



THE UNIVERSITY
of NORTH CAROLINA
at CHAPEL HILL

OFFICE OF THE VICE CHANCELLOR FOR
RESEARCH AND ECONOMIC DEVELOPMENT

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June 11, 2010

Roger L. Stancil, Town Manager
Town of Chapel Hill
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514

Re: Carolina North Development Agreement
Minor Modification Request 2010-1

Dear Mr. Stancil:

I am writing on behalf of the University to request a minor modification to the Carolina North Development Agreement in accordance with the procedures outlined in Section 3.5.5(j) of the Land Use Management Ordinance and Section 4.12 of the Carolina North Development Agreement.

After the signing of the Carolina North Development Agreement, the University has continued with design and planning processes in order to implement the terms of the Development Agreement. One of the first tasks the University undertook was to tie the plan to the ground (sometimes referred to as geo-referencing) since the plan drawings in the Development Agreement were only drawings and not survey quality documents. In that process, we discovered the following unintended sitings:

- One recreation field was sited on a wetland (See Attachment 1-- this location is circled and labeled "1")
- Proposed reclaimed water plant site located on a steep slope and would impact a stream. (See Attachment 1-- this location is circled and labeled "2")

To address these undesired sitings, we propose to adjust Exhibits B, C and D of the Development Agreement as follows:

- Location of one recreation field moved south to avoid the wetland impact (See and compare attached Exhibit D and Exhibit D-2010-1)
- Location of reclaimed water plant re-aligned with the abandoned airport runway to avoid steep topography and stream impact (See and compare attached Exhibit D and Exhibit D-2010-1)

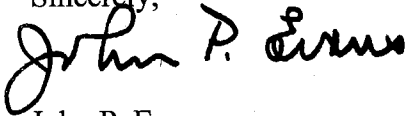
As a consequence of the adjustments described above, the boundary outline has been redrawn to accommodate these changes with the total acreage remaining at 228 acres in Exhibit B and 133 acres in Exhibit C. (See and compare attached Exhibits B and C and Exhibits B-2010-1 and C-2010-1).

As provided in Section 3.3.5(j) of the Land Use Management Ordinance, we request that you approve the attached Exhibits B-2010-1, C-2010-1 and D-2010-1 as a minor modification because we believe these changes do not fit the definition of a major modification in that there is no:

1. Substantial change in the boundaries of the development agreement.
2. Substantial change in floor area or number of parking spaces.
3. Changes that will substantially affect pedestrian, bicycle or vehicular access or circulation beyond the boundaries of the development agreement.
4. Substantial change in the amount or location of open space within the boundaries of a development agreement.

Moreover, these adjustments are in substantial compliance with the approving action of the town council and all other applicable requirements. Please let us know if you need additional information in order to proceed with the request.

Sincerely,



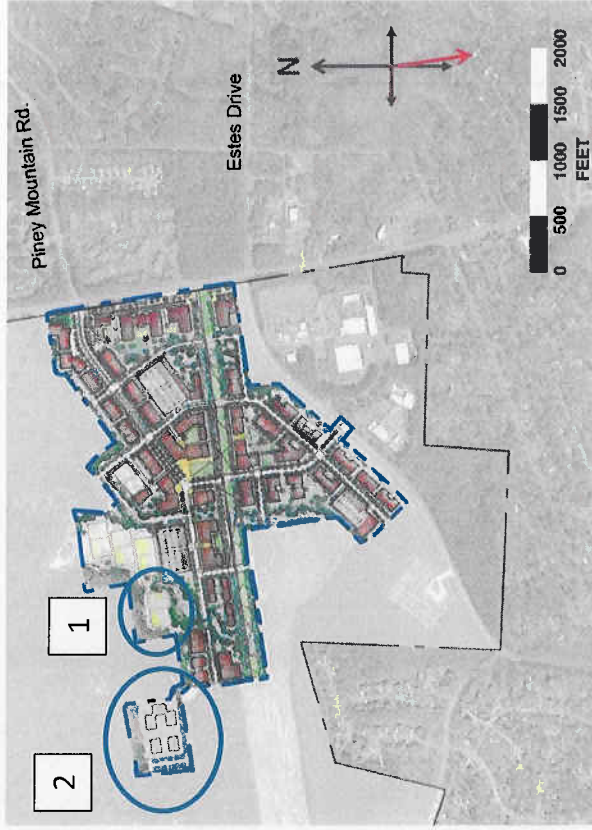
John P. Evans

Cc: Holden Thorp
Patricia Crawford
Richard Mann
Bruce Runberg
William Tricomi
Tony Waldrop
Anna Wu

