



**Glen Lennox  
Development Agreement  
Public Input Session #2**

**General Issues and Design**

**November 13, 2013**



# Agenda

- I. Welcome
- II. Quick Recap of Development Agreement Process
- III. Developer Presentation of Key Topics
- IV. Open Discussion



# A Development Agreement Process for Chapel Hill

# Two Phases



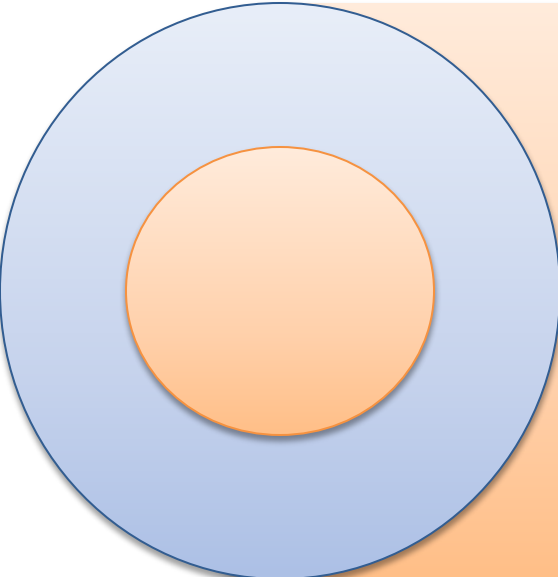
Project Evaluation

Agreement Negotiation

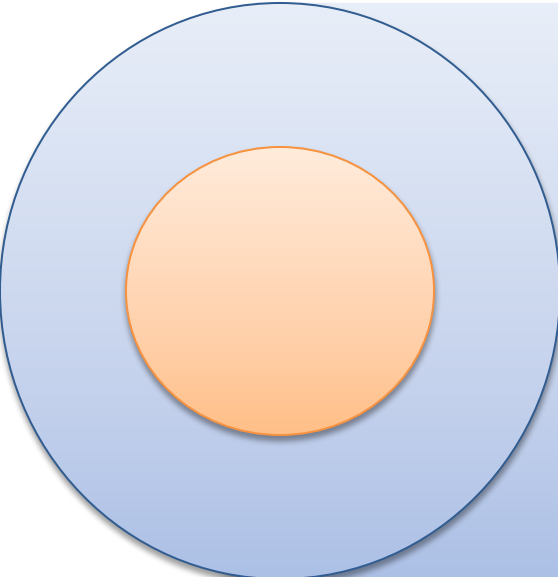
# Process Highlights

- Clear decision points
- No guarantee of approval
- Town-wide engagement
- Town hires expertise; developer pays fee
  
