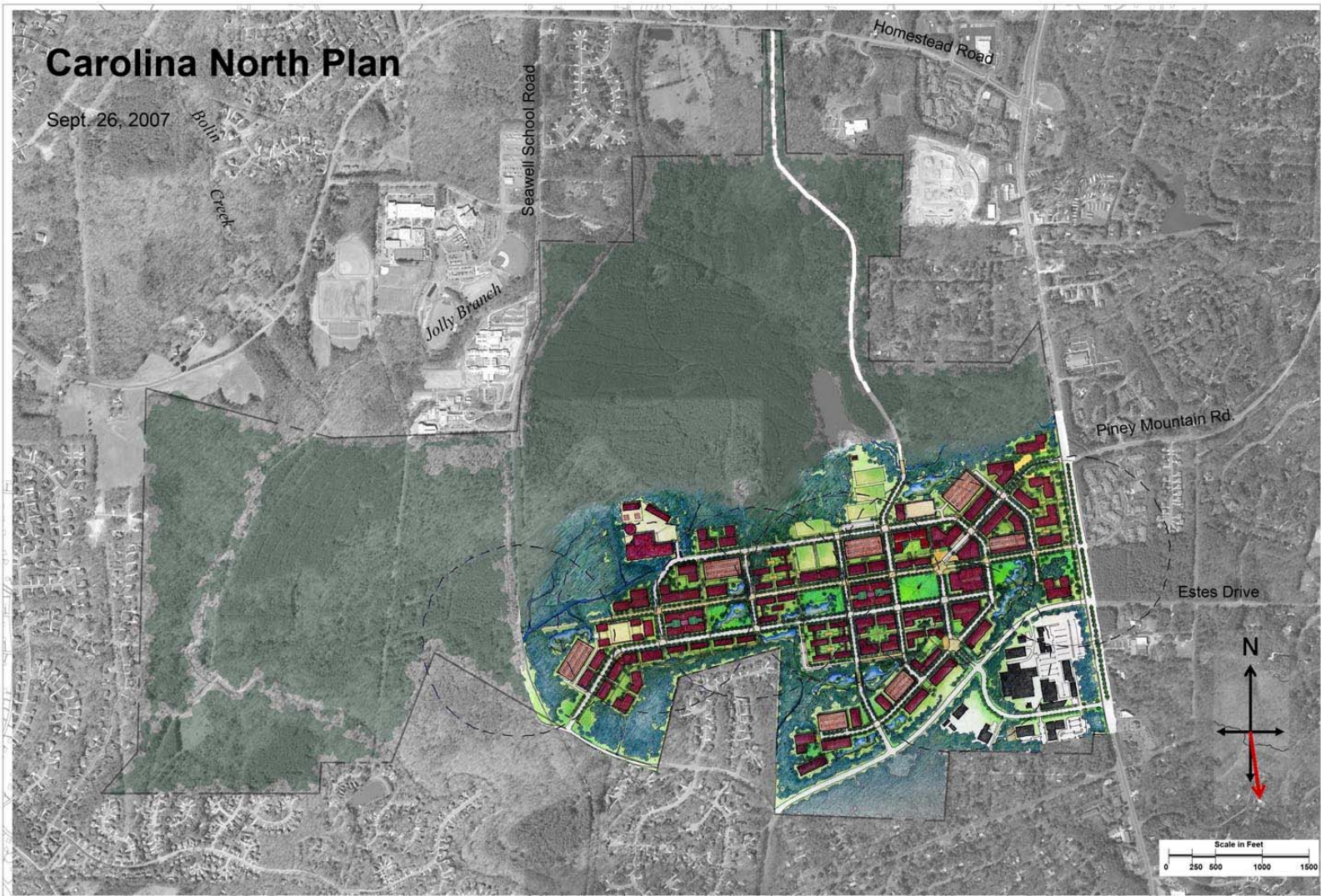
Ecological Assessment Composite Map



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



A Scenario for 50 Years





A Scenario for 50 Years





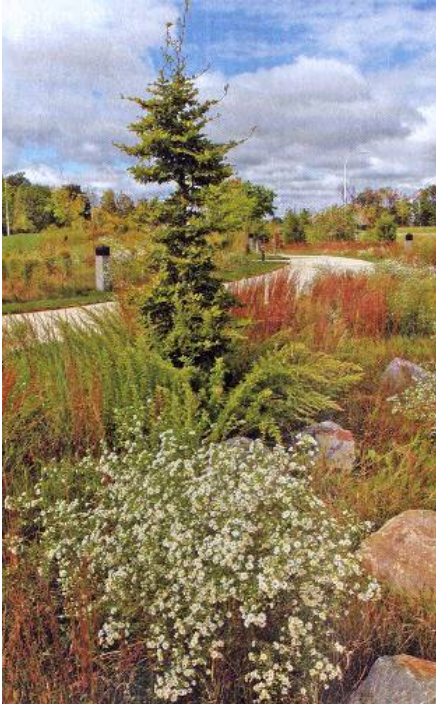
CAROLINA NORTH

Integrated Solutions for Infrastructure Planning

- Water (waste and storm) Management
- Natural Habitat, Open Space, and Working Landscape
- Energy (generation, conservation, carbon reduction)