Attachments: Attachment 1: Unintended Sitings; Proposed Adjustments
Attachment 2: Exhibit B
Attachment 3: Exhibit B-2010-1
Attachment 4: Exhibit C
Attachment 5: Exhibit C-2010-1
Attachment 6: Exhibit D
Attachment 7: Exhibit D-2010-1

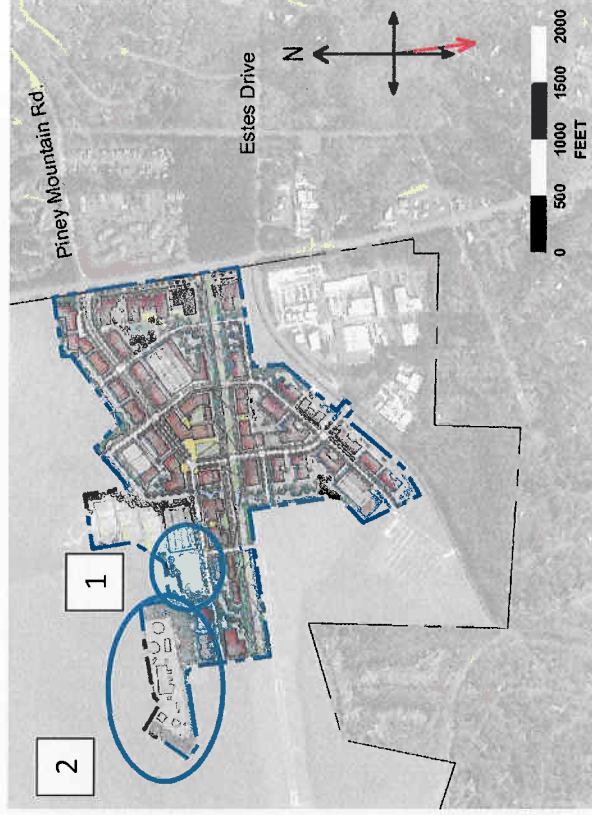
ATTACHMENT 1

Unintended Sitings



- 1 Recreation field
- 2 Utility site

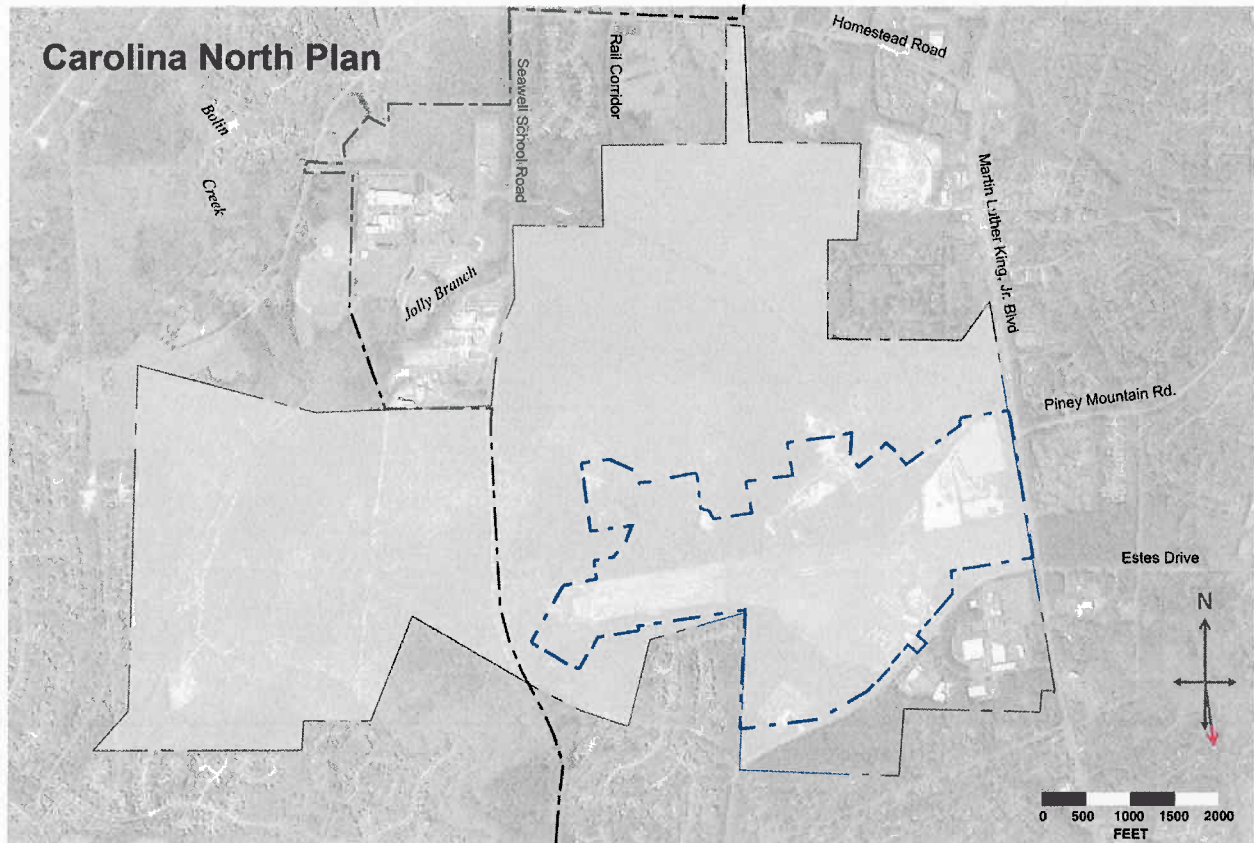
Proposed Adjustments



- 1 Recreation field moved south to avoid wetland impact
- 2 Utility site realigned to avoid steep topo & stream impacts

ATTACHMENT 2

EXHIBIT B. Boundary Map of the Portion of the Carolina North Tract within the Long-Range Plan of Development for Carolina North

