

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
Council-Trustees Work Session
March 11, 2009**

The following questions/comments were raised during the Chapel Hill Town Council/UNC-Chapel Hill Board of Trustees Joint Work Session that was held on Wednesday, March 11, 2009:

Interests Raised by Council Members

- How has the discussion of the more contentious issues been handled? Has sufficient information been conveyed to the staff so that they can work on bringing Group 1 issues to a status more like the Group 2 issues?
- The calendar is showing the period from April 1 to April 23 as Town advisory board meetings and it is not clear what they will have to look at as there are certain deliverables that are still out there (e.g. TIA). What is supposed to be available for discussion? We need to be more systematic about getting things to advisory board members for discussion. Also need to make sure that advisory board members are aware of the information that is currently available.
- Advisory board members are an important part of robust citizen participation and we should be disseminating whatever draft information is available to them so that they can start reviewing it.
- With respect to transit, it would be helpful if we could identify the different investments that would be made at different times in the transit plan, and spread them out so that we understand the various components and the time at which different investments would have to be made. Could move along more efficiently when we get to the time that we are talking about this if we had the plan and the investment goals laid out in front of us; this would lay the foundation for a collaborative negotiation between the Town and the University. We pretty much know what these elements are, although we may have to estimate costs.
- How does Chapel Hill Transit play into these improvements? Chapel Hill Transit is the agency that will have to get the money and make the investment. Means that Carrboro, Chapel Hill and the University will all be involved. Need to think about the University's role with regard to Carolina North and the main campus as well as the broader picture. Here is a point where the separateness gets a bit fuzzy.
- Need to work on this so that we get to the higher goals that we may not get to for decades – improving the system. Could also demonstrate to the public that the approval of Carolina North and the development of certain phases are making an important difference to the Town – a spin-off benefit to the whole community that would not occur if Carolina North was not proceeding.
- Would like to be able to review transportation information prior to the meeting and have a chance to review and think about before discussing. Does not understand a lot of the details plugged into the Traffic Impact Analysis. Are we going to have a dedicated bus lane on Martin Luther King Jr. Boulevard? Are we going to be using the rail line between Carolina North and Eubanks Road? Would like to better understand before the analysis arrives on May 1st.

- Regarding the fiscal impact presentation/meeting on March 31st, it is important to note that the University is the lead agency. The University selected the consultant and the University paid for the consultant. So, the meeting on March 31st is not a Council meeting, but it is the only opportunity that the Council will have to meet with the consultant and ask questions.
- What is the format of the fiscal impact meeting on March 31st? What is the nature of the room where the meeting will be held?
- The Town has not yet agreed to 20 years as the time frame for the agreement.
- The fiscal impact study is a very important component of the development agreement.
- Given the complexity of the model, believes that the Council needs some quality time to sit with the financial consultant and gain clarity regarding how the model is structure and what the key assumptions are behind the model. Does not feel that a meeting and setting with 150 people will provide the opportunity and understanding that the Council needs. Believes that the Council should seek to schedule an additional meeting with TischlerBise.
- Who do we expect to be at the meeting with TischlerBise on March 31st? The Orange County Commissioners and Carrboro Board of Alderman will be in attendance.
- The Chapel Hill Town Council is responsible for approving the development agreement. The Council needs to be able to interact with the fiscal impact consultant and ask questions and get clear answers.
- May have a greater understanding of the model and key assumptions, as well as project impacts following the March 31st presentation. Would like to schedule a meeting with TischlerBise and the Council/Trustees the next morning (April 1st).
- Are carbon emissions associated with the University's construction activities included with the University's research and analysis?
- Concerned that planning on a single meeting for the Planning Board to review the development agreement is not sufficient. Need to go ahead and schedule a second meeting for the Board's review. For that matter, Town staff should go ahead and schedule two meetings for every advisory board to provide appropriate time for review.
- Want the public to be clear that although the University will submit an application at the end of April, we will not have a completely formed document and potential development agreement until it comes up for a final vote. The input provided by the public and advisory boards in May and June will be considered and has the potential to be incorporated in the final product that will be considered and voted upon at the end of June.
- How can the Town make the decision to go forward with the May Public Hearing and associated review process at the end of April, without any Traffic Impact Analysis?
- It will be important to not only give citizen advisory boards two meetings to review the development agreement, but to also provide appropriate staff participants to walk advisory board members through the proposal and to answer their questions.
- Need to be sure to provide appropriate background information to advisory board members.

