

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 Work Session  
January 10, 2009**

The following questions/comments were raised during the Chapel Hill Town Council's Work Session that was held on Saturday, January 10, 2009:

Interests Raised by Council Members

- It is important to know the annual percentage of growth associated with mass transit projections.
- The projected mass transit numbers for the Chatham County corridor do not seem high enough.
- Is it possible to get a park and ride lot at US 15-501 and Interstate 40?
- What, if anything, can be done to fix/improve Estes Drive?
- Should investigate the possibility of widening the eastern end of Estes Drive since it is wider and appears to have room for improvements to occur.
- The major design issue is that transit should serve Carolina North.
- If transit is going to work, then it has to be linked to standards in the development agreement. Need to be able to link transit and growth at Carolina North, both in terms of the gradually increasing intensity of development and necessary capital investment in infrastructure.
- Town needs to create certainty that both parties are committed and invested to transit because the Town is not going to widen roads and it is going to be multi-modal.
- Should seek to develop a community around a transit center – base Carolina North's program around a transit point, or hub, from which they can grow out. Transit should also lead development, not follow it.
- Do you build out Chapel Hill for the purpose of transit, or build out Chapel Hill and Carolina North the way you want it to be and work transit around it? The Council has asked the University to put density along Martin Luther King Jr. Boulevard; however, the University believes that Law School would be nicer if it's located in the interior of Carolina North. So, do you move the Law School in order to have a hub, or do you relinquish requirements of density along Martin Luther King Jr. Boulevard?
- Should density occur along Martin Luther King Jr. Boulevard or the proposed 'C' road? Does light rail play a role?
- If the Town wants Carolina North to be a vibrant, 24/7 place to live, transit will make this happen.

- If development is pushed in from Martin Luther King Jr. Boulevard, then the Town has control of both sides of the road.
- The Town should start talking about limitations on parking and require some kind of arrangement and prescribe limits. Need to explore what opportunities and costs come with each plan.
- What phasing is realistic for the University? Need to work out this issue and determine what phasing works towards a vibrant community.
- Housing should be provided in the first phase of the development.
- Should housing be provided in the first phase for students, faculty, or both?
- There should be a finite time frame to get homes filled with those making 80 percent of the median household income, then housing should be made available to others.
- Support for housing for students, faculty and staff, in order to reduced trips and create a community where people work and live without having to get in a car.
- Housing should be provided for employees of every pay grade; the development agreement needs to reflect this expectation.
- If the amount of student housing is reduced to accommodate faculty and staff, then students move further out. Need to get statistics regarding bedrooms, rentals, and whether or not there is a shortage of dorm rooms.
- Need to focus on obtaining low and medium income housing because these opportunities do not exist in the market.
- Should the Town seek to provide a housing opportunity for every new head at Carolina North?
- What type of housing should be provided – attached/multi-family or single-family?
- Greenbridge and 140 West are examples that can be used as examples for residential parking requirements at Carolina North.
- What is a realistic energy efficiency goal for Carolina North housing?
- Need to provide protection for forests in bottom-land areas.
- Can watershed research be incorporated into the development agreement?
- Can non-Chapel Hill land also be preserved as part of the development agreement?
- Desire to protect important open space areas in perpetuity.
- Will Carolina North adhere to the Town's Resource Conservation District requirements?
- Will Carolina North follow Town requirements for stormwater management? Will all water be handled on site in the same manner as private development?
- How will Carolina North receive power?
- Will the Town be able to review the use of the Duke Energy site and landfill gases in order to contemplate health issues, air quality and the overall cumulative impact on the community?
- What is the location of the transmission line associated with the use of the Duke Energy site?

- The fuel used to generate energy for Carolina North needs to be a clean fuel; need to specify this in the development agreement.
- What will the energy generation facilities on the Carolina North campus look like? Sound like? Are there emissions that need to be monitored?
- Will the University's existing Cogeneration Facility on Cameron Avenue play a role in supporting Carolina North?
- How can the Town measure and mitigate air quality? Need to look for ways to link air quality to carbon reductions. Should pursue a commitment from the University to meet carbon reduction requirements as part of the development agreement.
- How do you measure water sustainability?
- Need to utilize low-flow fixtures, and should not allow any use of potable water outside of the buildings. Desirable to pursue water re-use systems.
- Northern connector road should not be a part of the first development agreement.
- What is allowed in the area outside of the Development Agreement?
- How does the proposed northern access road relate to transit? Need to link preservation of open space and transit.
- No land disturbance should occur while negotiating is in progress.
- Carolina North and the development agreement need to address social, environmental and economic impacts.
- How much parking should be included in the first phase? How to best balance needs while promoting transit? Link to square footage? What are the mode split goals?