



Draft Plan for Carolina North Campus

University of North Carolina at Chapel Hill

July 31, 2007

Presented on July 26, 2007, to the UNC Chapel Hill Board of Trustees



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- Background - Trustee resolution, May 2006
 - Submit Carolina North concept plan to Town of Chapel Hill in October 2007
- Steps toward that objective
 - Today: present draft plan for feedback
 - September meeting of Board: present plan for action



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



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- Planning for Carolina North: draft plan
 - Foundation concepts for Carolina North
 - Persistent themes
 - Leadership Advisory Committee
 - Sustainability, efficiency
 - Multiple inputs
 - 50-year development footprint
 - 15-year (Phase 1) development footprint
 - Phase 1 program projections

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

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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 and workshops



Key Topics from the Leadership Advisory Committee Report

Sections I and II: General and Development Management

Section III: Fiscal equity

Section IV: Environmental principles

Section V: Open Space, Natural Areas, Parks and Recreation

Section VI: Housing, Schools, Commercial and Other Uses

Section VII: Transportation



Design supports a sustainable, high-efficiency campus



Stormwater



Bike/Ped



Transit

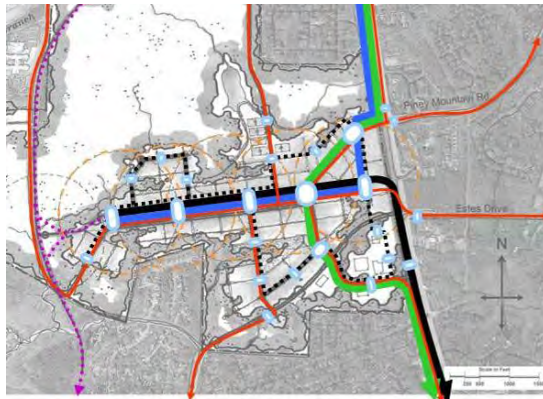


Energy Efficiency

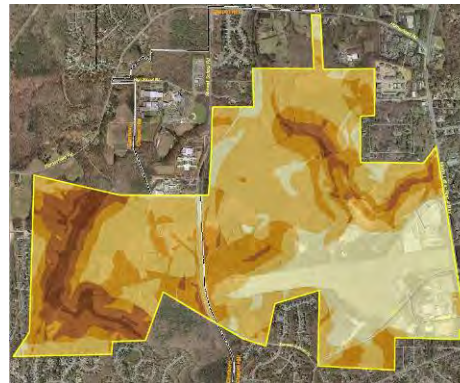


Design reflects analysis and workshops

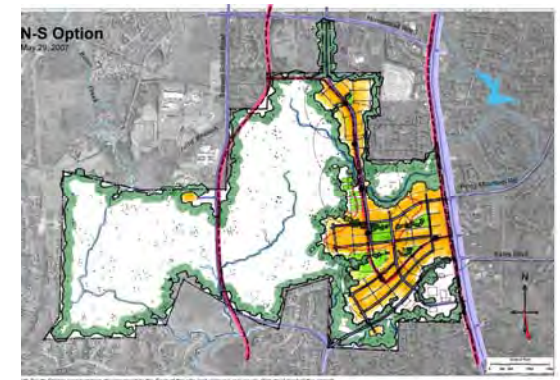
- Ecological Assessment Report
- Leadership Advisory Committee
- Infrastructure workshops with university planners and local technical experts
- Public sessions and community input



Transit Oriented Development



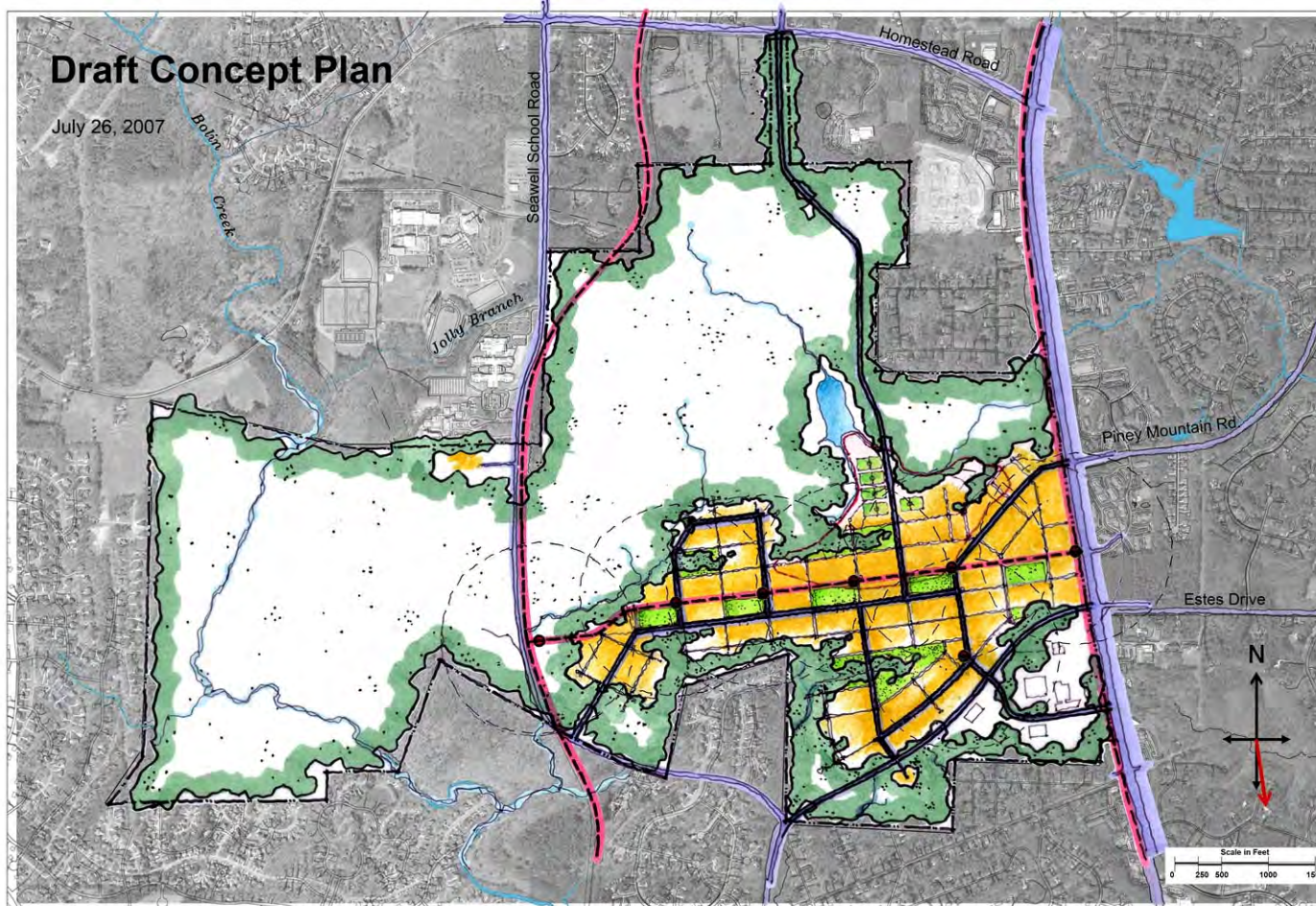
**Draft Ecological Assessment Composite Metric –
Suitability Analysis**
Biohabitats, Inc., March 2007



