



**Glen Lennox  
Development Agreement  
Public Input Session #4**

**Environment/Stormwater  
and Recreation**

**December 11, 2013**



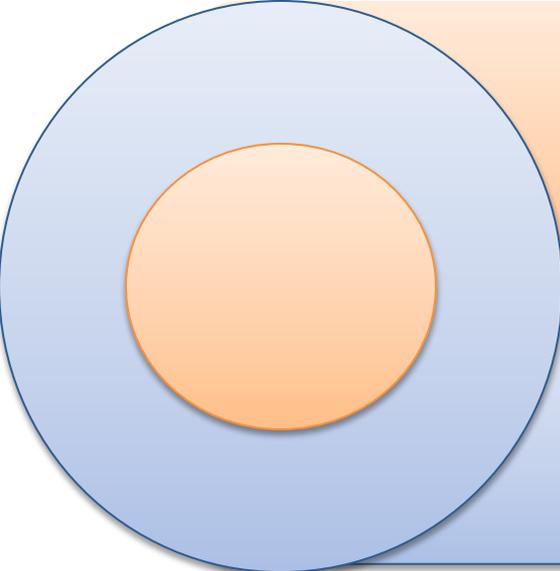
# Agenda

- I. Welcome and Introductions
- II. Recap of Development Agreement Process and Current Status
- III. Developer Presentation of Key Topics
- IV. Facilitated Q&A



