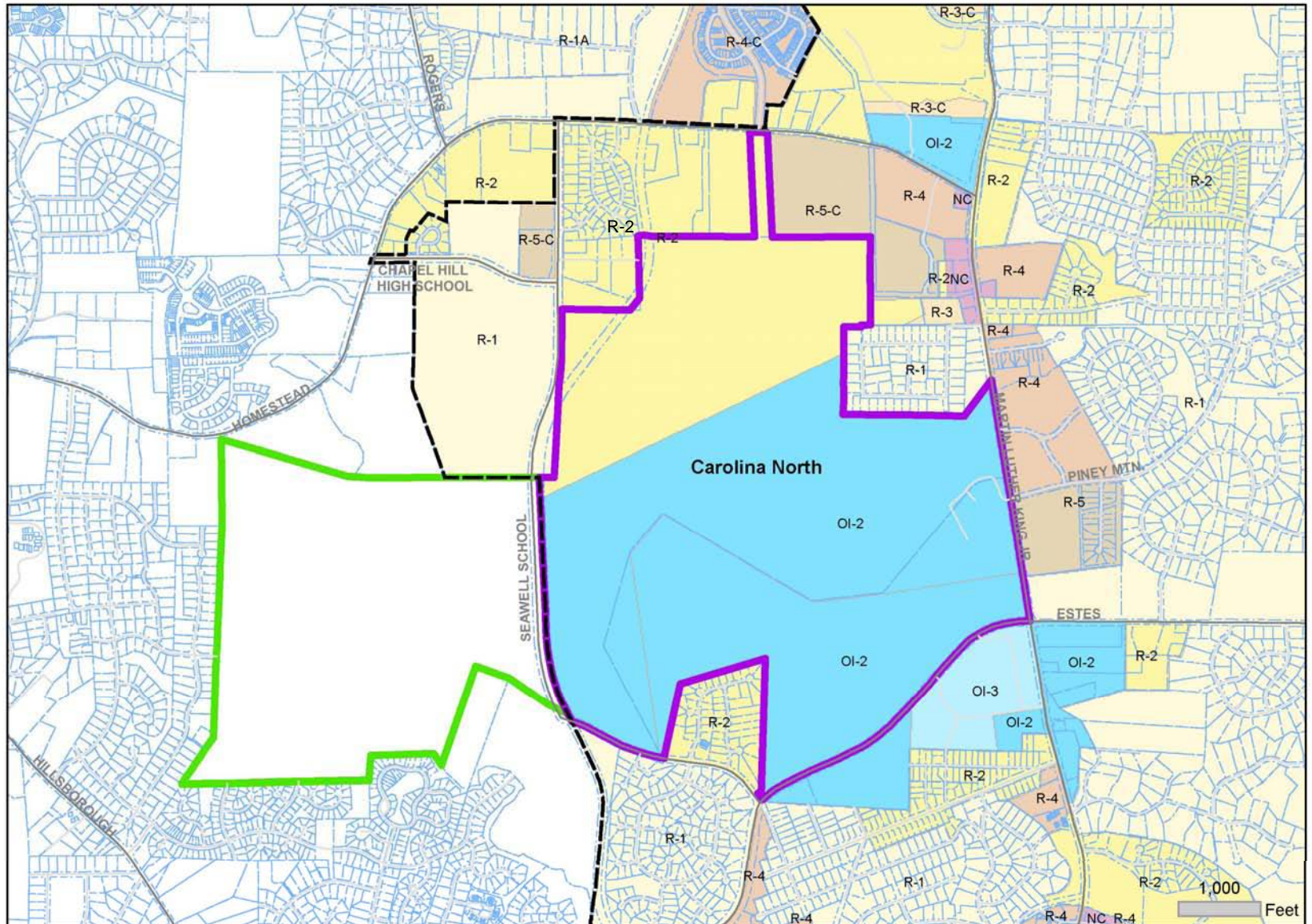


# Carolina North



Chapel Hill Town Council Public Hearing  
June 15, 2009

# Current zoning of Carolina North Property in Chapel Hill






**Chapel Hill Zoning**

R-1A	R-3-C	R-6	OI-2-C	CC	MAR-1
R-1	R-4	R-SSC	OI-3	CC-C	MAJOL-1
R-1.05	R-2A	R-4-C	OI-1	OI-4	TC-1
RT	R-2	R-5	OI-1-C	NC	TC-2
R-LD1	R-3	R-5-C	OI-2	NG-C	TC-2-C



