

4. Update of Millennial Campus - UNCC.....Jonathan Womer

**Situation:** The Board of Trustees of The University of North Carolina at Charlotte seeks Board of Governors approval to expand and revise the Millennial/CRI Campus boundary. There are seven proposed boundary changes.

**Background:** Millennial campuses are established to enhance the institution's research, teaching, and service missions as well as enhance the economic development of the region. Millennial Campuses are given broader authority on the use of revenue and the issuance of debt to allow quicker development and foster public-private partnerships. In addition, property is exempt from the provisions of the Umstead Act, prohibiting competition with the private sector. The Board of Governors established 100 acres of land as a Millennial Campus on January 11, 2002. UNCC has established a number of partnerships with outside entities since that time.

**Assessment:** UNCC has grown significantly to meet the needs of a rapidly expanding city. Growth, along with the expansion of the light rail system, has led to strategic restructuring on campus. The boundary changes are not reflected in the campus Master Plan and approval of the changes should also require the Master Plan to be updated. The boundary changes would not alter the level of oversight required by the Board of Governors for UNCC property transactions. However, approval by the Governor and Council of State would be required much less often.

**Action:** This item requires a vote.

## Update of Millennial Campus - UNCC

G.S. 116-198.34. grants the Board of Governors authority to designate real property as a Millennial Campus when recommended by the President. It states: "That designation shall be based on an express finding by the Board of Governors that the institution desiring to create a "Millennial Campus" has the administrative and fiscal capability to create and maintain such a campus and provided further, that the Board of Governors has found that the creation of the constituent institution's "Millennial Campus" will enhance the institution's research, teaching, and service missions as well as enhance the economic development of the region served by the institution."

The Board of Governors established 100 acres of land at the University of North Carolina at Charlotte as a Millennial Campus on January 11, 2002. The Millennial Campus has operated under the name Charlotte Research Institute or "CRI" campus. The Board of Governors approved the addition of the Smith Hall tract, approximately 1.5 acres of University-owned real property and appurtenant facilities, to become part of the existing Millennial/CRI Campus on June 8, 2007. UNC Charlotte's Millennial/CRI campus allows for collaborations with local business and industry as well as public sector and nonprofit partners. Examples of major activities include:

- The EPIC (Energy Production and Infrastructure Center) Building provides classrooms, office, and laboratory space for research and long-term collaboration with industry partners. EPIC is also home to the University's departments of Civil and Environmental Engineering and Electrical and Computer Engineering.
- The University's two motorsports buildings, the North Carolina Motorsports Research Center (NCMARC) and the Alan D. Kulwicki Motorsports Laboratory, provide classroom and lab space necessary to support the growing motorsports academic and research programs. Close ties with local racing teams allow NCMARC to train students to become important players in the regional motorsports industry.

- The Partnerships, Outreach, and Research to Accelerate Learning (PORTAL) Building affords opportunities to engage campus communities by providing space for research, business development, entrepreneurial opportunities, and partnerships. It is the new home of Ventureprise and includes a business incubator and accelerator program that offers entrepreneurs and early-stage businesses on-site resources, expertise, and workspace, as well as daily exposure to a creative mix of faculty, students, and well-established industry partners and corporate innovators.
- A partnership with the Charlotte-Mecklenburg Schools (CMS) has resulted in the creation of an early college high school, named the Charlotte Engineering Early College, on the main campus; it will enroll its first class of 100 CMS high school freshmen in the fall of 2014.

The Board of Trustees of The University of North Carolina at Charlotte now seeks Board of Governors approval to expand and revise the Millennial/CRI campus boundary.

UNCC has grown significantly to meet the needs of the rapidly expanding student body. In addition, a new connection between the university and Uptown Charlotte will soon be realized as construction of the nine-mile Charlotte Area Transit System (CATS) Blue Line light rail extension is underway and scheduled for completion in 2017. A new Uptown light rail station built on the same city block as the University's Center City Building will allow students and other passengers to travel between Uptown and the main campus in approximately 22 minutes. Moreover, the Blue Line extension's final two light rail stations, located immediately adjacent to and within the main campus, present the potential for public-private partnerships, long-term leasing, and other development opportunities within the Millennial/CRI campus and in the nearby transit-oriented station area and development district.

There are seven recommended changes to the Millennial/CRI Campus boundary. The following two parcels would be removed:

1. 9.8 acres consisting of two football practice fields and adjoining property that serves UNCC Athletics -- This does not fall within the scope of a Millennial/CRI campus.

2. 2.85 acres along North Tryon frontage to allow for the road expansion and right-of-way in anticipation of the City of Charlotte's light rail construction project -- This would no longer fall within the scope of the Millennial/CRI campus.

The following five parcels and associated campus buildings would be added to the University's Millennial/CRI Campus:

1. 7.4 acres along North Tryon and to the southwest of the CRI parking deck -- This parcel became available following Mecklenburg County's greenway easement abandonment, and will be added to the more than 70 acres of the currently existing Millennial/CRI campus that is situated along N. Tryon Street. The addition of this adjacent parcel will allow for and expand the future development potential of all the properties near the Blue Line light rail station that will be constructed at the intersection of N. Tryon and J.W. Clay Streets. For example, planning is underway to bring a Hotel and Conference Center to the area, a project that would serve both University stakeholders and regional partners as it would provide visitors and guests with direct access from the North Tryon Rail Station to the Uptown Charlotte business community.
2. 0.25 acre in front of the University's EPIC building -- This parcel was not previously included in the Millennial/CRI campus as that roadway and streetscape in front of the EPIC building had not been designed and constructed when the original Millennial footprint was established.
3. 4.0 acres near the final light rail station to be constructed on campus near the West Parking Deck -- Due to its close proximity to the final Blue Line Light Rail station, this parcel presents an ideal location to construct a recreational or cultural facility for the benefit of multiple University and other public stakeholders, under a public-private-partnership development model.
4. 106 acres situated across and to the northeast of Mallard Creek Road -- This parcel will allow for the development, expansion and growth of the University beyond the current boundary of the primary campus. Within the current boundaries, only 10-15% of the existing Millennial/CRI campus remains to be developed. The expansion would allow UNCC to continue focused development into the future. The site is also situated so that future light rail expansion could continue to this part of campus.
5. The University's Center City Building and its 0.87 acres of land in Uptown Charlotte will enhance the University's research, teaching and service missions. Located close to many corporate, government, civic and cultural partners, the CCB has the potential to be a hub of the City of Charlotte's intellectual life. In particular, UNCC is exploring leasing space in the North Carolina Humanities Council Building.

These changes would not alter the level of oversight required by the Board of Governors for UNCC property transactions. The transactions would still be covered by the thresholds, with respect to the Board, in regulation 600.1.4 [R] subject to delegations stated in Policy 200.6. However, any acquisition lease of 10 years or less or any disposition lease of 65 years or less does not require approval by the Governor or Council of State if it is part of the Millennial Campus. Millennial Campuses are given broader authority on the use of revenue and the issuance of debt to allow quicker development and foster public-private partnerships. In addition, property is exempt from the provisions of the Umstead Act, prohibiting competition with the private sector.

The President and his staff have found that the boundary changes would enhance the institution's research, teaching, and service missions as well as advance regional economic development. The campus has the administrative and fiscal capacity required to successfully administer the program. These changes are recommended due to significant growth occurring on the UNCC campus. As these Millennial Campus boundary changes are not yet reflected in the campus Master Plan, it is recommended that the request of the Board of Trustees be approved and that UNCC be required to update its campus Master Plan to reflect these changes within one year.