



THE UNIVERSITY
of NORTH CAROLINA
at CHAPEL HILL

Carolina North
Chapel Hill 2020 Presentation

January 25, 2012

Carolina North



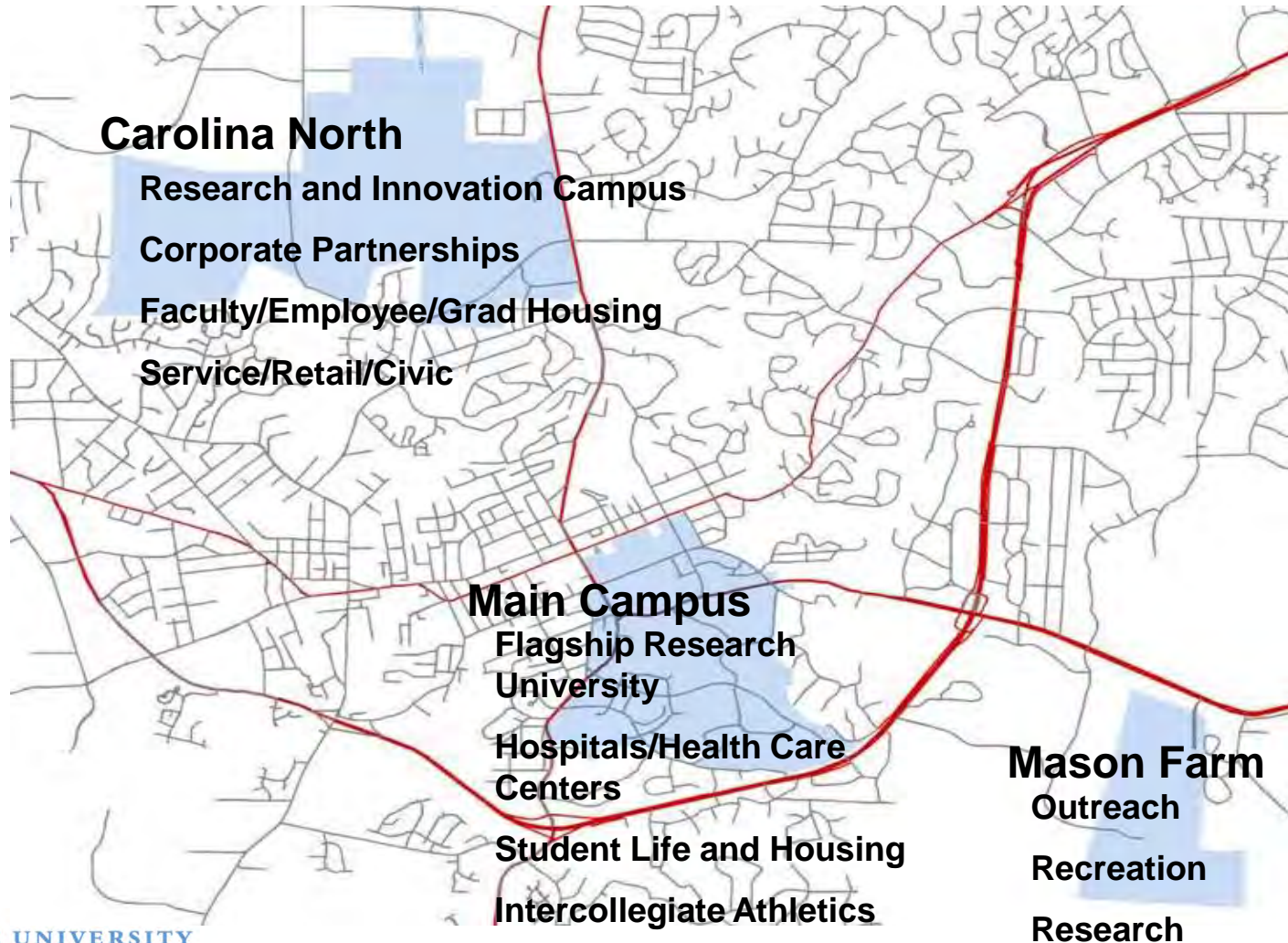
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Agenda

