

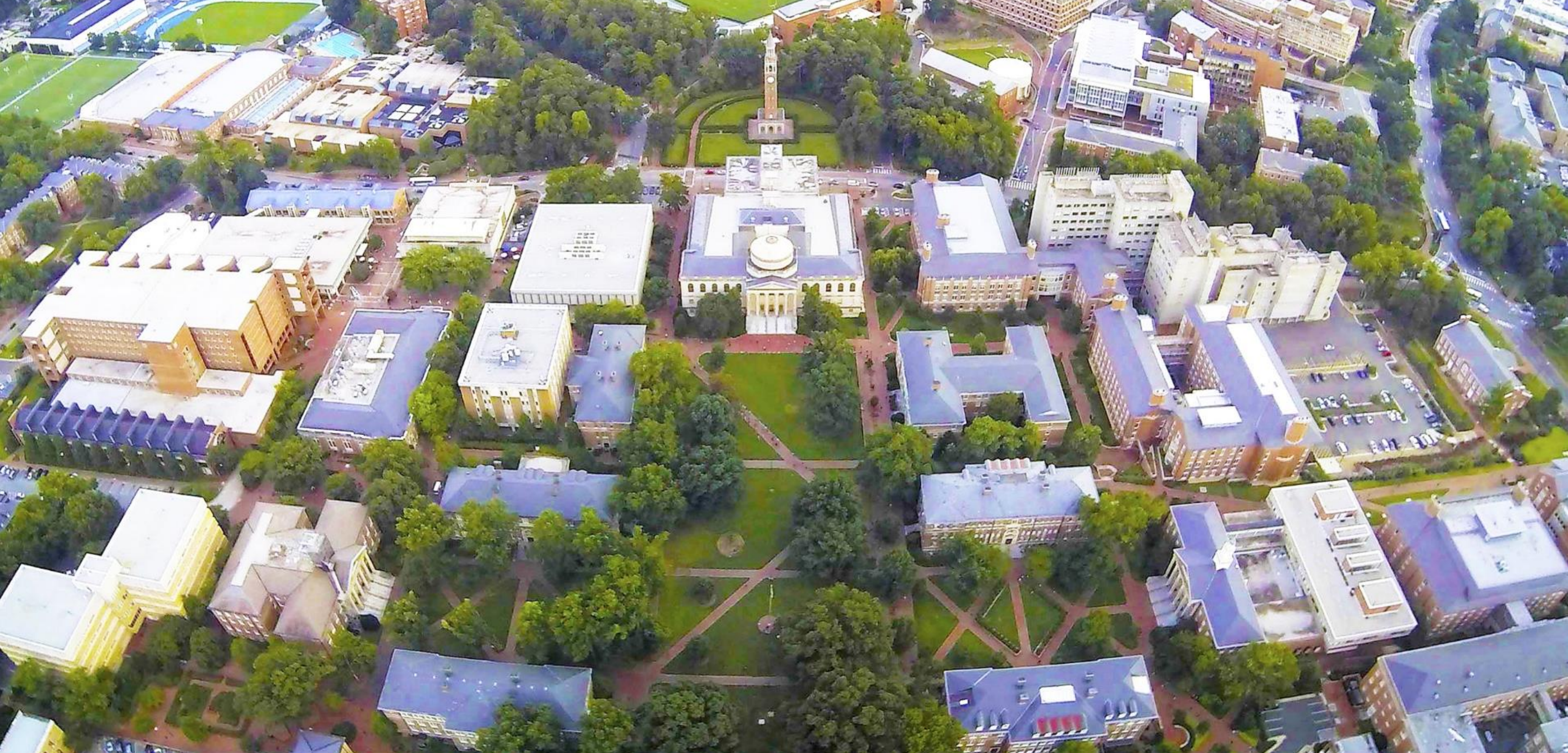
UNIVERSITY MASTER PLAN

Board of Trustees Presentation
April, 2019



THE UNIVERSITY
of NORTH CAROLINA
at CHAPEL HILL

AYERS
SAINT
GROSS



BIG IDEAS

Enhance existing assets and create new environments contributing to a vibrant campus.



Welcome

Open to all.



