



Carolina North Campus Plan  
University of North Carolina at Chapel Hill  
Community Meeting  
October 4, 2007



THE UNIVERSITY  
of NORTH CAROLINA  
at CHAPEL HILL



## **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**

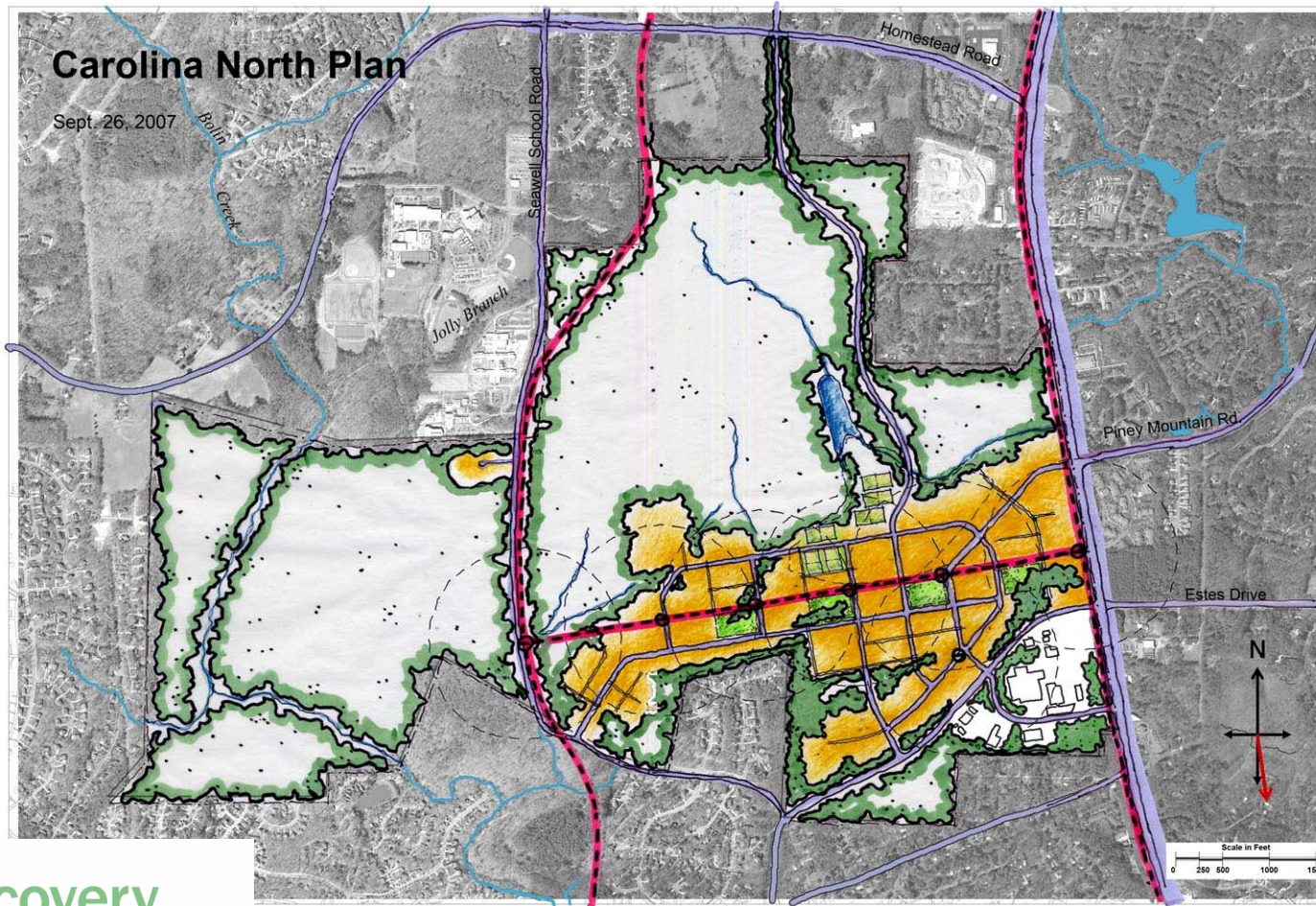
**Research**

discovery,  
innovation  
and learning





# A Scenario for 50 Years





# CAROLINA NORTH

## Infrastructure Investment

- Long term view
- Grounded in sustainability goals
- Focused on incremental development
  - preserves program flexibility
  - uses resources strategically





# CAROLINA NORTH

## Land Use and Mission

- Development over the next 50 years limited to 25% (approx. 250 acres) of the Carolina North site.
- Core University activities at Carolina North.
  - Addressing our need for space
- Innovation Center and other activities that strengthen links with the private sector at Carolina North.
  - Addressing our need for new kinds of activity that enhance our research mission and contribution to economic development.



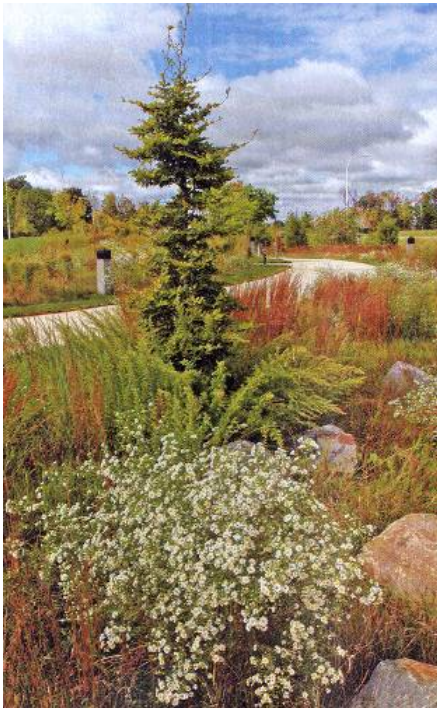
# CAROLINA NORTH

## Infrastructure Investment

- Capitalize on opportunities to enhance sustainability objectives, e.g.,
  - Treatment of stormwater - working landscapes
  - Building orientation
- Build central plant
  - Substantial energy savings
  - Timing related to program
- Prepare for landfill reclamation through study of options
  - Timing and cost based upon expected use and pace



## Design supports a sustainable, high-efficiency campus



Stormwater



Bike/Ped



Transit



Energy Efficiency



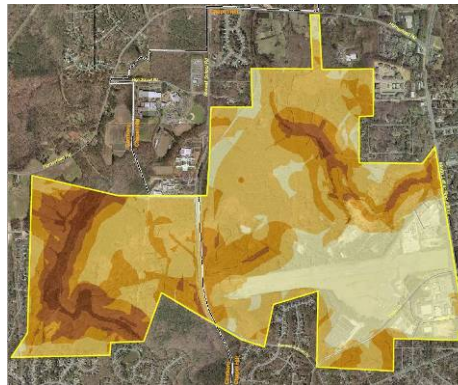


## Design reflects analysis and workshops

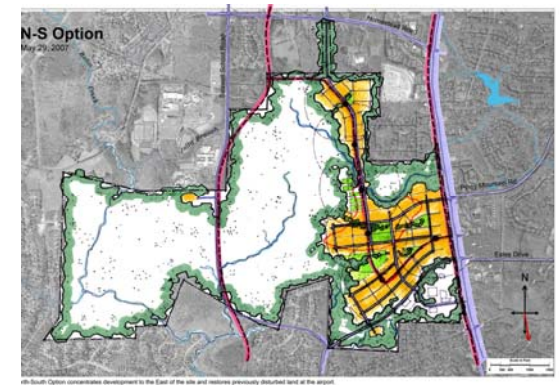
- Ecological Assessment Report
- Leadership Advisory Committee
- Infrastructure workshops with university planners and local technical experts
- Public sessions and community input



