



CAROLINA NORTH

Conceptual Draft Master Plan

May 2004

Ayers/Saint/Gross - Stonebridge Associates - Martin/Alexiou/Bryson

MISSION STATEMENT

Carolina North is a living and learning community, expanding Carolina's multiple missions, intensifying innovation and redefining our engagement with the region, the state and the world.

Carolina North is an environment where diverse partnerships are created and new endeavors are born and nurtured.

Carolina North is a place of exceptional energy, beauty and contemplation, connecting to and enhancing both the original campus and neighboring communities.



CAROLINA NORTH

CHARACTERISTICS

1. Living and learning community
2. Mixed uses including office space and research, residential and service retail
3. Environmentally sensitive
4. Multi-modal transportation
5. Pedestrian- and bicycle-friendly
6. Look and feel of Carolina's historic campus



CAROLINA NORTH

THE RIGHT TIME FOR CAROLINA NORTH

1. Expanding academic programs

Research, teaching, engagement

2. Engaging with partners to connect the University to economic development of the region and state

3. Responding to employee housing needs

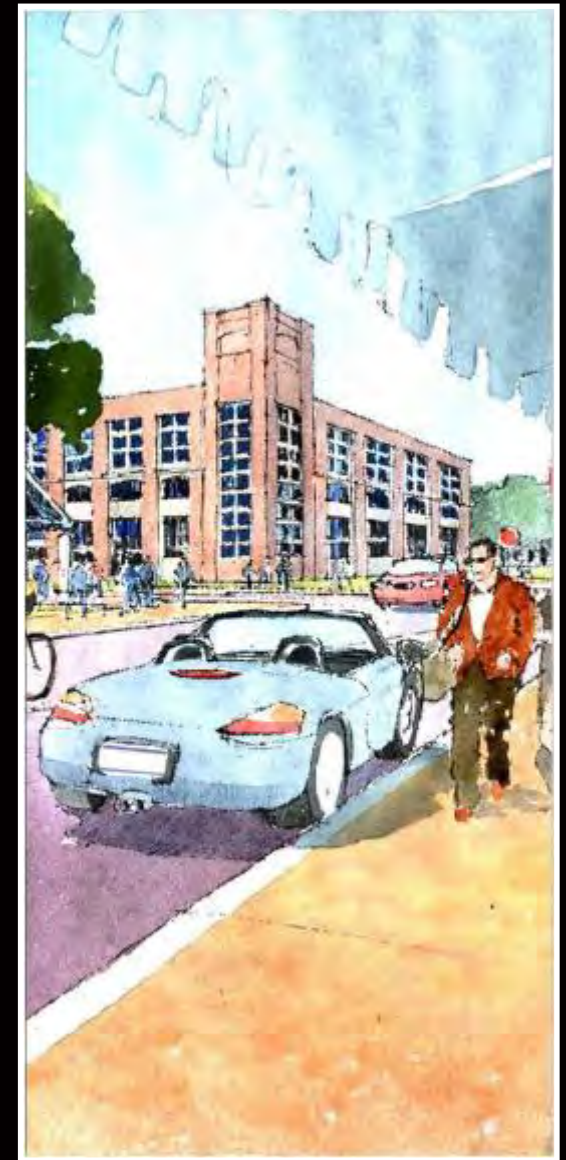
4. Ability to plan carefully for future of University



CAROLINA NORTH

LOCATING AT CAROLINA NORTH

1. Any program or organization desiring to locate at Carolina North must support and advance the mission of the University in research, teaching and public service
2. All programs must have a University sponsor
3. All programs should provide opportunities for involvement by faculty, staff and students
4. Carolina North should contribute to the economic development of the region and the State of North Carolina