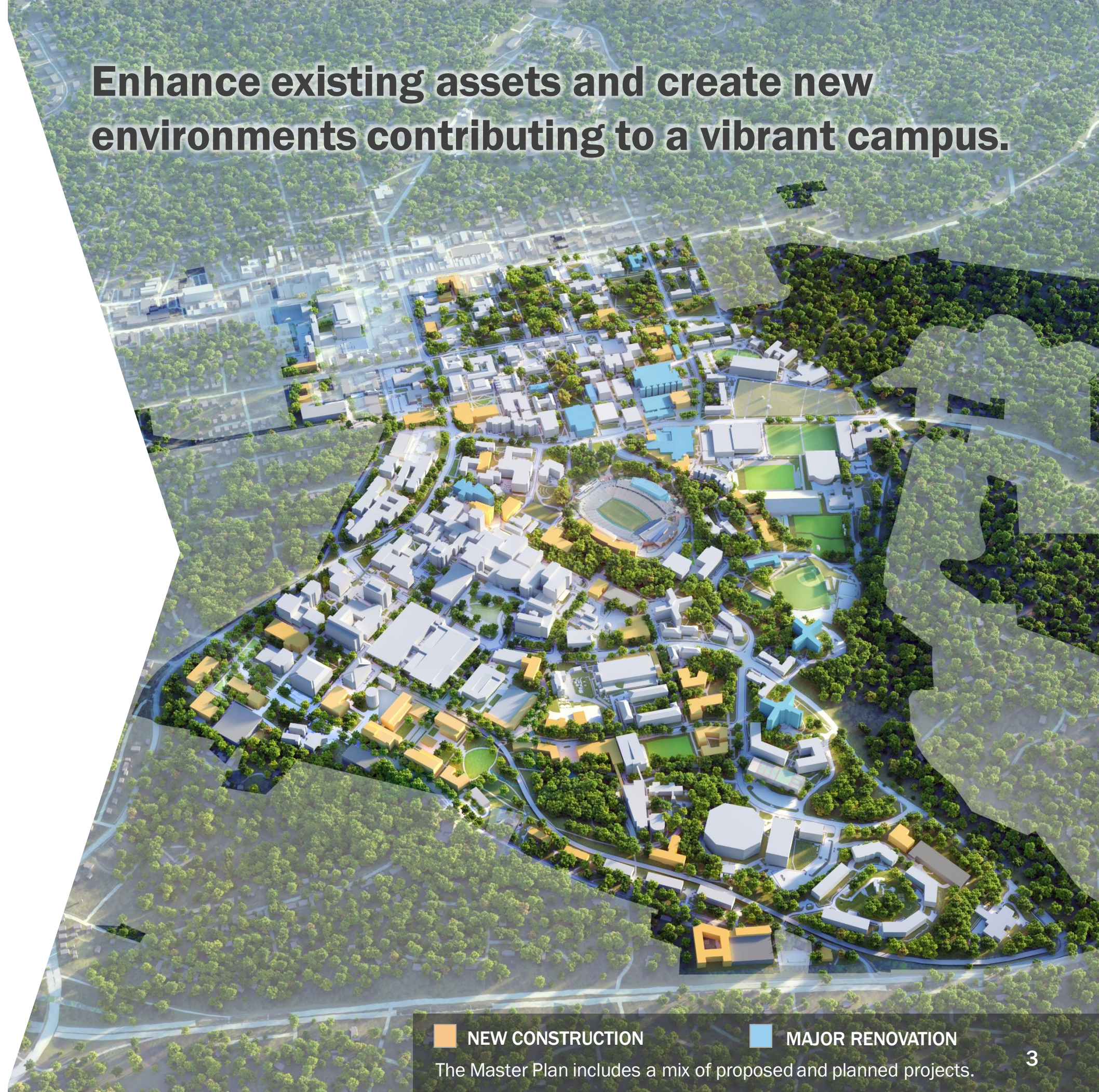
Connections

Link it together.



Hubs

Mix it up.



Opportunities for Change

- 6.4 million GSF (30% of campus space) is in buildings rated worst, severe, or poor condition.

Major renovations (programmatic changes)

