



Community Meeting

June 21, 2007

CAROLINA NORTH



THE UNIVERSITY
of NORTH CAROLINA
at CHAPEL HILL



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CAROLINA NORTH



- Introduction to today's session
 - Jack Evans, Carolina North Executive Director
- Overview of Carolina North draft plan
 - Luanne Greene, Ayers/Saint/Gross
- Discussion

discovery,
innovation
and learning

Comment Cards

<http://cn.unc.edu>



Developing a Plan: *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-performance campus
4. Designs will reflect analysis and workshops



1. Carolina North will support the mission of the University

- Renaissance Computing Initiative
- Institute for the Environment
- School of Pharmacy
- Office of Technology Development
- Frank Porter Graham Child Development Institute
- Institute for Advanced Materials



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

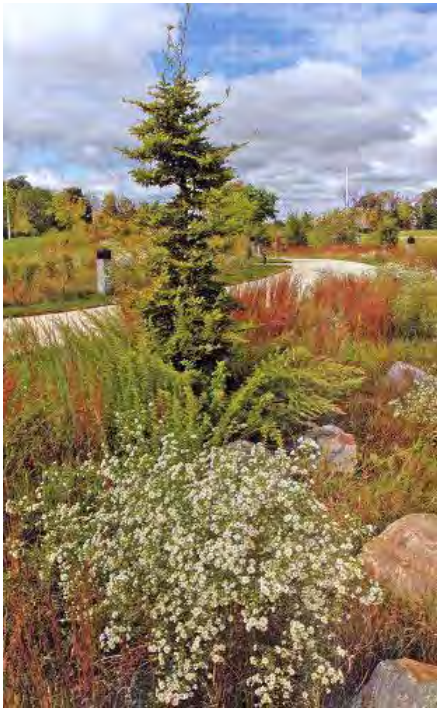
Possible Development: the First 15 years

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 Facility 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



3. Designs will support a sustainable, high-performance campus



Stormwater



Bike/Ped



Transit

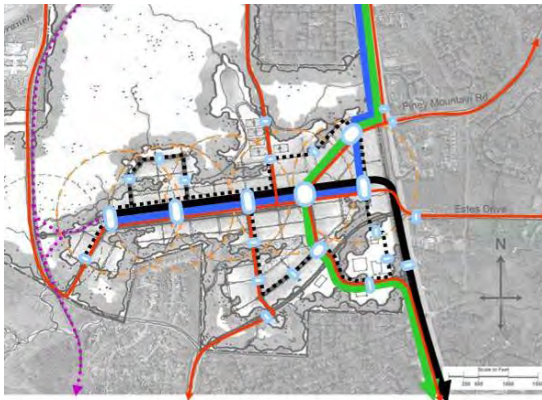


Energy Efficiency

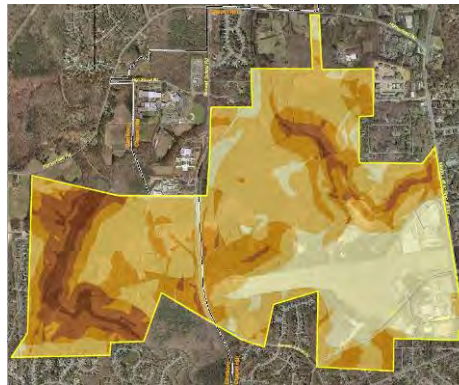


4. Designs will reflect analysis and workshops

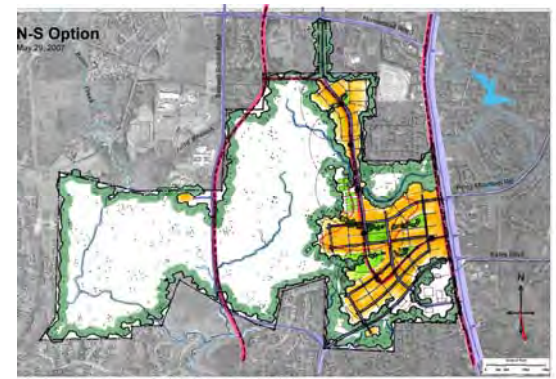
- Ecological Assessment
- Leadership Advisory Committee
- Infrastructure workshops with university planners and local technical experts
- Public sessions and community input



Transit Oriented Development



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



Multiple Scenarios



Leadership Advisory Committee Report

Sections I and II: General and Development Management

- Concept shows:
 - Transit-oriented development.
 - Development in areas of previous disturbance.
 - Large natural areas, open spaces, parks and recreation facilities.
 - Development location guided by Ecological Assessment.
 - Solar orientation of streets and buildings.
 - Utility generation focused on energy efficiency and renewable fuels.
 - Multi-modal connections within Carolina North and larger community.



Leadership Advisory Committee Report

Section III: Fiscal equity

- A separate fiscal equity study is being conducted.

Section IV: Environmental principles

- Working landscapes that could be used to capture and clean rainwater and runoff are shown conceptually on the plans.



Leadership Advisory Committee Report

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

- The University is committed to developing no more than 250 acres in the 50-year horizon.
- Buffers have been maintained along Bolin Creek and Crow Branch.
- Local master plans for greenways and trails have been considered when showing conceptual connections within the site.
- Active recreation areas have been included within the development.



Leadership Advisory Committee Report

Section VI: Housing, Schools, Commercial and Other Uses

- Concept shows large areas of open space, natural areas, parks and recreation with mixed uses including housing, commercial, civic, and office/institutional uses.
- University will reserve a school site.
- Specific mix and location of uses are not yet determined.



