



CAROLINA NORTH

Stakeholder Advisory Committee

June 8, 2026



The University
of North Carolina
at Chapel Hill

carolinanorth.unc.edu
carolinanorth@unc.edu



CHANCELLOR'S WELCOME

Lee H. Roberts, Chancellor



CO-CHAIR'S WELCOME

Anita Brown-Graham & Aaron Nelson, Co-Chairs



MEMBERS' INTRODUCTION



OPEN MEETINGS & RECORDS

David Lambet

Associate Vice Chancellor & Chief Governance Officer
UNC-Chapel Hill



Public Records and Open Meetings Basics

David Lambeth, Associate Vice Chancellor and Chief Governance Officer



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Defining Public Records



Defining Public Records

§ 132-1. "Public records" defined.

*"Public record" or "public records" shall mean all documents, papers, letters, maps, books, photographs, films, sound recordings, magnetic or other tapes, electronic data-processing records, artifacts, or other documentary material, regardless of physical form or characteristics, **made or received pursuant to law or ordinance in connection with the transaction of public business by any agency of North Carolina government or its subdivisions.***



**What communications
can be considered a
public record?**

Any communication conducting University business, on any device or platform, may be considered a public record



-
- University (unc.edu) emails
 - Text messages on any device
 - Microsoft Teams messages
 - Instant message on any platform or device (Slack, Signal, Viber, WhatsApp, Telegram, Threema, or others)
 - Non-University emails on any personal or business account (Gmail, Hotmail, ProtonMail, or others)
 - Paper messages, photographs, digital images, etc.



Public Records Request Process

Public Records Request Process



All requests are submitted and processed at nextrequest.unc.edu

Receive a request? Contact our office or forward to publicrecordsoffice@unc.edu

- Public Records Office (PRO) reviews request and notifies affected individuals and departments
- PRO clarifies request, if necessary, then gathers records including e-mails
- PRO, in consultation with OUC, reviews records, pulls non-public information, notifies and produces.



Common Exceptions

Common Exceptions – FERPA, Research, Public Safety



The most common exceptions convey the University's legal responsibility to protect privacy rights of students, faculty and staff under federal and state law

- All records related to a student's academic experience
- Records directly related to research conducted by faculty
- Records related to security or facility information including building layouts, cameras, ongoing public safety investigations, etc.

Common Exceptions – NC Human Resources Act



Under GS 126 (NC Human Resources Act) only specific personnel information is a public record

- GS 126-23 lists the 12 items considered a record, primarily directory information
- All other personnel information is not a public record
- This includes all records related to employee performance

Common Exceptions – Not University Business



Not University Business Exception

- The Public Records Act only applies to the “transaction of public business”
- Your personal life does not become subject to the Public Records Act



Retention Requirements

UNC System Retention Requirements



University Records Management

<https://guides.lib.unc.edu/recman/gettingstarted>

- All University records are subject to the System records management policy
- A key concept in managing records is Transitory Records
- “records that have little or no documentary or evidential value and that need not be set aside for future use.”



Open Meetings Law

Meetings Are Open to the Public



- This is a Public Body
- Type of Meetings:
 - Regular
 - Special
 - Emergency
- Notice Requirement
 - Time
 - Place
- Must Keep Minutes
- Closed Sessions
 - Requires Approved Motion
 - Permitted Under Certain Limited Circumstances:
 - Consult with Attorney
 - Review Non-Public Information
 - Cannot Adjourn From Closed



CAROLINA NORTH OVERVIEW

Tiffany Lacey

Executive Director for Real Estate Development

UNC-Chapel Hill



CAROLINA NORTH

An Overview

*Carolina North Stakeholder Advisory Committee
June 8, 2026*



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Carolina North represents an opportunity to create a new, vibrant district that supports the University's long-term goals, enhances community amenities, and delivers a world-class mixed-use environment.



HISTORY

Pre-2007

An Early Vision

The “Horace William Tract” was home to the Horace Williams Airport.