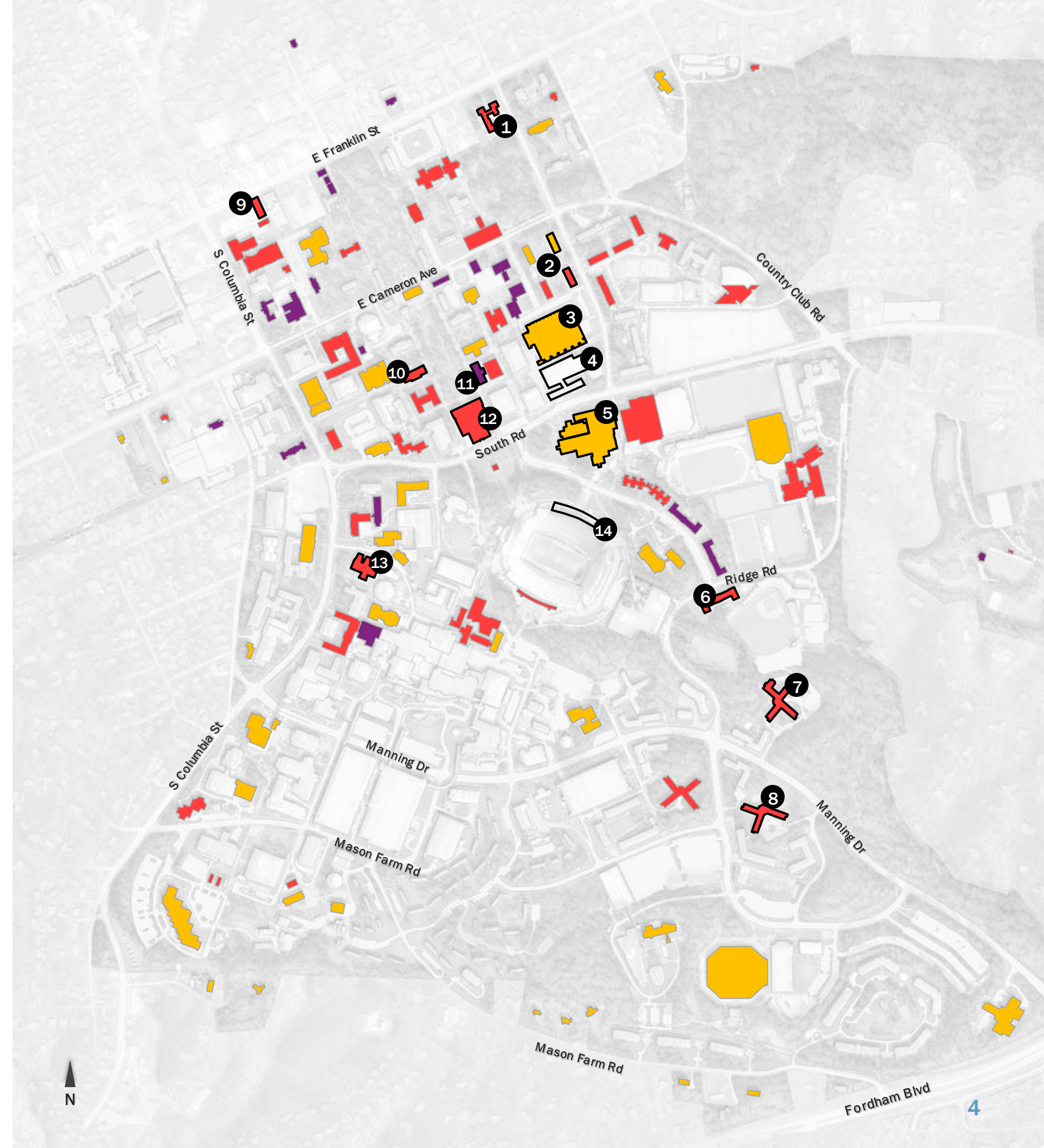
- Spencer
- Upper Quad
- Davis Library
- Graham Student Union
- Student Recreation Center
- Avery
- Ehringhaus
- Hinton James
- 134 E. Franklin
- Gardner
- Bingham
- Wilson
- Carrington
- Kenan North

Worst condition (FCI >.7)

- Abernethy
- Swain
- Smith
- Carr
- Battle
- Vance
- Pettigrew
- Playmakers Theater
- Caldwell
- Hamilton
- Bingham
- Wilson
- Old Clinic Building
- Parker
- Teague
- Whitehead
- 210 Pittsboro St

- WORST CONDITION (FCI > .7)
- SEVERE (FCI .3 - .7)
- POOR (FCI .1-.3)
- MAJOR RENOVATION WITH PROGRAMMATIC CHANGE PROPOSED

Facilities Condition Index (FCI) measures the ratio of deferred maintenance needs to building replacement cost.
Data provided by Engineering Information Services, May 2018.



Opportunities for Change

- The condition and/or potential redevelopment capacity of several buildings makes them candidates for redevelopment over the long-term.
- Total proposed demolition: 1.2 million GSF
(Including 200,000 GSF for the planned demolition of Odum Village)

■ Potential Demolition



Master Plan

- 5.3 million GSF of potential capacity (4.1 million GSF net new) remains on Main Campus.
- 3.3 million GSF identified within a 15-year planning horizon (2.5 million GSF net new).
- Each new project is an opportunity to make landscape and campus systems investments that improve the campus as a whole.