Leadership Advisory Committee Report

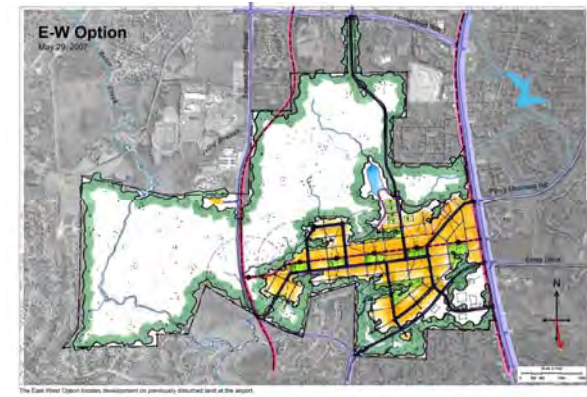
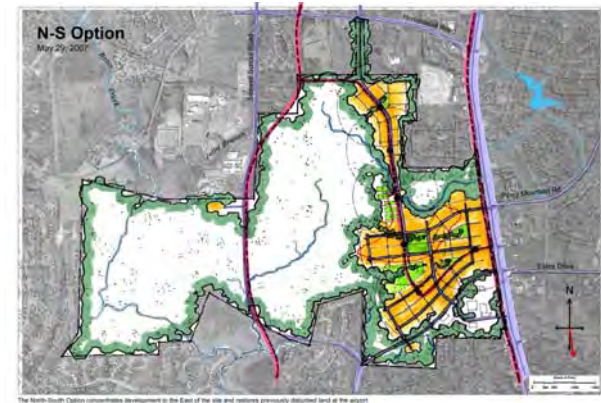
Section VII: Transportation

- Concept shows:
 - Transit-oriented development that allows for changing technologies.
 - Access for various users (ADA, service, patient care, private sector) and parking on site.
 - Most development within 1,000 feet of a transit stop.
 - Corridors for near-term and long-term transportation needs, including the heavy rail corridor that runs through the site.
 - Strong bicycle and pedestrian networks.
 - Connections to the broader transportation network (road and transit).
- Findings of Transit Study will inform the plan.
- University continues to advocate for regional transportation.



