

UNC-Chapel Hill's Horace Williams Campus Expansion Request

ISSUE OVERVIEW

UNC-Chapel Hill's proposed Horace Williams Campus expansion includes the following areas:

1. **Campus South Hub** – Comprising 86 acres, the South Campus Hub would leverage the university's \$1B in annual research funds to support research, entrepreneurship, and commercialization endeavors.
2. **Mid-Campus Housing District** – Comprising 16 acres, the Horace Williams Campus designation would apply to existing on-campus housing stock in need of renovation or redevelopment.
3. **Porthole Alley** – The Master Plan envisions Porthole Alley, located at the threshold between the Town of Chapel Hill and the university's main campus, as a gateway to campus, Carolina arts, and innovation.
4. **Other Strategic Parcels** – The university controls several parcels immediately adjacent to campus and scattered across Chapel Hill and parts of Orange County. By placing approximately 79 acres of these parcels within the Horace Williams Campus, the university can create flexible financing and leasing structures to meet the university's needs to upgrade critical infrastructure and generate additional revenue.

Expanding the Horace Williams Campus will enhance the university's ability to be more flexible and nimble in developing collaborations, partnerships, and other ventures; support the goals of the recently-adopted Master Plan; align the physical campus with UNC-CH's strategic plan; utilize alternative methods of delivery for capital projects; afford more opportunities as to the operation of some auxiliary services; and create new opportunities for teaching, research, and service while generating revenue to support campus operations and the mission of the university.

RECOMMENDATION

It is recommended that the Board of Governors approve this request.

UNC-CH Horace Williams Campus Expansion Request

UNC Board of Governors
April 16, 2020



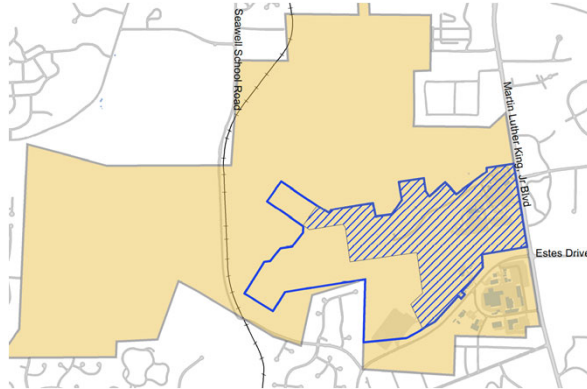
Overview

- Under NCGS Chapter 116 Article 21b, the properties encompassing the Horace Williams Campus (i.e. Carolina North), NC State's Centennial Campus and Millennial Campuses at other UNC System institutions received special designations and authorities from the General Assembly
- UNC-CH seeks to expand the boundaries of the Horace Williams Campus to include designated areas on UNC-CH's main campus as well as strategic outlying parcels
- Expanded designation will allow for flexibility in development of these areas and to explore/implement alternative financing delivery methods, including Public Private Partnerships (P3s)
- Requested expansion closely aligns with the 0–15 year capital priorities and strategic initiatives as identified in the Campus Master Plan approved May 2019