- Transportation and Parking (on-site and in regional context)
- Building Types (mix of uses)
- On-Site Pedestrian and Bike Access
- Connections to Surrounding Greenways and Bike Paths
- Street Cross-Sections



Design supports a sustainable, high-efficiency campus



Stormwater



Bike/Ped



Transit



Energy Efficiency

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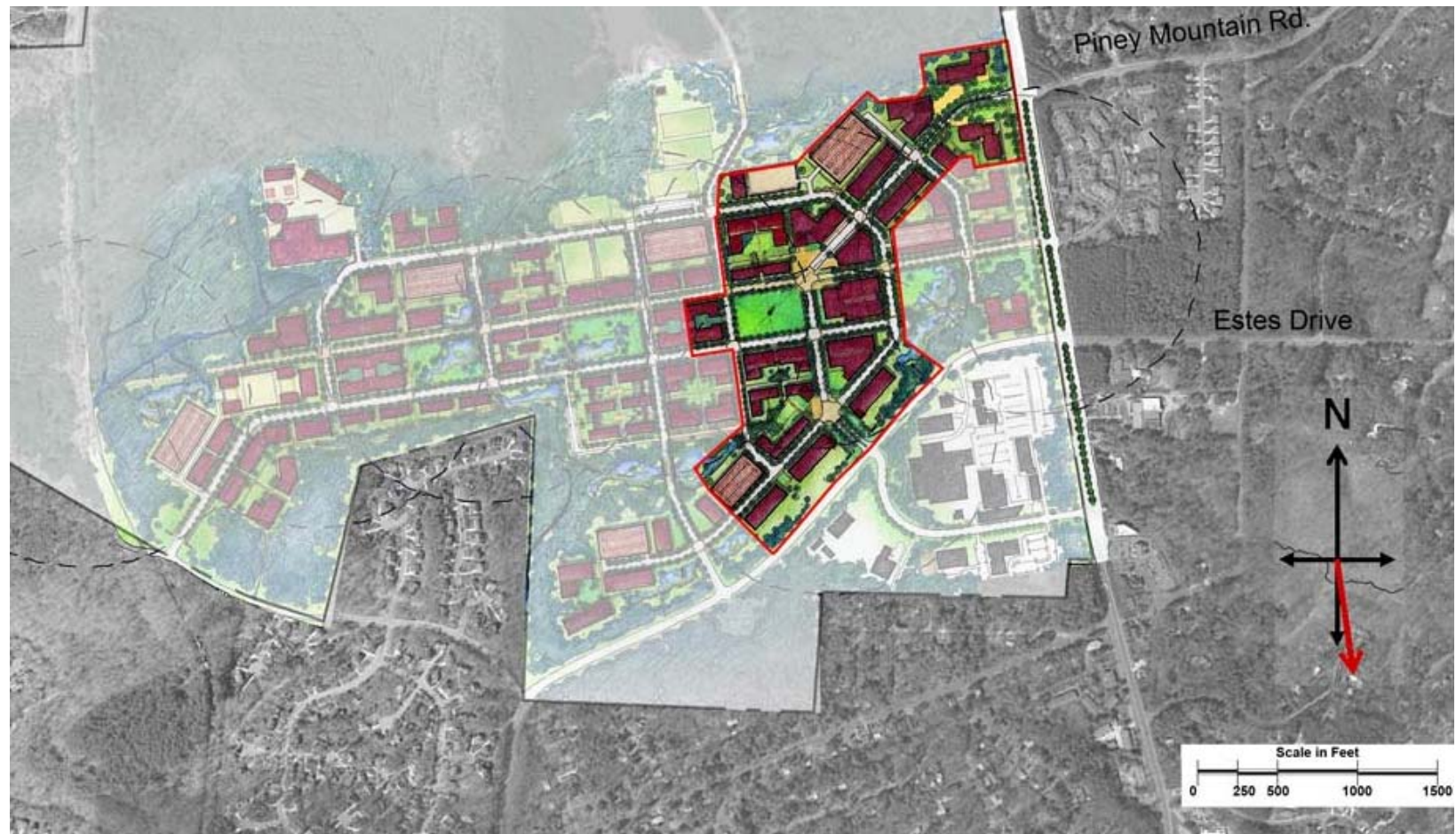
Projected Development: the First 15 years

