

**Detailed Target Timeline for Town Review
of Carolina North Development Proposal**

LEGEND

Blue	Council-Trustee Work Session
Green	Town Council Meeting or Work Session
Red	Public Informational Meeting
Purple	Advisory Board Meetings
<i>Italics</i>	<i>Informational & Procedural Items</i>

Date	Action
September 25 2008	Council-Trustee work session (with public comment period): Presentation and discussion of development review process proposed by staff, Briefing and discussion of legal aspects of development agreements
October 15	Regular Council meeting: Council discussion of review process
October 22	Council-Trustee work session (with public comment periods): Discussion of detailed timeline and process for review; issues to be addressed
<i>October 31</i>	<i>University initiates process with written request for consideration new zone, map amendment, and development agreement; submits long-range plan, mid-term and early stage development plans; University submits background ecological studies and draft design guidelines</i>
<i>November 3-17</i>	<i>Data collection on traffic counts for future traffic impact analysis; Town develops RFQ for consultants to conduct CN traffic impact analysis consistent with town guidelines and process</i>
November 10	Regular Council meeting: Council receives University's Carolina North request and materials
November 18	Council-Trustee work session (with public comment periods): Presentation and discussion of University-submitted plans and materials; discussion of process for addressing issues and categorization of issues
November 19	Informational meeting for public and advisory boards (with staff report to Council/Trustees) – (1) Development review process, timing, opportunities for involvement, issues to be addressed; (2) Presentation and discussion of University's October 31 submittals. {Additional staff updates provided to advisory boards at regularly scheduled meetings December through March.}

December 3	Council-Trustee work session (with public comment periods): Discussion of scale of CN project to be addressed in initial development agreement, area to be rezoned, range and mix of uses in zone and development agreement
December 8	Regular Council meeting: Council receives update on CN process.
December 17	Interim fiscal impact analysis update presented to for staff review
January 8	Joint University-Town staff briefing regarding formation of joint staff work teams for preparation of development agreement analysis and potential provisions. Joint staff work teams meet on Jan. 15, Jan. 22, Jan. 29, Feb. 5
January 10	Town Council work session: Update on Long Range Transit Plan; discussion of Carolina North issues
January 14	Council-Trustee work session (with public comment periods): Presentations and discussion of housing, preservation of undisturbed areas
January 22	Transportation Impact Analysis Request for Qualifications distributed
January 26	Regular Council Meeting: Council receives update on CN process.
January 29	Informational meeting for public and advisory boards (with staff report to Council/Trustees) – Presentation and discussion of rezoning, text amendment, and development agreement; presentation and discussion of proposed project, issues, and development review process, solicitation of ideas on metrics, standards, mitigation measures
February 9	Staff initial draft of LUMO text amendment and development agreement distributed to Council/Trustees
February 11	Council-Trustee work session (with public comment periods): Presentation and discussion of transportation issues (parking, transit, roads, traffic) and stormwater utility; Update on on-going staff work
February 19	Informational meeting for public and advisory boards (with staff report to Council/Trustees):
February 27	Transportation Impact Analysis responses to RFQ received
March 3	Fiscal impact analysis report submitted by consultant, distributed, posted on Town and University web sites
March 4	Informational meeting for public and advisory boards on environmental standards, energy conservation, traffic and transportation, and stormwater management topics
March 11	Council-Trustee work session (with public comment periods): Updated on staff work and fiscal impact analysis. Discussion of energy and carbon credits, stormwater utility issues; timing and process for future Council and Trustee activities.
March 17	Consultant selected for transportation impact analysis
March 23	Regular Council Meeting: Council receives update on CN process.

March 31	<i>Staff package on potential development agreement and LUMO amendments submitted to Council and Trustees</i>
March 31	Public informational session with consultants on fiscal impacts study
April 1	Follow-up session for Council with Fiscal Impact Analysis consultants
April 1	Informational meeting for public and town advisory boards: Presentation and discussion of potential zoning district, development agreement tool and process, proposed plans
April 1-30	Town advisory board meetings – presentation and discussion of staff package
April 8	Council work session on Carolina North package – potential development agreement and ordinance amendments
April 8	Public Arts Commission: Discussion of Carolina North package – potential development agreement and ordinance amendments
April 15	Regular Council Meeting: Council receives update on CN process.
April 16	Informational meeting for public and town advisory boards: Presentation and discussion of potential standards included within development agreement
April 21	Planning board regular meeting: Discussion of Carolina North package – potential development agreement and ordinance amendments
April 22	Community Design Commission meeting: Discussion of Carolina North package – potential development agreement and ordinance amendments
April 22	Parks and Recreation Commission meeting: Discussion of Carolina North package – potential development agreement and ordinance amendments
April 22	Greenways Commission meeting: Discussion of Carolina North package – potential development agreement and ordinance amendments
April 22	Council-Trustee work session (with public comment periods): Discussion of terms of development agreement.
April 23	Transportation Board meeting: Discussion of Carolina North package – potential development agreement and ordinance amendments
April 23	Public Arts Commission: Discussion of Carolina North package – potential development agreement and ordinance amendments
April 27	<i>Proposed text/map amendments, plan, and development agreement submitted</i>
April 27	Regular Council meeting: Council directs initiation of formal review. Meeting canceled by Town Council on April 15
April 28	Bicycle and Pedestrian Advisory Board meeting: Discussion of Carolina North package – potential development agreement and ordinance amendments
April 28	Stormwater Management Utility Advisory Board meeting: Discussion of Carolina North package – potential development agreement and ordinance amendments
April 29	<i>Publication of notice for May 11 Council public hearing on text/map amendments and proposed development agreement</i>

<i>May 1</i>	<i>Transportation impact analysis submitted</i>
May 1-23	Town advisory board meetings – discussion and recommendations on text/map amendments and development agreement
May 5	Planning board regular meeting: Discussion of Carolina North package – potential development agreement and ordinance amendments
May 5	Sustainability Commission meeting: Discussion of Carolina North package – potential development agreement and ordinance amendments
May 5	Historic District Commission meeting: Discussion of Carolina North package – potential development agreement and ordinance amendments
May 7	Informational meeting for public and town advisory boards: Presentation and discussion of Transit and Transportation Impact Analysis report
May 7	Active Living by Design: Discussion of Carolina North package – potential development agreement and ordinance amendments
May 11	Council public hearing: Public hearing on text/map amendments and development agreement
May 12	Planning board regular meeting: Discussion of Carolina North package – potential development agreement and ordinance amendments
May 14	Active Living by Design: Discussion of Carolina North package – potential development agreement and ordinance amendments
May 21	Council-Trustee work session (with public comment periods): Discussion of terms of development agreement
<i>June 4</i>	<i>Deadline for published notice of final public hearing on text/map amendments and development agreement (incorporating any refinements made in May)</i>
June 8	Regular Council meeting: Council deliberation
June 11	Informational meeting for public and town advisory boards: Review of issues addressed in the development agreement
June 15	Council public hearing: Public hearing on text/map amendments and development agreement
June 16	Council-Trustee work session (with public comment periods): Discussion of terms of development agreement.
June 22	Regular Council meeting: Council deliberation and action on text/map amendments and development agreement
<i>July 6</i> <i>(tentative)</i>	<i>If approved, development agreement executed and recorded</i>