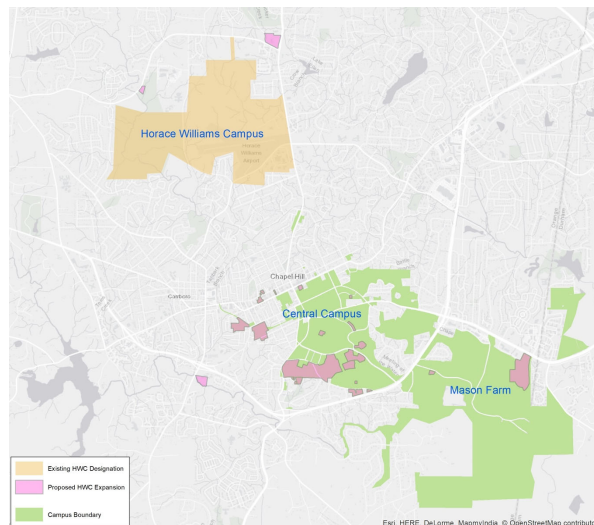
Existing Horace Williams Campus

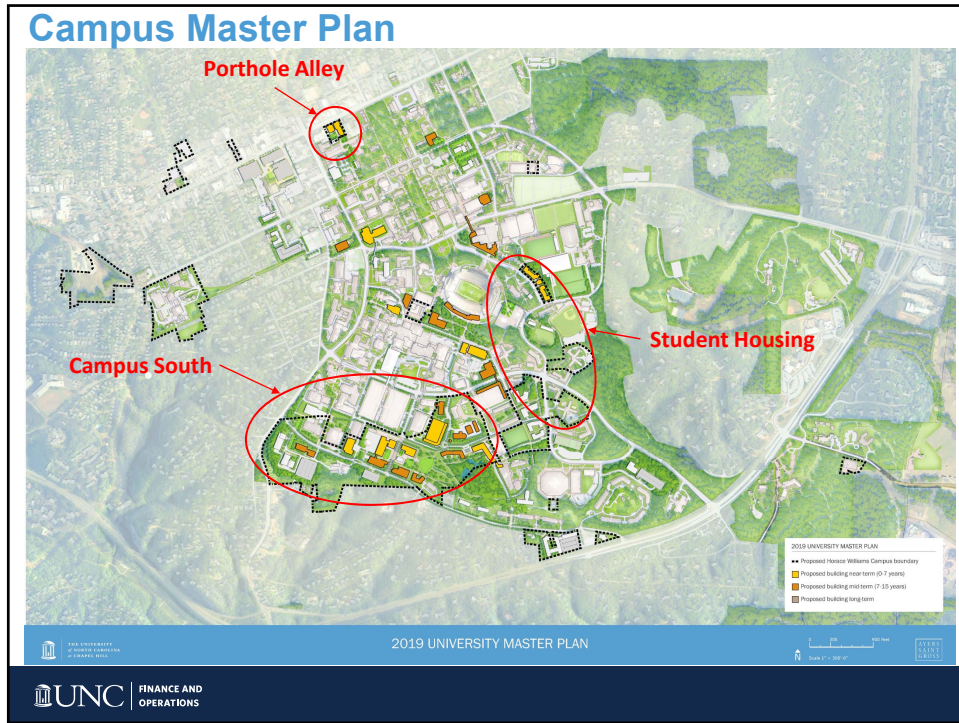
- Horace Williams Campus was designated in 1987
- 2009 Carolina North Development Agreement covers 228 acres of the existing Horace Williams Campus designation



Requested Horace Williams Campus Expansion

- Proposed expansion includes 103 acres on Central Campus and 79 acres of off-campus parcels (total expansion of 182 acres)
- Increase Horace Williams Campus acreage from existing 228 acres to 410 acres total





Strategic Initiatives within Requested Horace Williams Campus

Expanding Horace Williams Campus can benefit the following strategic initiatives prioritized within the next 15 years in the 2019 Campus Master Plan:



