



**Glen Lennox
Development Agreement
Public Input Session #3**

Traffic and Connectivity

December 10, 2013



Agenda

- I. Welcome and Introductions
- II. Recap of Development Agreement Process and Current Status
- III. Preliminary Results of Consultant's Traffic Study
- IV. Developer Presentation of Key Topics
- V. Facilitated Q&A



A Development Agreement Process for Chapel Hill

Two Phases



Project Evaluation

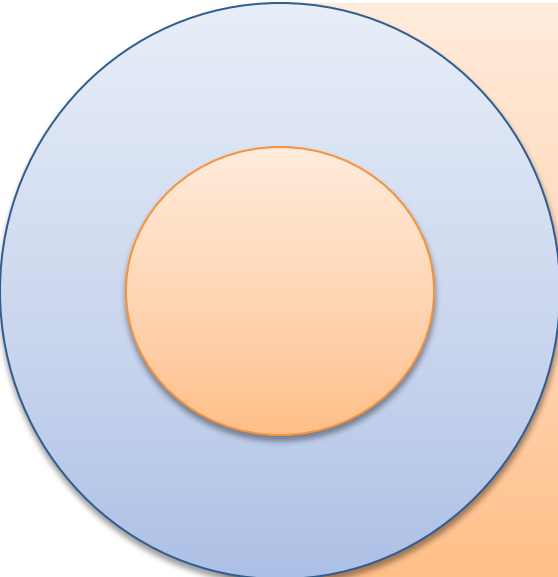
Agreement Negotiation

Process Highlights

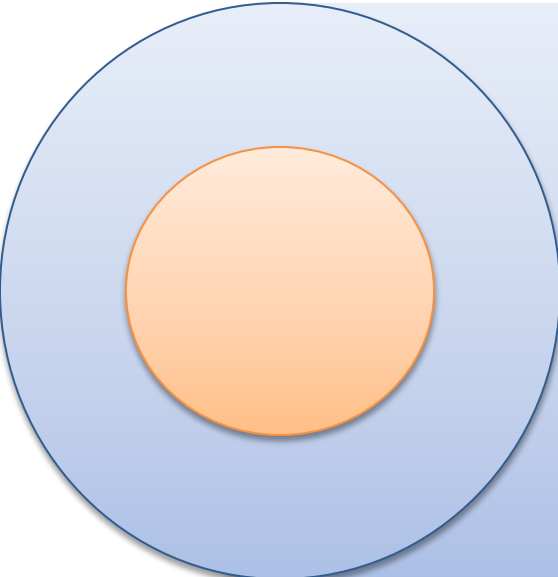
- Clear decision points
- No guarantee of approval
- Town-wide engagement
- Town hires expertise; developer pays fee

- Phase 1 engagement: project focused
- Phase 2 engagement: negotiation focused

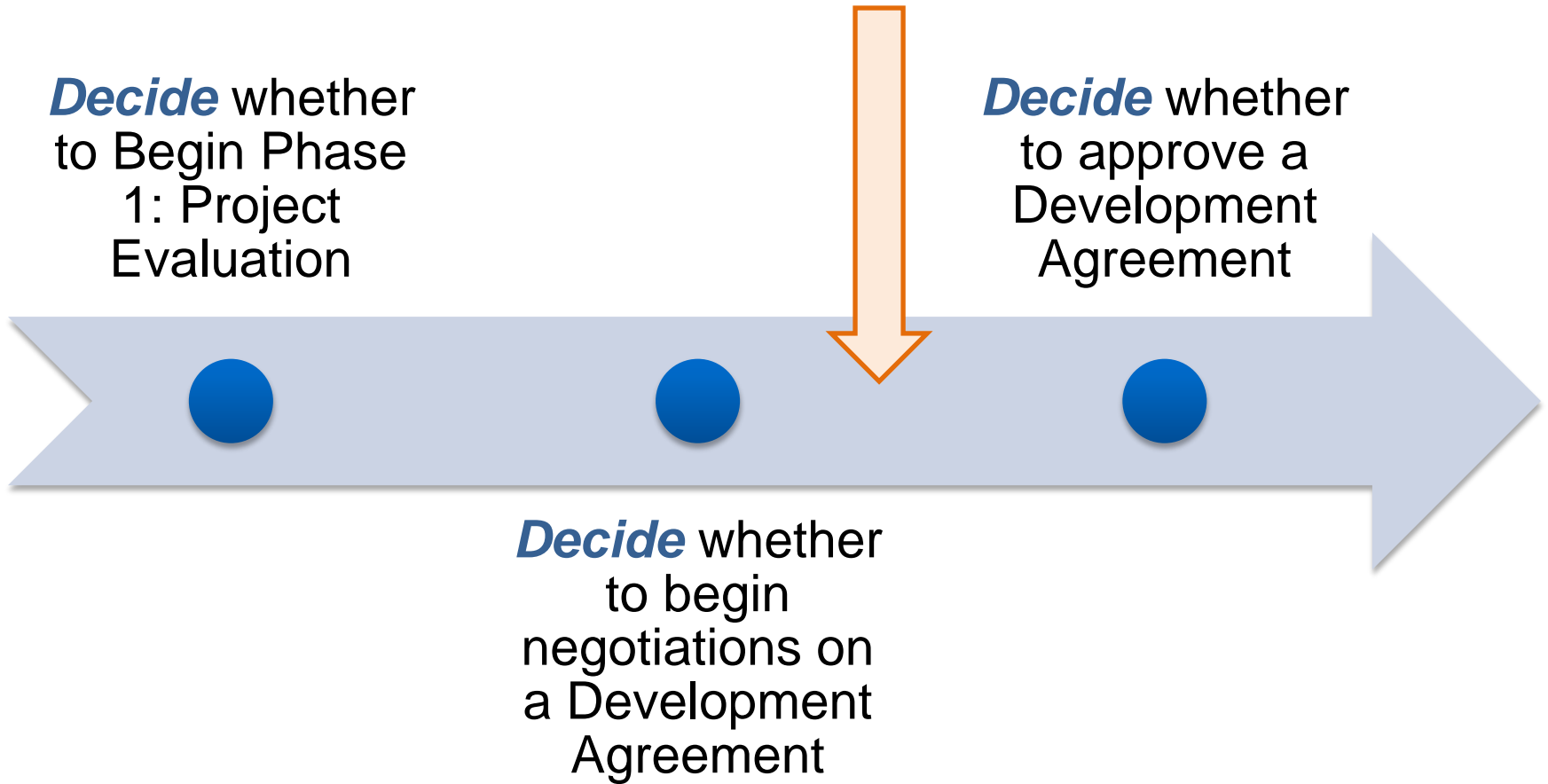
Project Evaluation

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

Agreement Negotiation

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

Decision Points



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

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Public Input Session 2 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

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Public Input Session 3 Topics

- Transportation and traffic
- Parking
- Streets and sidewalks
- Bikeways and greenways

Note: Information, data and alternatives shared during public input sessions is for information purposes. Decisions have yet to be made and negotiations have not yet occurred. Tonight is one of several opportunities for the public to ask questions and provide feedback that will be considered when negotiations and the development agreement drafting process commence.

Materials and Feedback

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