Multiple Scenarios

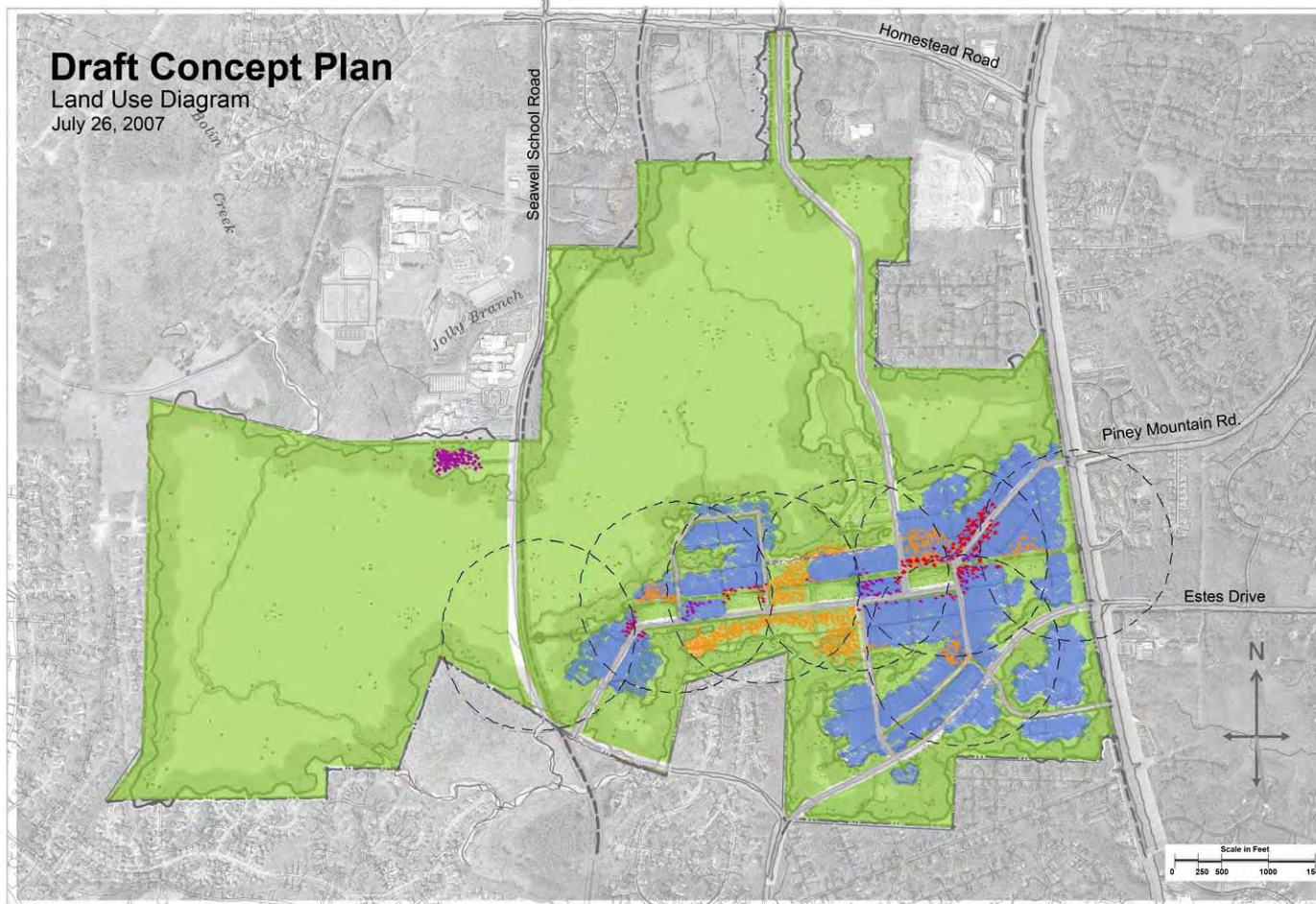


A Scenario for 50 Years





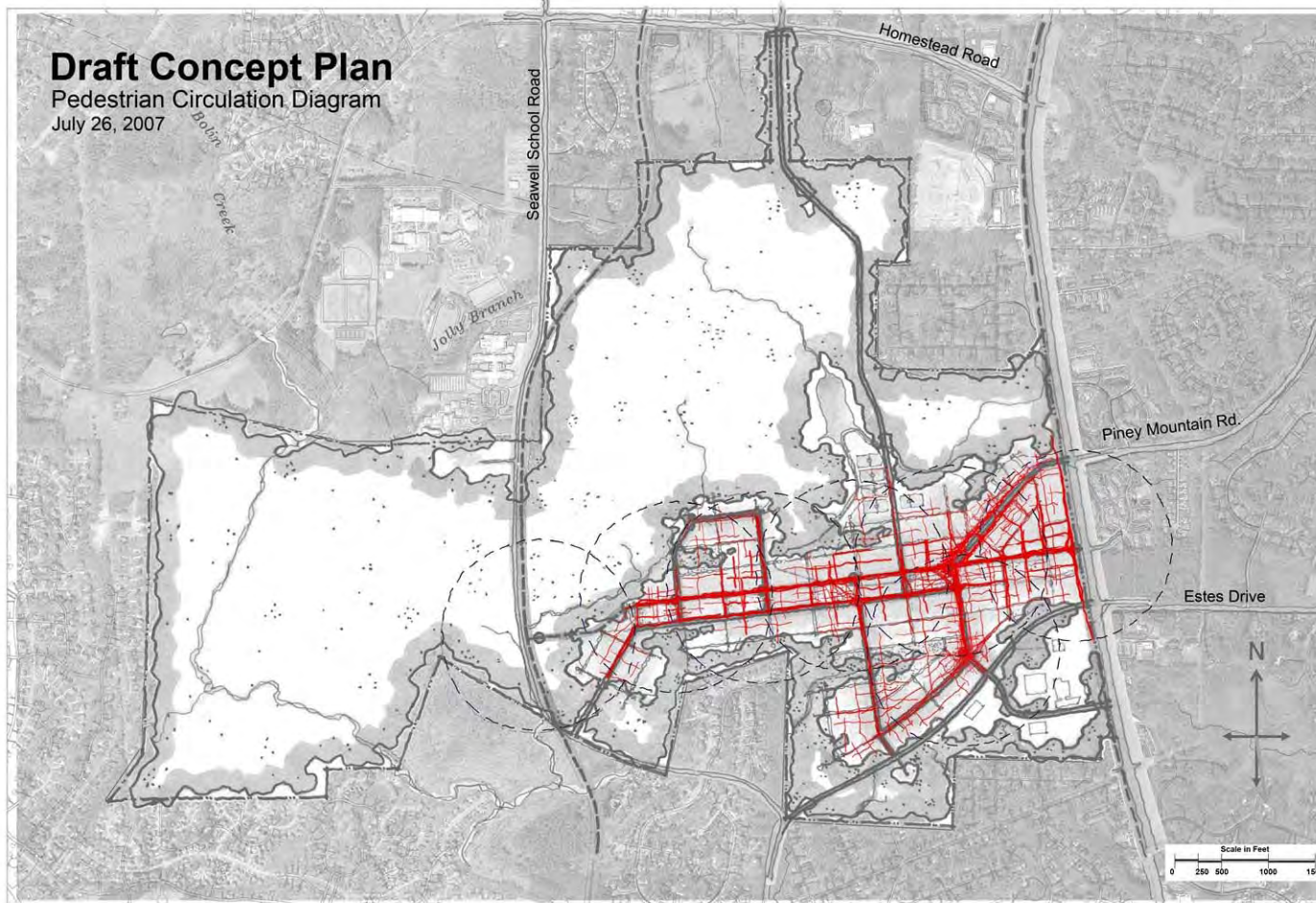
A Scenario for 50 Years



 Research/Institutional  Civic  Retail/Mixed  Open Space  Residential