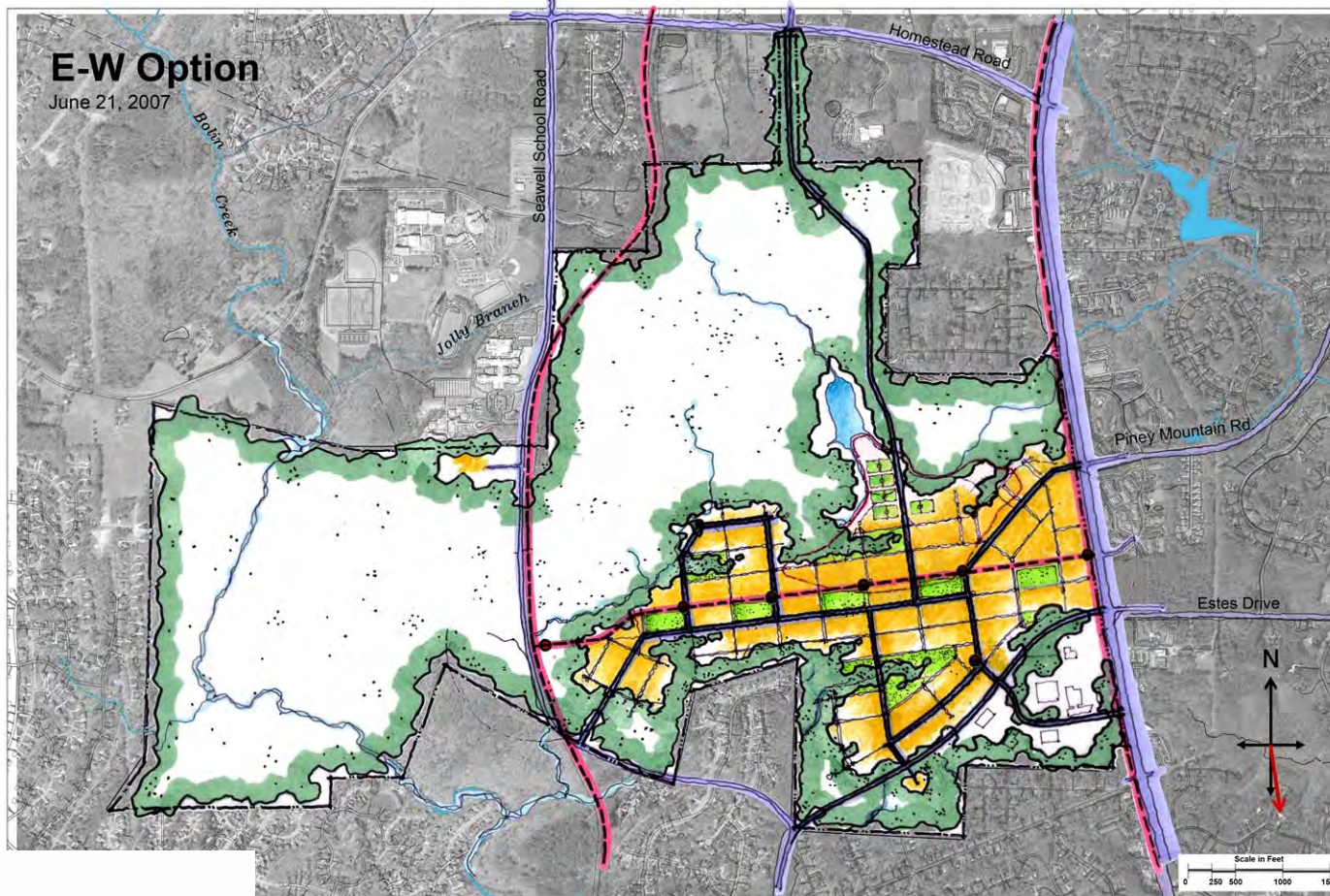
Developing a Plan: *enduring themes*

- 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



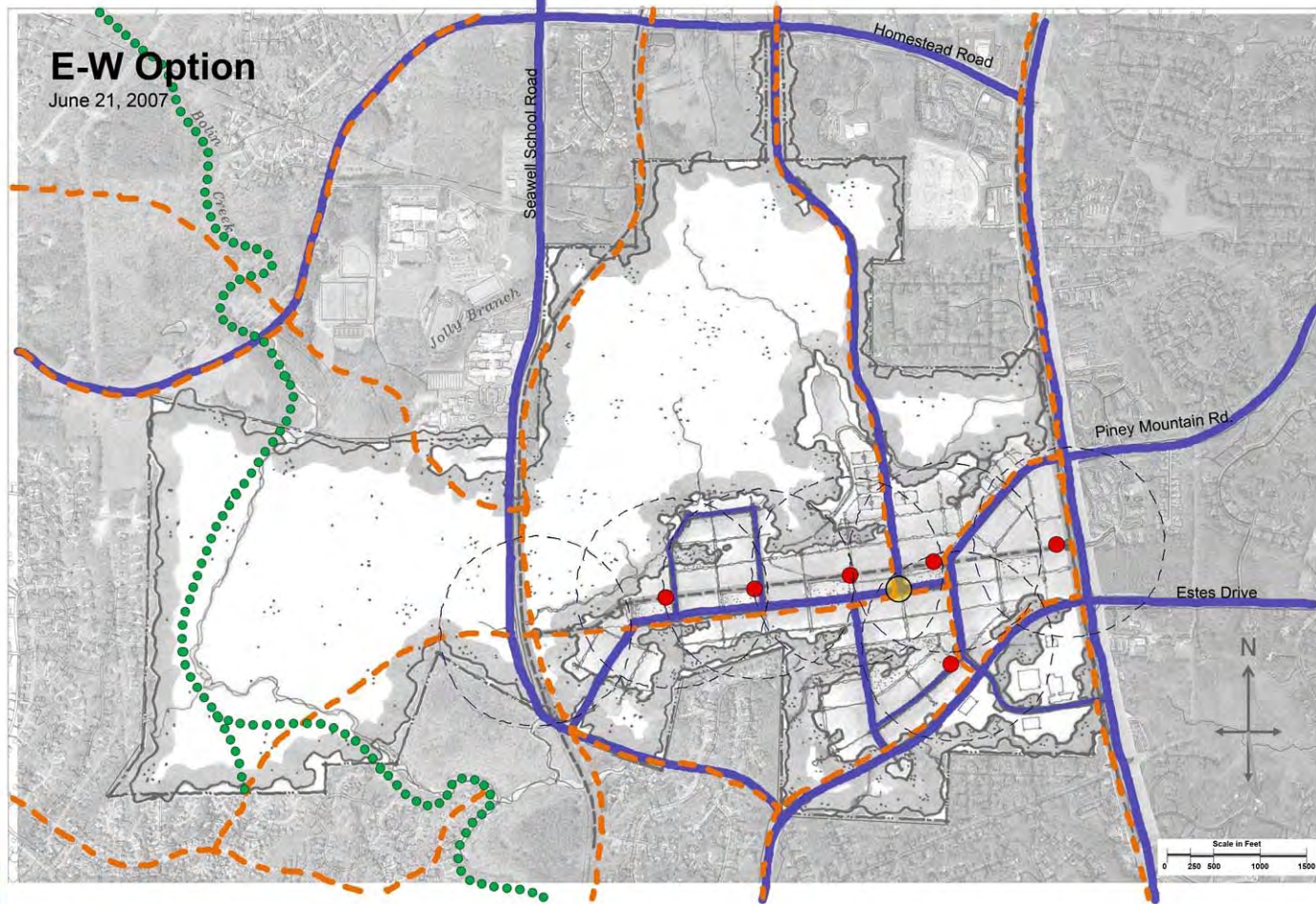


A Scenario for 50 Years





