

November 22, 2004

Dear Mayor Foy and Council members:

Thank you for hearing my comments this evening and for your work on this issue that is of such importance for Chapel Hill and UNC.

First of all, I would like to reiterate my support, and the support of many of my fellow citizens, regarding several of the options brought forth at the October 18 meeting.

These are (numbers correspond to Planning Board proposals):

- Proposal 1 (a), requiring a preliminary Concept Plan, or (b) lengthening the Development Plan review period from 90 to 120 days. Either of these would add sanity to the schedule.
- Proposal 3 (a), increasing the review period from 90 to 120 days for Perimeter Projects at least.
- Proposal 6 (a), adding a finding for compliance with the Town's Comprehensive Plan
- Proposal 7 (a), adding a finding that future Development Plans or Modifications comply with all LUMO regulations
- Proposal 8 (a), establishing a process for periodic public review of adherence with the Comprehensive Plan, and
- A citizen-suggested proposal to require a transportation report of ten pages or shorter which would identify impacts, proposed mitigation measures and implementation plans and then a follow up report on whether these measures are working.

Not all of these are in agreement with the Town Staff's recommendations as presented on October 18. During the hearing it became clear that there are differences of opinion between the Planning Board, the Town Manager, other citizens, and no doubt among you as well.

Therefore, it seems advisable that the Council debate and formulate a unified position on which options it feels are in the town's best interest BEFORE entering into discussions with UNC. Unless I am mistaken, there has been no such public discussion by the Council so far.

Lastly, I hope the Council will build into any discussions a way to accept meaningful citizen input. The more sunlight there is on an issue, the better it is for the public. The Manager's recommended discussion format calls for open meetings between UNC representatives and a Council committee of three. The intensity of the late adverse citizen reaction to Development Plan Modification 1 is a reminder that it is better to include citizens in the process early. I hope that whatever the adopted discussion format, due consideration will be given to providing adequate opportunity for citizen involvement and interaction.

Thank you.

Mike Collins