

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**  
**Chapel Hill Town Council Meeting**  
**June 22, 2009**

The Town Council considered the Carolina North Development Agreement on Monday, June 22, 2009. The following questions/comments were raised prior to adoption of the proposed Agreement:

Interests Raised by Council Members

- Would like to add the words “and greenway” in sections 5.8.2, 5.8.7, and 5.8.9 of the Agreement, as suggested by one of the members of the Greenways Commission via email.
- Interested in having close attention paid to sedimentation during construction. There are not enough bodies on the ground to make sure that erosion and sedimentation controls don’t get damaged during construction and continue to properly perform their intended function. Wants to know that a warm-bodied person is going to be out there on a regular basis, perhaps not on dry days, but certainly on days when rainy weather is anticipated. Getting an after-the-fact apology when things don’t go as they should is not acceptable.
- Concerned that the proposed sedimentation approach (reviewing plans and inspections reports) in the Development Agreement is reactive. Wants to have a more proactive approach so that failures can be avoided.
- The Agreement says that the University is going to develop a sediment control plan and site inspection guidelines. How will this play out and be enforced during construction?
- The Agreement could include additional language requiring appropriate regular monitoring and inspections based on the level of development and weather conditions.
- What does the word “minor” mean regarding trail maintenance and repairs within the conservation easement?
- Development Agreement has turned out to be an innovative document that is definitely worth all of the time that everyone has invested in it. Provides flexibility while serving both the best interests of the Town and the University.
- Appreciate time and effort on the part of University officials, Town staff, and David Owens.
- Thanks to the citizens who invested time and hard work in helping the Town make the Development Agreement a document that everyone will benefit from.
- Although the Town Council will be approving the document, it is a living document that will continue to evolve as we move forward.
- Appreciate the University’s commitment to the development agreement process and willingness to work together going forward.
- Thanks to the high quality work by Town and University staff, and exceptional leadership demonstrated by the Town Manager, Town Attorney, Jack Evans and David Owens.

- Appreciate the time and energy invested by Neighbors for Responsible Growth (NRG) to provide valuable input and make the process a better one.
- Applaud the preservation of open space.
- Appreciate the University's agreement to financially participate in the Town's Stormwater Utility program.
- Regarding pedestrian and bicycle issues, believe that maximum flexibility has been retained, which is very important if outside funds are going to be utilized.
- Thanks to the Town's Advisory Board volunteers and members of the community for participating in this important process.
- As far as the Manager preparing a recommendation regarding a process to implement the continued citizen involvement and participation with Carolina North, want to make sure that the Town continues to use its website for a continual web presence for Carolina North. The website is an important tool to help citizens keep up with Carolina North. Recommend using the table of triggers included in the agreement on the website to help citizens better track things. It is a huge development and the Town needs to be proactive in helping citizens keep up with everything.

#### Interests Raised by Citizens

- NRG would like to recognize the Town and the University for making substantial efforts to include the public in the development of the Development Agreement.
- NRG supports recent changes to the Development Agreement linking building occupancy and transportation improvements, promoting more aggressive parking ratios, and advancing the concept of a workable bike/ped path linking the two campuses in the earlier stages of the development.
- NRG believes that the Development Agreement would have been stronger had more time been set aside for discussion and planning. Feels badly that the Agreement got rushed at the end. Believe that this is especially true for transportation issues, including bike and pedestrian facilities where detailed discussions were put off until the very end of the process. With more time, many of the recommendations in the Agreement may have been evolved into firm commitments and schedules.
- NRG is also disappointed that the compressed schedule of revisions to the Development Agreement, seems to have limited public participation and proper deliberation. So many changes have been made to the Agreement over the last several weeks that it is impossible for the average citizen to understand all of the potential implications. The NRG does appreciate the work that David Owens has done in an effort to shepherd everyone through this revision process.
- Want to remind the Council and citizens that since many critical decisions regarding Carolina North will be made in the future, we must ensure that citizens are represented at the table. This will require a committed, sustained effort by the Council, UNC, the citizen groups that have already provided input, and the new citizens and groups that may come forward in the future.

- NRG looks forward to working with the Town and the University on the priorities identified by NRG outreach efforts with citizens in Chapel Hill and Carrboro: (1) promoting full public understanding of the contents of the Development Agreement and its potential impact on Chapel Hill and Carrboro residents; (2) working with the Council to put together an ambitious comprehensive plan for promoting public awareness and participation; (3) monitoring key aspects of the Development Agreement and recommending changes if they prove to be ambiguous, difficult to implement, or require new solutions; (4) petitioning the Town for a transparent and comprehensive calendar for milestones and triggers as spelled out in the Development Agreement; and (5) collaborating with Town officials on strategies to highlight legislative intent for issues important to future generations of Chapel Hill residents.