

To view a complete listing of all questions/comment received at the various Carolina North meetings, please visit [Summary of Key Interests - Carolina North Planning Process](#) (pdf) or [Summary of Key Interests - Carolina North Planning Process](#) (MS Word).

Summary of Key Interests
Proposed Carolina North Development
Public Input/Informational Meeting
April 1, 2009

The following questions/comments were raised during the Carolina North Public Input/Informational Meeting that was held on Wednesday, April 1, 2009:

Interests Raised by Citizens

- How many square feet of development currently exist on the University's main campus?
- Given that the University hopes and expects to attract some private development at Carolina North, isn't the historical pace of development irrelevant for planning purposes?
- What is the intention of the long central greenway corridor at Carolina North?
- What types of private sector development are likely candidates to locate at Carolina North?
- What sort of requirements and design standards will potential private sector developments have to meet in order to be located at Carolina North? What sort of review process will interested private sector developments have to undergo to be at Carolina North?
- How much parking will be provided at Carolina North? Concerned about potential traffic impacts.
- Regarding the goal of reaching carbon neutrality by 2050, have the consultants had the opportunity to address site planning issues that would be relevant to energy usage (solar access, orientation of buildings, landscaping approaches, etc.).
- Please provide a schedule that lists the dates for Advisory Board review to all Advisory Board members.
- As we move towards adoption, what is the substance of the development agreement going to consist of, and when will the agreement be finalized?
- Questions regarding the assumptions associated with the fiscal impact analysis for Carolina North need to be answered quickly.
- The University has indicated that the fiscal impact consultant will be sharing the computer model with the University and providing training so that different assumptions can be made and alternative fiscal impact scenarios can be run. How quickly will this occur? Seems that it would be to the Town's benefit if this additional analysis could occur sooner rather than later.
- Although development activity is illustrated as being limited to the southeast corner of the property, the utility plan shows infrastructure extending much further into the property. Why is this the case?
- Is there anything mentioned about different architectural styles? Is there a common vision for Carolina North?

- Given that many of the Advisory Boards only meet once a month, and given the tight timeline for Advisory Board review and comment, what type of response can Advisory Board members anticipate regarding questions?
- How many buildings might make up the 800,000 SF of floor area in Phase I?

Interests Raised by University

- Regarding carbon neutrality, the University is trying to move towards solutions that are clustered in nature. In other words, rather than trying to make each and every building carbon neutral, the University will try to achieve this performance goal over clusters of buildings at Carolina North.
- The University will soon be receiving a copy of the fiscal impact analysis model from the consultant. In theory, this model could be run repeatedly with different assumptions generating countless scenarios. In an effort to keep such additional analysis from being overwhelming, the University is currently discussing how alternative fiscal impact scenarios that would be run on the model might originate. The University's preliminary thinking is that alternative scenarios should be sponsored by at least one of the four governing bodies (University, Chapel Hill, Carrboro or Orange County). Ideally the goal would be to recognize clusters of scenarios that are similar in nature, thereby compressing activity. The University is committed to performing alternative scenarios in an open and accessible manner.
- When trying to craft design guidelines, the professional designers working with the University have on the one hand tried to meet a set of concerns that the University Trustees had expressed, namely protecting themselves from a bad design down the road. On the other hand, the University would also like to preserve flexibility for creativity and ideas that have not yet been fully considered. The goal is to give future development a thorough checklist to apply against anything that is proposed, in order to maximize the appearance, functionality, energy efficiency, etc. of what gets built.
- When reviewing the University's design guidelines, it is important to note that landscaping is an integral part of the University's guidelines.
- Regarding the number of buildings and types of uses that would likely make up the anticipated 800,000 SF of floor area in Phase I: the Innovation Center is 80,000 SF, the Law School is approximately 220,000 SF, and about 200,000 SF of residential (which is supposed to be 25% of floor area at any given time) equals 500,000 SF. The remaining 300,000 SF in Phase I will likely include space for private occupants, as well as for University centers and institutes. Also, because this campus is viewed to be mixed use, it is also possible that Phase I would include 10,000 SF or so of retail. The bottom line however, is that given the anticipated research focus at Carolina North, it will probably be the University's scientist will tell the University what to build.
- The University is beginning to experience a problem with people taking their dogs to the Carolina North property and letting them run off-leash.