- Carolina North – Fifty Year Vision
- Development Agreement
- Phase I
 - Research Building and Infrastructure



Physical Context



Carolina North

- What is Carolina North?
 - 947 acres of land owned by the University
- What does it mean to the University?
 - Provide space for necessary growth
 - Enable new activities and relationships
 - Enhance research mission



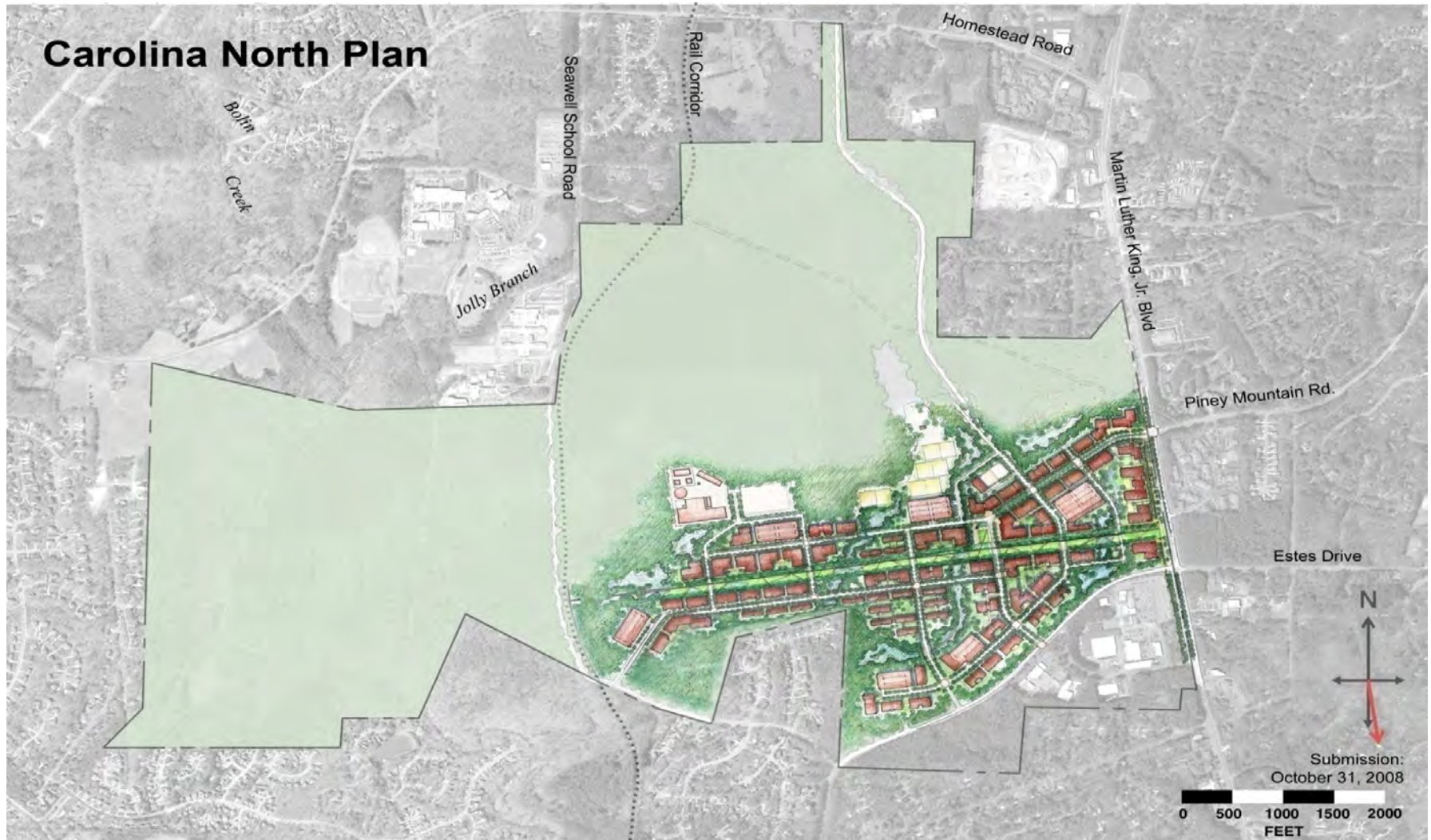
Horace Williams Airport 1940's
Chapel Hill, NC