The airport footprint was identified for future university expansion.



2009

A Master Plan

A comprehensive plan that proposed a predominately research-based campus.



2019

A Shift In Focus

The University prioritized further densifying main campus as part of the Campus Master Plan effort.



2026

A Reimagining

The University is relaunching Carolina North with a broader vision, still focused on the original airport footprint.

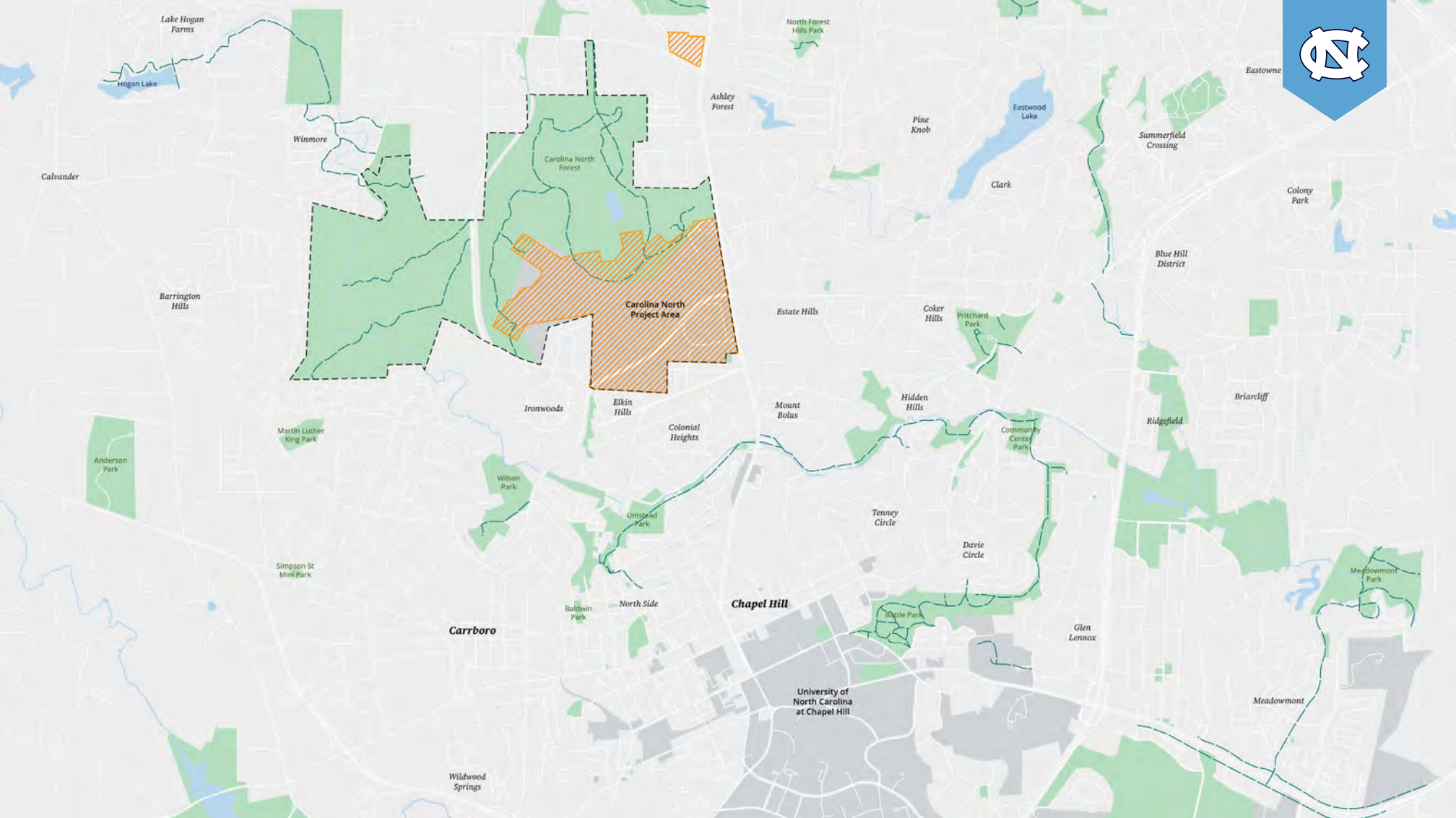


WHY NOW?

