

New development meets mixed reviews

Sustainability focus drives up prices

BY SARAH FRIER
ASSISTANT CITY EDITOR

It's a clash between a historically black community with a 100-year history and a 10-story sustainable development that hopes to push it into the future.

And students in the United with the Northside Community NOW group sided with the community at their first meeting Wednesday.

"All of the development was coming in so fast and residents felt very manipulated and left out of this process," said senior Hudson Vaughan, who volunteered in Northside through a communications class.

The new group wants to host discussions about the development to raise student awareness.

Rob Stephens, who has done

oral history interviews with residents, described a nostalgia about the community and a history of loss through development.

"Inevitability — that's the kind of sinking weight about all of this when we talk to people," he said. "We shouldn't accept that history's inevitable or that anything's inevitable."

But Greenbridge Developments already has broken ground for its mixed-use development at the site along Rosemary Street.

Some students who attended said they'd only heard good things about Greenbridge.

The building will be 30 percent more efficient than most built today, said Frank Phoenix, a Greenbridge Developments partner who attended Wednesday's meeting. It will use

recycled rainwater, lighting by daylight, green roofs and solar panels.

Phoenix said that both perspectives on the issue are valid, and that Greenbridge hasn't thought up any solid answers to the conflict.

"There is a cookbook for building green," Phoenix said. "There is no cookbook that says how to deal with the social equity aspects of development."

Residents' property taxes have risen since development plans were finalized, Stephens said. He worries that many will stop being able to afford their homes.

"People who might well be in debt can't afford lawyers that will tell them how much their homes are worth," Stephens said.

Of the 98 residential units in the development, 15 will be available for low-income housing, Phoenix said. The one-bedroom affordable

housing units will go for between \$80,000 and \$90,000.

UNC NOW members said part of their mission would be establishing a comfortable relationship with the Northside community.

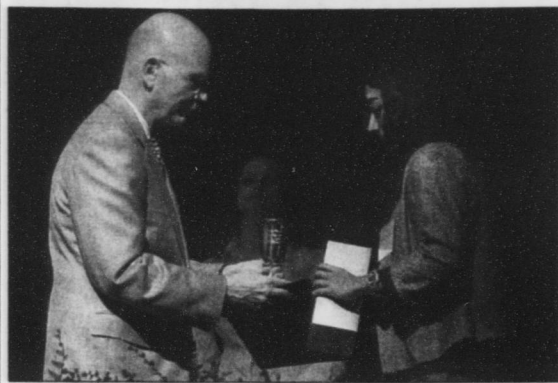
Students who live in the neighborhood don't understand its history, while some residents feel as though they've been invaded, Stephens said.

"This university is being blamed in many ways for the harm done to the community," said communications professor Della Pollock, whose class sent many of the founding members of UNC NOW into the neighborhood last year.

"Our students started by forming a partnership with the Northside community."

Contact the City Editor
at citydesk@unc.edu.

IN HER HONOR



DTH/JENNIFER ZENG

Piyanka Rao accepts the Irene F. Lee Award for Eve Carson from Chancellor James Moeser at the Chancellor's Awards Ceremony on Wednesday. The award is presented annually to a woman of the senior class for outstanding leadership, character and scholarship.

TICKETS

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"I think it's fair because they did help with the event, and I know it is very hard to put something like this together," senior Janel Joyner said.

But others were more cautious to approve of the reserved seats.

"If I knew they were only getting tickets because they were in Congress I would be upset, but if they are getting these tickets because they genuinely helped out with the event that is fine," senior Laura Askins said. "I think for the majority of events most organizers get priority seating."

Members of CUAB said receiving tickets allows members to support each other. "When we have events for CUAB we give tickets to all the board members so they can come out and support each other's committee," said Marie Monroe, performing arts chairwoman.

But for SpringFest, CUAB drew names to determine who would go, leaving the majority of the seats for true Boyz II Men fans, she said.

Marshall said it is necessary to reserve tickets to secure SpringFest's future.

"We want to stress continued financial support for SpringFest in the future, so giving tickets to groups like Parents Council and Student Affairs will ensure their attendance and will encourage them to support the event in the future," she said.

Contact the University Editor
at udesk@unc.edu.

CABINET

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istrators who left the University in the interim between Hooker and Moeser.

"Michael (Hooker) was the one who recruited me," Ramsey said. "When he died, I wasn't sure what the next leader at UNC would be like."

"I was a little concerned at the time that the next leader might not have the vision Michael had."

He added that people tend to leave around the time of a chancellor change because of personal reasons, most often unrelated to the next leader.