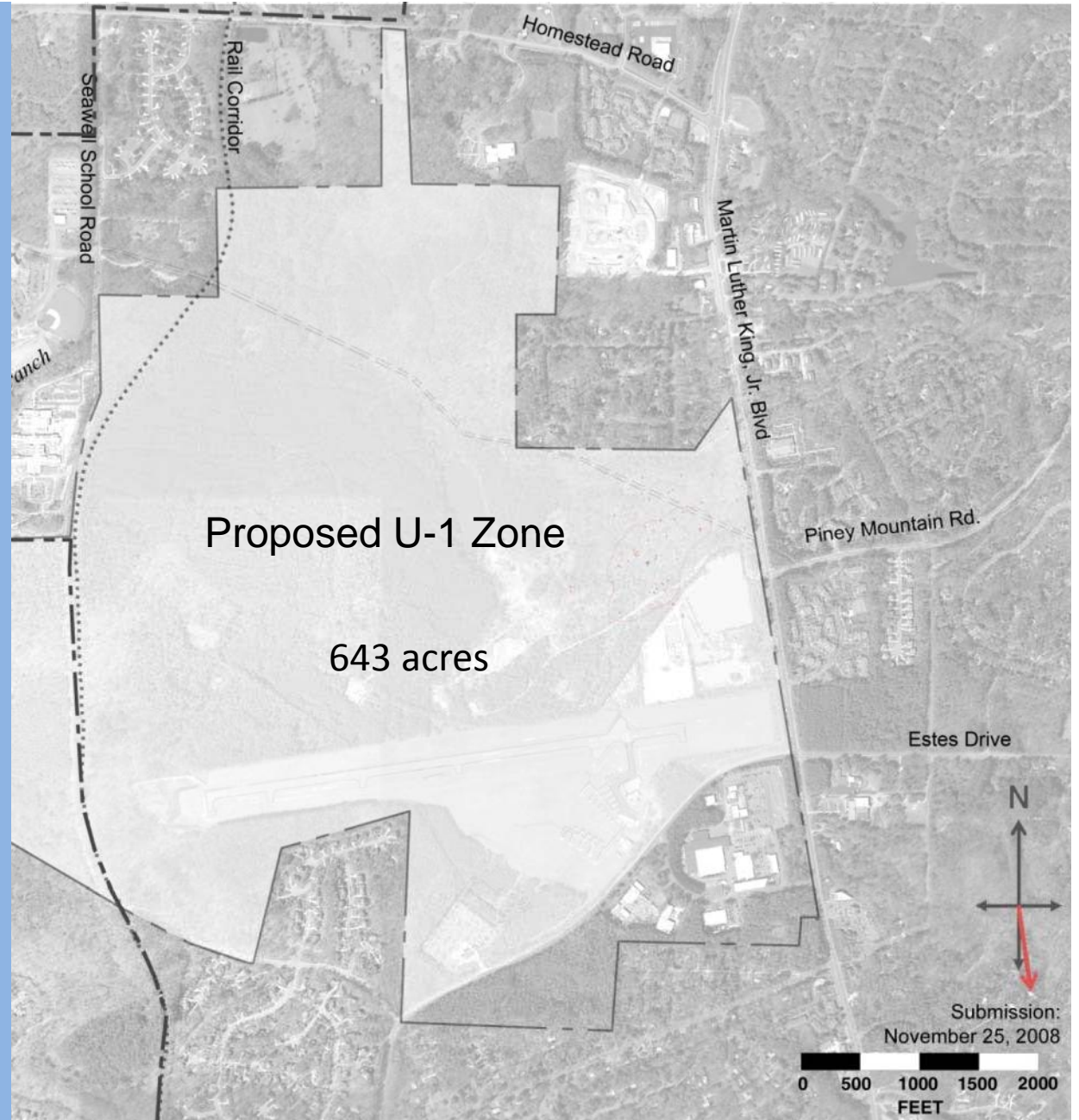
**Zoning Map Amendment**  
Proposed April 2009