A Scenario for 50 Years: *connections*

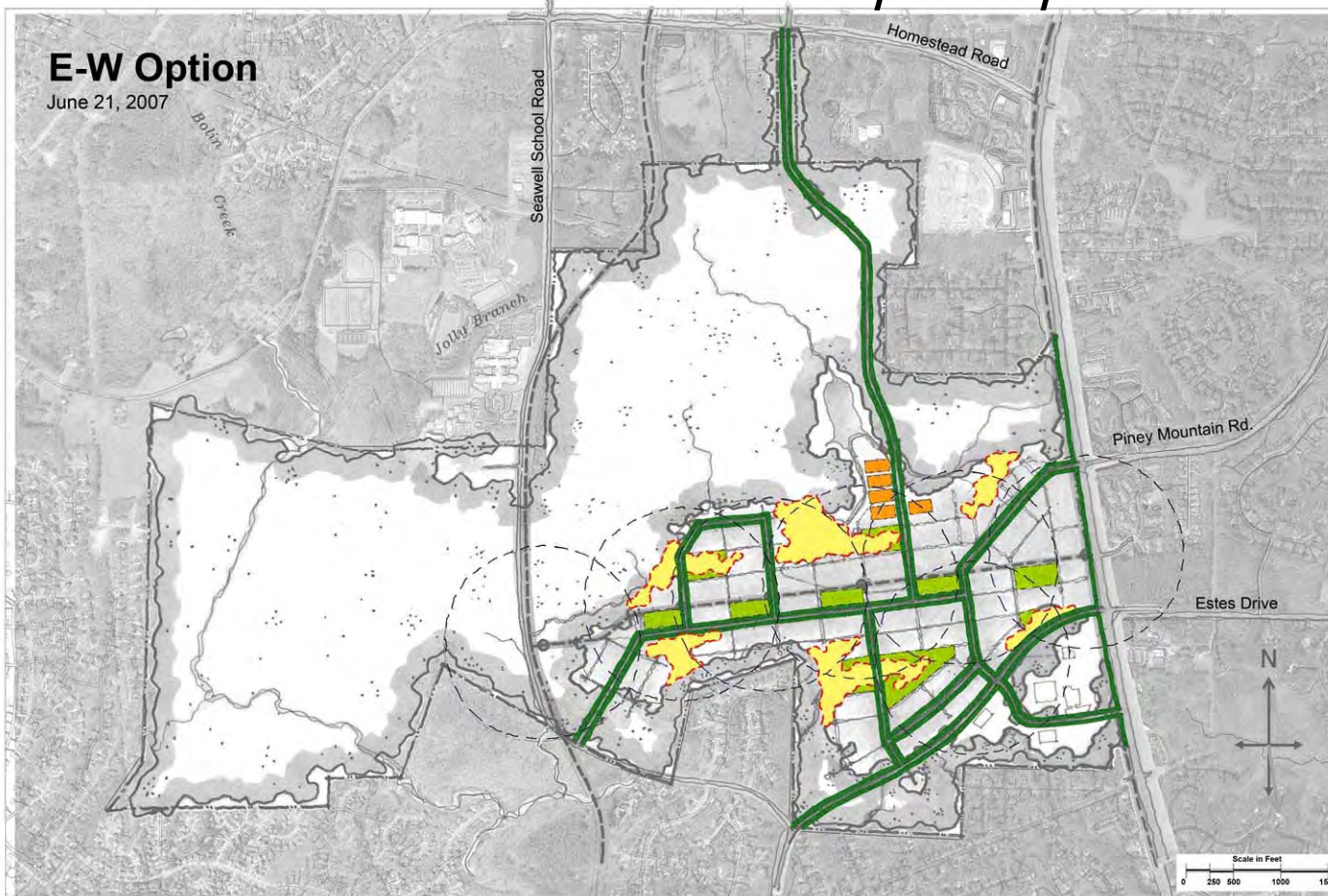


discovery,
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 Bike Facility  Bike Path  Greenway  Parking Facility  Transit Stop  Road Network