"It's just a good time to do something else," he said.

But Hershey said turnover is not typical, and he noticed much less when Hardin and Hooker were named chancellor.

There are a few instances when a new chancellor has felt a sitting administrator didn't fit his vision, but it's rare, said Ned Brooks, former associate vice chancellor for health affairs.

Chancellors sometimes bring in new administrators to steer the campus in a new direction.

"It's not at all unusual for someone to bring people they have worked with in the past," Hershey said.

There are nine vice chancellor positions at UNC, and none has shown to be more vulnerable to change than the others.

"It's not at all unusual for someone to bring people they have worked with in the past."

H. GARLAND HERSHEY, FORMER VICE PROVOST

The position that has turned over most frequently in the past has been the provost, as they often are recruited away to lead other universities.

Provost Dennis O'Connor was recruited to be chancellor of the University of Pittsburgh in 1991. The University of Washington hired Provost Richard McCormick in 1995.

Most recently, Provost Robert Shelton was hired as the president of the University of Arizona in 2006.

But these turnovers have been unrelated to new chancellors.

So should vice chancellors be worried about their jobs? Brooks says no.

"If people are doing a good job, they're probably not nervous," he said.

Several major projects are also under way that could ensure job security for several executives, including the technology initiatives brought by the Enterprise Resource Planning program and the development of Carolina North, UNC's satellite research campus.

Tony Waldrop, the current vice chancellor for research and eco-

nomics development, said he and other administrators are not worrying.

"I think people are doing their jobs," Waldrop said.

"We have way too many things to do here. We don't have time to worry."

Contact the Investigative
Editor at iteam@unc.edu.

CONSTRUCTION

FROM PAGE 1

space on campus. According to a study by Paulien and Associates, a firm that specializes in higher education planning, UNC needs almost 1.4 million assignable square feet more to bring each school and college to a competitive level.

"Certainly in the Master Plan we were aware that some schools needed additional space," said Jonathan Howes, who had a lead role in defining UNC's Master Plan.

"Finding space for more activities in a relatively confined space is really critical," Howes said, pointing to the School of Information and Library Science.

But no proposal for a bond package has come forward at the UNC Board of Governors level, where such a bond would start. If a proposal were suggested there, it would then go to the state legislature, after which it might need to be approved by a statewide referendum.

The 2000 bond passed with more than 73 percent of the vote.

Repair & renovation issues

While the bond has been a huge success in terms of the buildings it has erected on campus, these structures imply a future cost of upkeep and renovation that becomes necessary as structures age.

"It's not dealt with adequately in the state budget," Fulton said, adding that the state legislature provides repair funds. "There's a huge backlog of R and R that's on our campus right now that needs to be dealt with."

The bond dedicates 49 percent to repairs and renovation, 17 percent to renovate and upgrade utilities infrastructure and 34 percent to new construction.

The repair efforts ensure campus buildings keep up with modern safety standards and include upgrades such as HVAC, asbestos abatement and utilities maintenance. Because these renovations are funded by the state, they are subject to consistent shortfalls as state legislators struggle to balance the entire state's budget.

"It's a struggle for almost every single college or university," Runberg said. "Typically there's not enough money to go into your capital programs and into your annual repair and renovation programs."

He said that to maintain the current backlog of repair and renovation projects — a deficit that has grown from \$200 million in 2000 to \$500 million in 2008 — UNC needs to receive about \$30 million per year.

UNC received \$13.6 million for 2007-08.

State requests can force UNC into a balancing act, as resources allocated to one area, such as repairs and renovations, can cause funding shortages in others, such as study abroad or the Graduate School.

"It's admittedly not enough to go around," Allred said. "It's not very appealing a way to allocate funds as it is when you build a brand new shiny building."

While new buildings might be appealing, they represent a substantial hidden cost to the University as they get older.

"Unless we continue to put the right amount of funding into the annual R and R, we're working our way back into a predicament," Runberg said.

Contact the University Editor
at udesk@unc.edu.

Forgetting Sarah Marshall

advance screening

Thurs. April 17 - 8PM

Union Auditorium

Advance Screening Special Admission Policy: Complete details at www.unc.edu/cuab. UNC Student One Card will admit one student and one guest. Faculty/Staff Union Privilege Cards are not valid for Advance Screening Admission.



MEN'S LACROSSE vs. Hofstra
SATURDAY, APRIL 19 AT 12 PM
AT KENAN STADIUM

SENIOR DAY! FREE VISORS & CAROLINA LACROSSE KOOZIES TO FIRST 300 FANS!