A Scenario for 50 Years



 Pedestrian Circulation Network

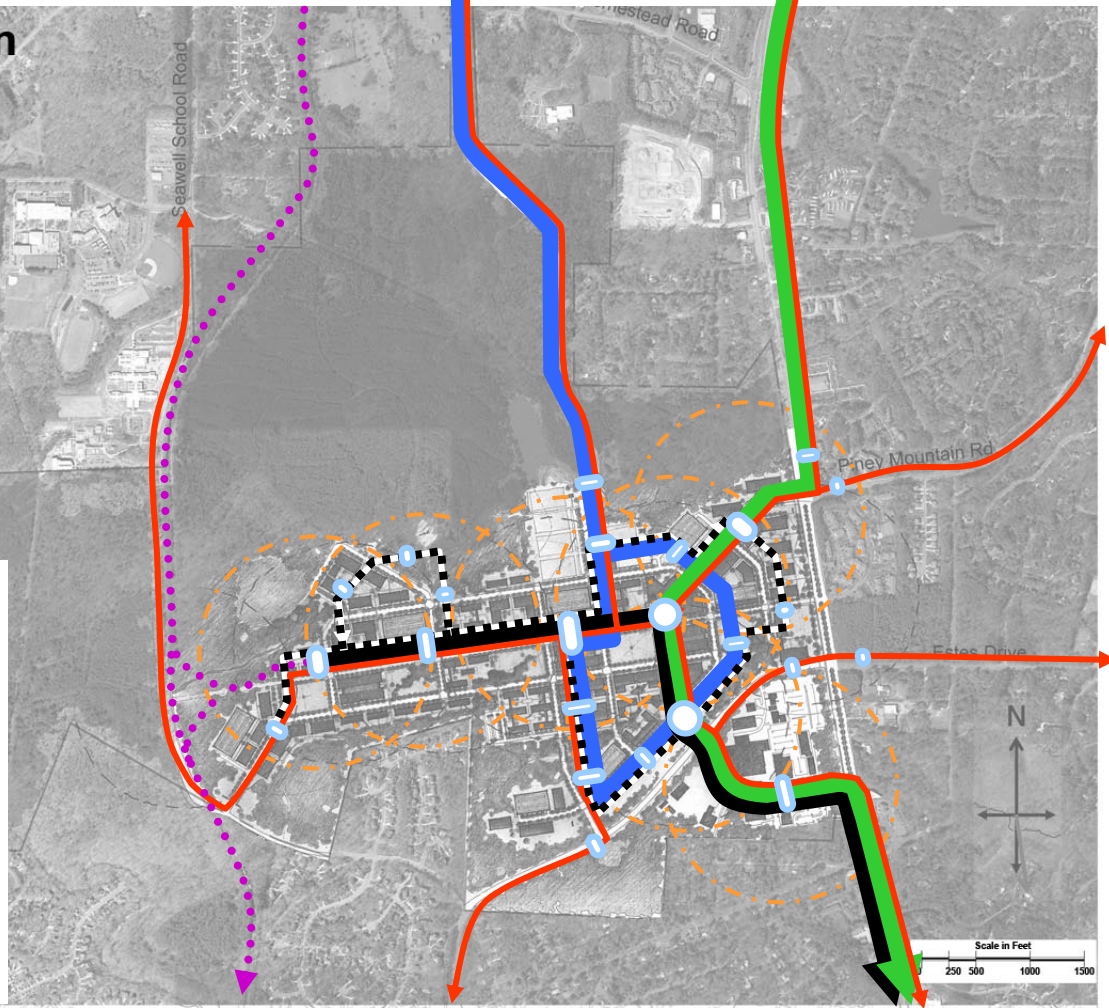


A Scenario for 50 Years

Draft Concept Plan

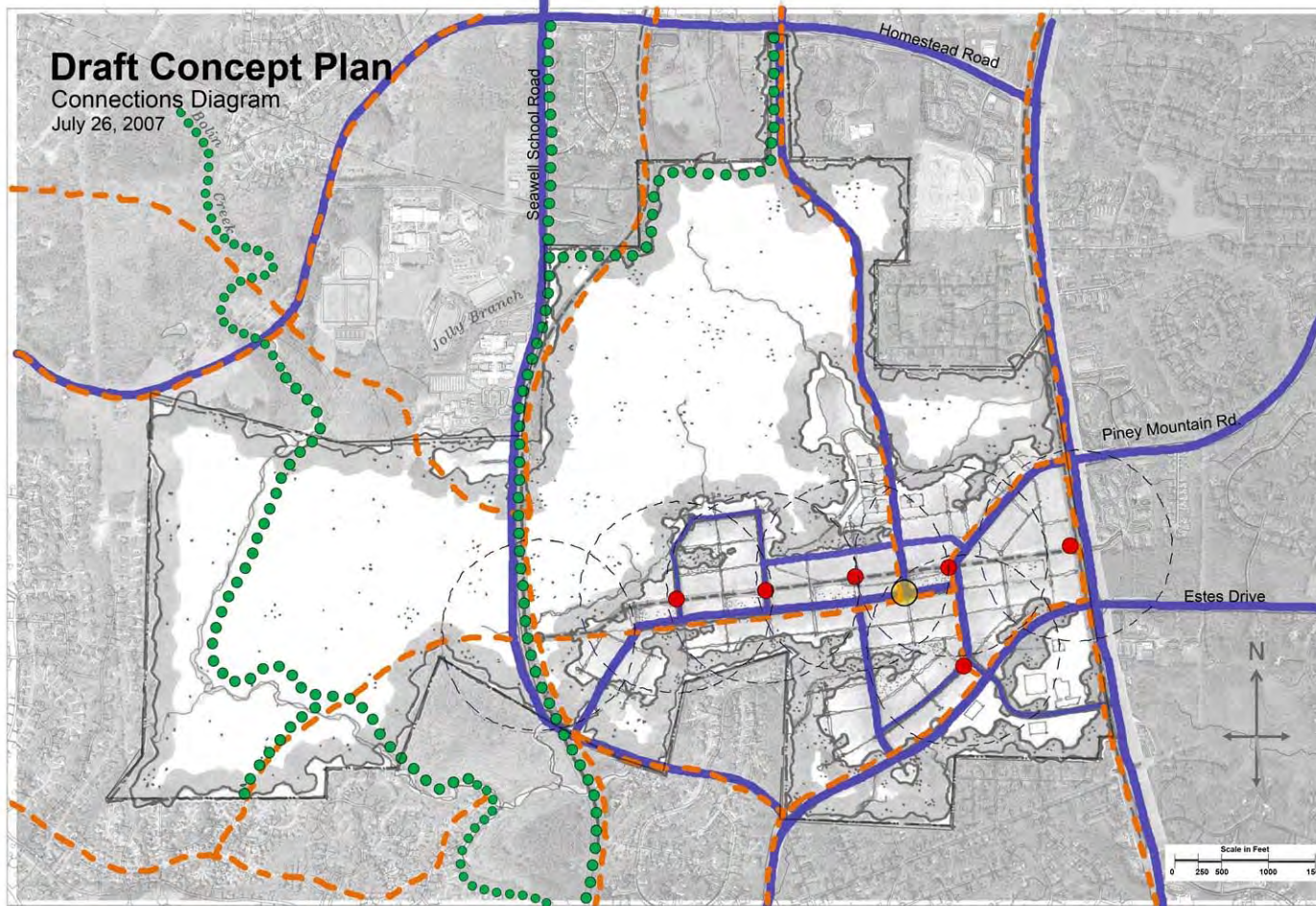
Possible Transit Network
July 26, 2007

- Regional Transit
- Alternative long-term regional transit if regional plans propose use of RR corridor
- I-40 Park-and-Ride
- Shuttle to Main Campus
- Campus Circulator
- Potential Local Transit
- Stop locations (indicative)