The University has committed to increasing both undergraduate & graduate enrollment so as to better serve the workforce needs of the state.



Need for additional student housing, academic and research space, athletics and recreational facilities and support services. Carolina North is the logical location to thoughtfully plan this next expansion of UNC-Chapel Hill.



Lake Hogan Farms

Hogan Lake

Winmore

Carolina North Forest

Ashley Forest

North Forest Hills Park

Pine Knob

Eastwood Lake

Summerfield Crossing

Eastowne

Calvander

Barrington Hills

Colony Park

Carolina North Project Area

Estate Hills

Coker Hills

Pritchard Park

Blue Hill District

Ironwoods

Elkin Hills

Colonial Heights

Mount Bolus

Hidden Hills

Community Center Park

Ridgefield

Briarcliff

Anderson Park

Martin Luther King Park

Wilson Park

Umslead Park

Tenney Circle

Davie Circle

Simpson St Mini Park

Baldwin Park

North Side

Chapel Hill

Buttle Park

Glen Lennox

Meadowmont Park

Carrboro

University of North Carolina at Chapel Hill

Meadowmont

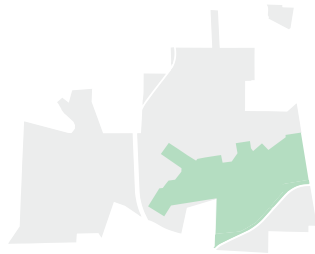
Wildwood Springs



“CAROLINA NORTH”



Carolina North Forest
±750 acres



Horace William Airport Tract
±230 acres



Facilities Drive Tract
±62 acres
*Under consideration for inclusion
in Project Study Area*



Homestead Ops Center Tract
±11 acres

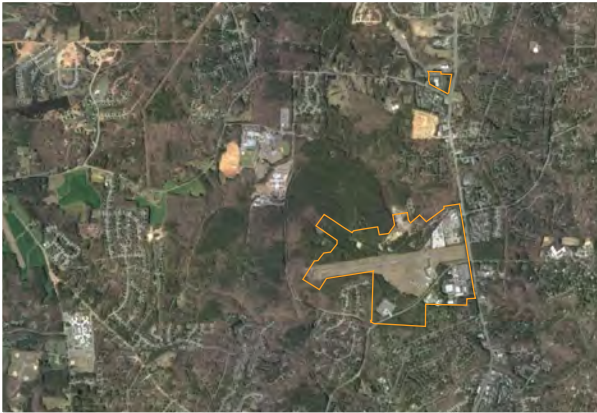
Carolina North Project Area



“CAROLINA NORTH”



1975



2002



2026

“CAROLINA NORTH”



“CAROLINA NORTH”