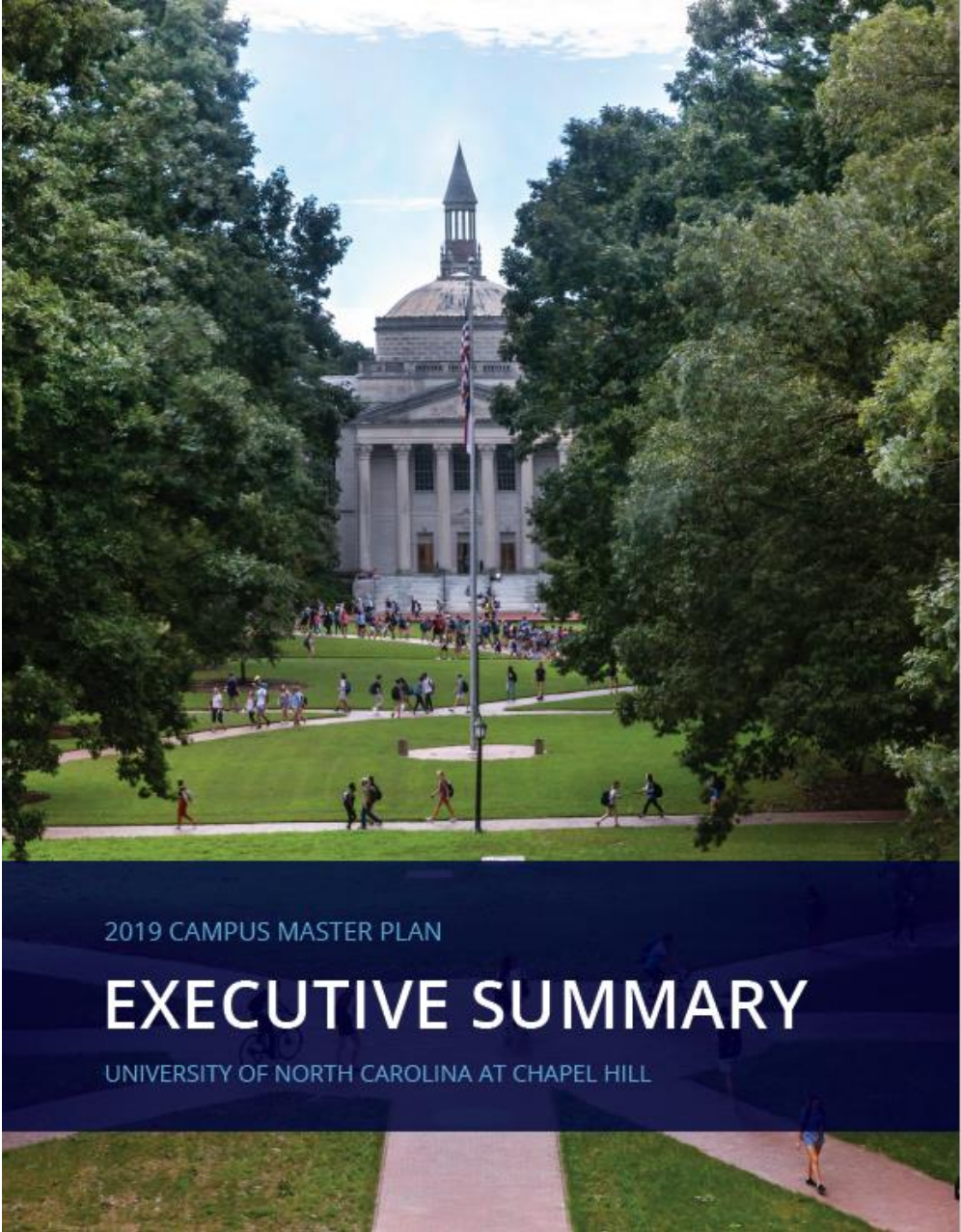
- Planned LRT line and stops
- New construction
- Major renovation

The Master Plan includes a mix of proposed and planned projects.



Master Plan Documentation

Executive Summary Report Master Plan Report



PHYSICAL PLANNING STRATEGIES

Individual projects that advance the big ideas significantly impact campus systems but also present opportunities for coordination and optimization consistent with well-established planning principles. The Three Zeros Environmental Initiative and decades of planning have established the importance of investing in the campus landscape and pedestrian environment, understanding that landscapes, utilities and buildings must work together, promoting alternate modes of transportation to manage congestion and parking needs, and maintaining a commitment to an integrated approach to infrastructure planning.



Three Zeros Day 2018



1 | TRANSPORTATION

Effective transportation strategies allow the University to fully realize the capacity of campus redevelopment sites. Investments should prioritize open space and the pedestrian environment and promote alternate modes including transit and bike. The University must meet critical parking and access needs while thinking ahead to new technologies and parking strategies to alleviate demand on transportation systems. Transportation planning must continue to take into consideration local, community, and regional connections.



2 | OPEN SPACE

The campus landscape is central to the character of the campus, and the community should be able to recognize when they are on campus grounds. Each project should enhance campuswide open space and connectivity networks. Landscapes should reflect native regional ecologies and perform important ecological functions.



3 | INFRASTRUCTURE

Infrastructure decisions impact reliability, environmental footprint, and development costs. Through planning and design processes, identify strategies that locate buildings to minimize utility conflicts, plan for future utility distribution, and reduce energy consumption. Continue to incorporate stormwater management techniques into every project involving campus landscapes.

Listening Sessions and Outreach

What we heard

- Participants expressed overall support for the three Big Ideas of the plan.
- Some comments include specific suggestions for implementing the Big Ideas.
- Participants emphasized balancing renewal of existing buildings and new construction.
- Town stakeholders expressed interest in continued engagement, in particular for:
 - Franklin Street and Campus South
 - Innovation and the arts
 - Future infrastructure impacts



