Carolina North
Agenda

• Carolina North – Fifty Year Vision

• Development Agreement

• Phase I

  • Research Building and Infrastructure
Physical Context

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
Intercollegiate Athletics

Mason Farm
Outreach
Recreation Research
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
50-year Development Plan
Purpose

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.
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
Campus-wide Issues

Sustainability Goals

• Carolina North will be a model of sustainable community

• American College and University Presidents Climate Commitment
Campus-wide Issues

Design and Operations Performance

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

Flexibility For Changing Needs

- Site selection integrated with program planning
- Pedagogy
- Technology
- New disciplines
- Evolution of building use
Carolina North
Open Space Network
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 influences building form. Facades vary in response to:

- Solar orientation and climate
- Context (entry, service access)
- Vistas
- Program
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
Carolina North
Development Agreement

- Agreement between University and Town of Chapel Hill: a contract that defines certain
  - Rights
  - Obligations

- Authorizes development of up to 3 million ft\(^2\) 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
Projected Development: First 800,000 square feet

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Square Feet</th>
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<tbody>
<tr>
<td>Research Building One</td>
<td>225,000 sf</td>
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<tr>
<td>Small Central Utility Plant</td>
<td>5,000 sf</td>
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<tr>
<td>Law School</td>
<td>250,000 sf</td>
</tr>
<tr>
<td>Research Building Two</td>
<td>120,000 sf</td>
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<tr>
<td>Housing</td>
<td>200,000 sf</td>
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</tbody>
</table>
2011-2012 Development Schedule:
Research Building & Infrastructure

Infrastructure
Research Building

Design commenced in June 2011
Design commenced in October 2011
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