Southern Historical Collection



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50-year Development Plan



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Purpose

Caudill Labs
Photos by Dan Sears

Carolina North will be a mixed-use academic campus that:

- Houses key academic programs;
- Attracts talent to the University;
- Enhances the University's delivery of world-class research, teaching, outreach, and service for the people of North Carolina;
- Contributes to economic development, locally and beyond; and
- Delivers a planned, sustainable development that can adapt the latest technologies.



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Campus-wide Issues

- Design Context
- Sustainability Goals
- Design and Operations Performance
- Flexibility for Changing Needs
- Open Space Network



Campus-wide Issues

Design Context

- Character and Culture
- Landscape Dominant Setting
- Relationship between Open Space and Buildings
- Responsible Capacity



South Building
Photo by Dan Sears



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Campus-wide Issues

Sustainability Goals

- Carolina North will be a model of sustainable community
- American College and University Presidents Climate Commitment

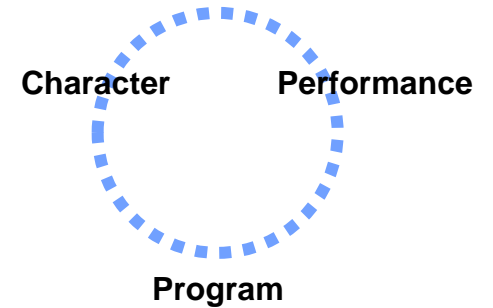


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Campus-wide Issues

Design and Operations Performance

- Respond to environment – climate, solar orientation
- Respect for natural setting
- Habitat
- Water
- Energy
- Transportation
- Service



Sidwell Friends School,, Washington,, DC
Photo by Barru Halkin



Campus-wide Issues

Caudill Labs
Photos by Dan Sears

Flexibility For Changing Needs

- Site selection integrated with program planning
- Pedagogy
- Technology
- New disciplines
- Evolution of building use



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Carolina North Open Space Network

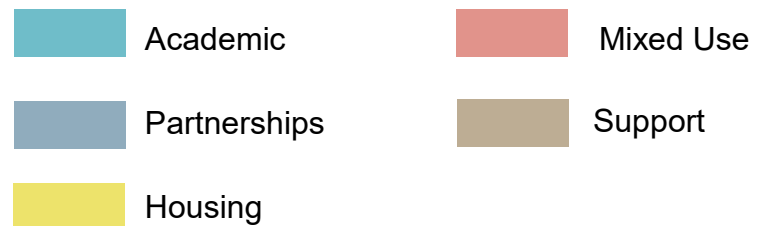


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Land Use

Land use reinforces integrated planning.

- Balance adjacencies with long range planning
- Compatibility of uses
- Protect capacity for new and expanded programs



Height

Height ranges in scale from residential to institutional.