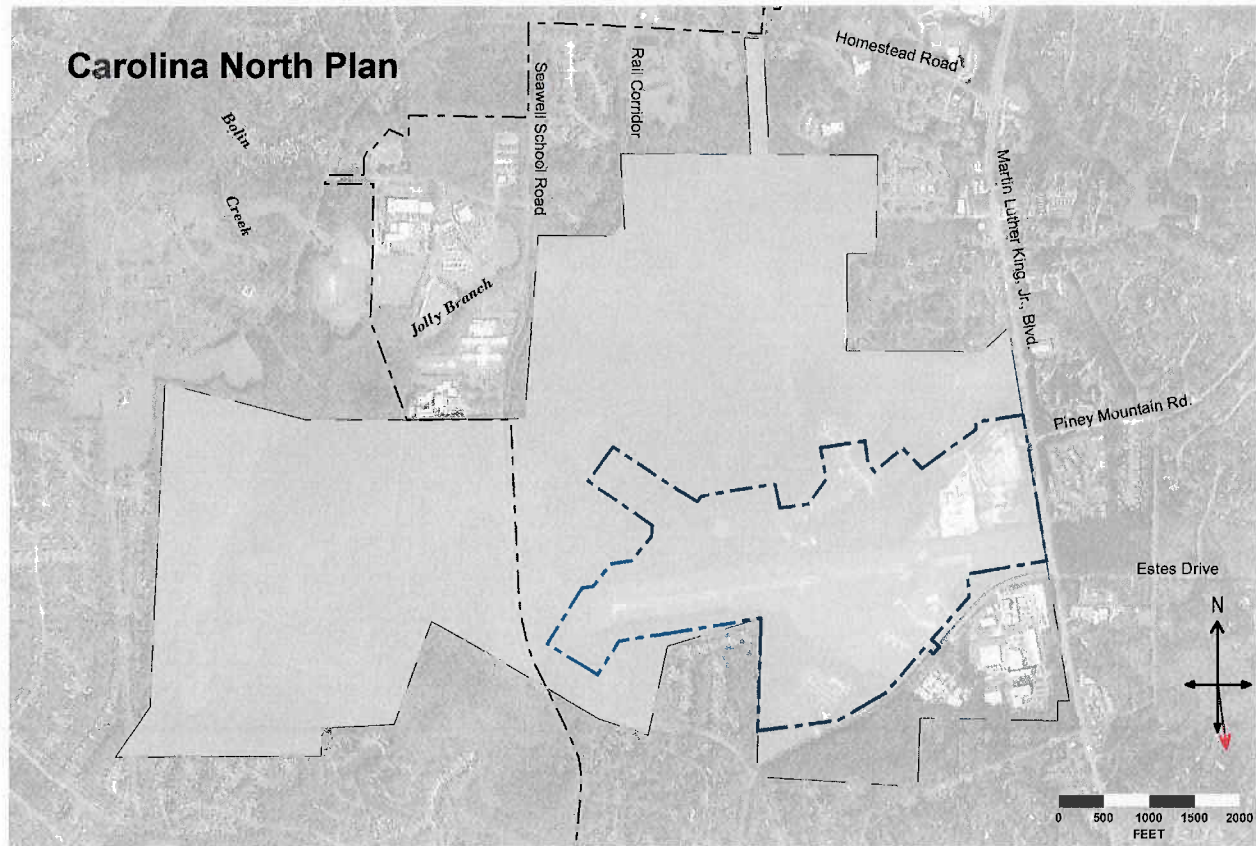


Boundary of Area within the Carolina North Tract Showing Location of Building Development Anticipated within Fifty Years

Approximately 228 Acres

ATTACHMENT 3

EXHIBIT B-2010-1. Boundary Map of the Portion of the Carolina North Tract within the Long-Range Plan of Development for Carolina North

