

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**  
**January 29, 2009**

The following questions/comments were raised during the Public Input/Informational Session that was held on Thursday, January 29, 2009:

Interests Raised by Citizens (Verbal)

- When will the comments from this meeting be available?
- It is good to involve the public, but it is hard to react when you do not know exactly what is being proposed.
- Have Town staff put the Group 1 issues and associated comments, as well as any consensus with the University that has been reached, on the Town's web site for citizens to react to.
- It would be helpful if staff could put more information on the web site prior to the meeting so that citizens can review this information in advance and then come to the meeting prepared to speak, rather than having to react on-the-spot at the meeting.
- Would be nice to have all questions that have been asked listed on the Town's web site so that citizens could review and realize that their comments do matter.
- Should have a requirement in place that requires a certain amount of transit to be in place after a certain number of major buildings have been constructed. Need to make sure that this does not turn into an office park.
- How can we be sure that we get a real mix of uses?
- The University previously agreed to pursue carbon reduction on the main campus as part of the last Cogeneration Plant approval. Given the prevalence of old buildings on the main campus, this is going to be difficult. Carolina North needs to take this goal into account from the very beginning.
- In order to make buildings at Carolina North as energy efficient as possible, need to make buildings solar-ready. Also want to aim for buildings that are carbon-neutral in nature. If this is going to be achieved, need buildings to be in an east-west or a north-south axis.
- With the Innovation Center being postponed/delayed due to economic conditions, how does this affect the rest of Carolina North?

- Concern that Carolina North turns into an office park that has been smuggled in behind an academic gown. Accordingly, would like to see a cap on the proportion of uses that could be used for commercial and/or non-university purposes.
- Concerned about inappropriate uses such as germ warfare. Would like to see a prohibition in the development agreement regarding uses that might be harmful or dangerous to the community.
- Concerns conveyed in petition last October, including lack of information available regarding Carolina North's potential impact on traffic congestion, air quality, pedestrian and bicycle safety, and noise and light emissions. Still awaiting a response to this petition and eager to get more information on the issues that were raised.
- What short term and long term standards will define acceptable levels of traffic congestion, air particulate, and noise and light emissions associated with Carolina North, and how will compliance with those standards be monitored? When these thresholds are exceeded, the development agreement should include an impact review or other appropriate oversight activity. In short, Town citizens should have some sort of relief from unanticipated consequences from Carolina North.
- Concern about water capacity and ability to serve Carolina North, especially under drought conditions. Cannot assume that abundant water supply exist for additional growth and development. Planning should revolve around a community's worst-case scenario. Need to analyze this situation before deciding how to proceed.
- Glad to see that the idea for a school site at Carolina North has been carried forward from the Horace Williams Work Group.
- Support a high level of commercial development that supports not only people on the immediate campus, but also those who live in immediate neighborhoods who could walk or bike to such shopping opportunities.
- Hope that future land use and energy decisions will take advantage of opportunities for synergy and make better use of waste heat from energy generation (such as landfill gas to electricity).
- There is very little unification on the main University campus. Would like to see a more homogeneous approach at Carolina North. The UNC Hospital is a potential example of how buildings can be physically linked and grow in place, while providing ease of use for the people who inhabit them. The Innovation Center design is abstract and does not appear to be a good candidate for linkage and flow when growth occurs and additional space is needed. This type of opportunity for growth and architectural unification and linkage does not appear to be reflected in the current designs. This approach would also help keep the campus more compact and tight-knit. Need an overall focus on congruity on the part of the University, rather than leaving this to the discretion of individual departments, if this goal is to be achieved.
- Building orientation and the use of glass need to be considered as part of pursuing an energy-efficient design and outcome.