- Phase 1 engagement: project focused
- Phase 2 engagement: negotiation focused

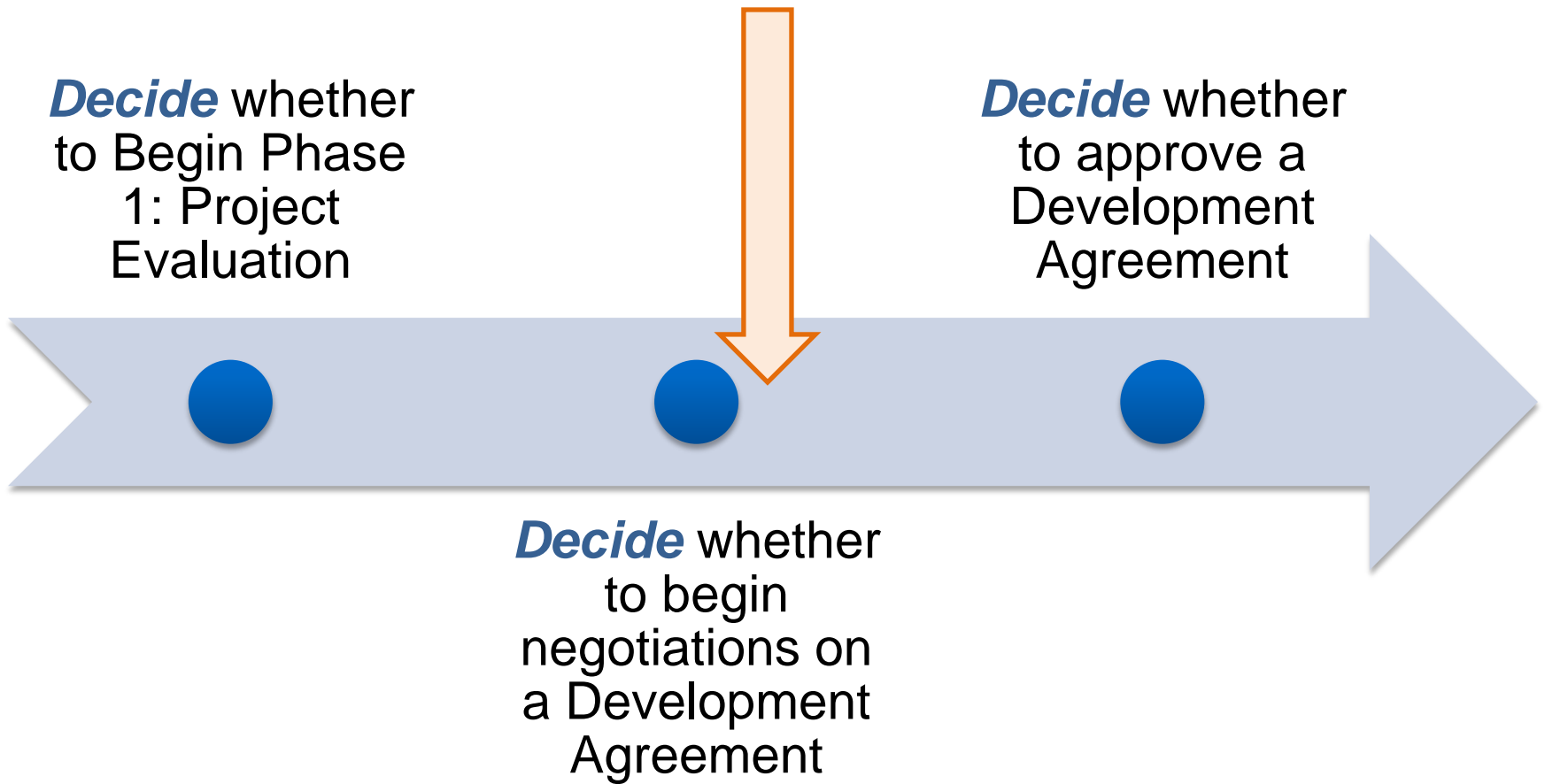
# Project Evaluation

- 
- Evaluation and public discussion may occur in multiple stages
  - Focus is on defining the project
  - Outcomes guide negotiations (Phase 2)
  - Estimated time: 1-6 Months

# Agreement Negotiation

- 
- Outcomes from Phase 1 set topics
  - Negotiations are focused on setting mitigations and measures
  - Estimated time: ~9 months

# Decision Points





# Glen Lennox Negotiation Phase

## Established Dates:

- Nov 13: Public Info Session – General Issues and Design
- Dec 10: Public Info Session – Connectivity and Transportation
- Dec 11: Public Info Session – Stormwater/Environment/Recreation

## Tentative:

- March: Council Work Session
- March-April: Public Workshops
- May: Council Work Session
- June: Public Hearing

# Glen Lennox

## Public Info Session 1 Topics

- Periodic assessment of process
- Duration of agreement
- Scale of development approved
- Uses permitted
- Mix of uses
- Population densities
- Building types
- Intensities
- Placement on site
- Design (also in later session(s))
- Description of public facilities
- Historical and cultural features
- Neighboring lands, compatibility, buffers
- Existing conditions