

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/Information Session
February 19, 2009

The following questions/comments were raised during the Carolina North Public Input/Informational Session that was held on Thursday, February 19, 2009:

Interests Raised by Citizens (Verbal)

- It is very important that citizens understand (for both the traffic and fiscal impact studies) the raw data and the basic key assumptions that went into these studies so as to understand the consultant's thinking. Will this information be a part of the report? If not, will the University consider making it part of the report?
- We have heard how the new zoning district and the accompanying Development Agreement will work many times. However, if the Development Agreement is not acceptable we are just going to drop it. Need a percentage probability that this will really happen. Finds it hard to believe that we are going to put this much work into it and something will not be accepted. However, as the schedule looks more and more difficult, and as the foundational studies are more and more delayed – foundational studies that were supposed to provide information for decisions that were made back in the fall, but they were not there so some of the decisions that were made are flawed - and there is no Plan B to fall back on if the Development Agreement does not go forward, other than zoning. The discussed process sounds good, but very concerned that come April there will not be something on the table.
- Has the Town staff started answering all of the questions and comments received yet? If not, at what point will the questions be answered? Will they be grouped by topic and answered?
- Will the exhibits on the walls be translated into a list of stipulations on each topic? If so, that is one way to answer the questions.
- A petition was circulated amongst the various neighborhoods along Piney Mountain Road as part of the Innovation Center Special Use Permit Public Hearings. There were a number of questions raised in this petition. Have these questions been incorporated into this discussion or do they need to be resubmitted?
- When white PowerPoint slides are utilized for presentations at these meetings, they are not viewable on television. Please do not use white backgrounds for such slides in the future so that viewers at home will be able to read the illustrated information.
- There are questions and comments that have not been included and are missing from the notes and draft documents. If you need more manpower, please tell us. Every question needs to be acknowledged, even if you do not intend to answer it.
- Concerned about the process. Understands that the Council has agreed to pursue the development agreement process, but also remembers the OI-4 zoning district and its associated process as it was created to deal with developments much bigger than what the Town typically sees. Does not understand why we are not using the regulations that we have spent so much

time crafting to protect the Town. Instead, we are trying to create something new from scratch and are at risk for leaving important things out.

- Does not find it credible that the Town is going to walk away from the dialogue if there is a conflict or a disagreement on a key issue. Instead, suspects that Town will be lured into negotiating as it becomes too late to walk away after you have gotten so invested in the process. Thus, is a flawed process.
- Instead of the staff trying to cobble together all of these various informational resources, would be better to have a Tech Board that could help the Town, that could make suggestions about how to do the Town's business, and could pursue how to do democracy online.
- There is too much information for one person to consume when walking around the room, and most people are not even here at the meeting.
- Regarding water use and reclamation, the long range projections for the entire southeast is not very good. We have seen some of this with the recent drought, and it is not as big a concern at the moment due to the recent rain, but there are plenty of examples out west that illustrate that growth is not always properly linked to available water resources. Concerned that we are shifting towards weather where rain is more likely to come in short bursts. Something that needs to be addressed at the household level, and policies need to be crafted to address. Water is going to be a very important resource in the future.
- During the past several months, the public statement has been made that if Carolina North develops a centralized power plant, it will not be a coal-firing plant. Have recently downloaded the draft development agreement and note that it does not seem to include anything regarding the primary energy infrastructure and utilities for Carolina North, and believes that there should be a section that addresses this topic.
- Concerned about the relationship between building design and the potential availability of a sustainable centralized power source. Shorter buildings with larger roofs for solar energy purposes are better if you do not have a sustainable centralized power source, whereas taller buildings with smaller roofs are suitable if you do have such a central power source. So, design standards are directly related to the type of energy source to be utilized.
- If the decision is made to build a central energy plant for Carolina North, it should be fueled by renewable energy fuels.
- Is the objective to put all of the uses that can possibly be thought of in the development agreement with all of the special conditions so that we would never have a situation where a Special Use Permit would come to the Town unless it was something that was not included? If this is the case, then everybody needs to wake up and come up with stipulations.
- When are the Council members going to get to talk amongst themselves about the various issues? It seems like there was a lot of interest in this regard, and such a discussion would help to really focus the public on these issues. Citizens would understand which way the Council is leaning based on these discussions, and thus citizens could give better comments.
- How does the Town come back later with an amendment to the Development Agreement? And, the University too, for that matter. Feels sure that there will be something we have not thought of that will come up after something is adopted.