CAROLINA NORTH

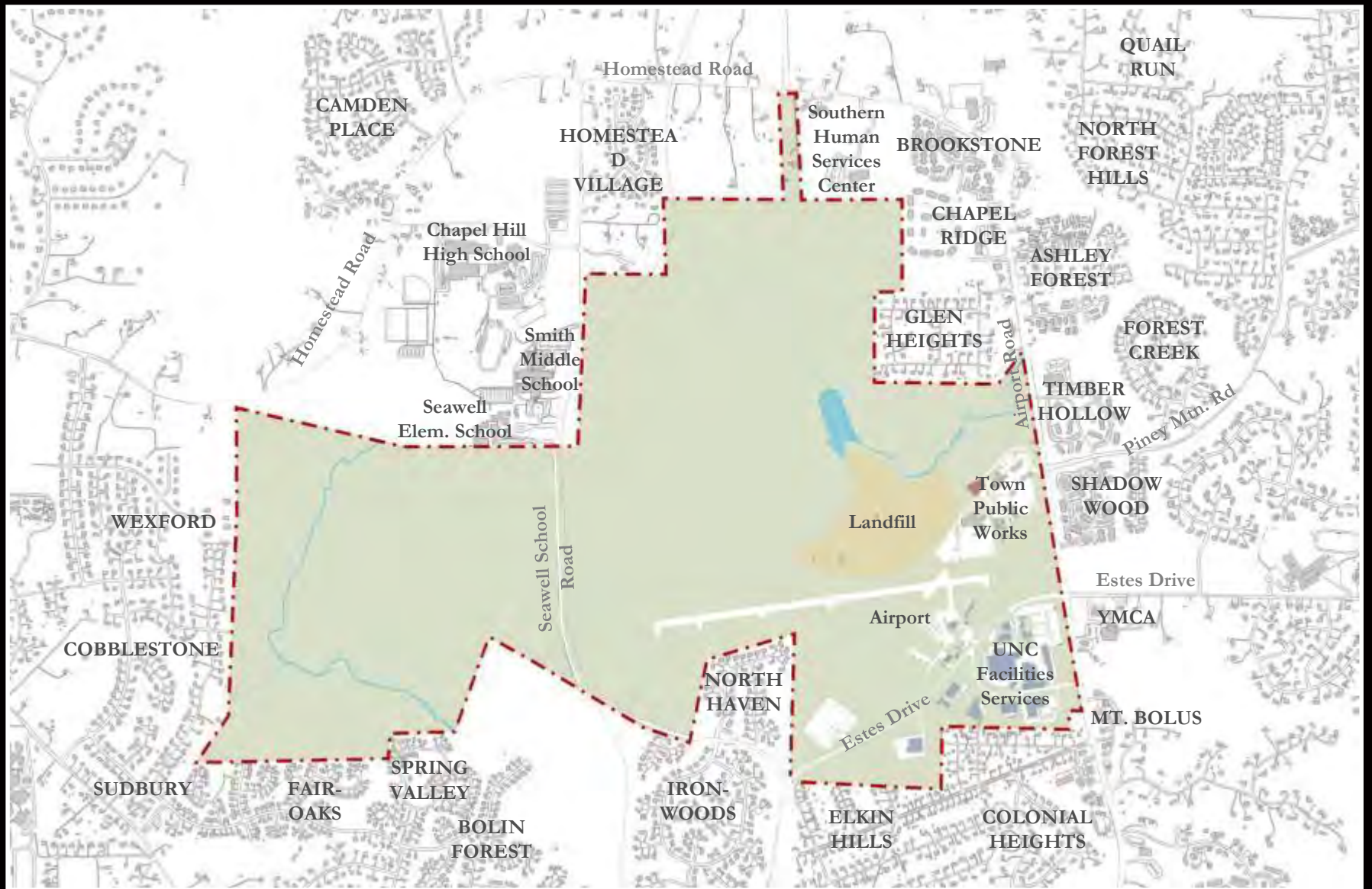


Chapel Hill High School
Smith Middle School
Seawell Elem. School

Horace Williams Airport

Airport Road

AERIAL LOOKING NORTHWEST



NEIGHBORHOODS



Weaver Dairy Extension

Homestead Road

Airport Road

Seawell School Road

Estes Drive Extension

EXISTING STREETS

TIMELINE CREATING DRAFT PLAN

1. Mission Statement Created by University Leadership – Fall 2002
2. North Carolina Advisory Groups Work Effort and Reports – Spring 2003
3. Initial Carolina North Draft Conceptual Plan – Fall 2003
4. Community and State Feedback – Winter 2004
5. Revised Carolina North Conceptual Plan – Spring 2004
6. Presentation to University Board of Trustees – March 2004
7. Presentation to Town of Chapel Hill Council – May 2004



CAROLINA NORTH

TIMELINE FOR PROPOSED DEVELOPMENT

1. Projected buildout of 50 years
2. Pace of development determined by programmatic needs for space and resources
3. Developed in 5- to 10-year phases
4. Mixed-use communities will be created



CAROLINA NORTH

DEVELOPMENT



Institutional/Research
 Residential
 Service Retail

Support Buildings
 Surface Parking



FULL BUILDOUT

-  Institutional/Research
-  Residential
-  Service Retail
-  Service Retail

-  Support Buildings
-  Deck Parking
-  Surface Parking



	Off-Street Deck Parking	10,600 spaces		Institutional/Research	6 million gross square feet
	Off-Street Surface Parking	1,400 spaces		Residential	2 million gross square feet
	On-Street Parking (all streets)	5,000 spaces		Service Retail	.3 million gross square feet
				Common Uses	.1 million gross square feet