A Scenario for 50 Years: *open space*



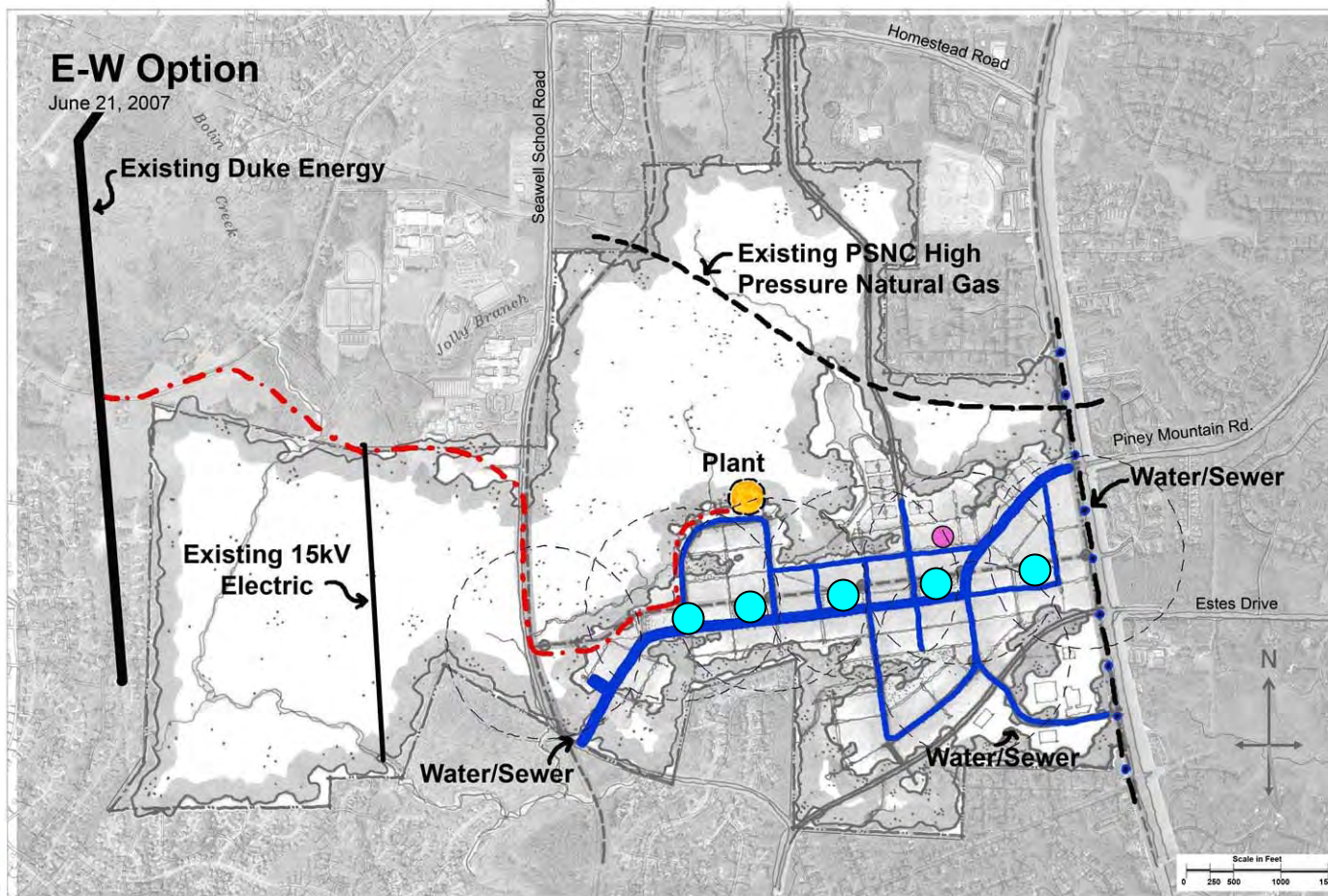


A Scenario for 50 Years: *transportation network*





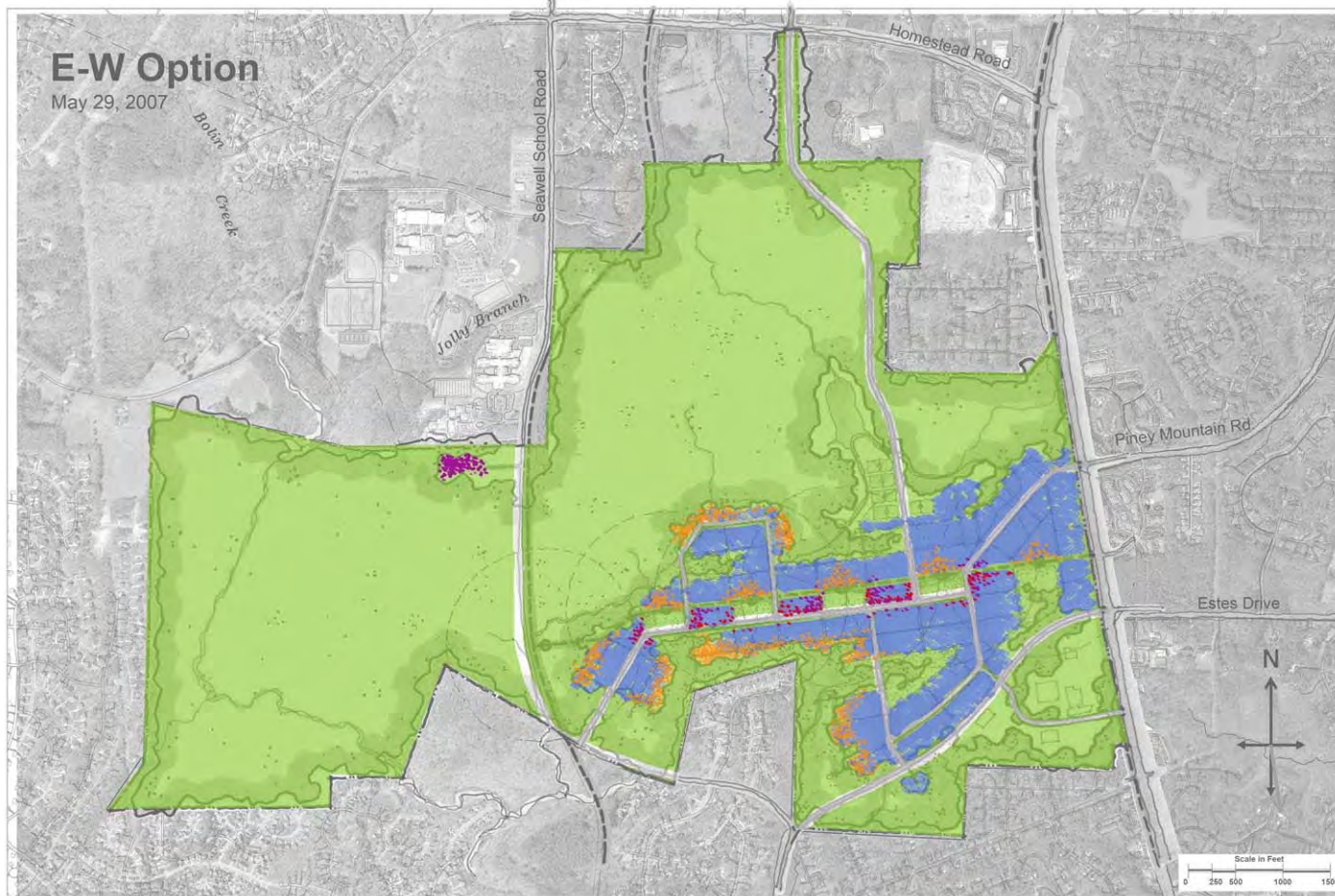
A Scenario for 50 Years: *utilities*



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

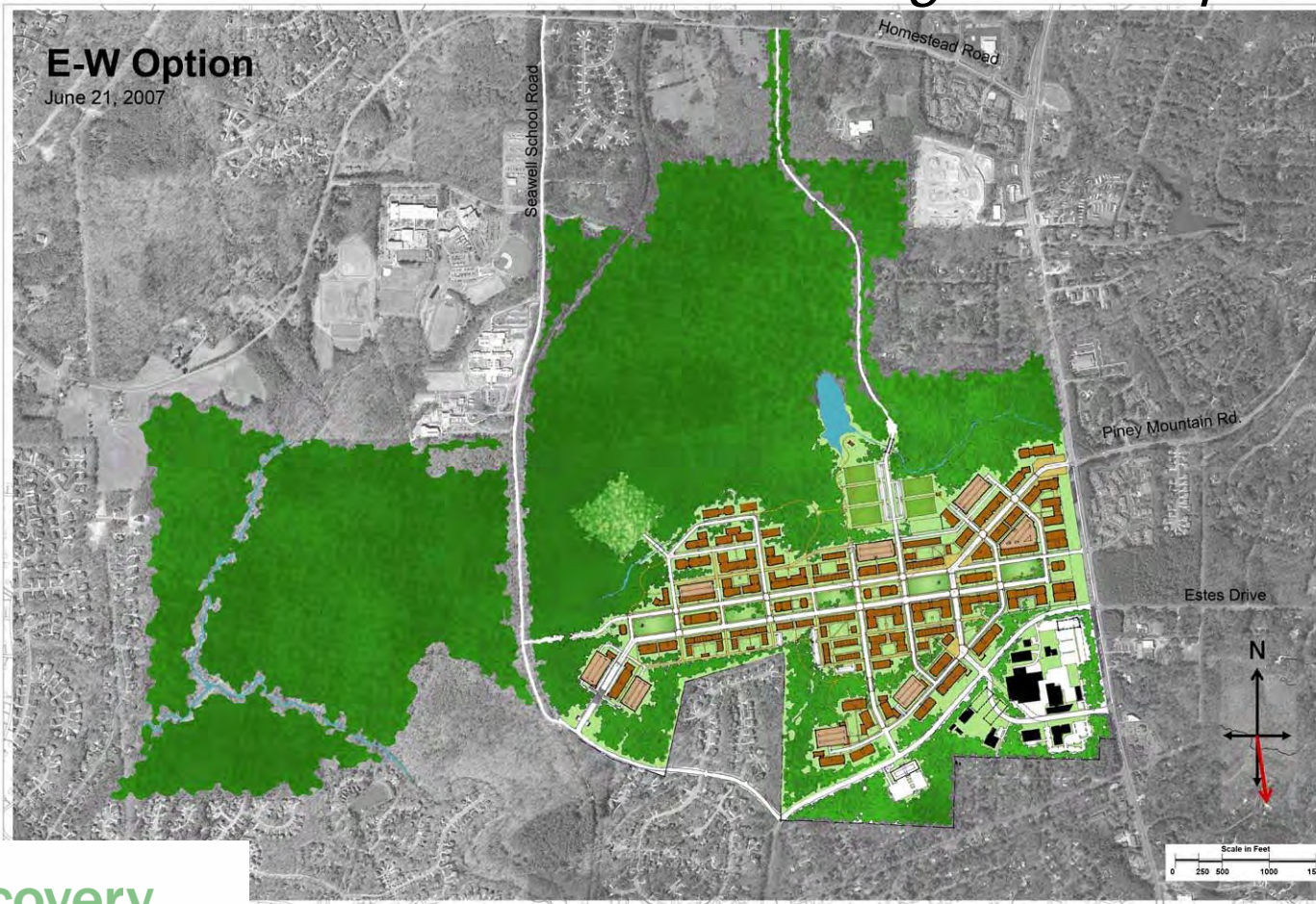