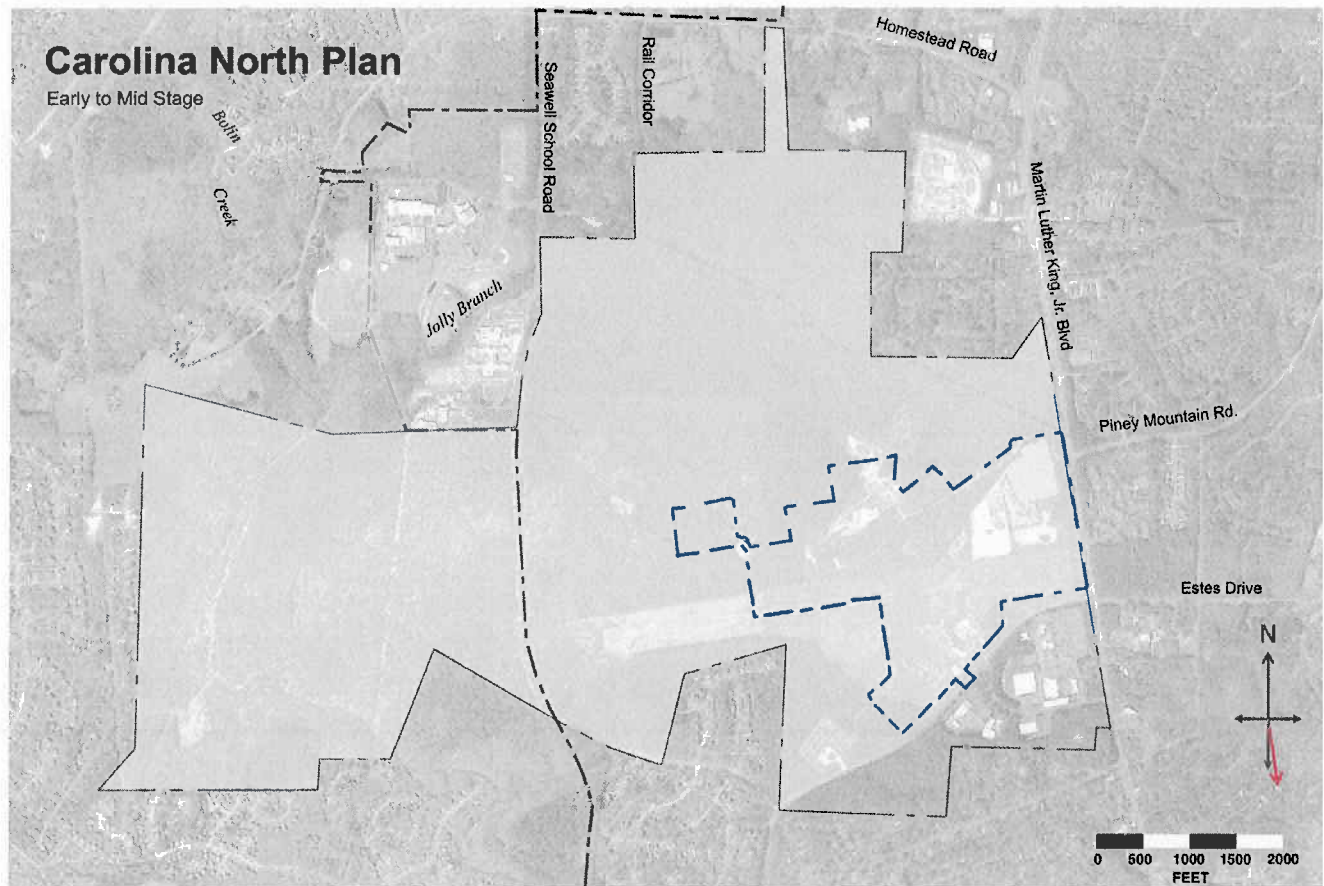


Boundary of Area within the Carolina North Tract Showing Location of Building Development Anticipated within Fifty Years

Approximately 228 Acres

ATTACHMENT 4

EXHIBIT C. Boundary Map of the Portion of the Carolina North Project with Buildings Permitted by this Agreement