NORTH HAVEN AT IRONWOODS

CAROLINA NORTH FOREST

PUMPKIN LOOP TRAIL PARKING LOT

OFF-CAMPUS STUDENT PARKING LOT

UNC-CH GROUNDS

UNC-CH FACILITIES & OPERATIONS

ESTES DRIVE

MLK JR BLVD



FACILITIES DRIVE TRACT

OFF-CAMPUS STUDENT PARKING LOT

AIRPORT DRIVE

UNC-CH FACILITIES & OPERATIONS

ESTES DRIVE





CAROLINA NORTH FOREST

PUMPKIN LOOP TRAIL PARKING LOT

UNC-CH GROUNDS

MUNICIPAL DRIVE EXTENSION

HORACE WILLIAMS AIRPORT TRACT

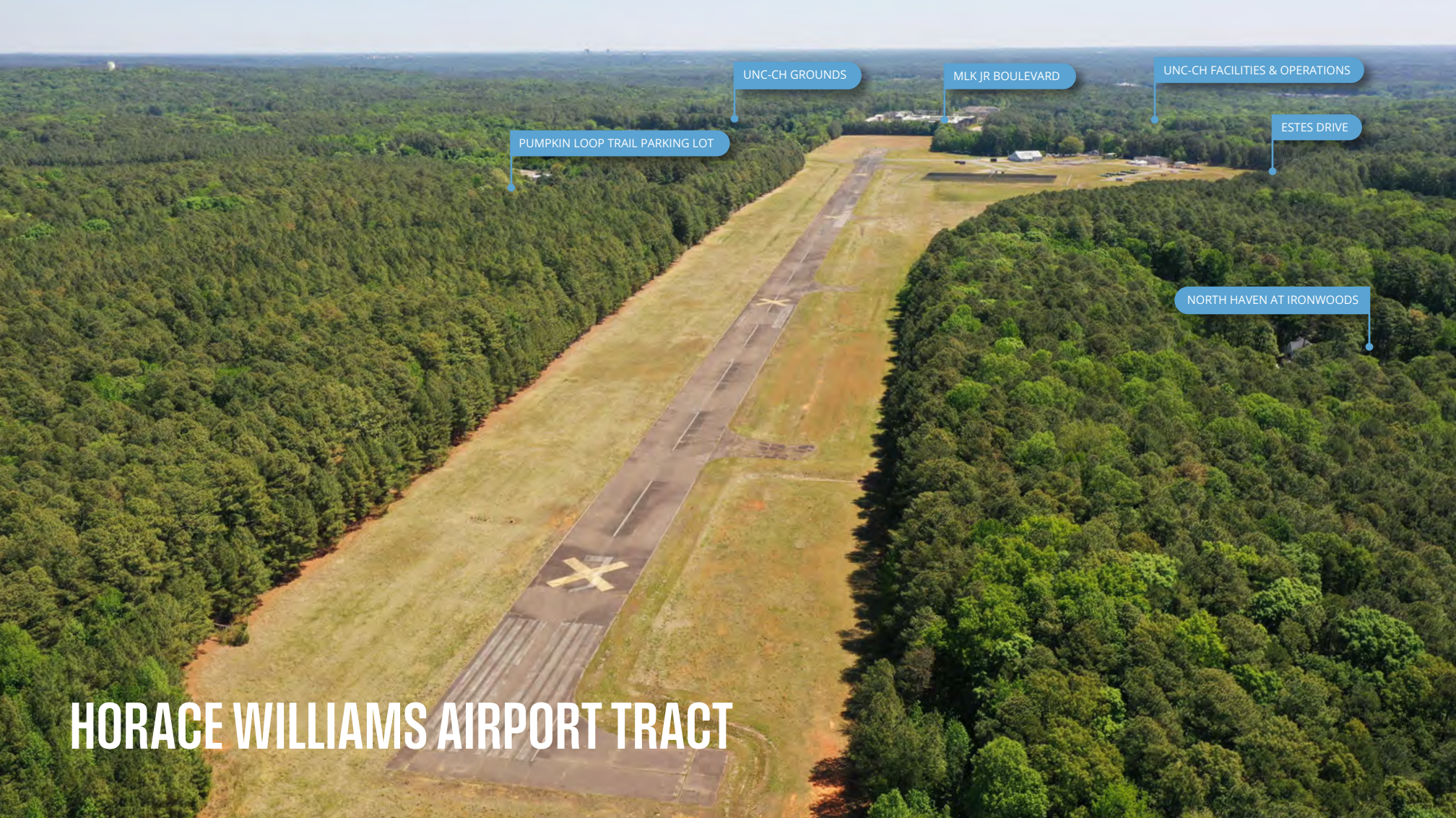
AIRPORT + FACILITIES TRACTS

UNC-CH FACILITIES & OPERATIONS

ESTES DRIVE

UNC-CH GROUNDS





UNC-CH GROUNDS

MLK JR BOULEVARD

UNC-CH FACILITIES & OPERATIONS

PUMPKIN LOOP TRAIL PARKING LOT

ESTES DRIVE

NORTH HAVEN AT IRONWOODS

HORACE WILLIAMS AIRPORT TRACT



WHAT IS PLANNED FOR CAROLINA NORTH?