A Scenario for 50 Years: *land use*





A Scenario for 50 Years: *testing a concept*





A Scenario for 50 Years: *testing a concept*



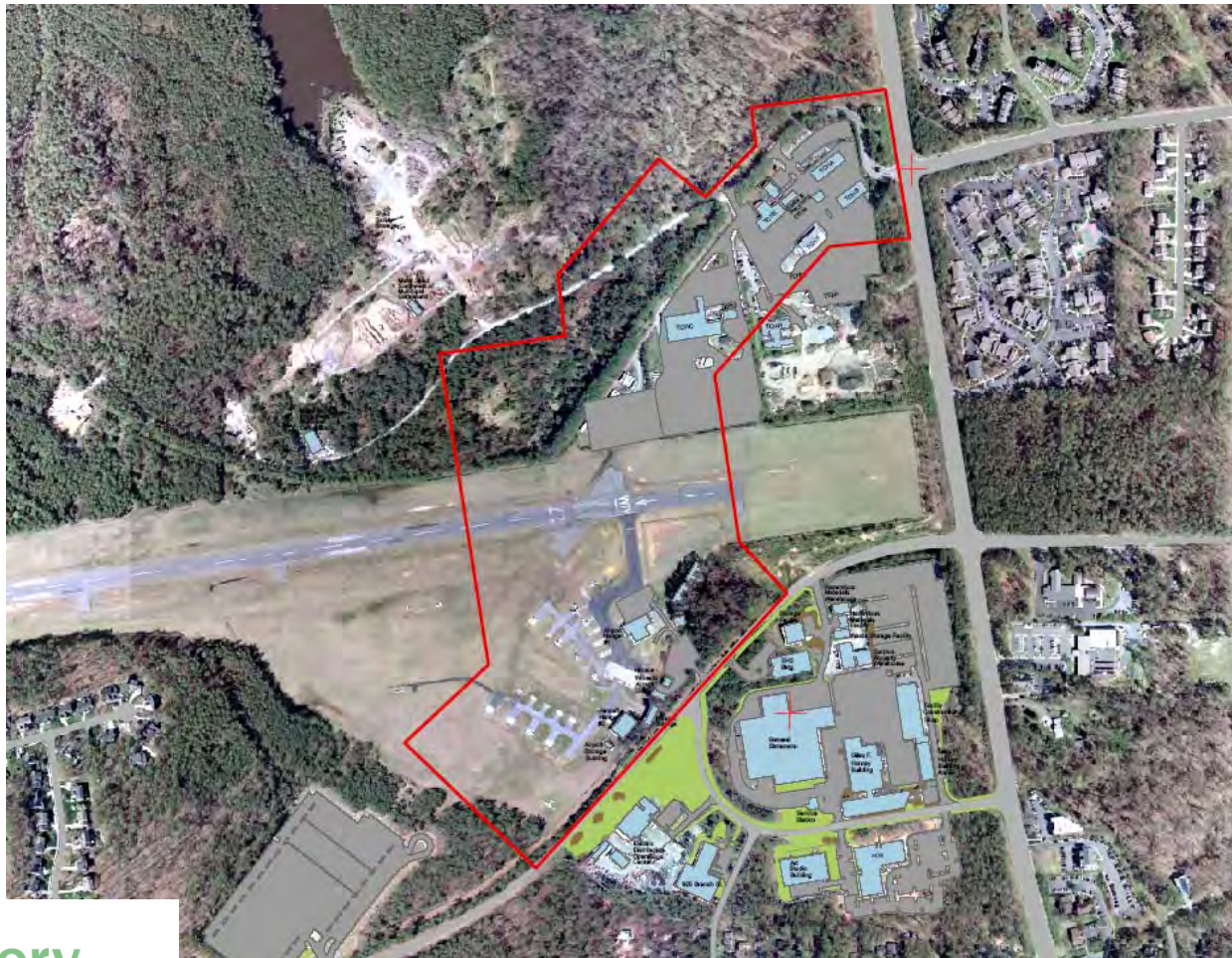


A Scenario for 50 Years: *testing a phase*





A First Phase: *location at Carolina North*