- Would be helpful to the public to have some visualization as to the amount of square feet being proposed by the University. Is it like SouthPoint? University Mall?
- Regarding transportation, it sounds like we have a very tight time frame. It is really important to a lot of people in Town that transportation be addressed properly. Yet, it does not seem like there is going to be much time to respond to the various studies. This seems unfortunate for a development that is going to span 50 years.
- It is unrealistic to think that we will be able to respond to traffic impacts once construction begins, since it may take years to plan, get funding and put improvements in place. This suggests that a “plan as you go” approach is not in the community’s best interest. Also clear at last week’s meeting that Council members and citizens continue to be handicapped by the lack of available information. With only 4 months to go per the stated schedule, the window of available time is closing.
- Many are beginning to operate under the assumption that a transportation management plan will not be in place at the time a development agreement is approved, and that conditions need to be written into the agreement to deal with negative impacts as they occur. If we are going to accept a “plan as you go” approach, then we should approach things on a “pay as you go” basis. Accordingly, rather than assume that a single traffic study can get it right for the whole development, it would seem to be better to have new traffic studies conducted for each new building throughout the development process. If a new building forecast negative impacts, then it would not be built until those impacts could be mitigated.
- Would like for the public to be able to have input regarding which intersections are studied.
- Request a special informational session that is focused solely on transportation issues.
- Concern about effect of vehicular pollution on air quality, especially on kids and people with asthma. Healthy lungs are impaired by poor air quality, so transportation should be a key issue.
- Would like to see the statement that “transportation should not negatively impact surrounding neighborhoods.” While one building may not negatively impact things, over time there will be a cumulative impact.
- Effective processes recognize public input and acknowledge how it was or was not utilized and why. Not acknowledging issues that have been raised is not appropriate.
- Need to communicate to the public when discussion will occur on the issues that are not being discussed at this work session.
- Carolina is uniquely located to form a triad between downtown Chapel Hill and downtown Carrboro. There are some great opportunities for connections between those three locations via forms of alternative transportation other than bus. Need to look into alternate routes to get pedestrians and bikes between the main campus and downtown Chapel Hill. There are some potential routes through neighborhoods that would be much better than Martin Luther King Jr. Boulevard. In order to connect to downtown Carrboro, South Estes is one potential option, but is not a very pleasant option. Need to work on establishing an alternative corridor to downtown Carrboro that is more pleasant and conducive to travel.

- Need to incorporate a bike hub area/facility for safe bike storage and protection from the rain. Could also include showers for bikers.
- Concerned about traffic impact on Martin Luther King Jr. Boulevard and Piney Mountain Road. Will need sidewalks and bike lanes on both sides of these roads. Have we started planning for these improvements? Are we monitoring what is going on now? Are we making plans to mitigate these impacts that are being discussed?
- Concerned about lighting. Even though the Town has a lighting ordinance, it has not stopped the Town from creating an orange glow around the Town at night. Should be looking at making careful choices and utilizing the most current standards while also leaving flexibility to adjust to future standards (www.darksky.org).
- Appreciates all of the hard work that Town and University staff are investing in this process.
- Development in Chapel Hill is guided by the Comprehensive Plan. A number of years ago, it was decided this document had kind of aged a little bit and it was time for a rework. So, the guiding principles in the Comprehensive Plan are showing their age, and some issues like energy are being left behind.
- Concern about setbacks, building height, and density. Need to be aware that this Council has already expressed an interest in tall buildings close to Martin Luther King Jr. Boulevard.
- Should consider going beyond LUMO and pursuing higher standards such as the Dark Sky Initiatives. Need to pursue standards beyond those included in the LUMO.
- Need to talk about how we are going to monitor and measure compliance. The Development Agreement gives us the chances to think about this issue. How will we measure air pollution? When we talk about dark skies, how much illumination per square foot is acceptable?
- Concerned that this process is beginning to mirror the OI-4 development process, which was not a very pleasant process. We have two proposals in front of everyone – Plan A is the development agreement and Plan B is to do nothing. Would like to see a Plan C – basically a more robust zoning district that has permitted uses, would allow Special Use Permits, and would allow those things not currently anticipated to be addressed.
- A lot of time has been spent talking about things in 2035. Need to focus on issues such as noise pollution and light pollution, basically low-hanging fruit that that we should be able to resolve fairly quickly.
- Who is paying for this? Would like to see a budget and a breakdown of who is paying for what.
- Regarding the traffic impact analysis, why was the data collected in November and December? Does not seem like a good time – does not seem like a representative sampling, thus will likely be a source of contention.
- Development agreement seems like an opportunity to collaborate the University's ideas with the Town's goals and objectives.
- Supports concept of preserving open space for a learning lab, and believes that other members of the University community also support this idea.