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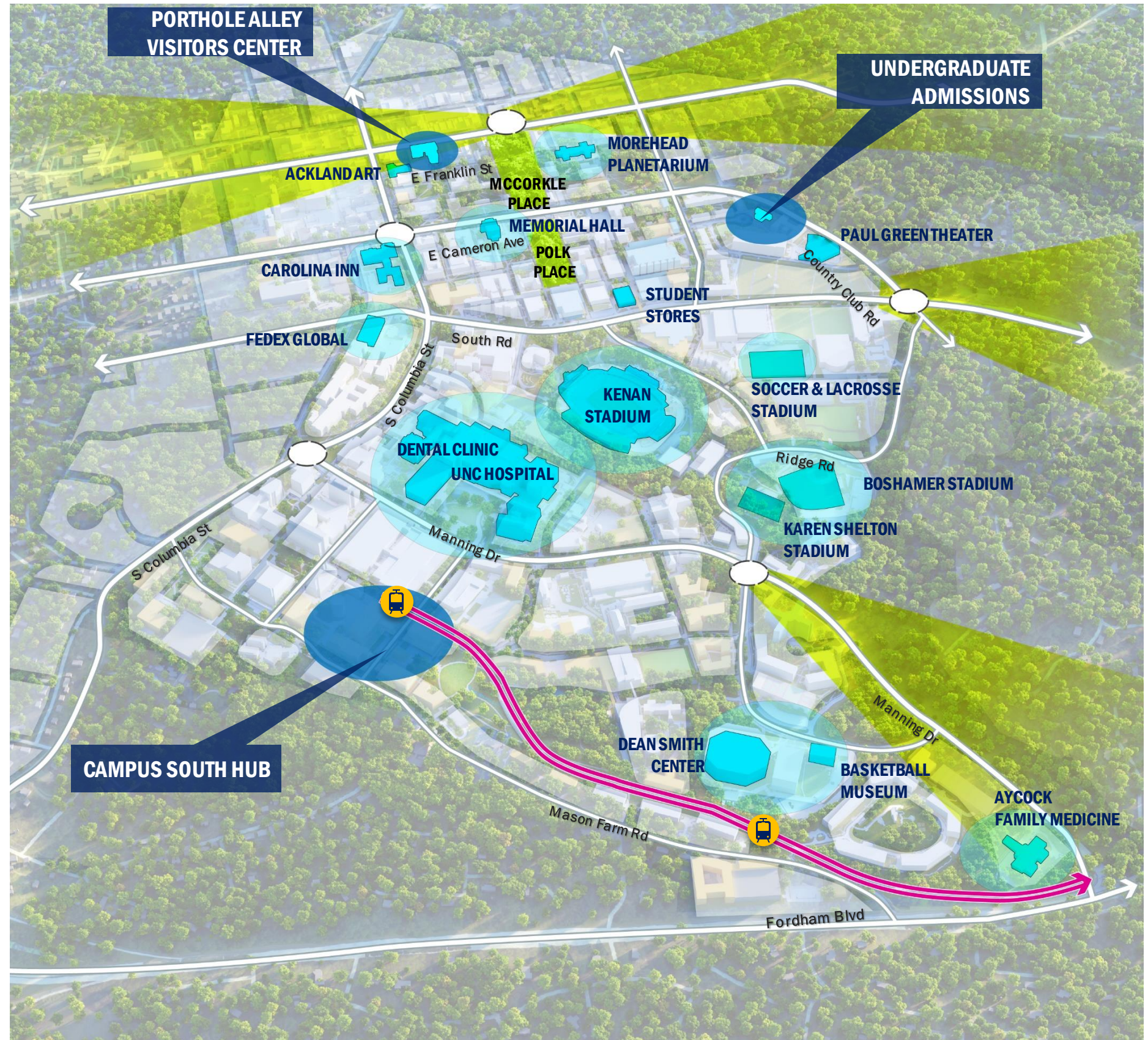
Welcome

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Enhance the visitor experience.

What we heard

- Make campus gateways more prominent as part of a comprehensive wayfinding system.
- Consider accessibility concerns comprehensively.
- Optimize parking opportunities.
- Find creative ways to expand and include gender inclusive housing and facilities.
- Family amenities for older undergraduate students, graduate students and faculty/staff.