**Transit Oriented Development**



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



**Multiple Scenarios**





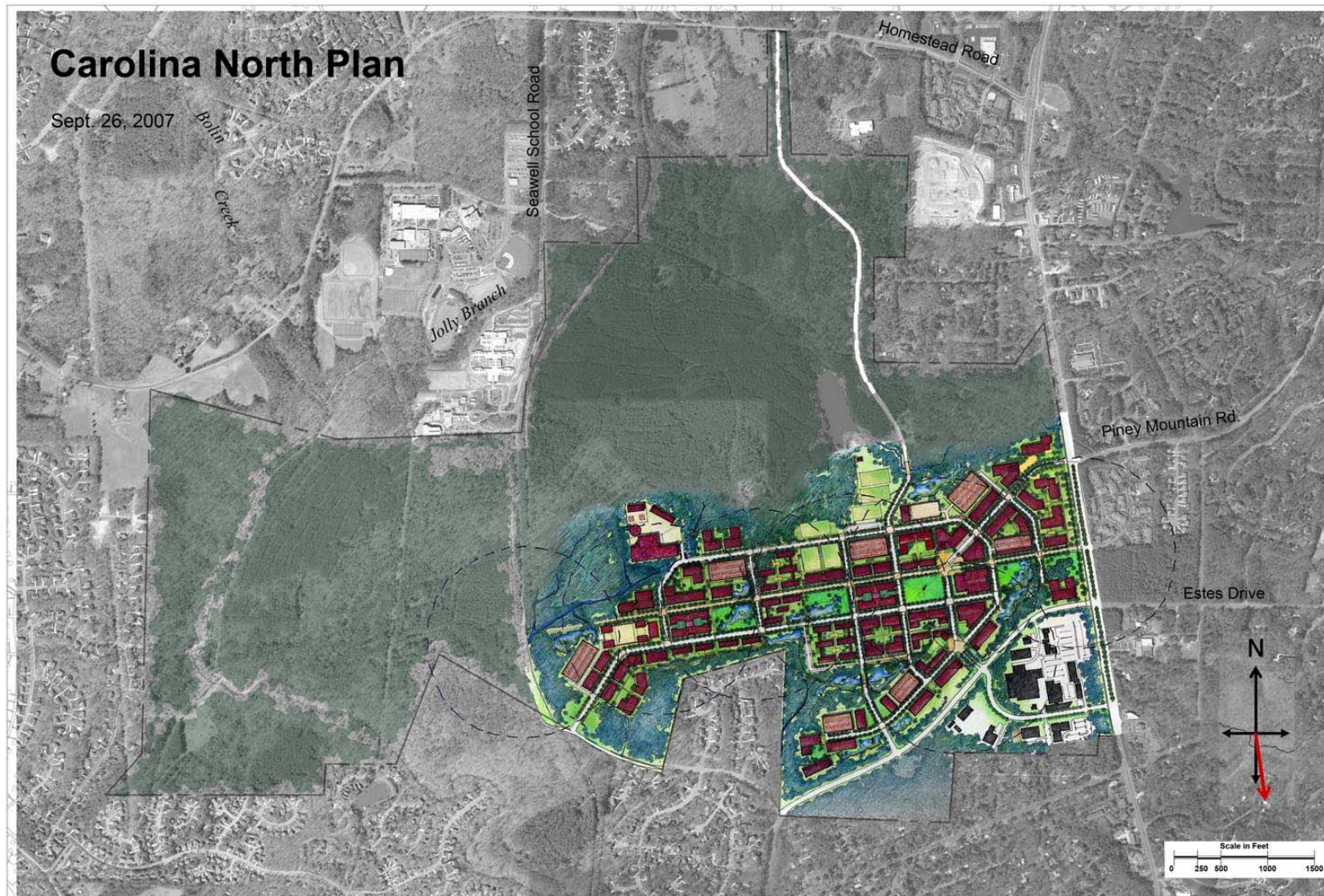
# CAROLINA NORTH

## Integrated Solutions for Infrastructure Planning

- Water (waste and storm) Management
- Natural Habitat, Open Space, and Working Landscape
- Energy (generation and conservation)
- Transportation and Parking (on-site and in regional context)
- Building Types (mix of uses)
- On-Site Pedestrian and Bike Access
- Connections to Surrounding Greenways and Bike Paths
- Street Cross-Sections



# A Scenario for 50 Years







## A Scenario for 50 Years





# Possible Development: the First 15 years

Possible 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
<b>Innovation Center</b>	<b>Research</b>	<b>85,000</b>
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 Facility Services	Support	75,000
<b>Corporate Partners</b>		<b>525,000</b>
<b>Housing</b>		<b>500,000</b>
<b>Services (Retail, commercial, service, civic, etc.)</b>		<b>100,000</b>
<b>TOTAL Possible Program Space:</b>		<b>2,475,000 SF</b>
<b>Other Uses: Parking, Recreation, School Site</b>		





## A Scenario for 15 Years







## A First Phase: *location at Carolina North*







## CAROLINA NORTH

### Start-Up Land Infrastructure

- Access from MLK Blvd. for the Innovation Center -- land improvements in the \$2-3 MM range
- Second access from Estes Drive supports buildings with modest incremental infrastructure in early years
- Add improvements as growth progresses



# CAROLINA NORTH

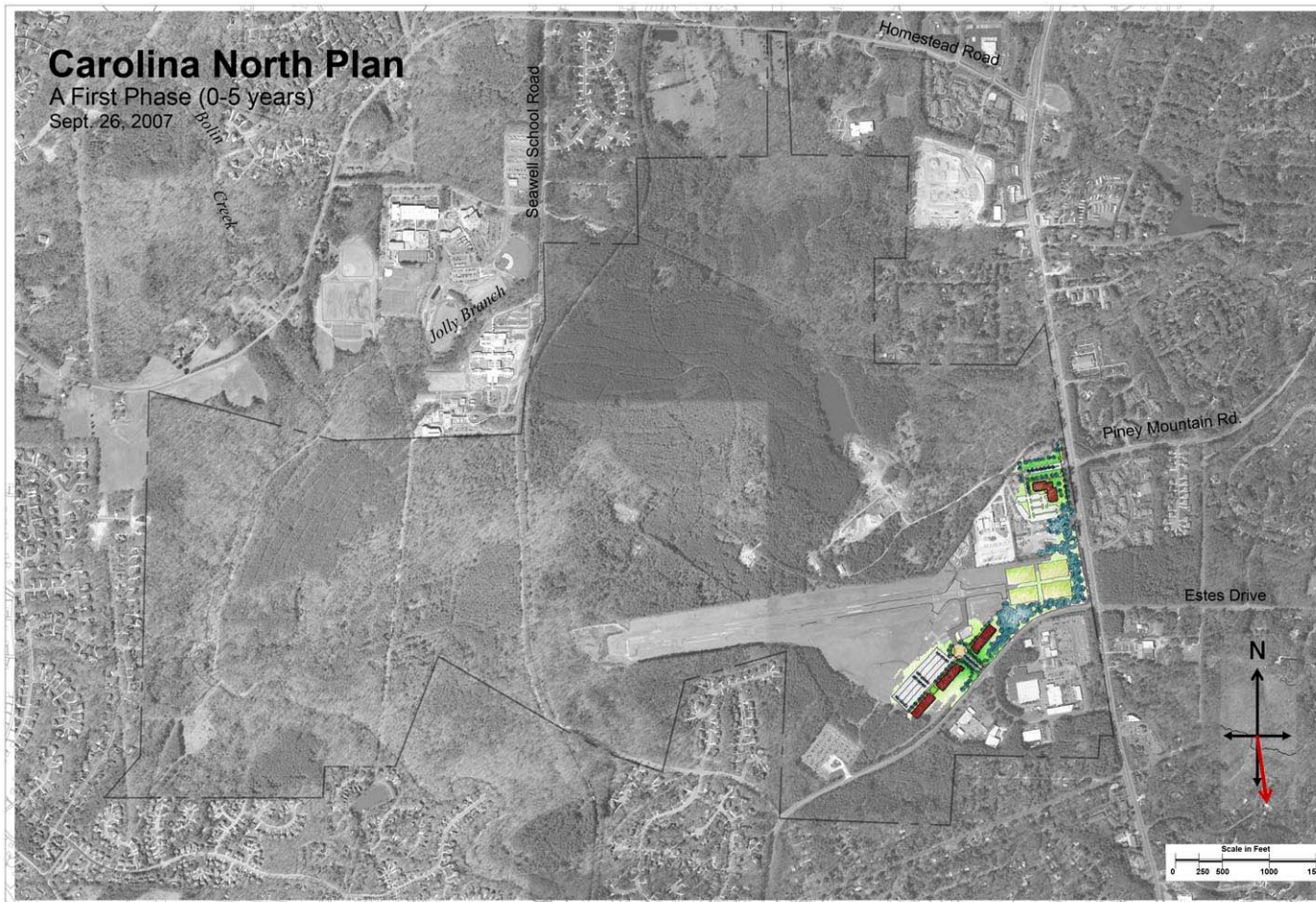
## Infrastructure Investment

- Phase I – 15 years
  - Infrastructure investment estimated in \$220 MM range
  - Funding mechanisms for energy use under study
    - Grant potential for innovative energy systems
    - User capital fees