OPEN SPACE

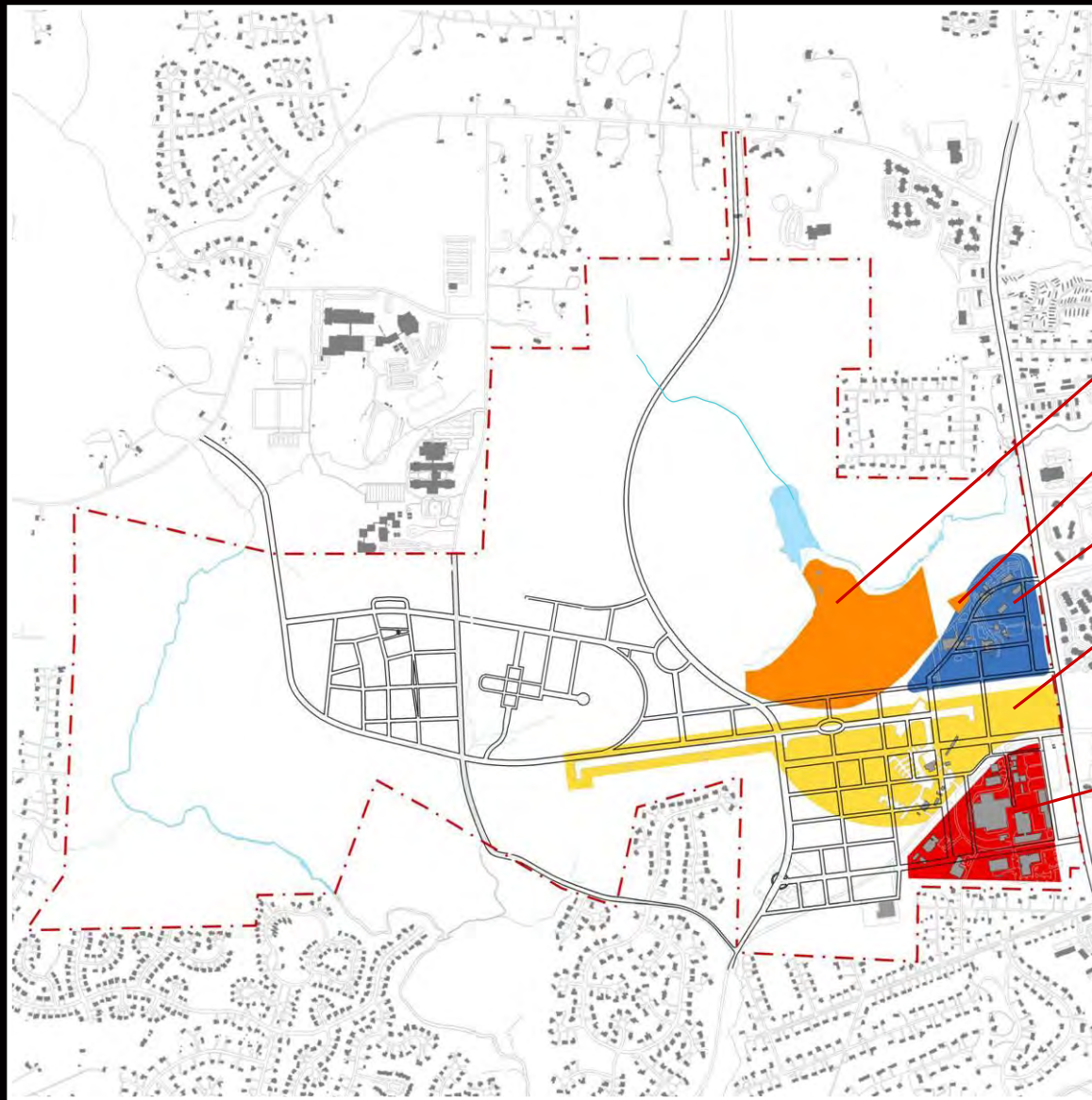
-  Parks/Open Space
-  Hardscape Plazas

48 acres of green space
30 acres of landscaped parks & quads
18 acres of natural areas



NEIGHBORHOODS

The plan includes five neighborhoods, each having a recognizable center, mix of uses and a pedestrian-friendly street network.