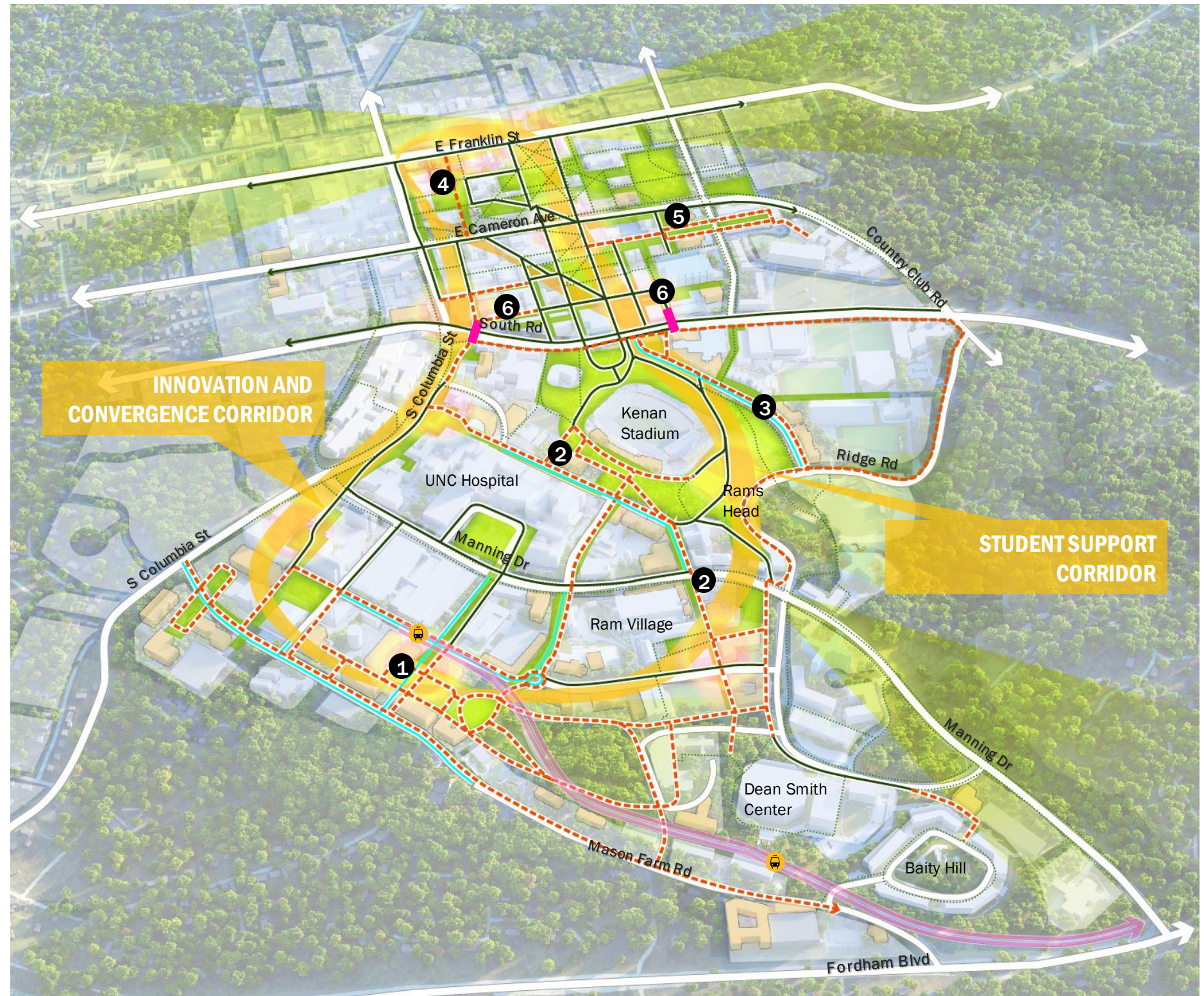
Connections

Link it together.

Enhance a comprehensive network of pedestrian, vehicular, bike and transit connections.

What we heard

- Connect to existing trail infrastructure across Manning.
- Improve east/west connectivity across South Columbia Street.
- Incorporate bike facilities in all new pedestrian/road corridor project.
- Improve pedestrian detour plans during construction.
- Create a transit loop from the campus south hub.



- | | |
|----------------------------|---|
| Major thematic corridor | Primary pedestrian connection |
| Activity node | Secondary pedestrian connection |
| Open space network | Potential new or enhanced pedestrian and/or bike connection |
| Proposed pedestrian bridge | Potential new or enhanced street connection |
| Planned LRT line | |
| Planned LRT stop | |

Connectivity enhancements

1. Creating a grid in South Campus
2. Paul Hardin Drive Extension
3. Stadium Drive
4. Porthole Alley
5. Upper Quad
6. Bridges over South Road



