

BOARD OF ALDERMEN
AGENDA ITEM ABSTRACT

ITEM NO. D(1)

MEETING DATE: Tuesday, January 20, 2004

TITLE: Worksession on the “Conceptual Draft Master Plan of Carolina North”

DEPARTMENT: PLANNING	PUBLIC HEARING: YES ___ NO <u>X</u>
ATTACHMENT: A. “Conceptual Draft Master Plan of Carolina North” B. Carrboro’s Horace Williams Advisory Committee Report 10/28/03 C. Chapel Hill’s Horace Williams Advisory Committee Report D. Map: Carolina North & Vicinity	FOR INFORMATION CONTACT: Roy Williford, 918-7325

PURPOSE:

The purpose of this item is to provide the Board of Aldermen with the opportunity to review and raise questions regarding the “Conceptual Draft Master Plan of Carolina North”. Members of Carrboro’s Horace Williams Advisory Committee have been invited to attend this worksession.

INFORMATION:

The University of North Carolina at Chapel Hill presented the “Conceptual Draft Master Plan of Carolina North” for public viewing and comment during the first week of December of 2003. A copy of the presentation is attached for further reference (Attachment A).

In summary, the conceptual draft plan for Carolina North proposes the following features for the development of a 240 acre campus community on the 979-acre Horace Williams Tract located in the Towns of Chapel Hill and Carrboro.

- Timeline with a 50-year buildout developed over seven 5 to 10 year phases;
- The seven Carolina North phases include:
 1. 1. Phase One will contain a mix of uses - research and office, residential and service retail. It sets the tone for subsequent development, including the patterns for the street grid, paths and sidewalks, with a special emphasis on green space. This phase draws from Carolina's historic campus, especially the McCorkle Place quadrangle;
 2. 2. Phase Two represents an incremental growth of the street and pedestrian grid system of Carolina North. It contains a mix of uses and becomes more residential as it gets closer to existing neighborhoods.
 3. 3. Phase Three fills in the street grid from Phase Two and expands the development to the west. The full tract view includes a north-south road envisioned to relieve traffic on Airport Road and to improve access from the north, including 1-40.
 4. 4. Phase Four extends north and west with some additional housing to the south.

5. 5. Phase Five- nearly three decades away - extends into Carrboro with a mixed-use community that is mostly residential but includes research and office sites near Seawell School Road.
 6. 6. Phase Six, this phase, at least 35 years into the future, includes mostly research and office space to complement the residential component of Phase Five. It is also convenient to a potential transit link - the existing railroad track.
 7. 7. Phase Seven, this final phase of development - projected as more than four decades away - fills in a small area on the southern edge of the project. It would include research and office space.
- The plan includes 5 neighborhoods, each having a recognizable center, mix of uses and a pedestrian-friendly street network.
 - The Carolina North development occupies approximately 240 acres or about 25% of the site and provides for the following uses:

Institutional/Research	6 million gross square feet	
Residential (approximately 1800 units)	2 million gross square feet	
Service Retail	0.3 million gross square feet	
Common Uses	0.1 million gross square feet	
Open Spaces	36 acres (21 acres parks/quads & 15 acres natural areas)	
Deck Parking=13,750 spaces	Off-Street=1,250 spaces	On-street=4,125 spaces

- Carolina North proposes to create an additional 18,000 jobs.
- Stream Buffers are shown along Bolin Creek and Crow Branch.
- The draft plan proposes a grid road system with primary access off of Airport Road at Piney Mountain and Estes Roads, and links to Seawell School Road, Weaver Dairy/Homestead Road, and Homestead Road east of Bolin Creek. The plan shows the removal of Estes Drive between the Seawell School Road and Airport Road.
- The plan proposes to maximize accessibility and the use of various modes, provide regional and local transit connections, encourage the use of park and ride lots and provide for bike and pedestrian route connections.

Carrboro's Horace Williams Advisory Committee presented the following points during their December 8th discussion of the "Conceptual Draft Master Plan of Carolina North":

1. The committee felt that more information on the details of the plan would be helpful;
2. The amount of land area shown for parking seems excessive; the committee voiced concern about the potential traffic impact that may be created by the amount of parking proposed and pointed out that transit doesn't work as well with so much parking available on site;
3. Push for preservation of Open Space and Greenways, define and preserve "Stream Valley's";
4. The University should strive to meet the Platinum LEED's rating on all buildings;
5. The phasing plan should start with the transit corridor so that the land use pattern needed to accommodate transit will be in place to support future phases;
6. Concern over the realignment of Estes Drive Extension prompted a request for mapping a larger area surrounding Carolina North showing the relationship of Carolina North to the surrounding road system;
7. With respect to "building height" it was pointed out that the plan used a 3 story height limit in order to calculate future building capacities, traffic generation, parking and etc but future plans will probably show higher signature buildings and some lower profile buildings.

RECOMMENDATION:

The administration recommends that the Board of Aldermen hold a future worksession with UNC representatives on the "Conceptual Draft Master Plan of Carolina North".