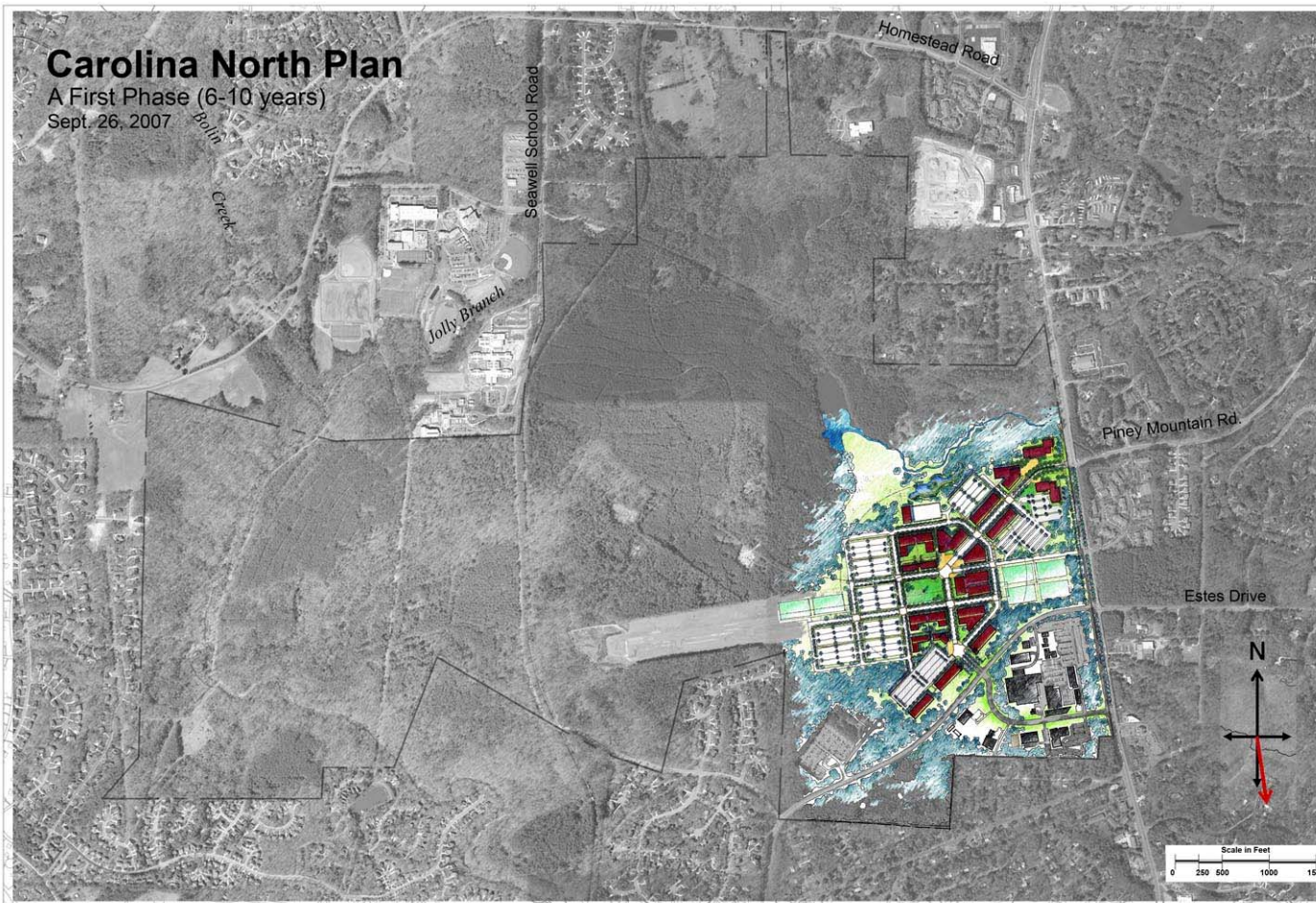
# A Scenario for 15 Years: *testing a phase*







