

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
January 14, 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, January 14, 2009:

Interests Raised by Council Members

- Is the staff cataloging and keeping track of citizen comments and questions raised at Carolina North meetings?
- Are the measurable standards that are being suggested getting incorporated into the development agreement?
- Provide larger reproductions of the University's PowerPoint presentations.
- Work sessions are intended to be informal meetings that create a forum for public input.
- Need to have another public information session in February. Perhaps consider a different format that would better solicit input. Could potentially structure a meeting to focus on specific topics of interest at different times of the day.
- How does the Town use the feedback that it receives? Very frustrating when citizens make comments and then feel like their feedback is not being utilized.
- How will the University make sure that its housing is being utilized by the intended parties, and that it remains affordable? Will there be covenants?
- What percentage of the envisioned housing would be affordable?
- Encourage the University to consider providing as much affordable housing as possible.
- When will the housing get built, and when will the affordable housing be constructed? Will the affordable units be provided as you move along? Need to come up with a formula or structured approach that helps the University self-regulate the orderly provision of affordable units.
- Needs to be a relationship between the number of employees, staff and students that are going to be at Carolina North and the number of housing units that are going to be there for them.
- Try to average 25% affordable at all times during construction and development.
- Need to contemplate linkage between residential growth and school system capacity.
- Interested to hear more about idea of linking affordable housing opportunities at University Square and Carolina North.
- Will affordability be measured by number of units, number of bedrooms or floor area?

- Need to make sure that the housing opportunities that the University creates are not too small and are indeed places where people want to live.
- How will desired faculty members with families and school-age kids be enticed to live at Carolina North with multi-family housing in an area that is not really geared to raise kids in their teens?
- How many of these people that you are going to house in the first phase are going to be faculty and staff compared to students?
- How do we maximize the value of these homes and achieve long term energy efficiency and affordability for these homes? Need to address these goals in a way that will outlast the standards that the Town currently follows.
- 50 years of land preservation is not land preservation; it is simply Carolina North Phase III or IV.
- Regarding land preservation, encourage the University to cluster development and pursue a smaller footprint for the development itself, in order to get the desired housing and development program while making a commitment to preserve open space. The timetable for this preserved open space should not expire after 50 years and then allow the University to put additional development on the site. Clustered development and permanent open space go hand-in-hand.
- Permanent land protection is desired because it provides the community with more green space, and offers the opportunity for outdoor learning experiences. It also adds value to the developed areas around the permanent open space.
- All of the land at Carolina North that is not being proposed for development is not the same or equal in value. The stream buffers are very important, but there may also be connections to upland areas that may also be equal or more valuable.
- The riparian land should get the most attention as far as preservation is concerned. However, it is the adjacent upland mature forest that when preserved in connection with the stream corridor become even more valuable.
- Forest fragmentation is also a concern. It is better to preserve larger chunks of land than small fragmented pieces.
- Undeveloped land is important as it serves as a perennial resource for the University, especially if this is a research campus. Open-space related research activities are long-term in nature, and frequently last more than 50 years. For Carolina North to be a true research campus, need to preserve more open space than just the Resource Conservation District buffer.
- The University has committed to limit development over the next 50 years to no more than 25% (approximately 250 acres) of the site, and to make good faith efforts to meet its needs beyond 50 years within that limitation. What steps are being taken to pursue this objective and achieve this limitation?
- Concern about very tall buildings and lack of open space preservation are key reasons why the Town Council has felt on many occasions that it is best to keep the zoning low. The Town typically makes people come in and ask for a rezoning so that the Town is in a position to get things it wants for the community in exchange for increasing the amount of development allowed on a site by zoning. If there is no protection for the remaining 750 acres, then how does the Town protect itself from absorbing the type of density that the University is considering on

the first 250 acres from spreading over the entire site? It does not seem that this level of development is good for the Town or the University.

- The University has agreed to protect the Resource Conservation District areas. Is there any possibility of protecting any additional environmentally sensitive areas as part of this development agreement?

Interests Raised by University Participants

- Have sought to shift discussion from “time” of development to “stage” of development. Mid-Stage of the proposed development includes approximately 3,000,000 square feet.
- Would encourage additional forums to solicit citizen input on various aspects of the anticipated development agreement. University is willing to support and participate in more meetings.
- Want flexibility and versatility regarding housing stock (staff, junior faculty, students, etc.), and ability to mix different types of people and families.

Interests Raised by Citizens

- Need to make sure that the standards regarding energy efficiency and generous use of renewable energy systems, mass transit, and clean energy creation be incorporated into the development agreement to ensure that CRED standards are met.
- Need to take the time to incorporate clear and concise standards regarding energy efficiency and CRED standards. These important dimensions of the development plan need and deserve additional attention to make sure that appropriate standards are included in order to achieve the desired objectives.
- Opportunity to develop a sustainable vegetable garden at Carolina North in close proximity to the new homeless shelter. Would be a good opportunity to advance studies for sustainability, environmental studies, and carbon reduction.
- The scheduled process is extremely aggressive, and there are several deliverables that have not been forthcoming (e.g. fiscal study and transit study) which is going to put the desired schedule in jeopardy.
- Discussion seems to be focused at the “1,000-foot level,” it is time to begin to drill down on some of the particular details.
- Regarding air pollution, need to go beyond the LUMO and EPA standards – need to be talking about particulate counts.
- Regarding light pollution, need to be talking about foot candles, not how much the sky glow is going to be.
- Regarding off-site water quality along Bolin Creek, what obligation, if any, does UNC have for monitoring what they put into Bolin Creek?
- The language being used in the development agreement should be “evergreen.” In other words, whereas we may talk about ASHRAE standards and setting a 50% standard today, need to

recognize that this approach may seem very parochial 5 years from now. The development agreement needs to be flexible and able to adapt to future standards.

- Need to come to terms with the fact that the schedule appears to be way too optimistic.
- Make greenways an important part of the discussion. Need to pay attention to how various projects within the Carolina North connect to our existing and proposed greenway systems, as well as well as links to greenway opportunities north of the Carolina North campus.
- The University and the Town have the rare opportunity to set the example by building a campus that will be a model for generations to come. The Town has a critical role in achieving the necessary standards to shape and guide this development. The public discussion that should be taking place has not occurred. Need to notify and engage the public before an agreement is reached. There is no rush. Need to rethink the schedule and consider other ways to engage the public in the discussion.
- Has been no public discussion regarding how this campus will be supplied with energy. Nothing should go forward until various options have been put forth and discussed. The source(s) of energy and how the buildings are built need to be an active part of the dialogue and the development agreement discussions between the Town and the University.
- Please automatically publish any emails that come to the carolinanorth@townofchapelhill.org email address on the Town's website.
- Will the citizens get to see the draft development agreement? Are tweaks going to be allowed? Will public comments change the draft? Is often a case of rapidly solidifying concrete by the time that such proposals reach the public, and thus vital public commentary has little impact on the final outcome.
- Will the dark skies initiative be applied to the interior of the property? The LUMO only discusses illumination at the edge of the property. If we are going to monitor things like sky glow and foot candles on the interior of the property, then it would seem like the Council should be directing the staff to be researching these issues now.
- Will there really be 20-story buildings at Carolina North? If so, will they be visible from Martin Luther King, Jr. Boulevard?
- What percentage of rental units will be provided versus ownership?
- Really need to get the public involved. Please encourage other folks to attend the meetings. Recommend getting materials, including the soon-to-be-released fiscal study, posted on the web site.