Projected University Programs	Type	Estimated SF
Innovation Center	Research/ Development	85,000
School of Law	Academic	200,000
Centers and Institutes - I	Research	100,000
Centers and Institutes - II	Research	93,000
Centers and Institutes - III	Academic/Research	122,000
Interdisciplinary Research Center	Research	150,000
RENCI	Research	170,000
School of Public Health	Research	155,000
UNC Health Care System	Patient Care/Offices	200,000
University Facility Services	Support	75,000
Corporate Partners		525,000
Housing		500,000
Services (Retail, commercial, service, civic, etc.)		100,000
TOTAL Projected Program Space:		2,475,000 SF

Other Uses: Parking, Recreation, School Site



A Scenario for 15 Years





A First Phase: *location at Carolina North*





Carolina North Plan First Five-Year Segment (FY 2010-11 to FY 2014-15)

Project	Projected to Open	Size (sf)	Funding
Innovation Center	7/1/2010	85,000	Private
Law School	FY 2011-12	200,000	State Funds
Centers and Institutes I	FY 2011-12	100,000	Self-Liquidating
Corporate I	FY 2012-13	150,000	Private
Housing - Grad Student	TBD	50,000	Self-Liquidating
Housing - Faculty/Staff	TBD	50,000	Private
CN Facilities Services	TBD	25,000	State Funds
Retail/Services	TBD	25,000	Private
 Total		 685,000	

Note: Assumes that housing would be 50% grad student and 50% faculty/staff.



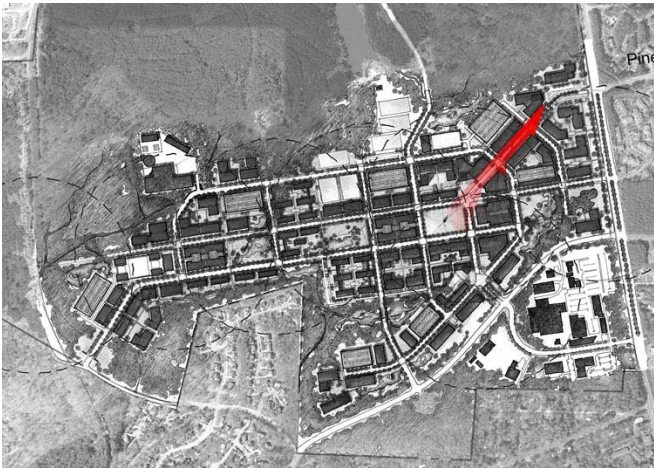
Status and Next Steps

- **Special Use Permit request for Innovation Center**
 - Approval by October 2008 (Objective)
 - Begin construction February 2009
 - Occupy July 2010
- **Joint staff work sessions (with Town of Chapel Hill)**
 - Review process for Carolina North
- **Horace Williams Airport closure**
 - Completion of hangar at RDU for AHEC operation
 - Occupancy of Innovation Center



Carolina North Identity

View from MLK Entrance



discovery,
innovation
and learning