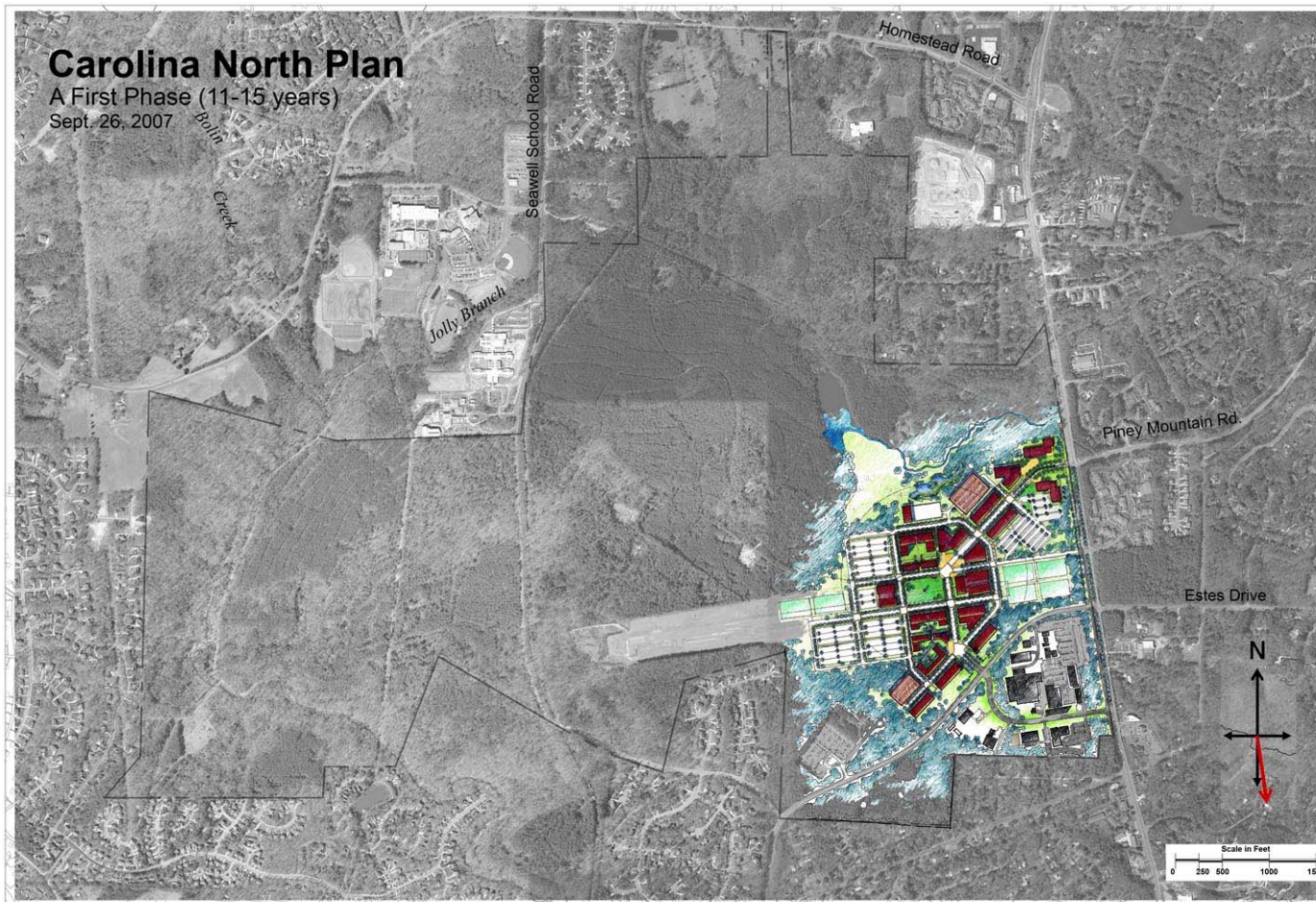
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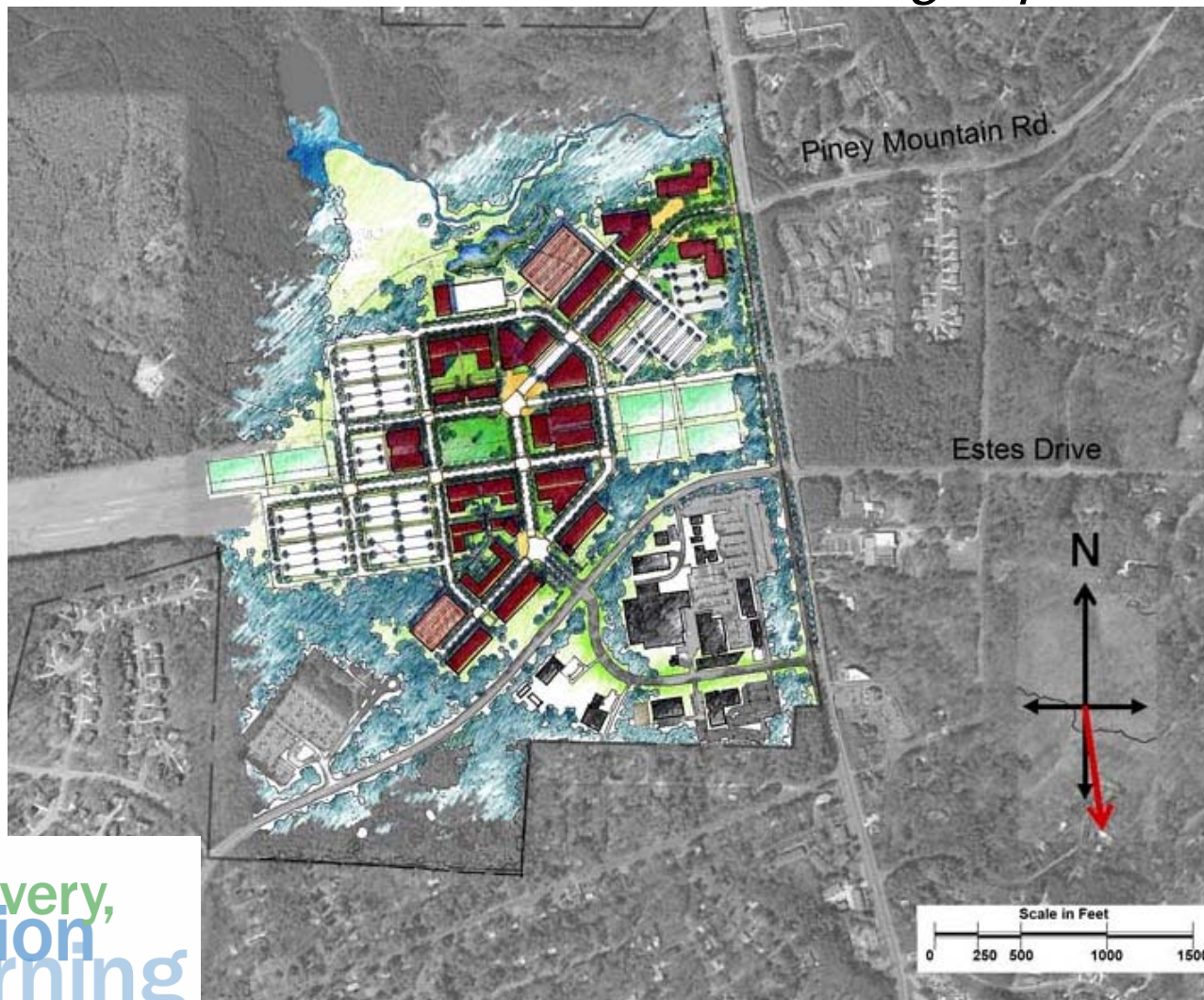
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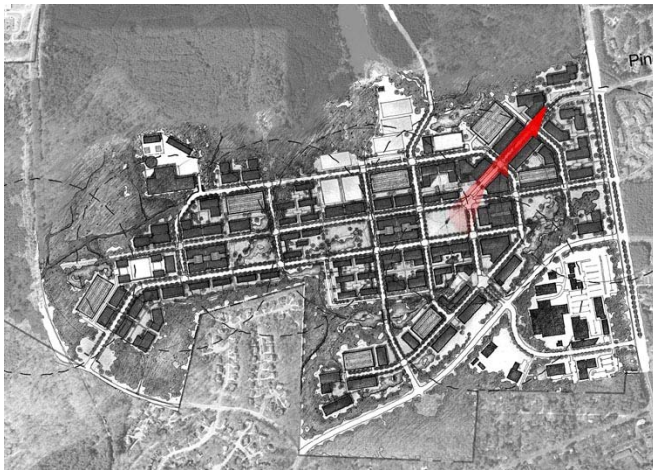