A Scenario for 15 Years: *testing a phase*





A Scenario for 15 Years: *testing a phase*





Preliminary Parking Space Estimates

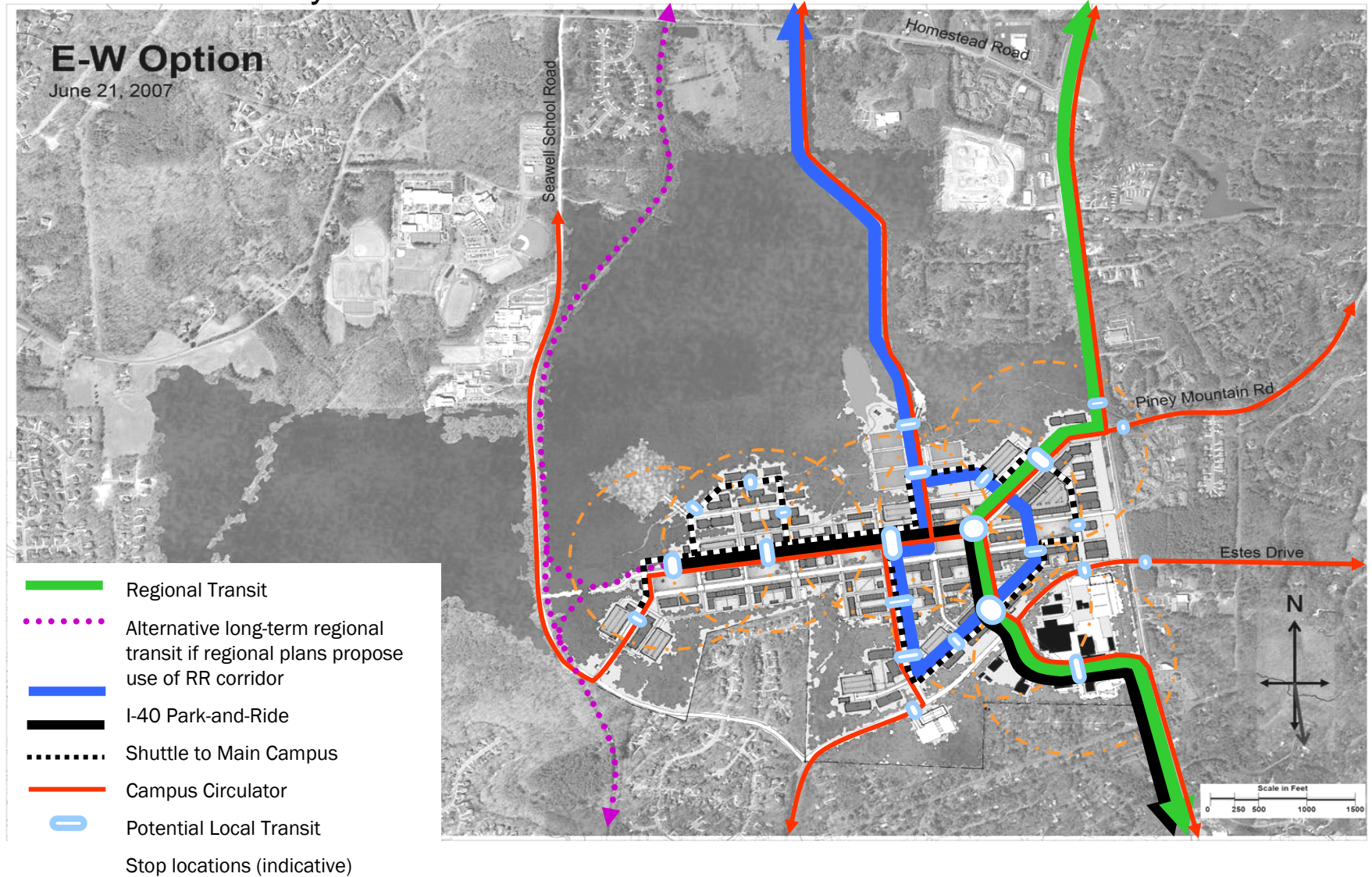
	<u>15 years</u>	<u>50 Years</u>
Town parking ratios (proposed) *	5,200	13,500
UNC estimates**	4,700 - 5,000	10,500 - 11,600