# A Development Agreement Process for Chapel Hill

# Two Phases



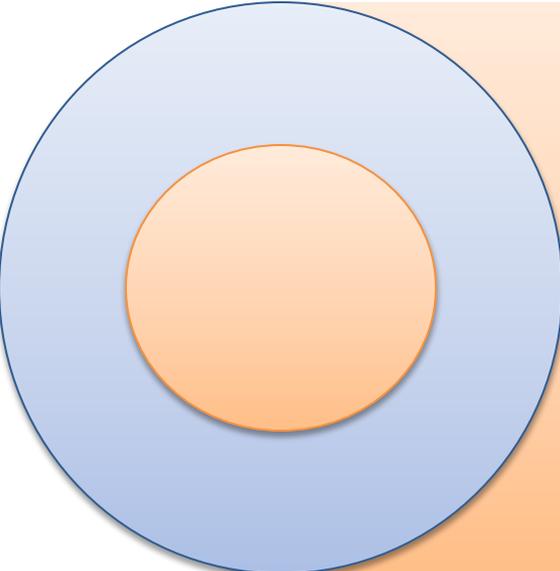
Project Evaluation

Agreement Negotiation

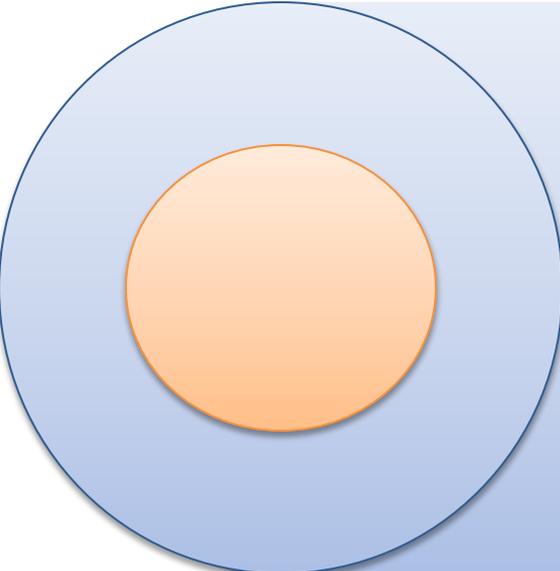
# Process Highlights

- 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

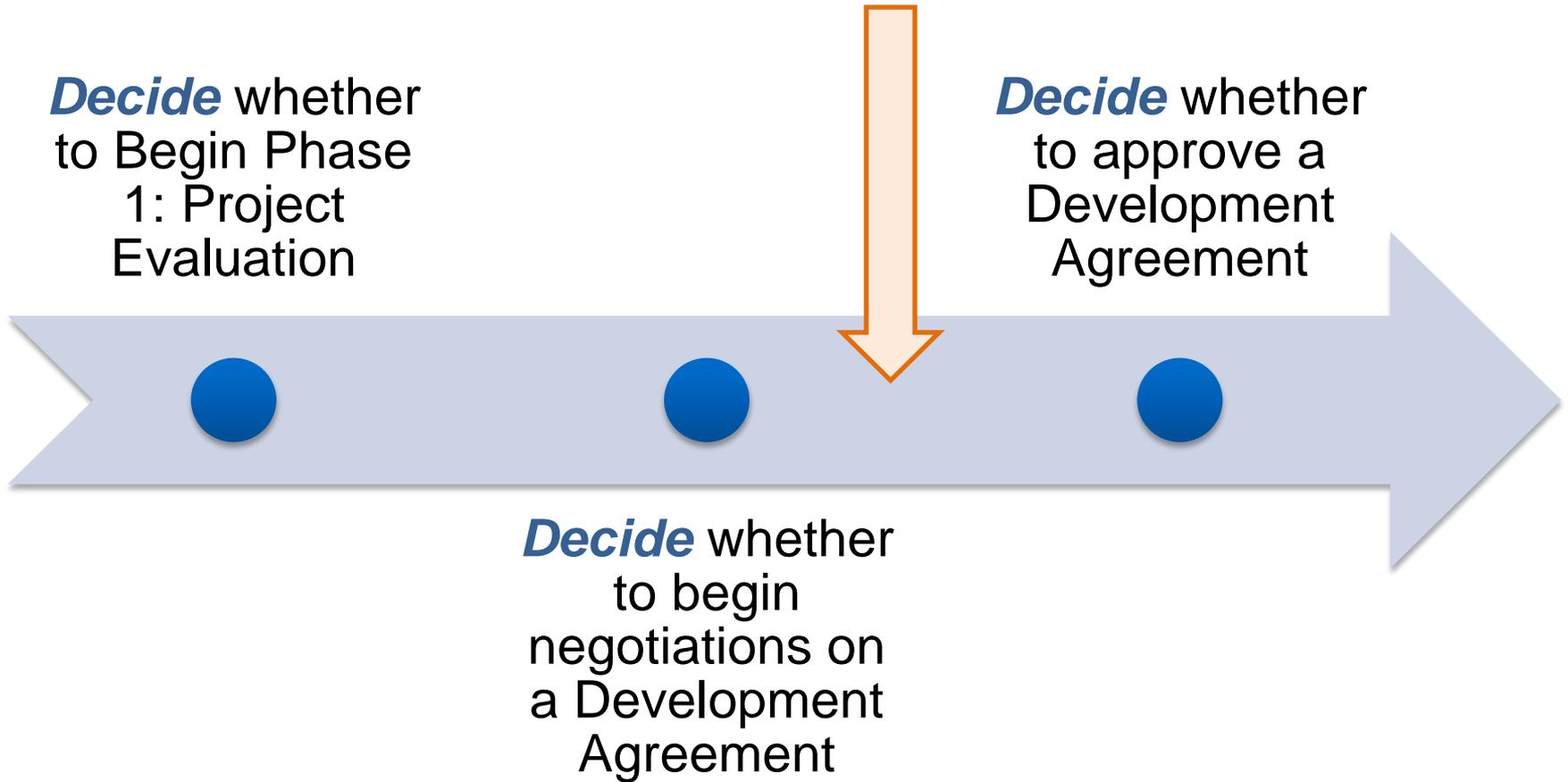
# Project Evaluation

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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



# 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 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

# **Glen Lennox**

## **Public Input Session 3 Topics**

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

# Glen Lennox

## Public Input Session 4 Topics

- Stormwater management
- Preservation of open space and natural areas
- Stream buffers/RCD
- Trees and landscaping
- Sedimentation
- Provisions to protect environmentally sensitive property if needed
- Recreation Areas
- Solid waste management

Note: Information, data and alternatives shared during public information 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 the development agreement drafting process commence.

# Materials and Feedback

Webpage:

[www.townofchapelhill.org/glenlennox](http://www.townofchapelhill.org/glenlennox)

Email:

developmentagreement@townofchapelhill.org