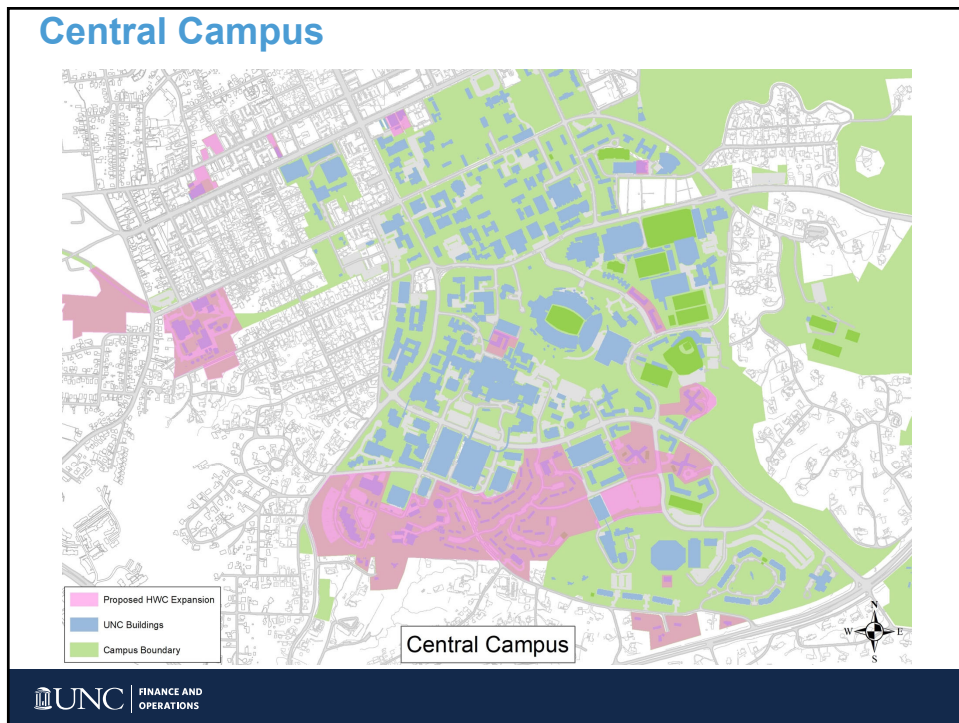
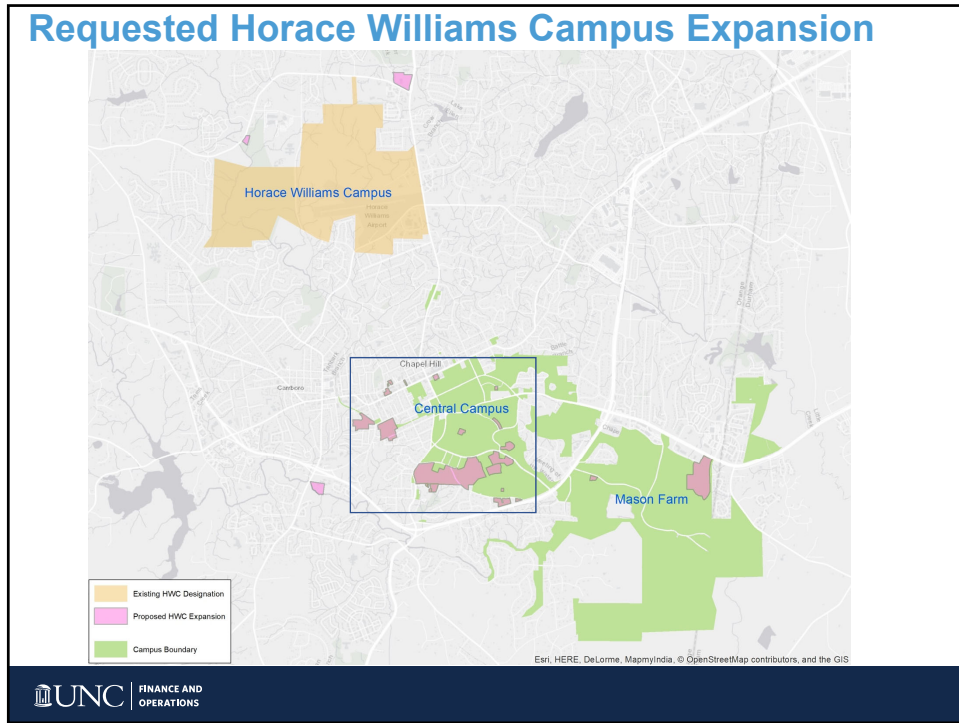
Porthole Alley



Parker Teague
Redevelopment and other
Student Housing



Campus South



Summary

- Successful model in UNC System and authorized by NC General Statutes
- Allows flexibility in development and ability to explore/implement alternative financing delivery methods, including Public-Private Partnerships (P3s)
- Aligns the physical campus with UNC-Chapel Hill's strategic priorities and mission
- Supports the goals of the recently adopted Campus Master Plan
- Affords more opportunities for operation of some auxiliary services
- UNC-CH respectfully requests the UNC Board of Governors approve the expansion of its existing Horace Williams Campus to include designated areas on UNC-CH's main campus as well as strategic outlying parcels