landfill

chemical site

Town Public Works

Horace Williams Airport

UNC Facilities Services

LAND CURRENTLY IN USE
AND STREET NETWORK

CAROLINA NORTH

TRANSPORTATION

Martin/Alexiou/Bryson *Transportation Planning and Traffic Engineering*



1. Maximize accessibility by all modes
2. Design for and encourage use of alternative modes
3. Minimize impacts on neighborhoods

TRANSPORTATION GOALS



1. Trip-reduction measures
2. Local transit enhancements
3. Regional transit connections
4. Park-and-ride
5. Roadway and traffic improvements
6. Bicycle and pedestrian routes and connections

TRANSPORTATION PLAN ELEMENTS

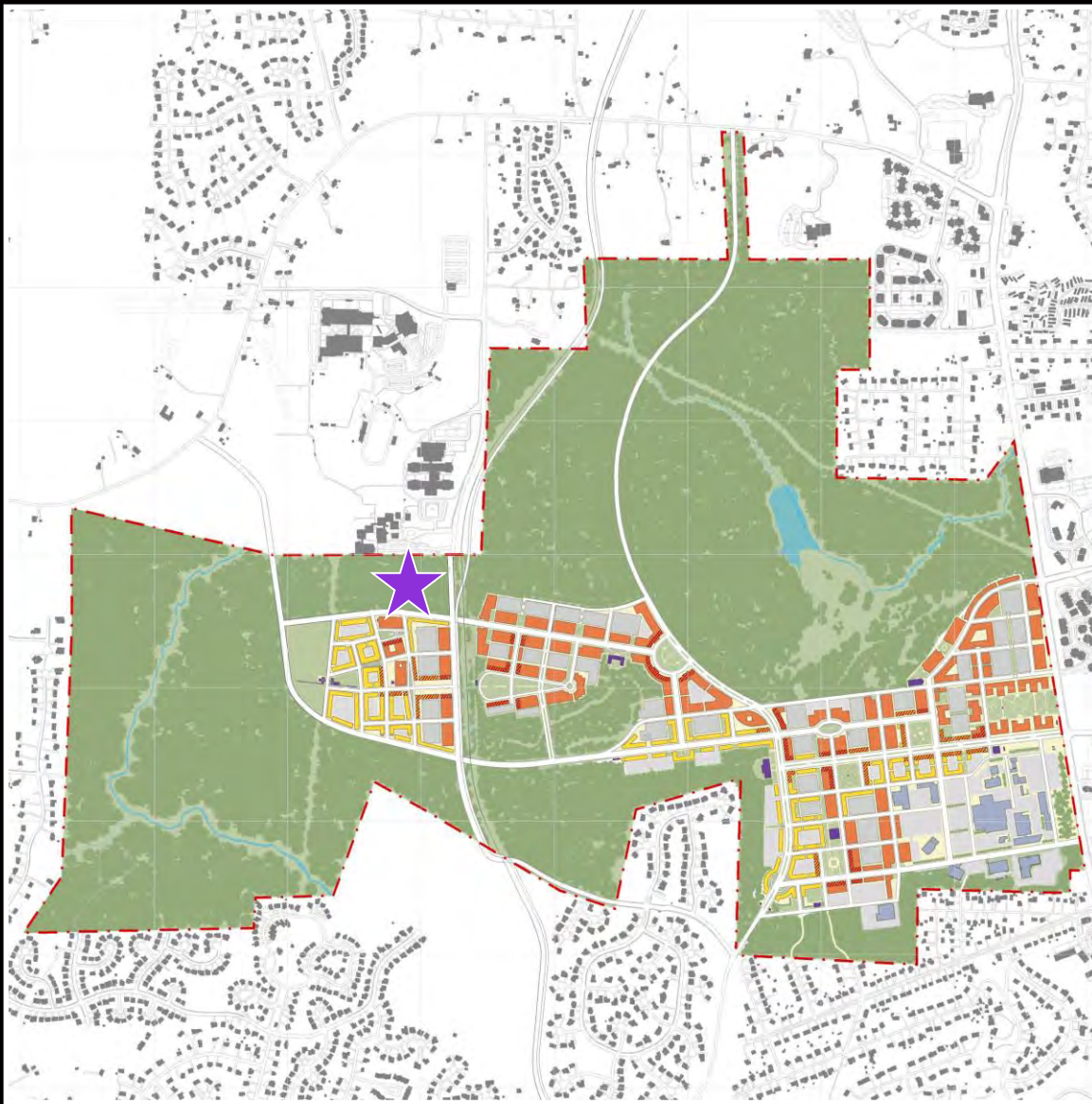


1. Improvements will be phased
2. Must partner with local and state governments

TRANSPORTATION PLANNING

CAROLINA NORTH

RECOMMENDED IMPROVEMENTS
TO THE PLAN



1. School Site
2. Realigned Street
3. Residential Buffer
4. Parking Reduction
5. Building Heights
6. Housing
7. Green Space
8. Stream Buffers