Varies in response to:

- Context
- Program
- Site capacity



Low – approximately 4 stories

Medium – approximately 6 stories

High – approximately 8 stories



Orientation

Orientation influences building form.
Facades vary in response to:

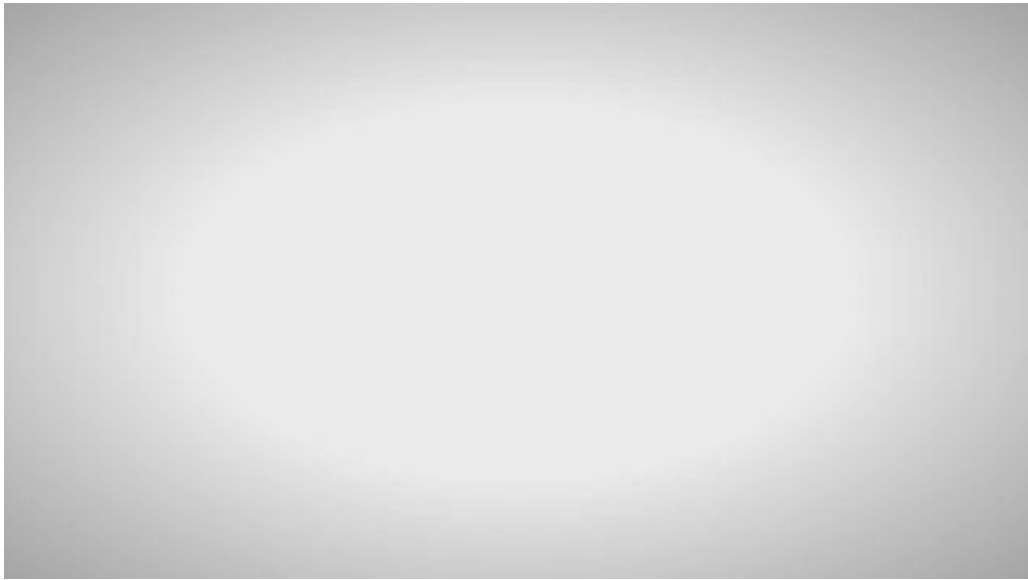
- Solar orientation and climate
- Context (entry, service access)
- Vistas
- Program



Animation View Key Plan



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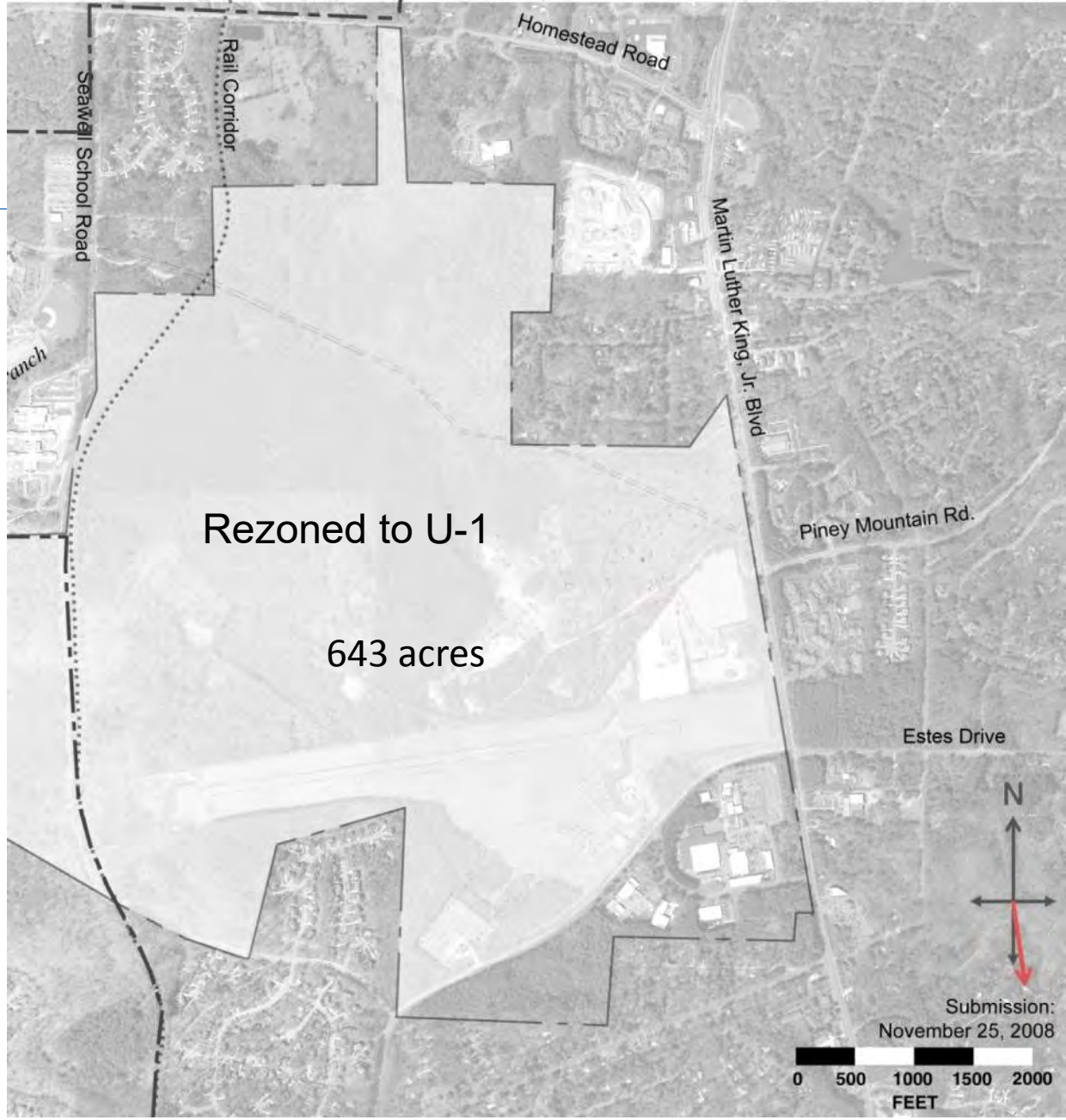