# Carolina North Identity

**View from MLK Entrance**

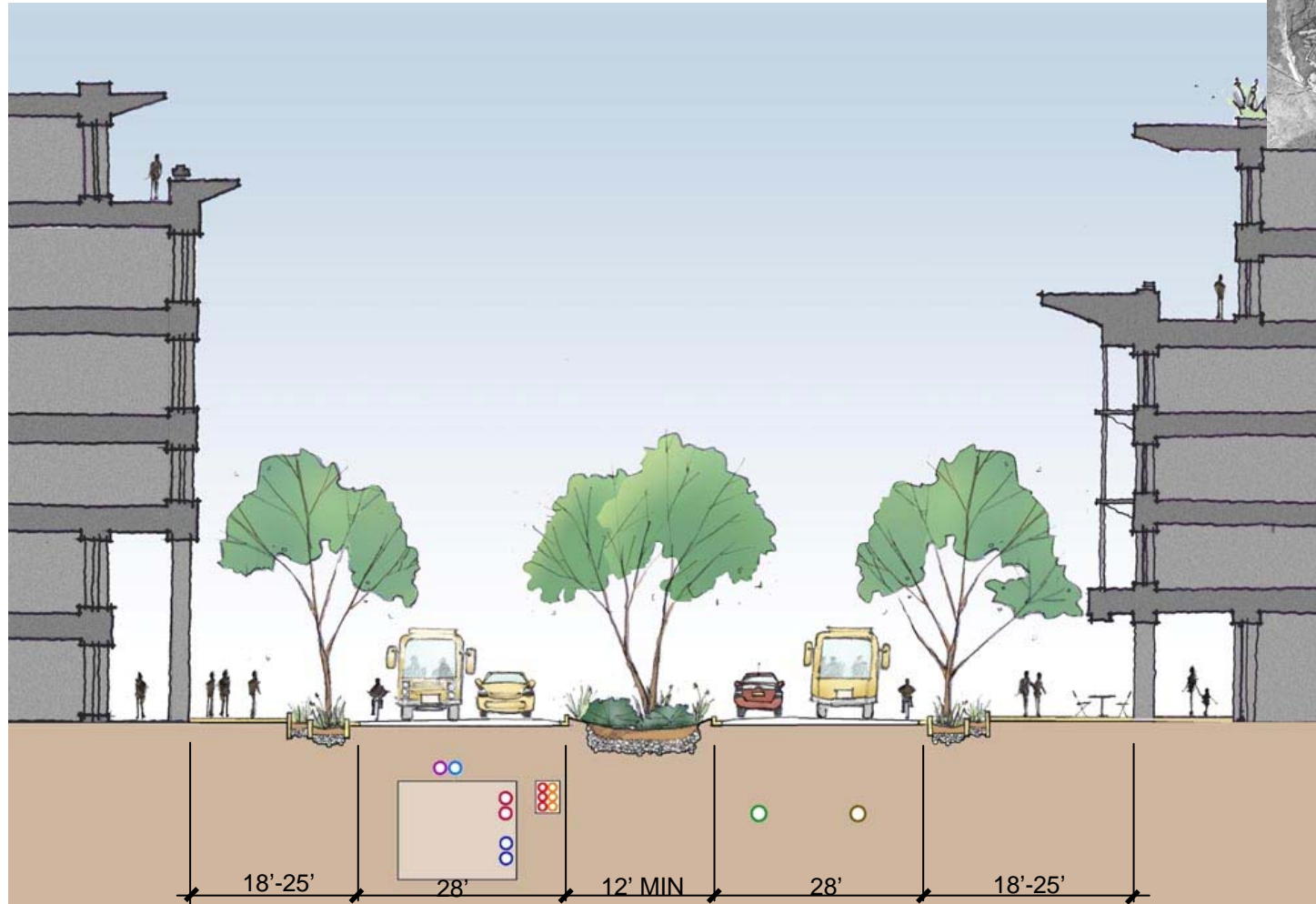


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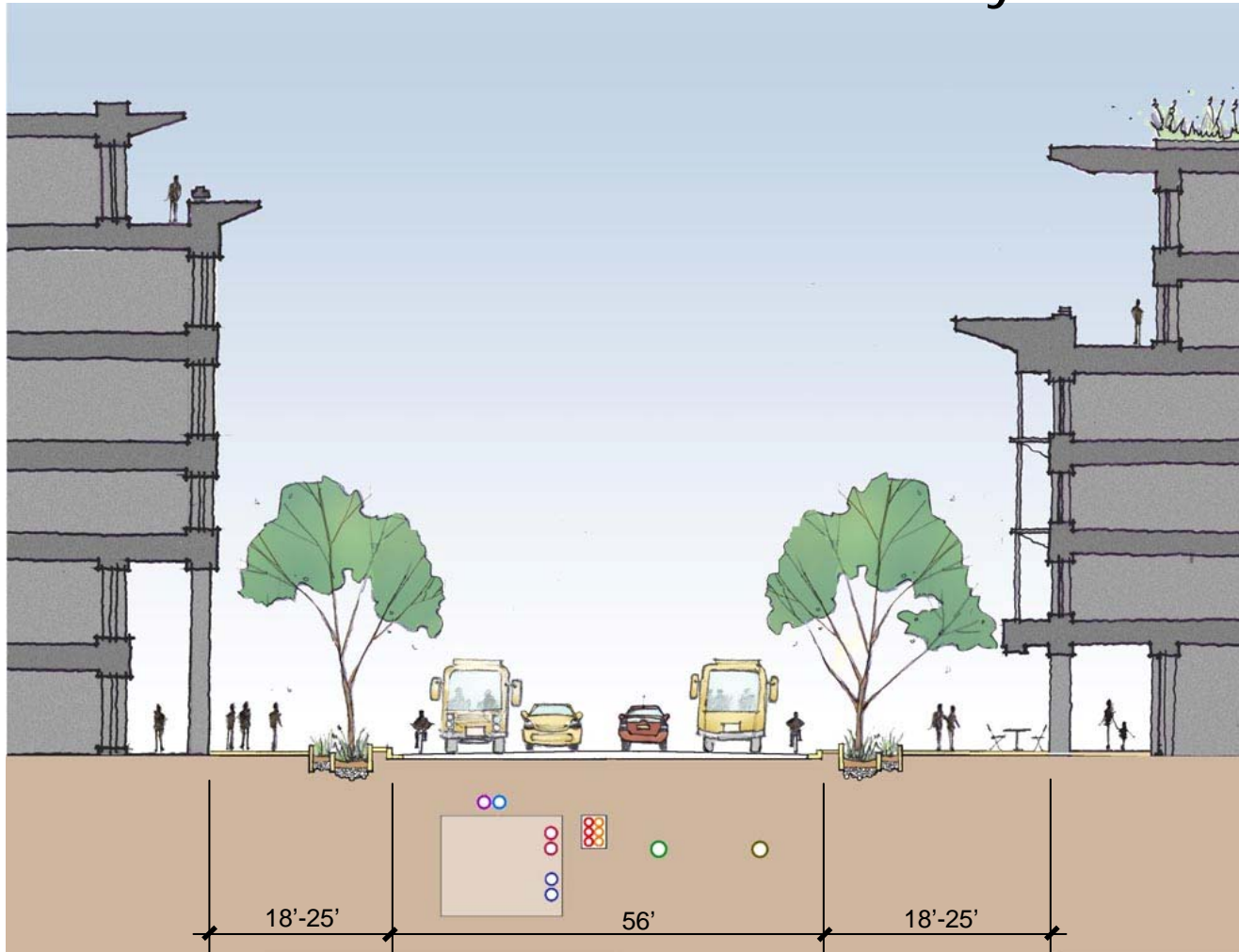
- SANITARY SEWER ○
- RECLAIMED WATER POTABLE WATER ○
- CHILLED WATER ○
- POWER & TELECOM ○
- STEAM/ HOT WATER ○
- STORM DRAIN ○