- Concern that a “good faith” effort to provide 25% housing at Carolina North is not going to be enough. Need to ensure that this level of housing will occur, especially if a school is going to be located at Carolina North. Should consider an even higher rate due to the advantages of locating homes within close proximity to places of employment.
- Concerned about impact of development on Bolin Creek.
- Surrounding neighborhoods currently enjoy a lovely dark sky, and homeowners can presently enjoy star gazing from their yards at night. Concerned about the effect that the Carolina North development will have on the dark sky at night and the general quality of life for those who live and work nearby the proposed development. Need to be thoughtful and careful now, in order to assure the very best possible outcome.
- Concerned about pedestrian safety in nearby neighborhoods.
- Need to monitor environmental components now, prior to development.
- Need to pursue properly designed lighting, smart lighting - that shines down where it is needed, rather than up into the sky or into the eye. This type of technology is available now. There is no reason for us to increase the sky glow above our town. There are many reasons - and solutions - to decrease it. Model lighting ordinances and codes are available and should be utilized as part of the proposed development agreement.
- Would like to know what other monitoring is being done – of the air, water, light – by the University or the town.
- Currently cross Martin Luther King Boulevard in the vicinity of Carolina North in the morning to get to work. There is no crosswalk, no signal, and no sidewalk on the other side of the road. This is not safe now. Agreeing to increase the traffic without properly addressing this urgent need would be foolhardy. Would like to see the traffic and transit studies that we have been promised.
- Have been attending meetings faithfully and reading everything available regarding the planned development. Have been involved with writing and circulating a petition of concerns. It has not been easy to follow this process - or the associated content.
- We all would like more citizen input. We’d like to hear from the people whose lives are going to be affected - by traffic, air and noise pollution, light pollution, decreased green space. But the community needs more information to wrap its mind around. The traffic and transit study, the fiscal impact study, would give something to react to. A web log or centralized comment page would provide a visible place for such discussion.

#### Interests Raised by Citizens (Written)

- High-efficiency and sustainability in design – integrated pedestrian/bike (complete streets)
- I would prefer to see more pedestrian/bike paths to commute to Carolina North rather than bike lanes. Separation is safer and I think a more efficient use of road capacity and better for urban form/design overall.
- Performance guidelines needed for design of the physical setting – expression thus far seems two-dimensional, focusing on roads-blocks, not growth and visual and spatial linkages

- Hope art funding will be used for large structures that uniquely define public space rather than for small sculpture
- Design should include elements that exemplify usage of natural, green, locally sourced materials, design and labor as learning lab for both town and university
- Use of locally sourced timber from Carolina North
- Let's make Carolina North an international destination for scholars, business people, and policy makers on how a town and university achieved at least its 60% carbon reduction commitment and better yet the IPCC goal of 80% ghg reduction by 2050. This also happens to be President Obama and Governor Perdue's ghg reduction goal.
- This sounds like design integrity is delegated to UNC, neighbors may have good input to design features
- Adopt and use the AIA 2030 challenges to set the design standards for all construction and the energy infrastructure at Carolina North.
- Use non-carbon emitting people movers on campus to reduce automotive traffic
- Grocery store – essential, reasonable prices though small, not another high-end
- Technology is adored by many Chapel Hill residents so many must realize that great changes will happen repeatedly in cars, fuels, water reclamation, etc; unpredictable!
- World population is rapidly growing. Chapel Hill will have its share of new population; we must expect this in a realistic way.
- Need to provide opportunity to comment on Group I issues
- UNC should pay for Police/Fire/EMS Facilities and services (at least 90%)
- At what point will Carolina North need its own EMS/Fire/Public Safety?
- Fiscal equity – establish mechanism so taxpayers do not bear entire cost burden
- We need more housing density at Carolina North; will help support school population plus easy commute to UNC
- Elementary schools don't need 10 acres as now required in North Carolina – go compact
- Suggest that the new school be held within the initial 250 acre phase otherwise the development footprint will expand; this is unacceptable.
- Should be model environmental center – environmental magnet – no child left inside!
- Think Universal Design Standards-facility that accommodates individuals of all stages of disabilities.
- Connect greenways to adjacent neighborhoods
- Promote bike races at Carolina North