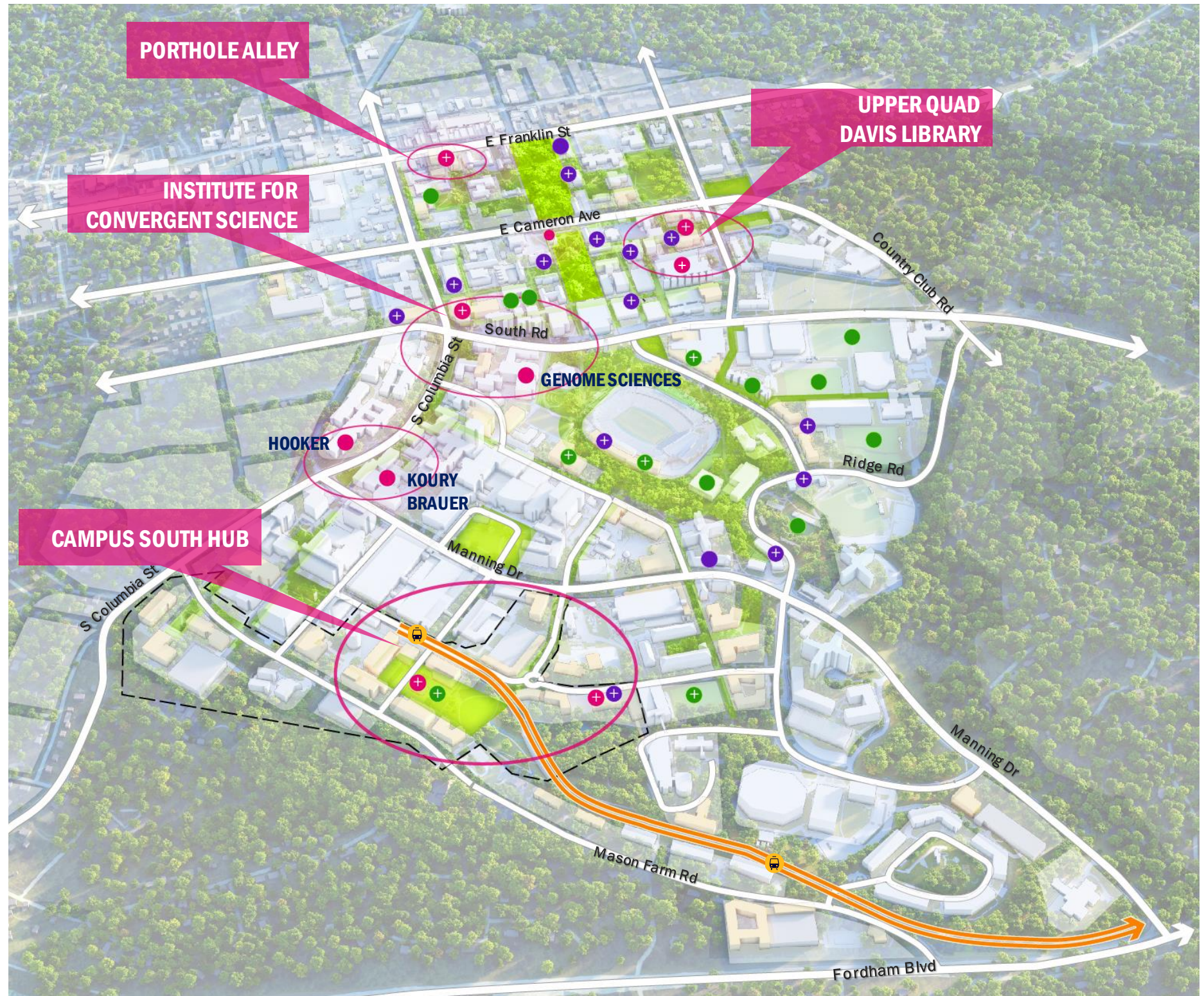
Hubs

Mix it up.

Encourage a dynamic mix of uses and programs in each building and within districts at key nodes on campus.

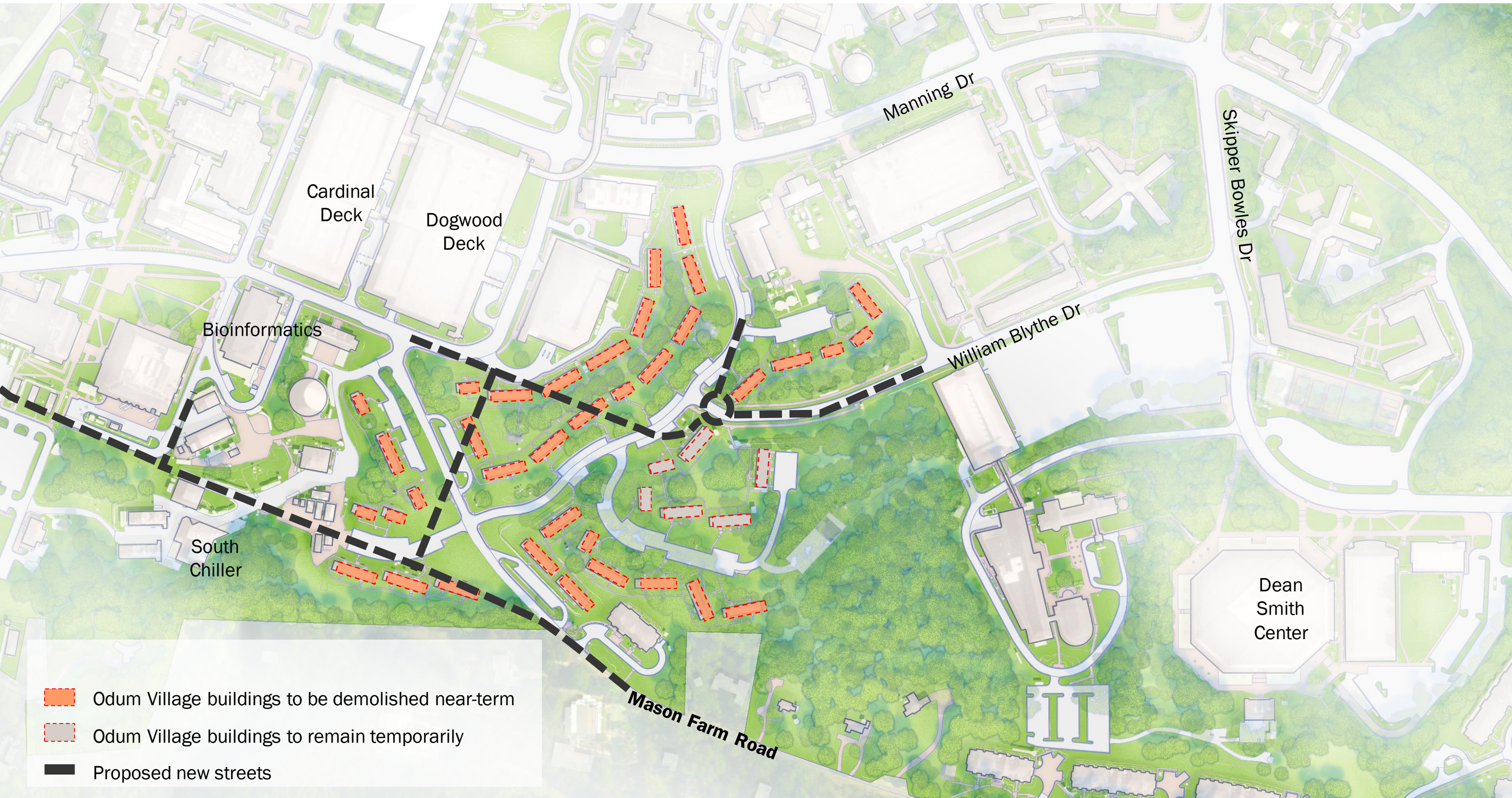
What we heard

- Consider a student hub such as a day care facility at the campus south hub.
- Incorporate media and arts space in Porthole Alley hub.
- Place units in hubs that address cultural identities.
- Renovate library space interior and exterior as a hub for learning.