**C-Road with Median**





# Carolina North Identity

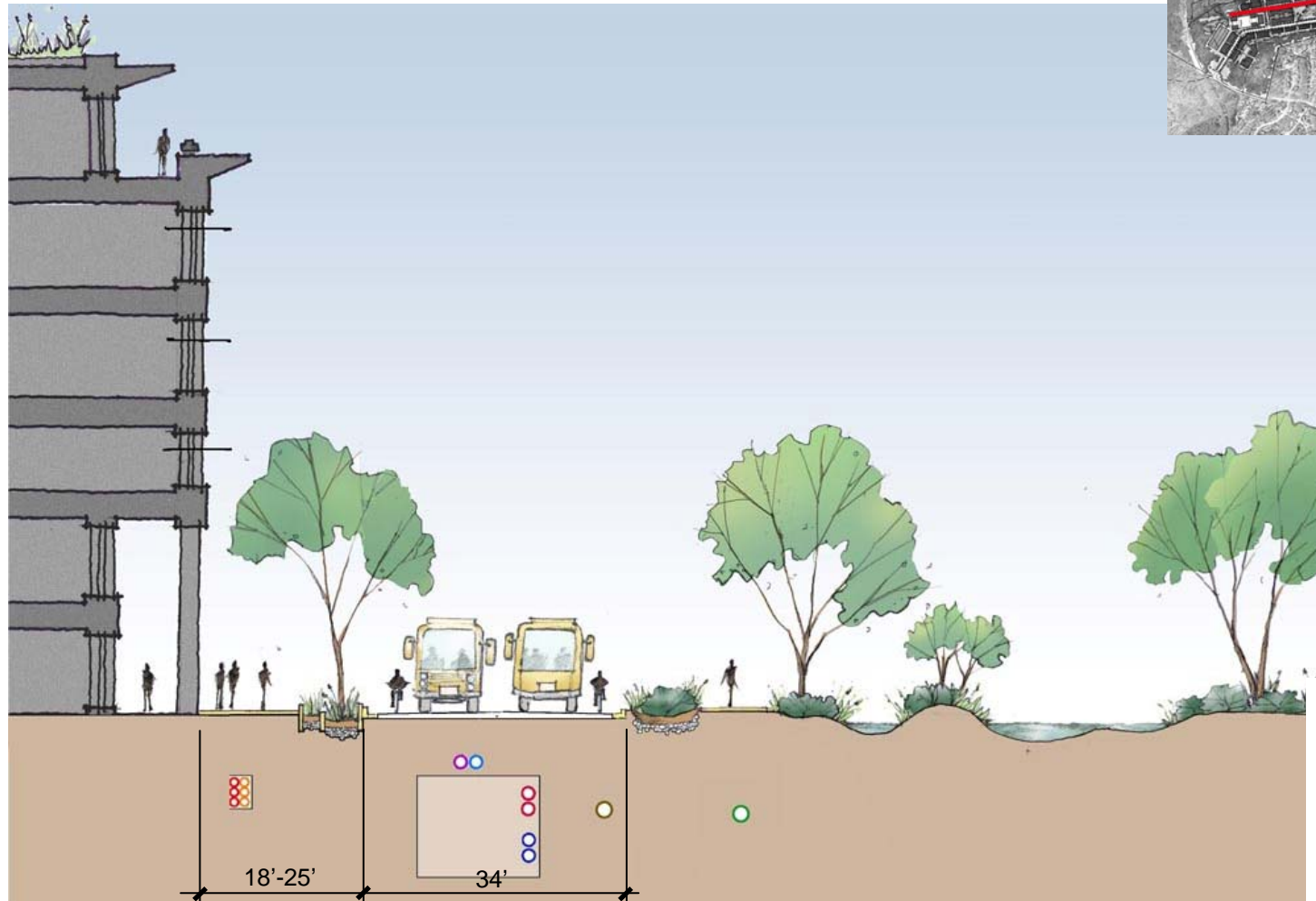


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**C-Road**



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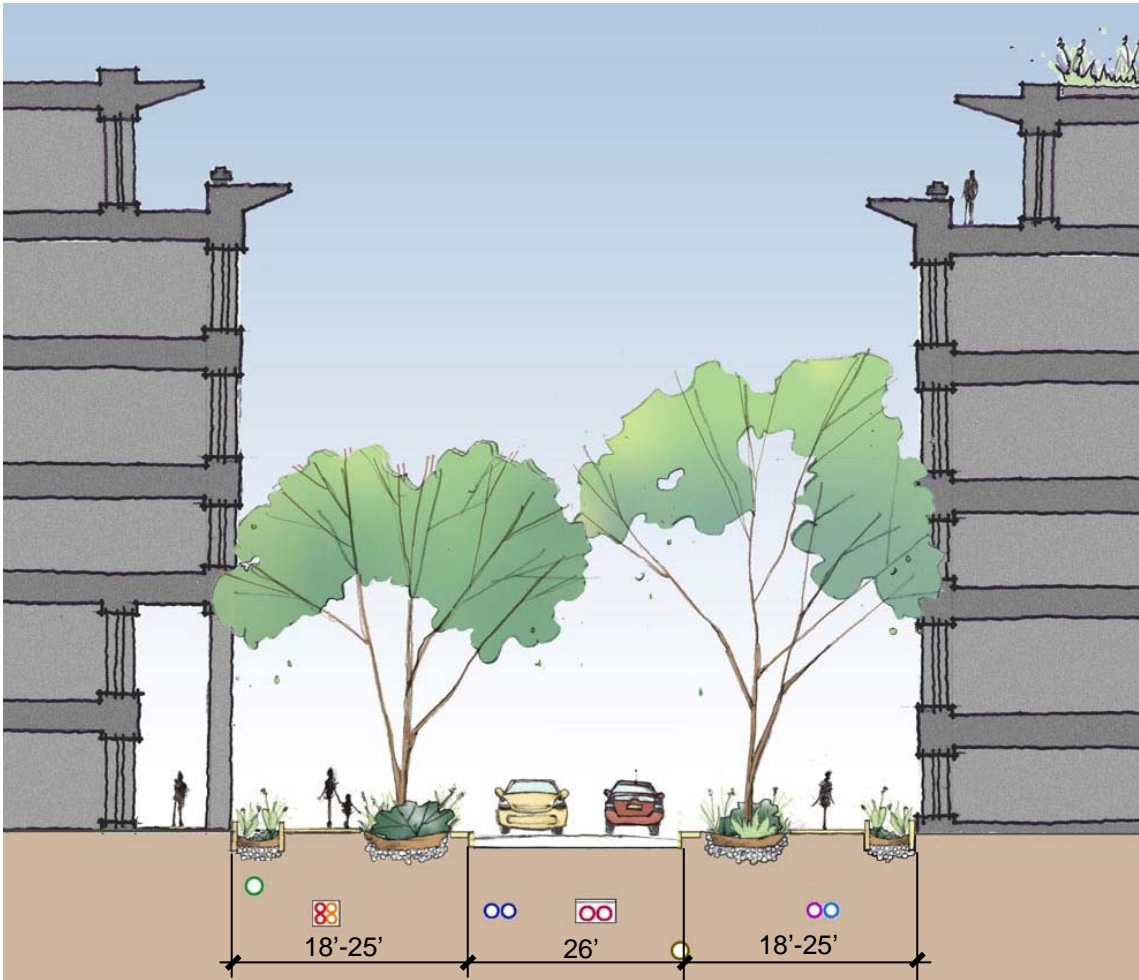


**Transit Corridor**





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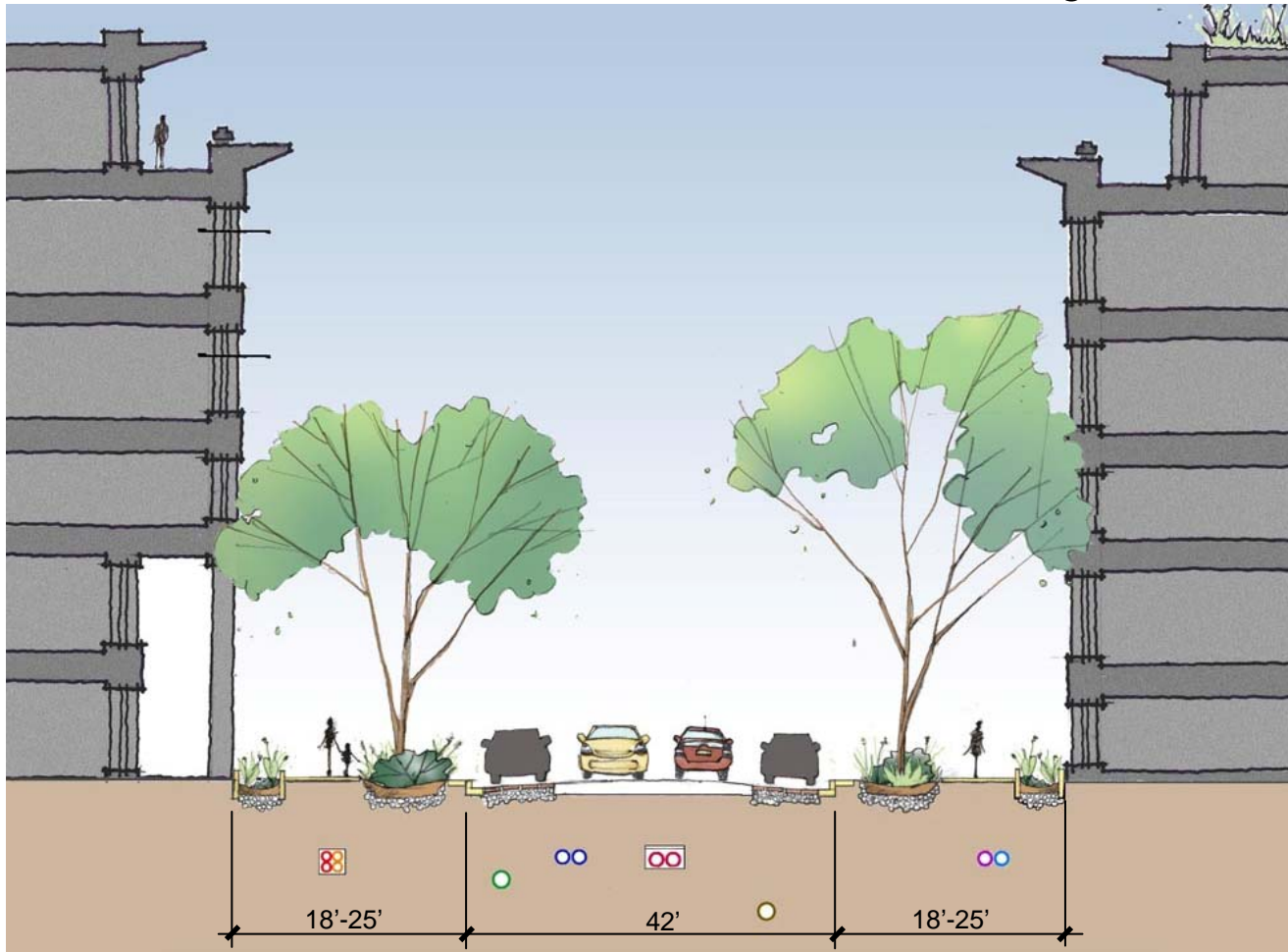
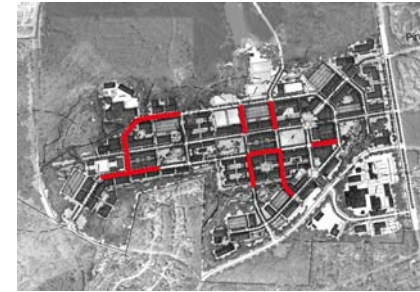


