Meeting Agenda

Community Check-In on the Proposed Municipal Services Center
Monday, January 8, 2018
5:30 - 7:30 p.m.
Phillips Middle School Cafeteria
606 N Estes Drive

Welcome!

Tonight's workshop is an opportunity to exchange information with the project design team about the proposed Municipal Services Center. Information from the first two meetings, which covered site design & orientation, and stormwater management, will be reviewed, and proposed design concepts and principles will be discussed. Food will be available.

<u>Agenda</u>

5:30 Convene

Facilitator welcomes attendees and reviews meeting objectives

5:40 Development Agreement Process to Date and Remaining

- Mary Jane Nirdlinger will provide brief remarks.
- Questions/Answers as time allows

5:55 Design Team's Current Thinking

- Presentation by Design Team
- Questions/Answers/Discussion as needed.

6:35 Guiding Principles

- Background remarks by Fred Stang, member of neighborhood "small group."
- Section-by-section consideration of the Draft to clarify the drafters' meaning, identify what attendees support, make suggestions to improve.

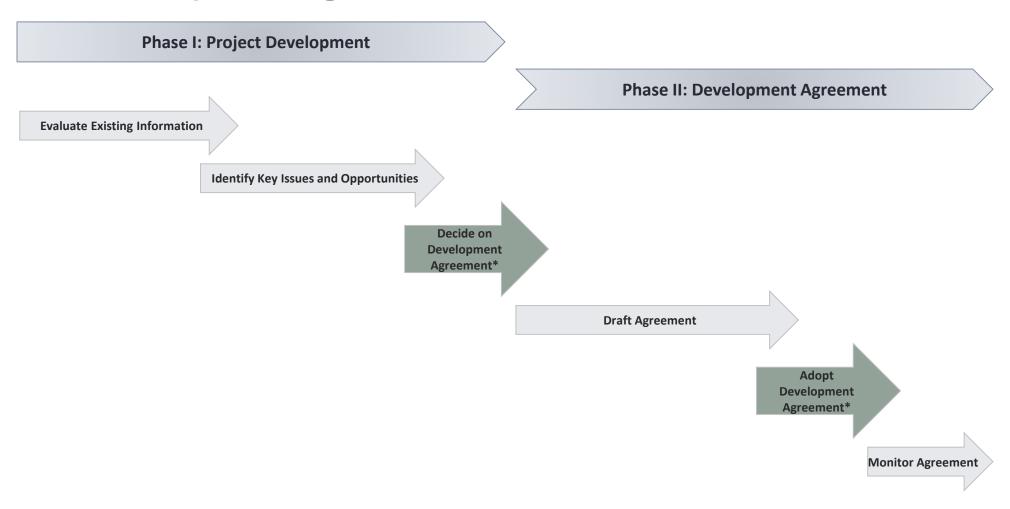
7:20 Next Steps

- Clarify process for "small group" revising the Draft Principles
- Clarify next steps in public engagement process

7:30 Adjourn

Project Background and FAQ's: www.townofchapelhill.org/EstesProject

The Development Agreement Process



*If agreement is not used, underlying zoning and processes remain in place

The Development Agreement Process

We are here (Winter 2018)

Evaluate Existing Information

Identify Key Issues and Opportunities

Negotiate Development Tool Finalize Development Agreement

Review Team Evaluation

- Council provides guidance on Town mission
- Town and University identify program needs
- Initial discussion of community interests
- Site evaluation and concept sketches
- Review adopted plans and other background
- Identify regulatory/entitlement options

Public Information Meeting (March 2017)

University and State Regulatory Authorization – Ground Lease (July 2017) Community Public Information Meeting #2 (September 2017)

Recommend regulatory process to Council

Council Review of Agreement Topics

- Identify submission requirements for DA (if recommended)
- Provide Council guidance on key interests (Policy Topics)
- Provide detailed Development Agreement schedule
- Identify related studies (traffic, stormwater, etc.)

Public Sessions on Negotiation Topics (Fall/Winter 2017(+)

Develop Design

- Based on input and technical guidance
- · Refine project form and features
- Transportation
- Infrastructure
- · Fiscal relationship with UNC

UNC & STATE Decision on lease

Optional: Council Review of Draft DA

5-7 months

Share draft agreement for public, advisory board, and Council

review

Planning Commission Review

UNC Recommend ation on DA

Advertise Public Hearing(s)

4-8 weeks

24 weeks

------ 4-6 weeks

The Development Agreement Process

Adopt Development
Agreement

Development Agreement Monitoring

Council receives final materials:

Depends on Development Agreement Contents

Rezoning (if needed)

Agreement

Supporting plans and documents

Town staff analysis

Decision

1-2 meetings

..... Duration of DA