March 2004

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December 2003

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BUILDING HEIGHTS

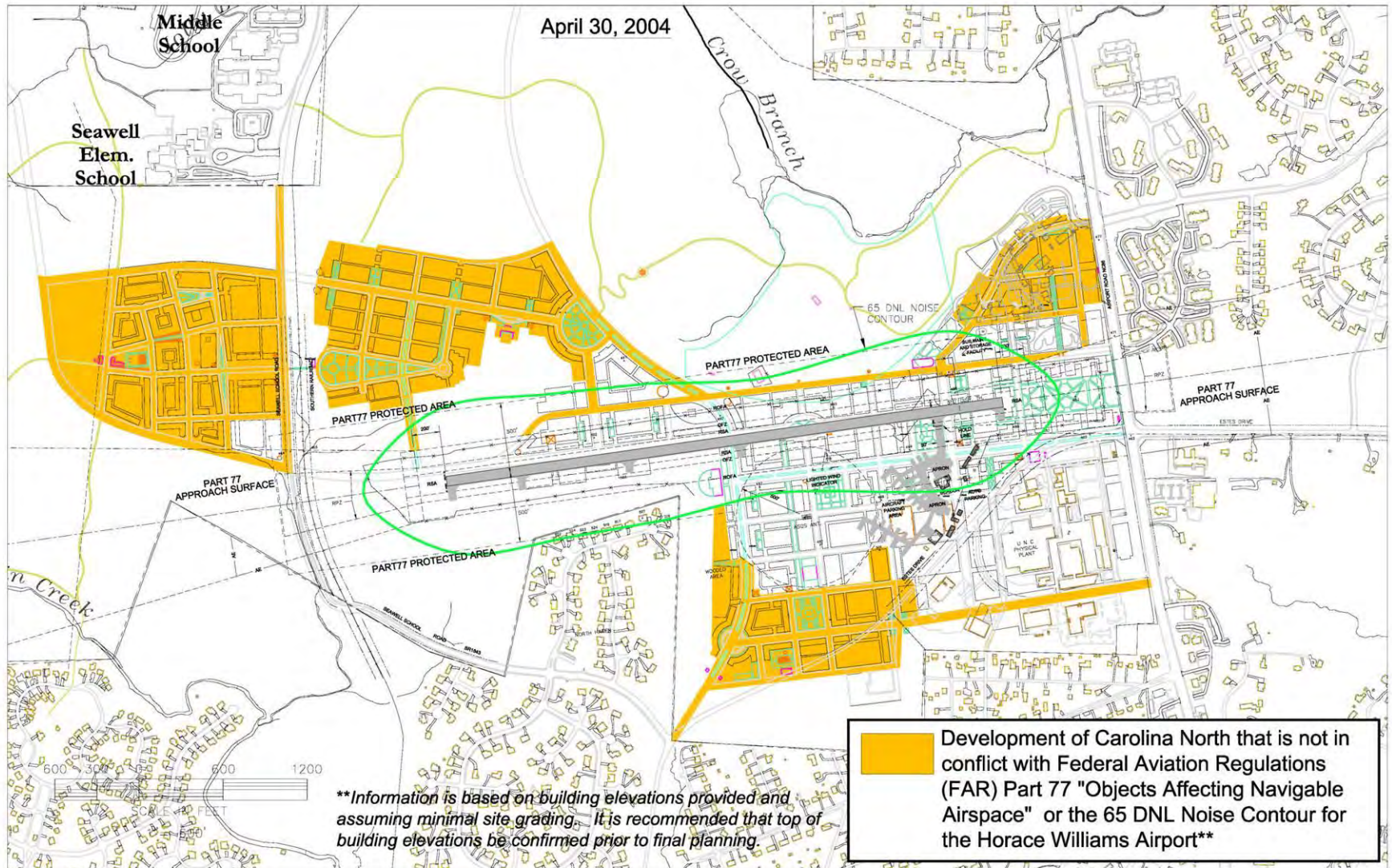




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BUILDABLE AREAS PER F.A.A. REGULATIONS



NEXT STEPS