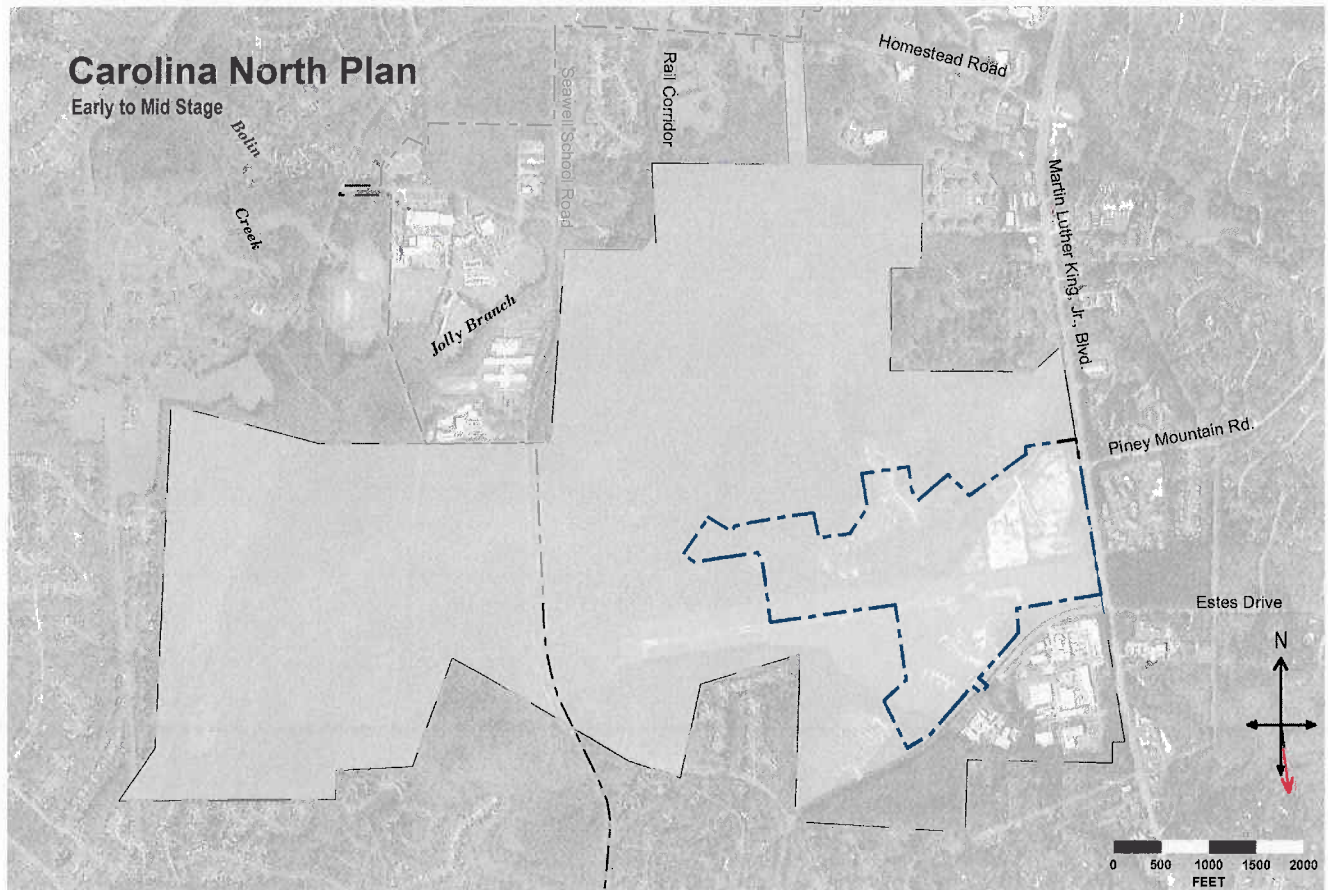


Boundary of Area Proposed for Building Development Pursuant to this Agreement

Approximately 133 acres

ATTACHMENT 5

EXHIBIT C-2010-1. Boundary Map of the Portion of the Carolina North Project with Buildings Permitted by this Agreement