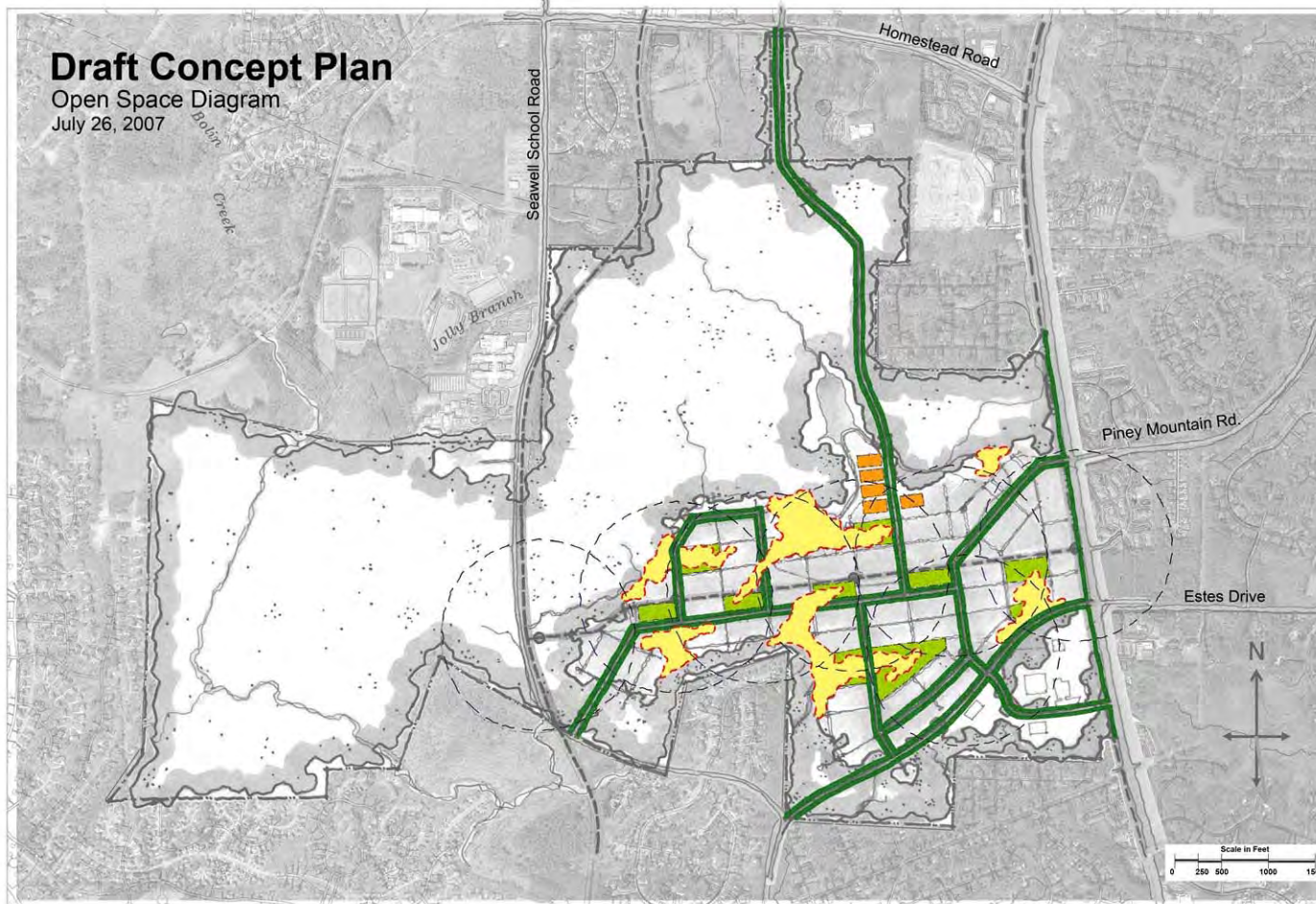
A Scenario for 50 Years



 Bike Facility  Bike Path  Greenway  Transit Stop  Road Network



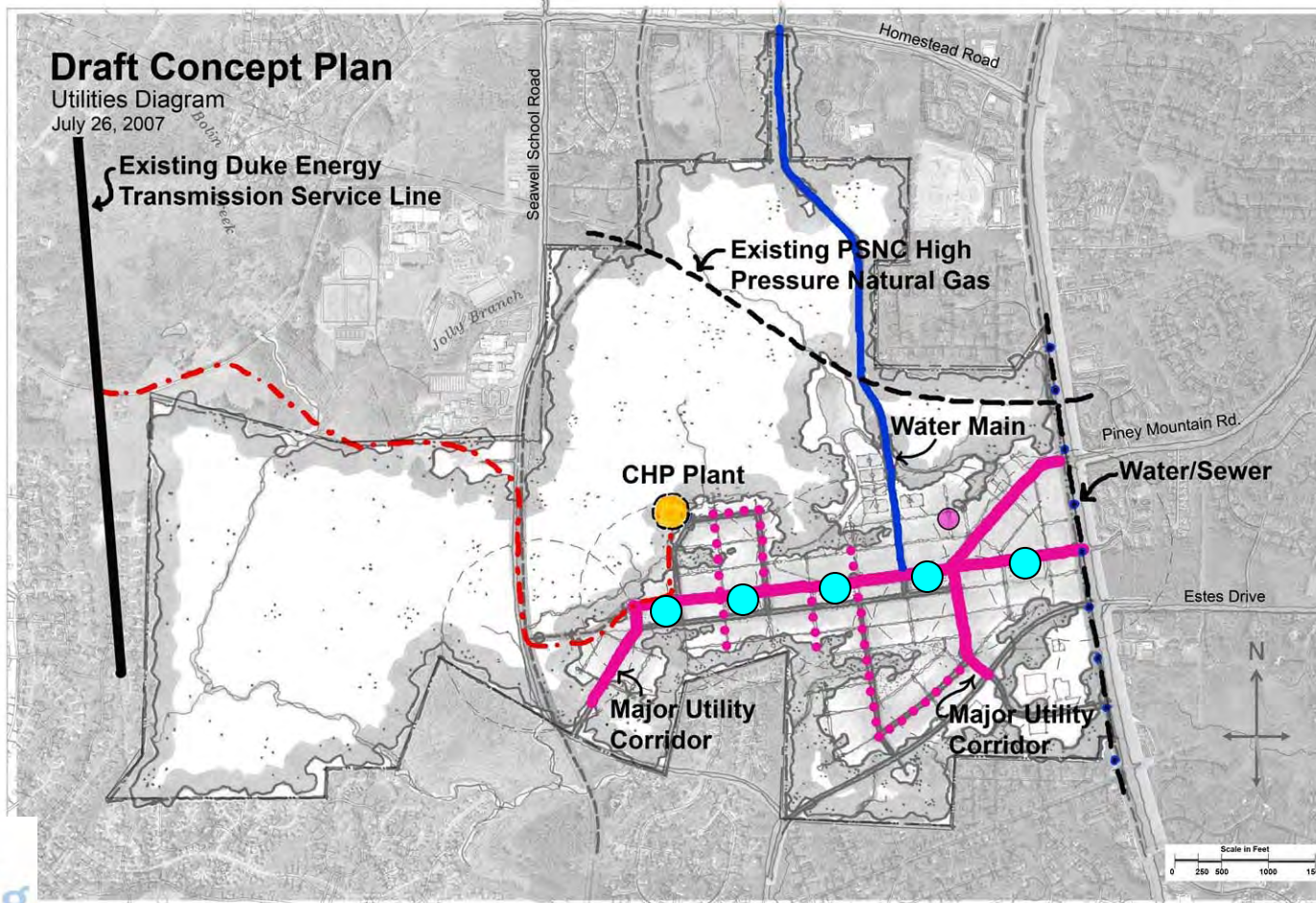
A Scenario for 50 Years



 Working Landscape  Streetscape  Greens and Parks  Recreation Fields



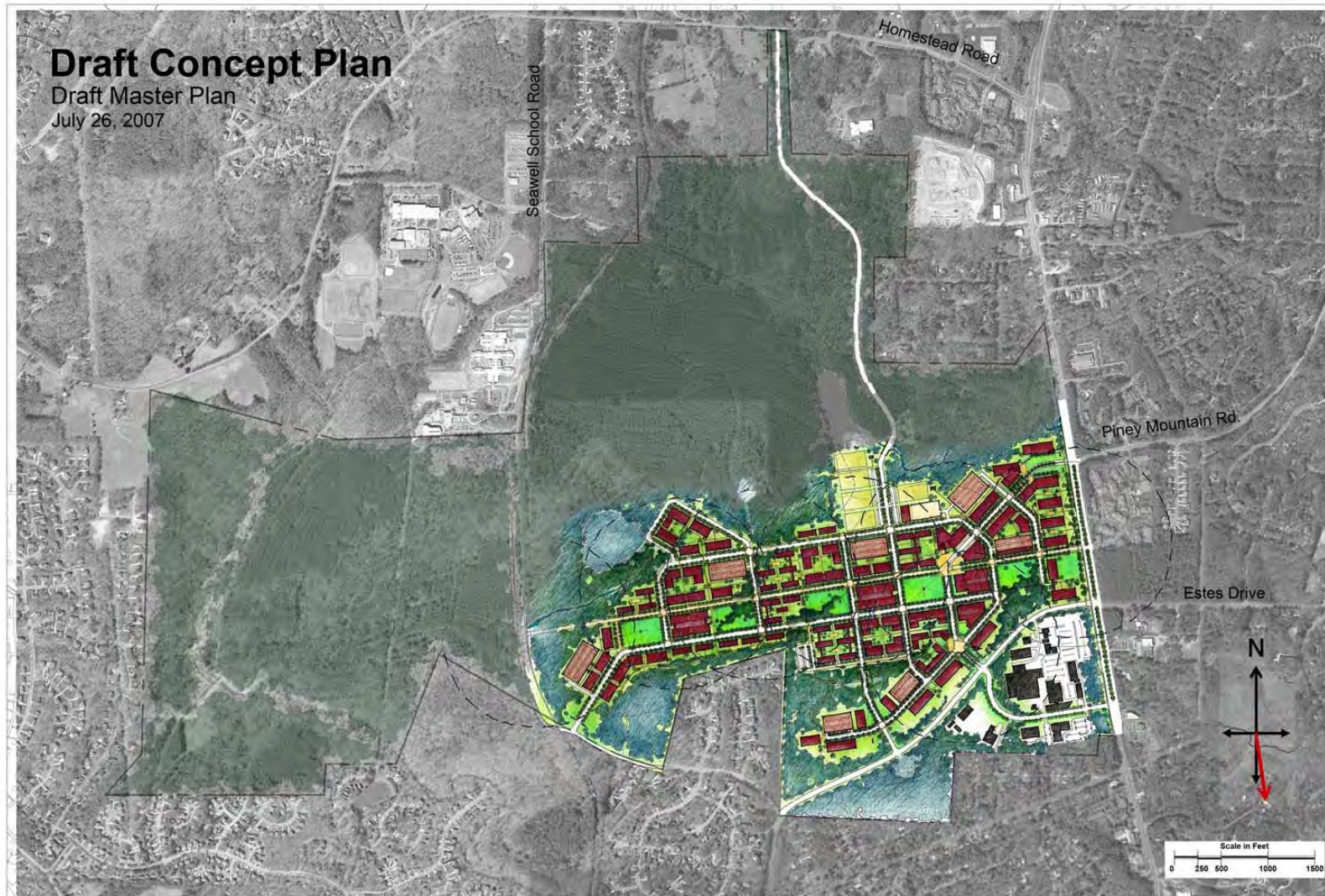
A Scenario for 50 Years



- Central Plant ● Early Phase Plant - - - Electric Duct Bank ● Geothermal field



A Scenario for 50 Years





A Scenario for 50 Years





Carolina North will be a compact, mixed-use academic community

Possible Development: the first 15 years

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

Other Uses: Recreation, Recreation Fields, Parking



Possible Development: the first 15 years

- Respect the ecology of the site
- Focus on transit-oriented development
- Create a sense of identity and place
- Provide appropriate local connections for bike, pedestrian, transit & roadways
- Design for efficient land use with appropriate density