- Is it possible for the Council to get red-line copies to see what was included and what was not included? This would allow citizens to see things that were omitted and then ask questions and request an explanation as to why this information was left out.

Interests Raised by University Participants

- It will be important for the University to figure out how it participates in the necessary transportation improvements and how the University can fiscally accommodate those improvements along the way. Need to figure out a schedule and a timeline as the University builds out Carolina North in order to understand what types of transportation improvements are required at certain points and certain intensities of development. Need to better understand since neither the Town nor the University is going to be able to pay for all of these improvements and are going to need financial help.
- The fiscal impact study has been received and distributed. The report is in two parts. The results are in the main section, and an appendix includes all of the assumptions and input data. The University directed the fiscal impact consultant to analyze two different scenarios which differed in the amount of housing and the timing and pace at which private development occurs. The University also directed the consultant to look at a program of 2.5 million square feet over a 15 year period, although current development agreement discussions are focused on developing a program of 3 million square feet over a 20-year period – a scenario that actually represents a slightly slower rate of growth.
- The fiscal impact consultant (TischlerBise) will be transferring the financial model to the University so that additional scenarios can be run. This transfer has not occurred. When it does, the consultant will also be providing training to University staff.
- The University will host a presentation of the fiscal impact study results at the Institute of Government on March 31st. The consultant will be available to answer questions at this time.

Interests Raised by Citizens

- We are still in a process phase, so would like to request that there be some methodical way to take the goals in the Horace Williams Citizens Advisory Panel report and put them down as a checklist so we can take them and compare them to the proposed development agreement. A lot of work went into the Horace Williams Citizens Group report and subsequently the University's Leadership group put in a lot of work and there was a lot of agreement with these goals. Does not want to see Town lose anything here. Would recommend doing this before signing off on the development agreement.
- A group of citizens has been meeting with University people discussing issues related to energy efficiency and carbon reduction. Would like to thank the University for the wonderful work that the University has been doing in the area of energy efficiency and working hard to reduce the carbon footprint of the University. Commends the University for signing on to the American College and University Presidents Climate Commitment (ACUPCC). This is a remarkable goal that the University has set out to achieve. Trying to achieve a zero carbon footprint by 2050 is quite

remarkable. Since the University's commitment to ACUPCC is so important, recommends that the ACUPCC pledge be added to the development agreement itself as Exhibit I.

- In Section 4.10, recommends some additional language: "the terms of this agreement shall be reviewed by the Town and the University and its successors every three years and may be amended by mutual consent and so forth." Also, amend the last sentence to read "any amendment that affects the American College and University Presidents Climate Commitment (ACUPCC) shall be a major amendment."
- In Section 4.12 (Annual Report), suggest some additional language..."that the report shall set forth all building permits issued" and inserting new language "pre-construction building design energy consumption models, post-construction building and commissioning reports" and so forth.
- In the exhibits incorporated by reference, suggest that the last Exhibit I, be the American College and University Presidents Climate Commitment (ACUPCC) as signed by the University.
- In section 9, which is titled Energy Conversation and Credits, recommend some alternative language that would be consistent with the University's commitment (actual language submitted by written document).
- Incorporate the AIA 2030 guidelines in the development agreement.
- Suggest additional language under Technical Information to support the policy decisions (submitted by written document).
- Be sure to include language: "building energy performance models pre-construction, building commissioning reports post-construction shall be submitted to the Planning Department for all new construction and shall be included in the bi-annual report. Specifications for each building will demonstrate how each addresses the issue of climate, energy and stormwater, and so forth in the individual design."
- In accordance with the ACUPCC commitment, each building shall be designed to meet the minimum of LEED Silver.
- Note that the ACUPCC action plan should provide all of the metrics by which to measure how all of the University's construction meets its goals.
- When and how will a specific line-by-line agreement come to fruition, and how can an active and involved citizen's group be involved in that process? Is there a chance that the recommended carbon neutrality information will be included in the next draft? How can citizens be involved in discussions between the Town staff and the University staff?
- Reinforce the importance of the TIA to the process. Need to ask consultant for delivery sooner rather than later.
- Request that the staff send out reminders to advisory board members regarding the April 1st meeting, and ask for an indication as to who will attend so they take it more seriously and mark it in their calendars.
- Regarding specialized issues such as the energy issues that the public has raised, who makes decisions regarding these issues? Is a specialized group involved or is it just the general staff?