Partner-led development



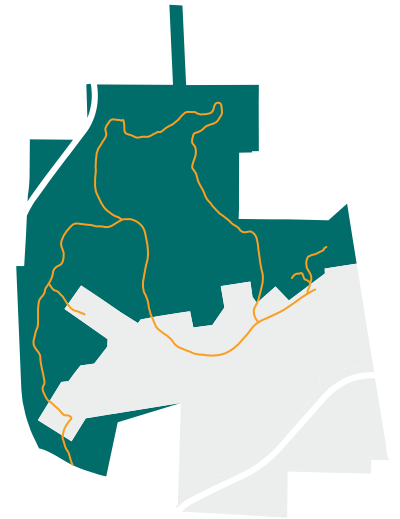
University-led development



CAROLINA NORTH FOREST & TRAILS

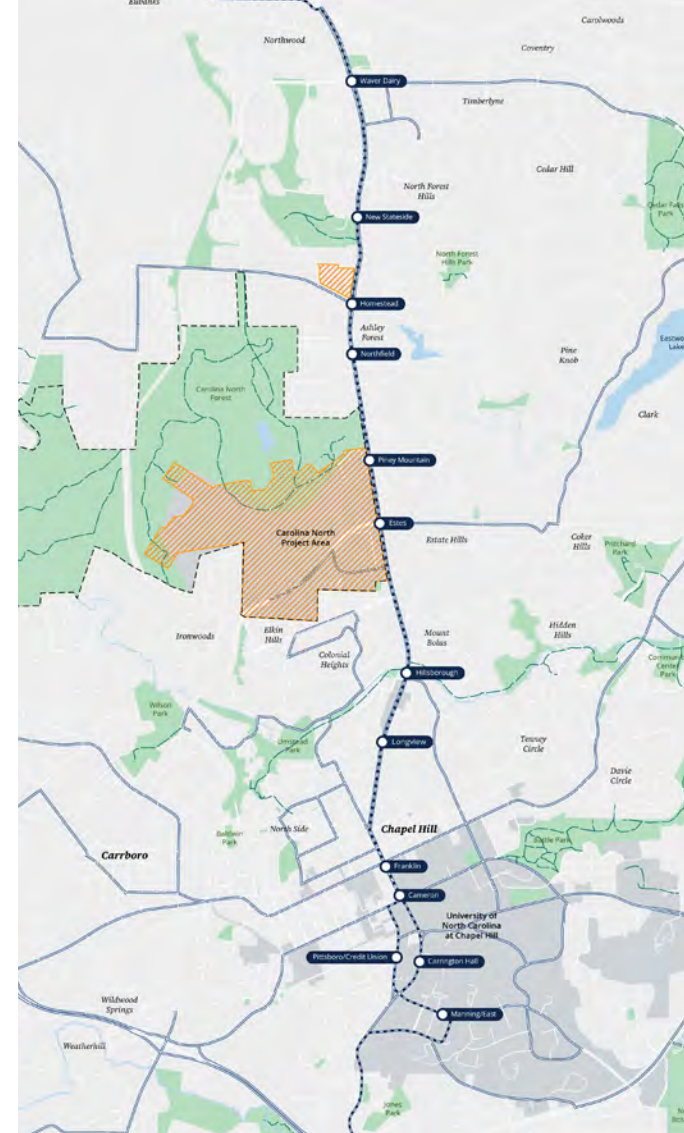
- While Carolina North Forest is outside the Project Area, some trails, including the southern portion of the Pumpkin Loop are within it.
- The University intends to retain existing trails within the Project Area and protect their recreational value.
- Future improvements may include new trailheads, seating, restrooms, and we will be providing new parks and expanded trail connections as part of Carolina North.
- Any disruptions will be limited, well-communicated, and coordinated, with a priority on maintaining access during construction.