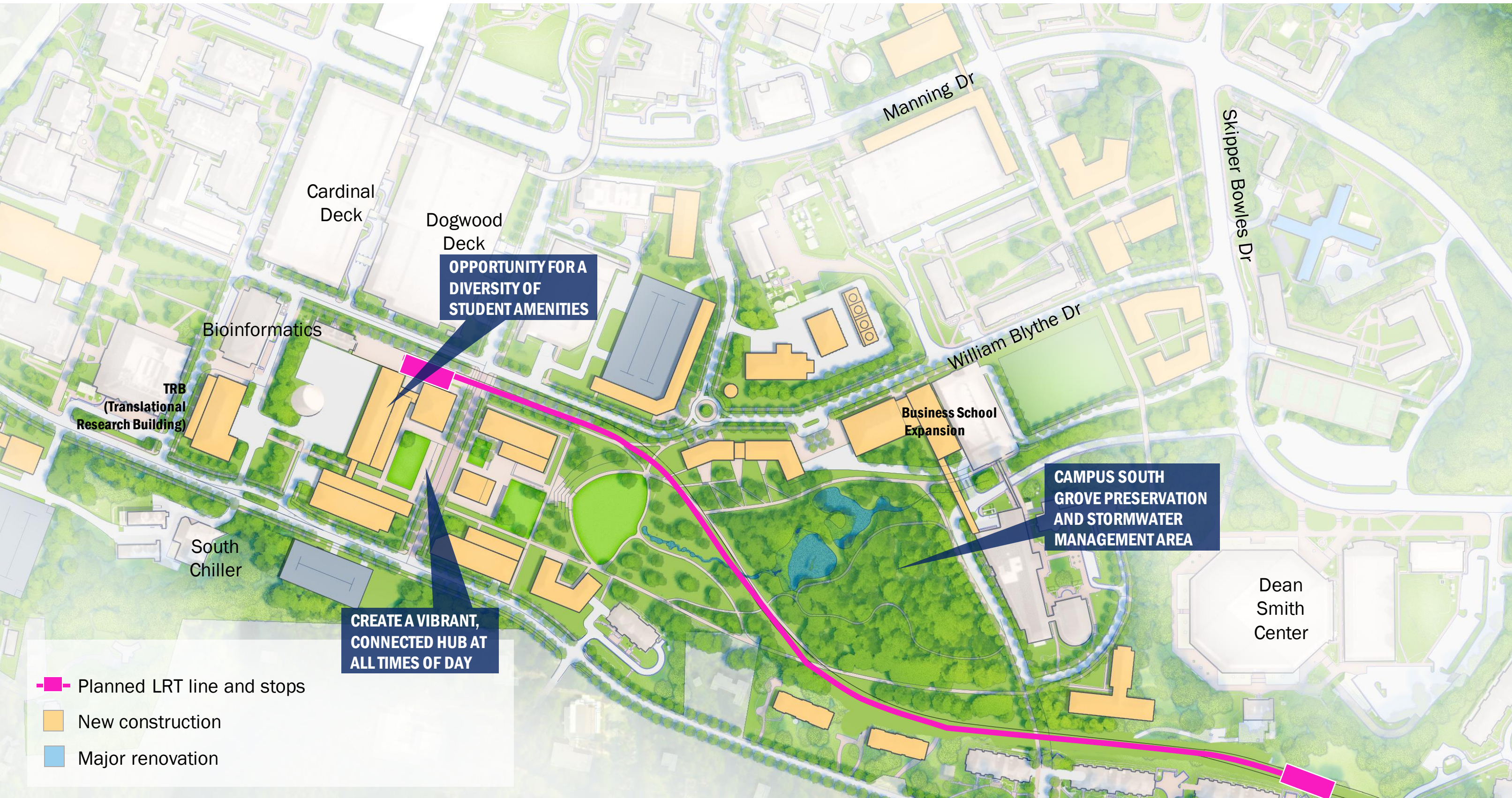


- Existing innovation and convergence hubs
- ⊕ Potential innovation and convergence hubs
- Existing student success hub
- ⊕ Potential locations, student success hubs
- Campus engagement hub
- ⊕ Potential locations, campus engagement hub
- Mixed-use innovation hub cluster
- Planned LRT line
- 🚊 Planned LRT stop
- ▬▬▬ Millennial campus designation
- Open space network

Campus South Existing Conditions



Campus South Hub Concept



- Planned LRT line and stops
- New construction
- Major renovation