* *Calculations based on the minimum parking rates recommended in the Town's 2004 parking study, Proposed Minimum and Maximum Parking Requirements.*

***Park and Ride and transit are included in these estimates from the beginning, the final parking need will depend on regional transit levels.*









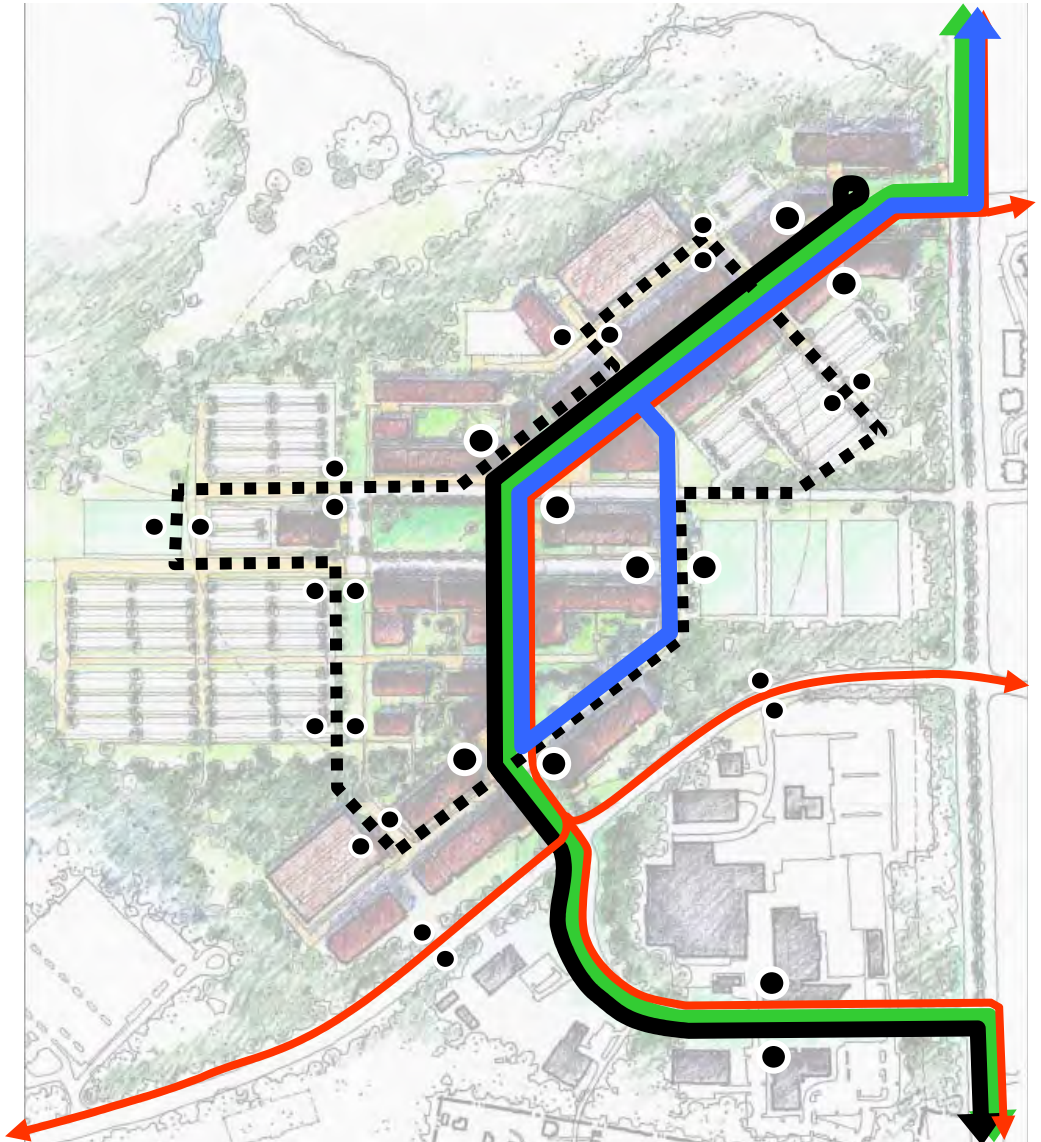
Build-out Transit System – One Potential Scenario





Transit Facilities Scenario Phase I

-  Regional Transit
-  I-40 Park-and-Ride
-  Shuttle to Main Campus
-  Campus Circulator
-  Potential Local Transit
-  Stop locations (indicative)





A Scenario for 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 50 Years: *testing a concept*