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Carolina North
Negotiations:
Town Council and
UNC-CH Board of Trustees
2008-09

- Create new U-1 Zone
- Rezone 643 acres of Carolina North property to U-1
- Adopt Development Agreement to manage development of Carolina North

Completed June 2009



- - - - Property Boundary - . - . - . Municipal Boundary

Carolina North Development Agreement

- Agreement between University and Town of Chapel Hill: a contract that defines certain
 - Rights
 - ObligationsFor each party
- Authorizes development of up to 3 million ft² over 20 years on a defined 133 acres of the Carolina North property
- Defines 228 acre development area over 50 years at Carolina North
- Establishes 311 acres for conservation
- Establishes development standards for transportation and parking, stormwater, energy and water, noise, and lighting
- University to submit an Annual Report each year

















Carolina North Development Agreement Plan

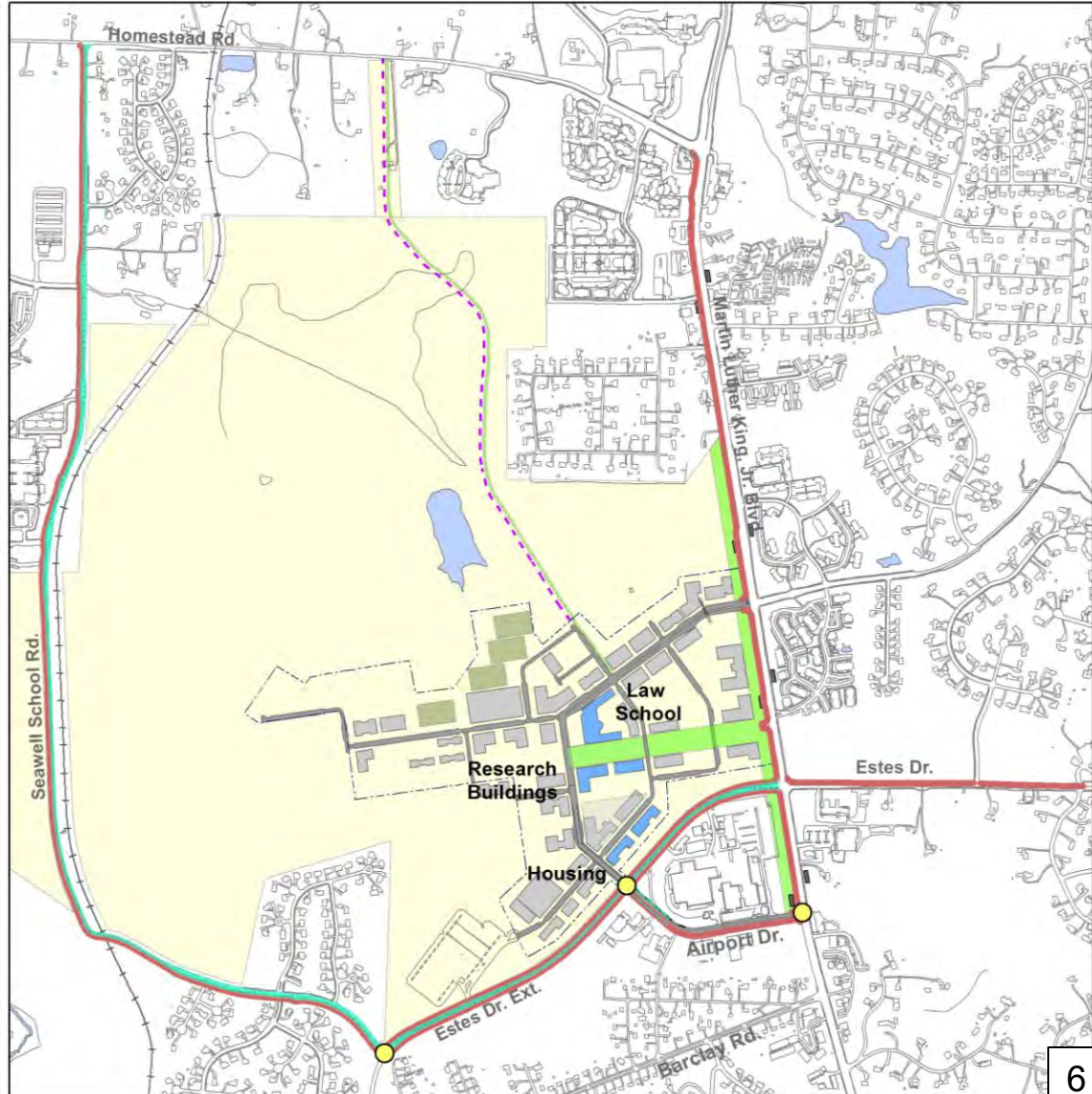


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Projected Development: First 800,000 square feet

Research Building One	225,000 sf
Small Central Utility Plant	5,000 sf
Law School	250,000 sf
Research Building Two	120,000 sf
Housing	200,000 sf

-  Existing Buildings
-  Carolina North
-  Development Agreement Boundary
-  Proposed Buildings
-  Proposed Roads
-  Proposed Open Space
-  Proposed Fields
-  Paved Parking
-  Buildings - first 800,000 sq. ft.
-  Sidewalk Improvements
-  Bike Lane Improvements
-  Realigned Airport Dr.
-  Traffic Signal Improvements
-  Utility Corridor
-  Greenway
-  Bus Shelter
-  Railroad
-  Streams
-  Open Water