 Chapel Hill and Carboro Limits  
 Carboro Zoning Lot  
 Chapel Hill Zoning Lot

## Three Part Agenda

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



- - - - Property Boundary

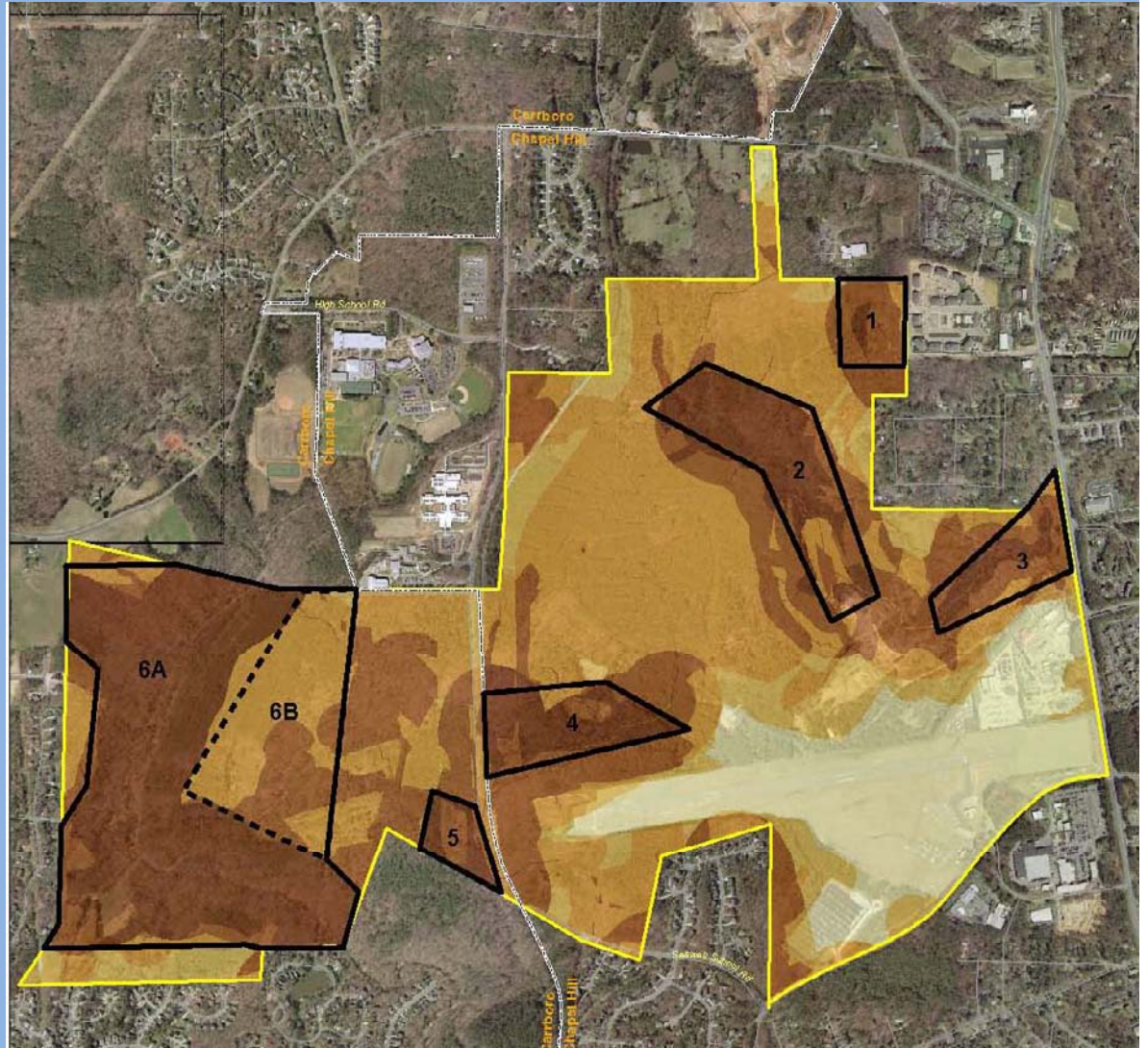
- . - . - . Municipal Boundary

# Carolina North Planning

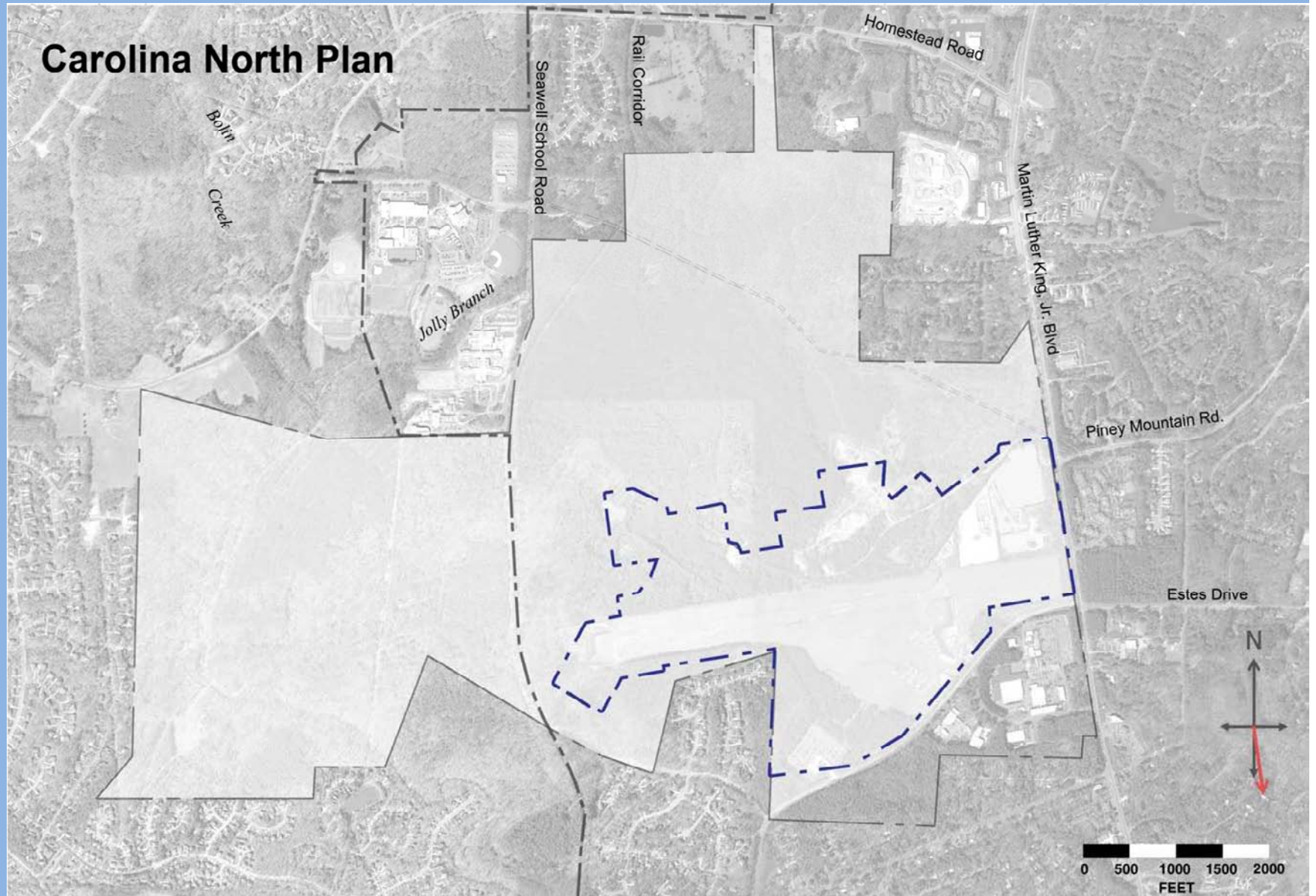
- University plans of 1995, 2000, 2004, 2007
- Horace Williams Citizens Committee (2004)
- Leadership Advisory Committee (January 2007)
- Ecological Assessment (2007)
- Trustee Design Guidelines (November 2008)
- Fiscal Impact Analysis (March 2009)
- Long Range Transit Study (April 2009)
- Traffic Impact Analysis (May 2009)
- Town-University Collaboration (2008-09)