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**Local Thru Streets**



# Carolina North Identity



## Legend

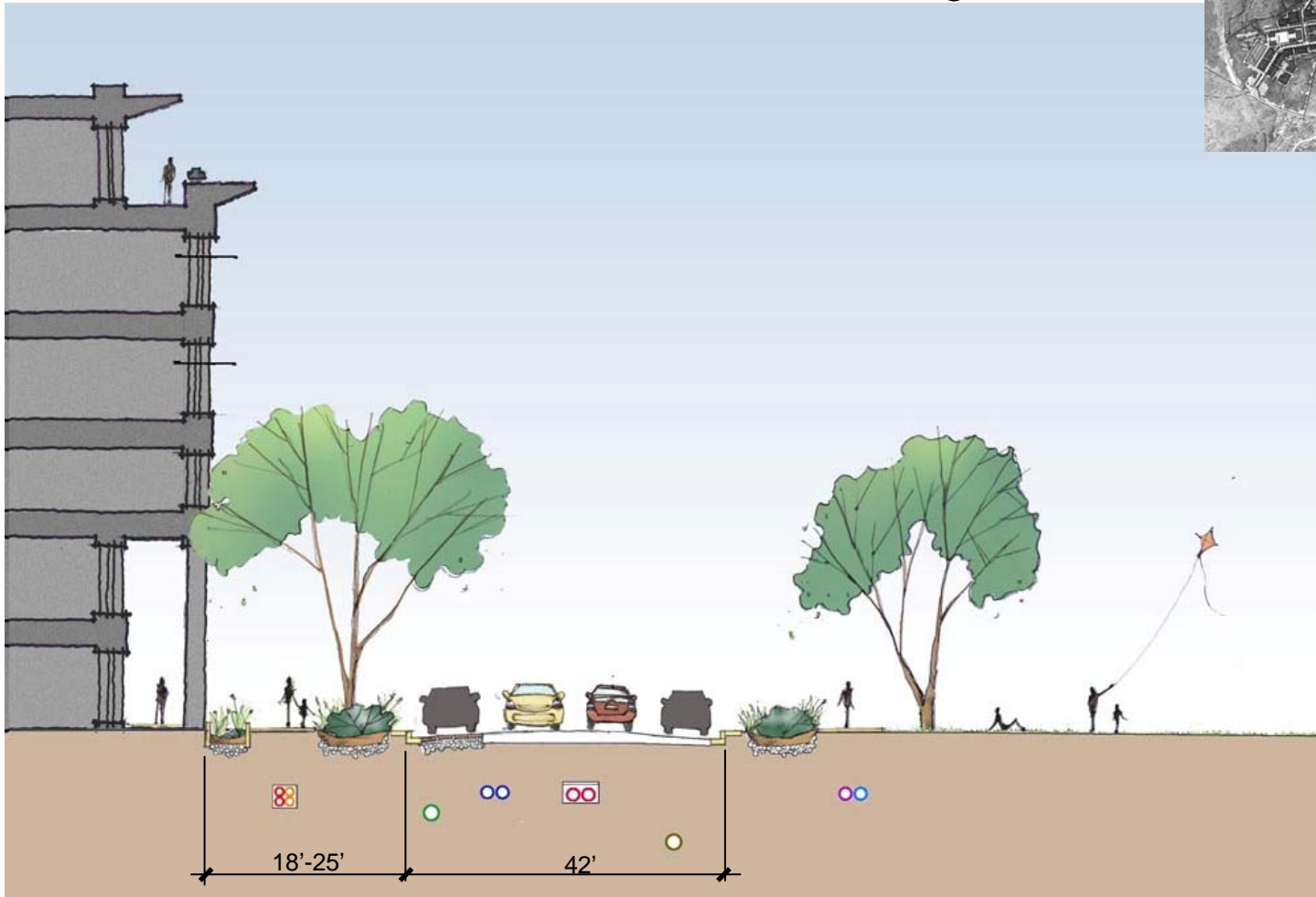
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**Local Streets with Parallel Parking**