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



2011-2012 Development Schedule: Research Building & Infrastructure

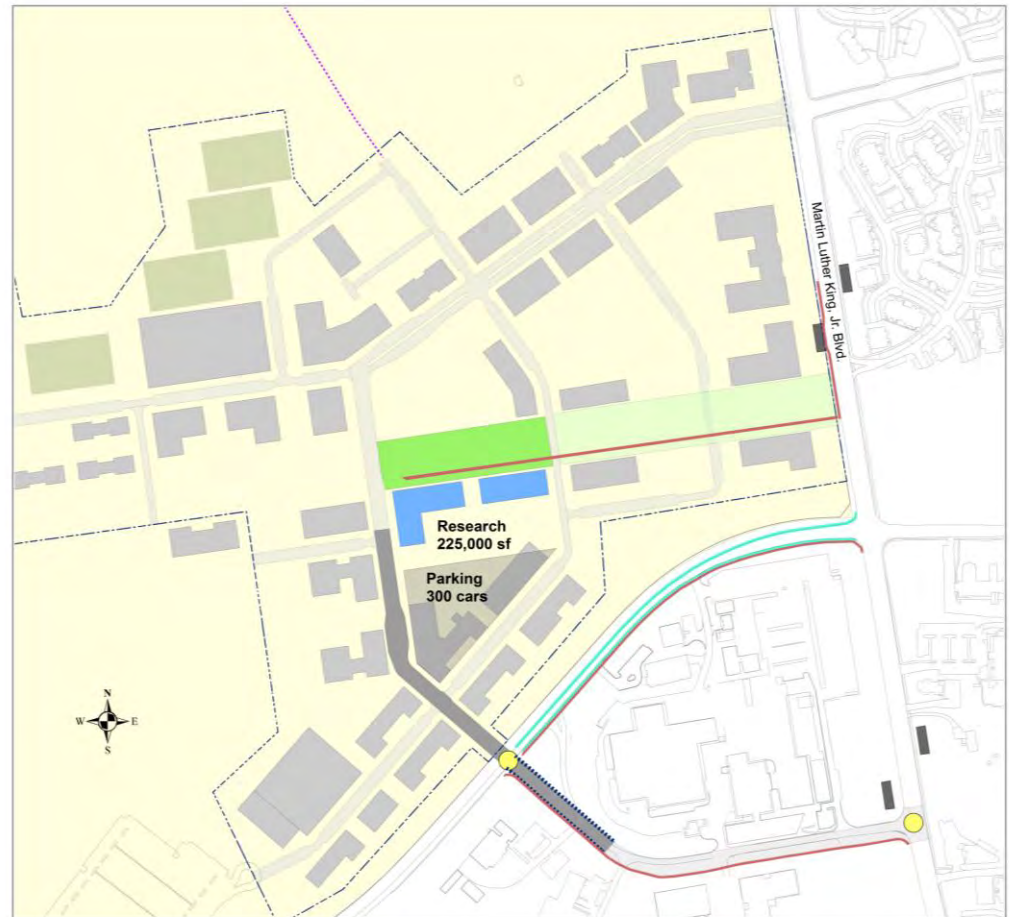
Infrastructure

Design commenced in June 2011

Research Building

Design commenced in October 2011

-  Carolina North
-  Development Agreement Boundary
-  Research Building Site
-  Proposed Roads
-  Proposed Road - Research Building
-  Proposed Open Space
-  Open Space - Research Building
-  Proposed Fields
-  Paved Parking
-  Sidewalk Improvements
-  Bike Lane Improvements
-  Realigned Airport Dr.
-  Traffic Signal Improvements
-  Bus Shelter
-  Utility Corridor



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For further information

Carolina North:

<http://www.carolinanorth.unc.edu>

Capital Improvement Projects:

Landfill Gas Project

Electrical Infrastructure Additions (ductbank)

Research Building and Infrastructure

<http://www.fpc.unc.edu>

Project Permits:

<http://fpc.unc.edu/Projects/CurrentPermits.aspx>

Carolina North Forest Website:

<http://www.fac.unc.edu/FacilitiesServicesHome/GroundsServices/CarolinaNorthForest.aspx>

Carolina North Forest Facebook Page:

<http://tinyurl.com/4484tgz>