SOFTBALL vs. NC State
SATURDAY, APRIL 19 AT 1 PM

FREE FIREHOUSE SUB VOUCHERS TO FIRST 50 STUDENTS!
DOUBLEHEADER AT 3 PM

SOFTBALL vs. NC State
SUNDAY, APRIL 20 AT 1 PM

FREE PAIR OF CROCS, HOT DOG & DRINK TO FIRST 50 STUDENTS!

ENTER TO WIN A FREE DIGITAL CAMERA!

Concerned with Sustainability? Or Recycling? Come join us for a Go Green Theme Meal in each dining hall on April 17th during dinner.



games

Level: 1 2 3 4

1			4		
	7		1	9	
3	6		2		4
2	8		5		3
			4	2	
	5			3	8 4
	4			5	2 1
			9	4	5
			3		6

Sudoku

By The Mephram Group

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Complete the grid so each row, column and 3-by-3 box (in bold borders) contains every digit 1 to 9. For strategies on how to solve Sudoku, visit www.sudoku.org.uk.

Solution to Wednesday's puzzle

7	6	9	8	5	4	2	3	1
1	2	5	7	3	6	4	9	8
8	4	3	2	9	1	5	6	7
9	5	1	3	4	2	7	8	6
2	3	4	6	7	8	9	1	5
6	7	8	5	1	9	3	2	4
3	8	7	9	6	5	1	4	2
5	1	2	4	8	3	6	7	9
4	9	6	1	2	7	8	5	3

WANT TO GIVE PAID CAMPUS TOURS THIS SUMMER?
Pick up an application at Jackson Hall.
Deadline to apply: April 18
E-mail toursdesk@admissions.unc.edu with questions.

THE Daily Crossword Edited by Wayne Robert Williams

ACROSS
1 Abstinence periods
6 Period on the job
11 QB's pursuit
14 Bandleader Shaw
15 Listens to
16 Day's end, in poems
17 Start of a quip
20 Rugged ridges
21 Ticket details
22 Pindar product
23 "Bellefleur" author
26 Removed moisture
28 Caution
30 Strained
32 Paul Anka's "___ Beso"
33 Curvy letters
35 Dining option
38 Part 2 of quip
41 Ice cream option
44 Supporting group
48 Dolphin Marino
49 Honest!

52 Cartographic speck
53 Big name in rap
56 Actress Berger
58 Avoirdupois unit
59 Arlequin of ABC sports
61 Fidel of Cuba
63 End of quip
67 Shoshone
68 Old newspaper sections

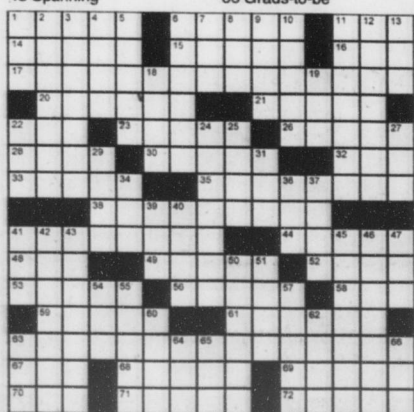
69 Church officer
70 Dropout's doc.
71 Missouri River feeder
72 Luges

DOWN
1 CAB's successor
2 Fleet groups
3 Intense lookers
4 Fork part
5 Melee
6 California peak
7 ___ up (excited)
8 Descartes' conclusion
9 Italian monks
10 Clicked one's tongue
11 More irritable
12 Hardest to penetrate
13 Winter ATV, ___-Cat
18 Warm up
19 Musician's pride
22 Be obligated

24 Case in point
25 Actress Ward
27 Buck lover
29 Headline material
31 N. or S. state
34 As written: Lat.
36 Pau pronoun
37 Vino region
39 Nol of Cambodia
40 Writer Anita
41 Unmatched
42 Tell the tale
43 Funded
45 Spanning

46 Bowled over
47 Marsh
50 Cut into
51 Greek letters
54 Rogers of oaters
55 Latin American
January
57 Grate deposit
60 Aphrodite's child
62 Renowned archer
63 Loutish fellow
64 Amtrak stop
65 Overeater
66 Grads-to-be

PAY TO RESET BAG
ABORT ERROR ALE
TAKEOUT SOCIALLY
OTERT BASES
ACH SINEAD RAGE
SAAB ANDRE MER
ARMIES TEATS
PALMTREEFRUIT
EMEER TENNIS
GAS ALLIN SSTTS
REPS ESCARP OSS
ARRAS PEARL
DAYMONTHANDYEAR
ETE TRAIL RENTE
DER SALEM ESTES



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Contact the University Editor
at udesk@unc.edu.