Trustee Actions on Carolina North

- Resolution of Support (May 2005)
  - Closure of Airport
- Resolution of Support (May 2006)
  - Authorized request for local approval
- Carolina North Plan (Sep 2007)
- Design Guidelines for Carolina North (Nov 2008)
Carolina North Planning

- Leadership Advisory Committee (January 2007)
- Ecological Assessment (2007)
- Trustee Approved Long Range Plan (Sep 2007)
- Trustee Approved Design Guidelines (November 2008)
- Fiscal Impact Analysis (March 2009)
- Long Range Transit Study (April 2009)
- Traffic Impact Analysis (May 2009)
- Town-University Negotiation (2008-09)
Council Actions June 22

• Created new U-1 Zone

• Rezoned 643 acres of Carolina North property to U-1

• Adopted Development Agreement to manage development of Carolina North
Land Preservation

- Areas for development over 50 years
- Areas for permanent preservation
- Limited development area
Long Range Development Plan: 228 acres
• Long Range Development Plan
Development Agreement
As Approved by Town Council, 6/22/09

- Duration
  - Twenty years
- Scope of Development
  - 3 million square feet of development
- Area for Development
  - 133 acres
Boundary Map: 20-Year Development Plan, 133 acres

Carolina North Plan
Early to Mid Stage
Site Plan: 3 million square feet of Development
# Carolina North Development Program for First 3 Million sf of Development

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Estimated GSF</th>
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</thead>
<tbody>
<tr>
<td>Academic/University Support</td>
<td>1,280,000</td>
</tr>
<tr>
<td>Private</td>
<td>700,000</td>
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<tr>
<td>Civic/Retail</td>
<td>70,000</td>
</tr>
<tr>
<td>Health Care</td>
<td>200,000</td>
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<tr>
<td>Housing (750 units @ 1,000 sf avg)</td>
<td>750,000</td>
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<tr>
<td>Recreation Fields (3)</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>3,000,000</strong></td>
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</table>
Work Since September 2008

• Council-Chancellor/Trustees (monthly)
• Joint Staff Work Group (weekly)
• Public Info/Input (monthly)
• Town and University Staff Experts (as needed)
• Town Advisory Boards (April-June 2009)
• Council Actions on June 22, 2009
Benefits to the Town

• University commitment to Transit System
• Preservation of open spaces and natural areas
• Provisions that address transportation, including transit, pedestrian, greenways, and bike access
• Sequence of Short Range Transit Plans and Short Range Fiscal Plans
• Commitments on
  – Energy conservation
  – Stormwater management
  – Water use, reuse, and reclamation
Benefits to the University

• Stable environment for planning
• Approval of scale of development
  – 3 million square feet of development over 20-year life of Development Agreement
• Opportunity to realize a University campus
• Processes replace one-time requirements
• Administrative review, not SUP process
Reports, Triggers, and Mandated Actions

- Annual Reports
- Site Development Permits before Development
- Updates of Traffic Impact Analyses
- Fiscal Impact Accounting
- Short Range Transit Plans
- Milestone: 800 K sf of development

- Opportunities to amend or terminate if it is not working
University Perspective

• Carolina North is crucial to University mission
• Commitment to sustainable practices
• Town of Chapel Hill, University, and UNC Health Care are assets for each other
• Development Agreement serves both Town and University
• Development Agreement is product of a collaborative negotiation
• Experience in this process is a valuable foundation for future relationship
Proposed Trustee Action

Approval of Development Agreement

• Creates Contract between University and Town of Chapel Hill

• Authorizes Work on Implementation