# Ecological Assessment

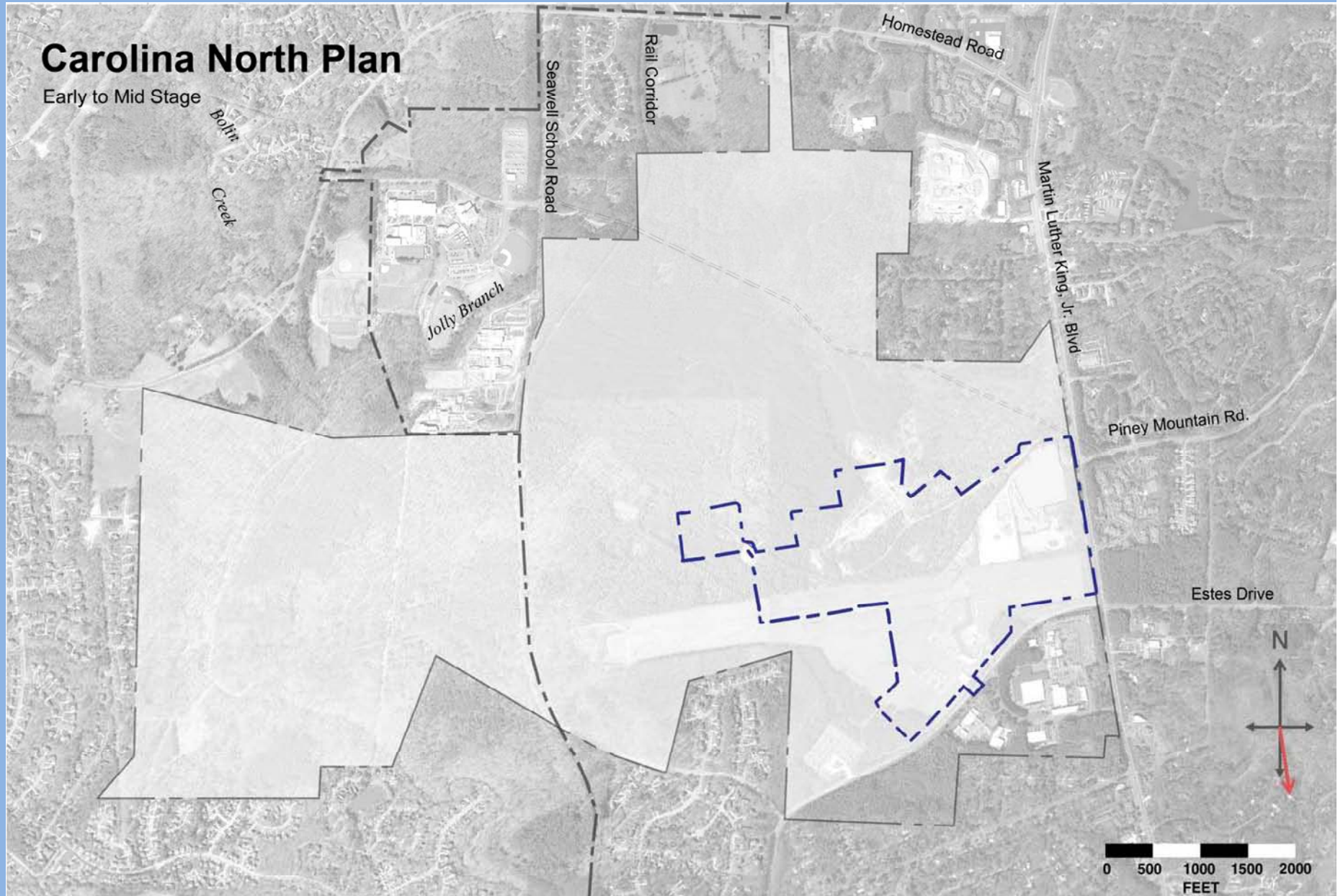
- Areas for development over 50 years
- Limited development area
- Areas for preservation