Carolina North Forest Major Trails
east of Seawall School Road



CONNECTIVITY

- A strong connection between Carolina North and Main Campus is essential to support collaboration, access, and overall campus vitality.
- The Town of Chapel Hill-led Bus Rapid Transit (BRT) will serve as the primary connection between campuses.
- Master planning will have a strong emphasis on pedestrian, cycling, and transit options.
- Exploration of last-mile micro-mobility to enhance streets and connectivity.





INFRASTRUCTURE

- Transportation analysis.
- Multimodal circulation plan.
- Drainage master plan.
- Wet utility master plans (waste, wastewater, recycled water, stormwater).
- Dry utility master plans (power, telecommunications).
- Energy modeling.



PLACE STRATEGY

Early 2026

- Issued RFQ in February.
- 17 team submissions received.
- Interviewed shortlisted firms in April 2026.
- Selected Gehl & MVVA.

Gehl MVVA



+3 months

- Place strategy underway.
- Ethnographic research: interviews, focus groups, shadow walks.
- Prepare first draft of place strategy for consultation including vision, objectives, and opportunities for activation.



+6 months

- Outreach to stakeholders & community on draft place strategy.
- Engage with preferred Development Partner on draft place strategy.
- Update place strategy based on stakeholder, community and committee feedback.

PLACE STRATEGY

We're looking to connect with members of the Chapel Hill and Carrboro community who would be interested in sharing their perspectives:

- 2-3x **longstanding residents** (not affiliated with UNC) who can speak to how the broader community experiences UNC.
- 2-3x **families with young children** who can share what makes Chapel Hill and Carrboro welcoming and what additional amenities or experiences would support family life.
- 2-3x **residents living near Carolina North** who can offer insight into the neighborhood's character, daily life, and opportunities to enhance the area.



MASTER PLANNING



Stakeholder Advisory
Committee Input

Early 2026

- Issued RFQ in February.
- 17 team submissions received.
- Interviewed shortlisted firms in April 2026.
- Selected design team led by Ayers Saint Gross as preferred master planning team.



+6 months

- Site analysis underway.
- Framework planning underway.
Translates the place strategy into a broad concept plan across the entire project area.
- Master planning underway.
Translates the framework plan into a feasible, tested, land use and infrastructure plan.
- Update master plan based on stakeholder, community and committee feedback.



Stakeholder Advisory
Committee Input

+12 months

- District planning underway.
Provides implementation-ready design and guidance.
- Permitting underway.



+18 months

- Early site works underway to facilitate master infrastructure.



DEVELOPMENT PARTNER

Early 2026

- Preparing Development Partner RFP.

+3 months

- Issue Development Partner RFP.
- Receive Round 1 submissions.

+6 months

- Shortlist Development Partners for Round 2.
- Receive Round 2 submissions.
- Identify preferred Development Partner.

+12 months

- Development Partner working with the University on master plan and concept designs for Mixed Use District.



ENGAGEMENT

- The University will be engaging with both the UNC-Chapel Hill community, the broader community and stakeholders on the place strategy and master plan.
- We will be working on engagement plans over the summer, with the intent to commence broader engagement in the second half of 2026.



STAKEHOLDER ADVISORY COMMITTEE

Carolina North S.A.C. will generally meet every other month, on the second Monday of that month at 6:00pm.

TENTATIVE NEXT MEETINGS

July 27 & August 24, 2026.

MEETING NOTICES

uncnews.unc.edu/events

AGENDAS

carolinanorth.unc.edu/stakeholder-advisory-committee

EMAIL

carolinanorthcommittee@unc.edu



PUBLIC COMMENT