- The historic spirit of community in the Horace Williams Tract expands far beyond 100 acres. Battle Park should not be the model for green space preservation at Carolina North “100 acres” out of 1000 acres is not significant preservation
- Keep up the good work on the trails at Carolina North
- Preserve the trails!
- Promote the trails!
- It is good to see that the proposed development will be dense and leave maximum green space.
- Foresters are doing a great job.
- Would like to see recreation space as a learning opportunity – sort of a ‘public lab’ to study environmental impacts of development
- A visible, accessible center on campus which provides covered bike storage, lockers and facilities for showering would send a strong message that alternative transit is encouraged (not just an option)
- I suggest that CN development be halted at 250 acres. The public will support this. Students with an eye and heart for the future will also support this. Preserve the open space.
- Biological Preserve, environmental education – great ideas.
- Connecting these greenways is crucial for ensuring their use. Right now Bolin trail just dies out to the west. If connected well to Carolina North, it will be able to flourish.
- Need bike/pedestrian connectivity from the start, not only with MLK, but with Estes drive toward Carrboro will recognize the number of university staff and students who commute to UNC from Carrboro
- Don’t pave every greenway, especially near creeks
- The archeological standards are pretty much identical to existing state/fed standards. How does the development agreement add to what’s already on the books?
- Strive for innovative and flexible approach to waste generation and disposal
- Net-zero waste?
- Compost all green and food waste at Carolina North and VSC there
- Reduce, Minimize (monitor and mitigate) solid waste
- More than recycling (which should be a given) we need waste reduction strategies before the point of throw-away.
- How will paper be minimized?
- Use high quality materials that won’t need frequent replacement
- Conduct public education session to track
- Make this a major research opportunity especially for bio-tech super bugs.
- Height pollution a concern
- Support special lighting/keeping skies dark

- Pedestrian dangers crossing MLK
- Support provision to prevent bio terrorism warfare techniques or any activity that jeopardizes public health
- Support ability and need to link buildings architecturally
- If public has no review, what will happen when the next Board of Trustees has no design sense? Design review has been delegated to UNC only.
- Support suggestion to make it a requirement to AIA 2030 standards
- Support architectural infrastructure integrity of new buildings
- Require transit infrastructure pegged to number of square feet and projected trips
- This is essential to mitigate air quality issues
- Recommend improving the process by (1) making group issues and “draft concerns” available online and before public meetings, (2) making comments available to public so others can see them, and (3) sharing latest draft of development agreement provisions before public meetings
- What is the carbon footprint (a) for this development phase (50 years), and (b) for the whole project when completed?
- If southern Orange County were to conform to Kyoto agreement, how many carbon credits would need to be acquired?
- How is diminishing supply of petroleum taken into consideration?
- What assumptions are being made about environment (petroleum, gas, water) in which Carolina North is being developed?
- Will a road be built from Homestead/Weaver Dairy Ext. through the forest to accommodate construction traffic?
- What assurances will be made against invasive infrastructure beyond the footprint of Phase I?
- Since the Innovation Center, the gateway to Carolina North, is not actually a UNC building, is its footprint included in the 228 acres of Phase I?
- Are we accounting for and measuring the footprint of the proposed development continuously and rigorously?
- On the current proposed plan the Innovation Center and Law School are at opposite ends of Phase I. Should not the building be progressively phased so that the disruption of infrastructure is minimized?

#### Interests Raised by University

- Innovation Center is going to be a private building built by Alexander Real Estate. They are obtaining a Special Use Permit so that they can start construction at such time when they obtain financing.
- Regarding questions about the impact of the economic downturn and the state budget situation on Carolina North, the new Law School will likely be built entirely with State-appropriated funds when they are available and approved (which is not anticipated in the near future). However, it

is still critically important that the University continue to move ahead with the new zoning district and the drafting, discussion and negotiation of a development agreement in order to create the broad context within which the Town and the University can proceed in the future.

- Regarding the interpretation that the Innovation Center is only going to be 25% occupied by University functions, actually is the case that no more than 25% of the building will be occupied by the University's Technology Transfer staff who are intended to be in support of the tenants. The purpose of the Innovation Center is to provide a convenient location for University researchers to have access to space as part of starting up and operating new companies and pursuing commercial development of intellectual property.