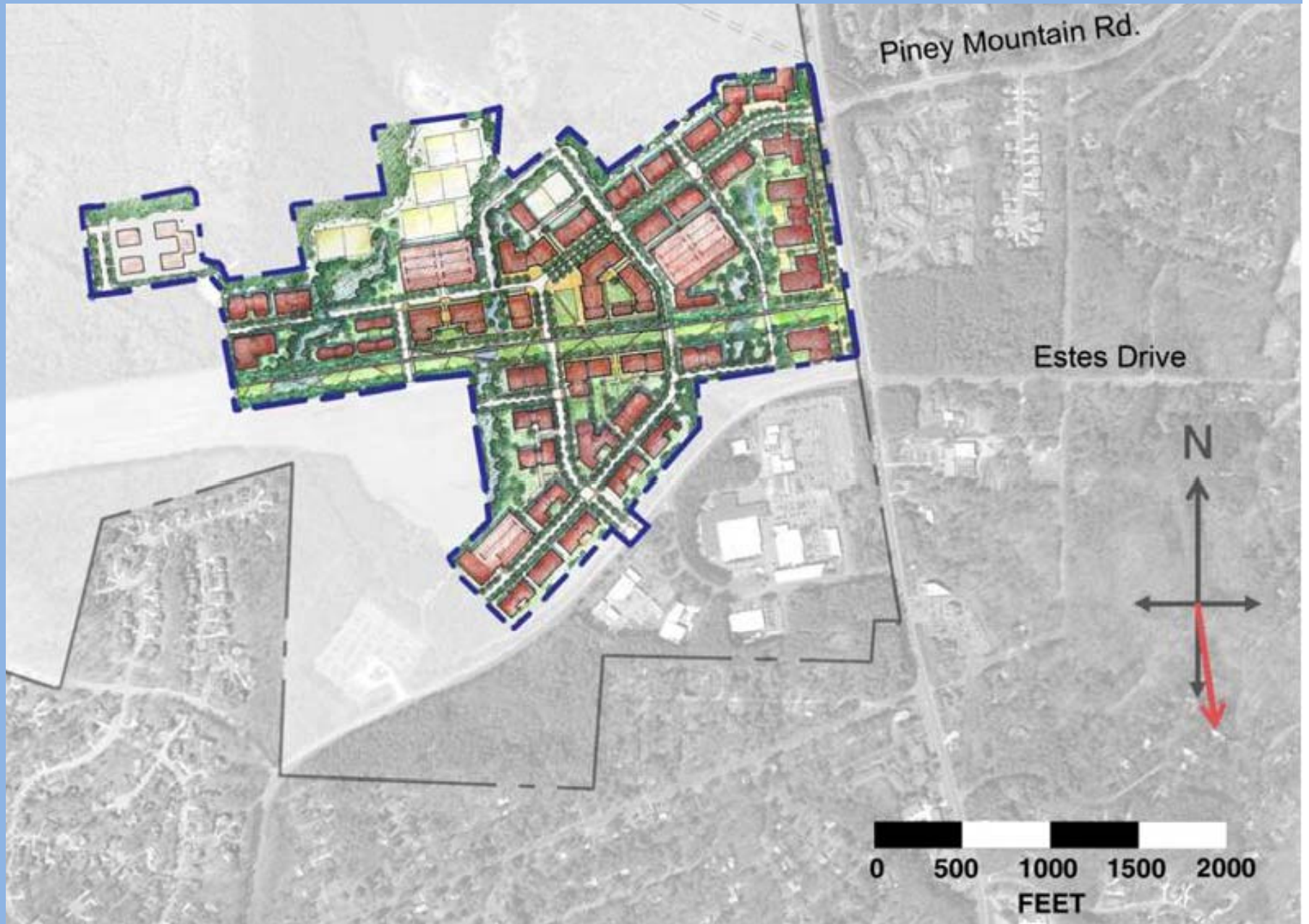
# Revised long range plan: 228 acres



# Boundary Map: 133 acres for Development over 20 years



# Site Plan: first 3 million sf of Development





## Carolina North Development Program for First 3 Million sf of Development

<u>Land Use</u>	<u>Estimated GSF</u>
Academic/University Support	1,280,000
Private	700,000
Civic/Retail	70,000
Health Care	200,000
Housing (750 units @ 1,000 sf avg)	750,000
Recreation Fields (3)	N/A
<b>Total</b>	<b>3,000,000</b>

# Zoning and Development Agreement

## Work Since September 2008

- Council-Chancellor/Trustees
- Joint Staff Work Group
- Public Info/Input
- Town and University staff experts
- Town Advisory Boards

# 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
- Experience in this process is a valuable foundation for future relationship
- Development Agreement is product of a collaborative negotiation

# Discussion