A Scenario for 15 Years



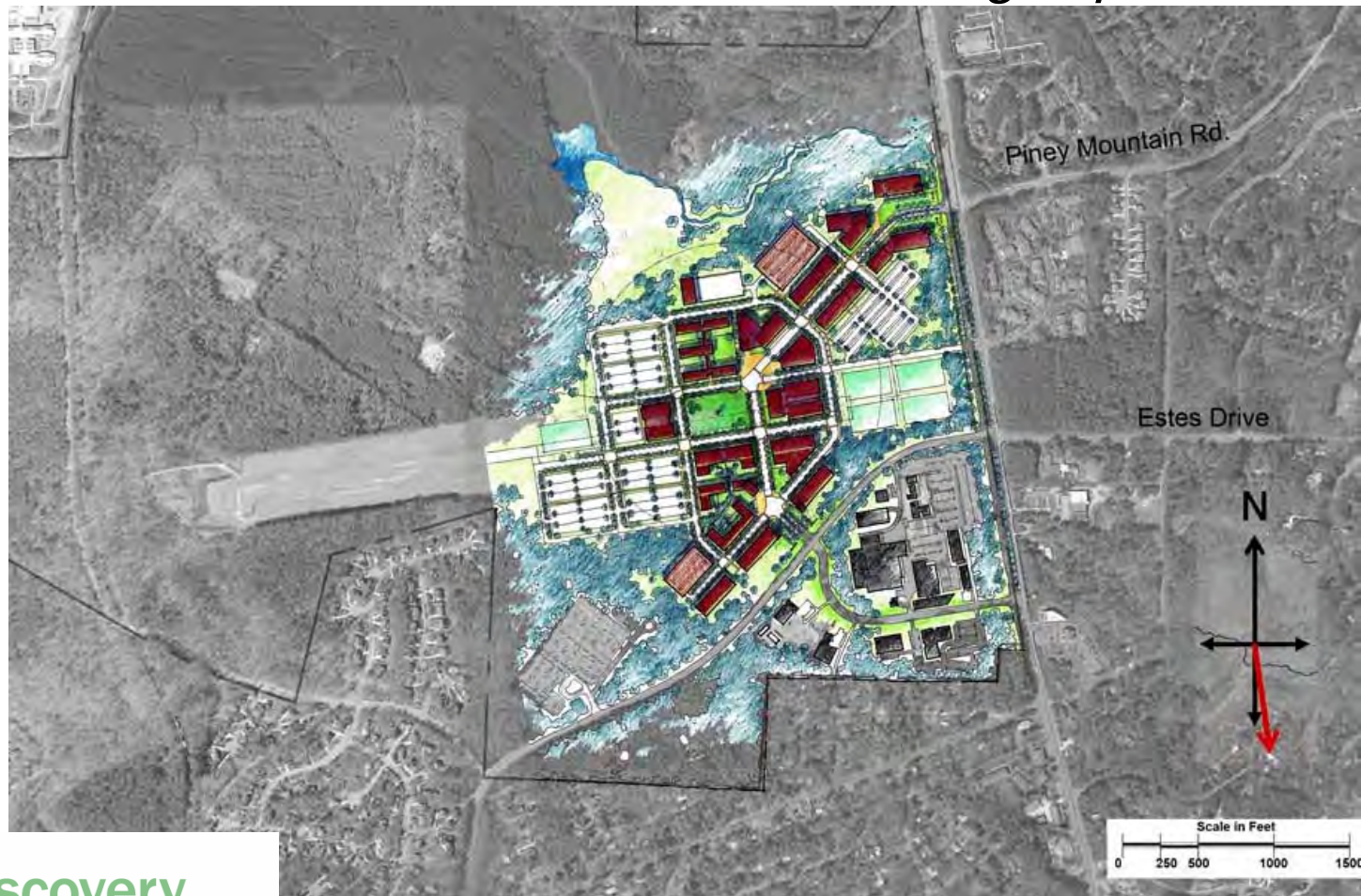


A First Phase: *location at Carolina North*



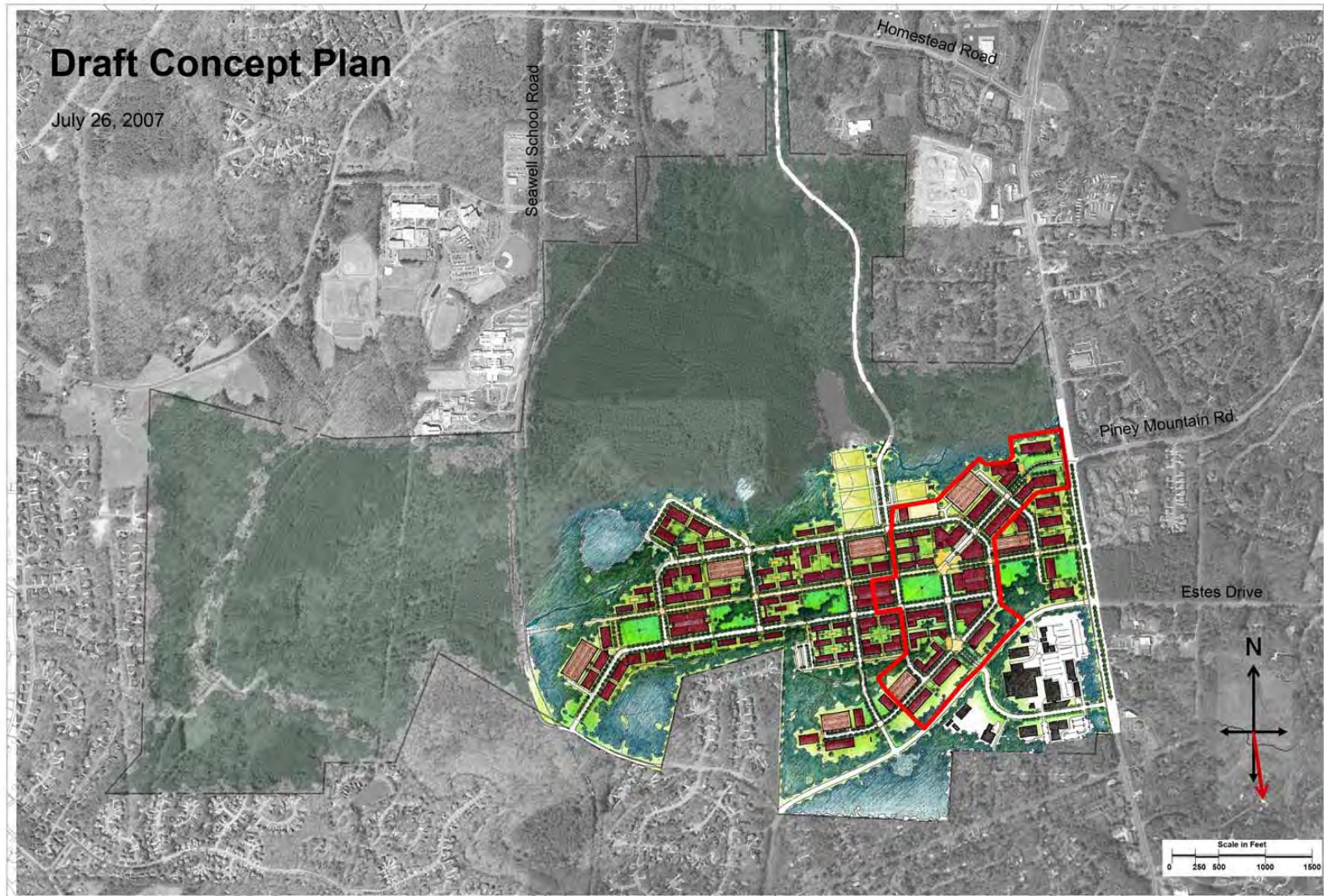


A Scenario for 15 Years: *testing a phase*





Comments





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Carolina North – Infrastructure components

- Potable water
- Reclaimed water plant and tower
 - reduce potable water need, fire suppression, potential for research
- Gray water reuse in buildings
- Rain water harvesting
- Storm water
- Sewer



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Carolina North – Infrastructure components

- Combined heat and power plant (CHP)
 - Phased locations
 - Not coal
- Electricity
- Geothermal
- Solar



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Carolina North – Key Questions

- Land Use Plan – How we will develop
- Program Plan – What we will do
- Financial Plan – How we will fund it

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