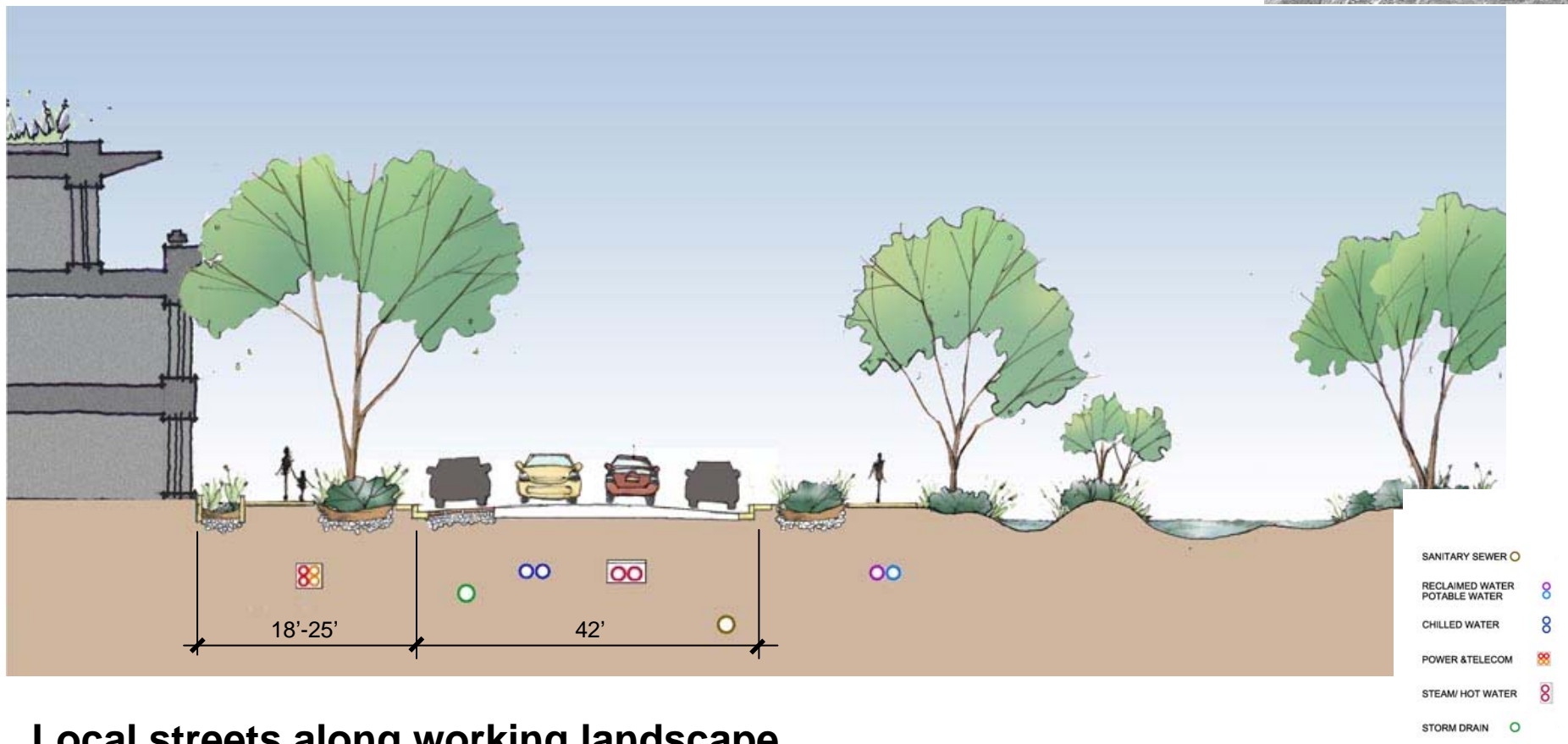
# Carolina North Identity



Local streets along open space



# Carolina North Identity



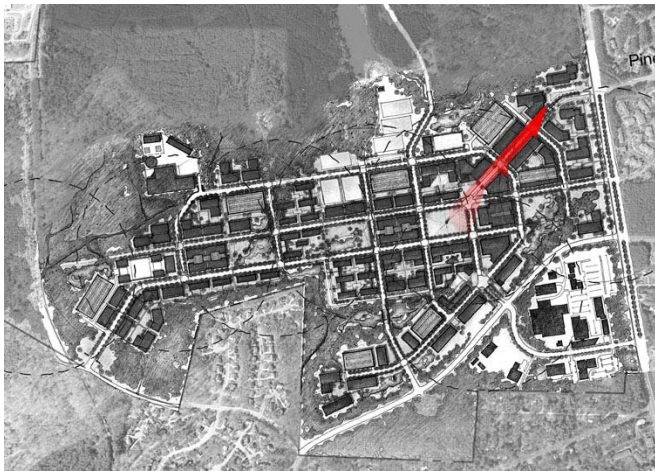
Local streets along working landscape





## Comments

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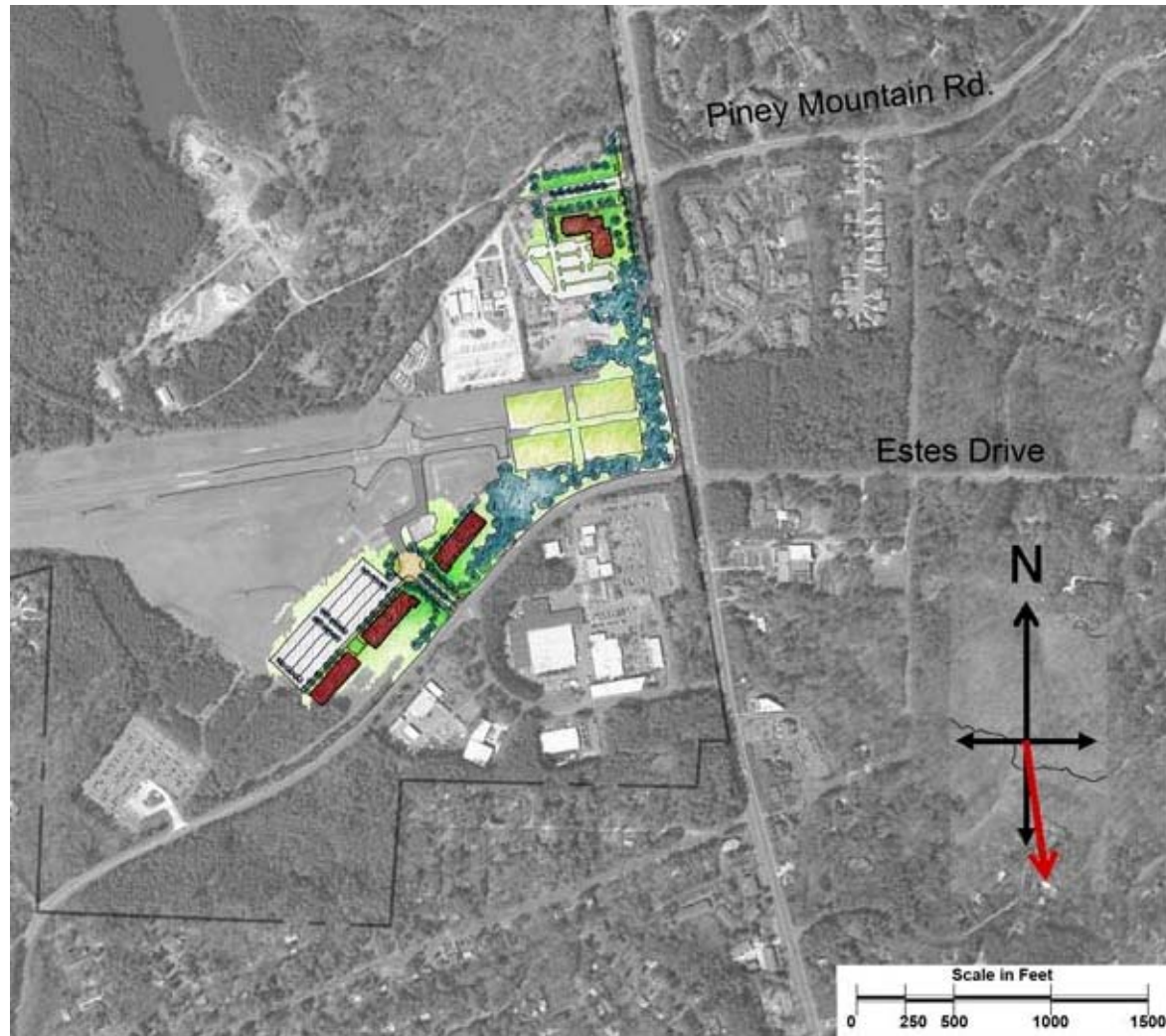
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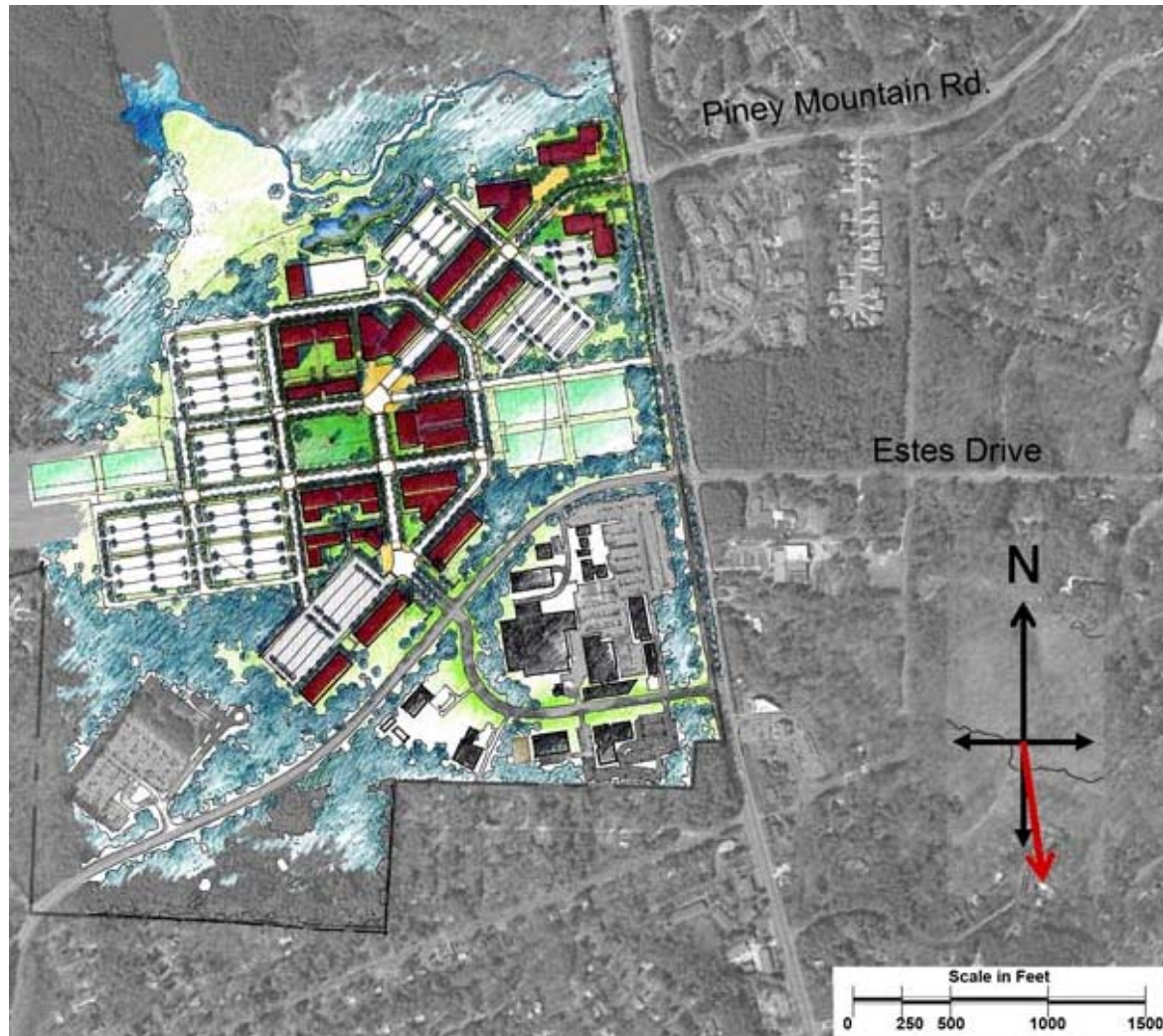
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