- Would like to see more input from the University community, and the opportunity to also incorporate those ideas into the proposed development.
- Important to include metrics in human terms that citizens and University staff can understand.
- Would like to see more efforts to hold meetings and gather broader input from a broader community that includes University staff and students.
- Support for a special session on transportation issues. People are very concerned about traffic impacts both on individual neighborhoods as well as the community as a whole.
- Surprised to hear that the RFP for the traffic impact analysis is only now going out. Had assumed that we would have the opportunity to receive the results of the traffic impact analysis, review them, and react to them prior to any decisions being made.
- Carolina North could be something that we are very proud of. It could also be the creature that ate Chapel Hill. The determining factor will likely be how traffic is dealt with. Thus, this is something that the public really wants to hear about.
- Recommendation that the Town encourage the University to use local labor for construction, green buildings, solar systems, etc.
- Encourage the use of bio-diesels for buses between Carolina North and the main campus.
- Improve traffic impact by mitigating it rather than accommodating it. Need to take steps to encourage more bicycle and pedestrian traffic.

Interests Raised by Citizens (Written)

- Robust fallback zone for permitted and unanticipated uses
- Signature buildings – no East 54
- Limit height to 6 stories for interior buildings, and only allow 2-4 stories on the borders
- Living art – people, gardens, water
- Point sources for noise in the interior
- Gardens – for food and beauty without chemicals
- Consider percentage of public art by local artists
- Bike road and pedestrian facilities – improvements triggered by square footage percentage levels
- Buffer between MLK Jr. and Carolina North
- Commitment to spend on local artists
- Public access to art
- UNC Police substation and police bike patrols at night
- Plan carefully so you don't have to redistrict school kids like crazy

- Environmental education center
- School should relate to the Orange County School Construction Standards as well as Department of Public Instruction requirements
- Environmental education – school kids, UNC students – monitor creek health, forest, air quality
- Community Garden to provide local, organic food and build community
- Provide state-of-the-art gym facility like the wellness center at Meadowmont
- Include quads like main campus
- Establish bike trail from Carolina North to Carrboro and main campus alternative to Martin Luther King Jr. Boulevard (for student use)
- Will there also be light rail?
- Seek to connect not only neighborhoods to Carolina North but downtown Carrboro and Chapel Hill (acknowledging that Carrboro is beyond jurisdiction, but partnerships could be sought)
- Don't forget private adjacent neighborhoods and importance of making pedestrian connections
- UNC Students would rather take a longer, flatter bike path than Martin Luther King Jr. Boulevard, which is dangerous
- Provide maps to Carolina North trails and existing greenways at bike hub/transit station
- Bike-ability and active transport that are pleasant and innovative
- Make sure greenway routes (at least some of them) serve as transportation corridors or useful ways to get from point to point
- Take all feasible steps to provide interconnected, walkable, and bikeable pathways that will allow students and Carolina North Employees to leave the car at home
- Include historical facts and guide to local wildlife and bike trails at transit or bike hub station
- Respect for animals and wildlife – this is their heritage too – thanks!
- Archeological requirements should include a requirement for not just survey but complete mitigation of any historic or prehistoric sites prior to breaking ground
- Construction Debris Waste management – please do explain
- Include compost as a waste stream to be captured throughout the campus
- Provide numerous bottle/newspaper recycling containers beside trash cans
- Regular reports to town from UNC on remediation of groundwater

Interests Raised by University Participants

- The fiscal analysis is based on a set of assumptions and data that the consultant gathered to generate a base line for analysis. Assumes levels of service remain the same. The consultant will deliver a customized model that can be used to run alternative scenarios. The University

also investigated getting additional licenses for Chapel Hill and Carrboro. Due to costs, the University will be the licensee and will run alternative scenarios as desired/needed.