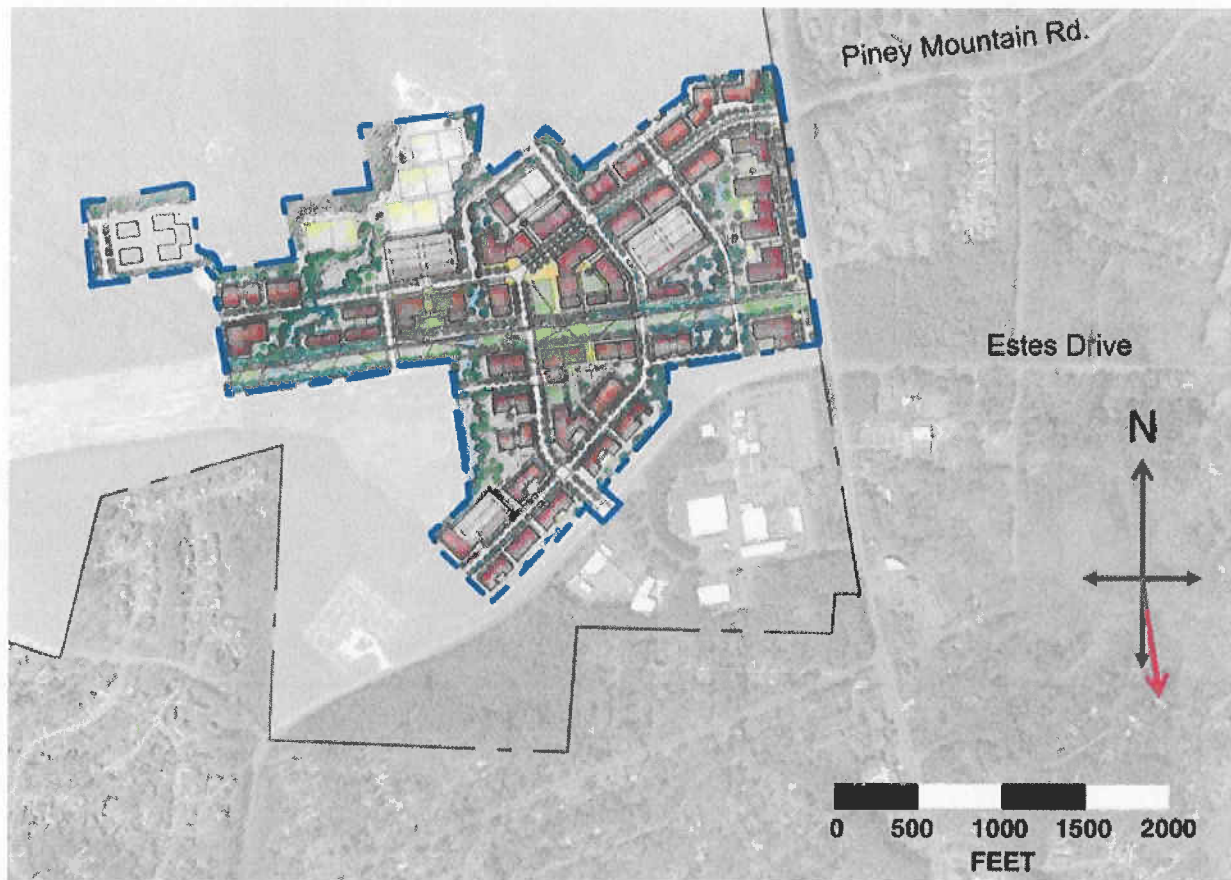


Boundary of Area Proposed for Building Development Pursuant to this Agreement

Approximately 133 acres

ATTACHMENT 6

EXHIBIT D. Site Plan for the Portion of the Carolina North Project Proposed for Building Development Pursuant to this Agreement

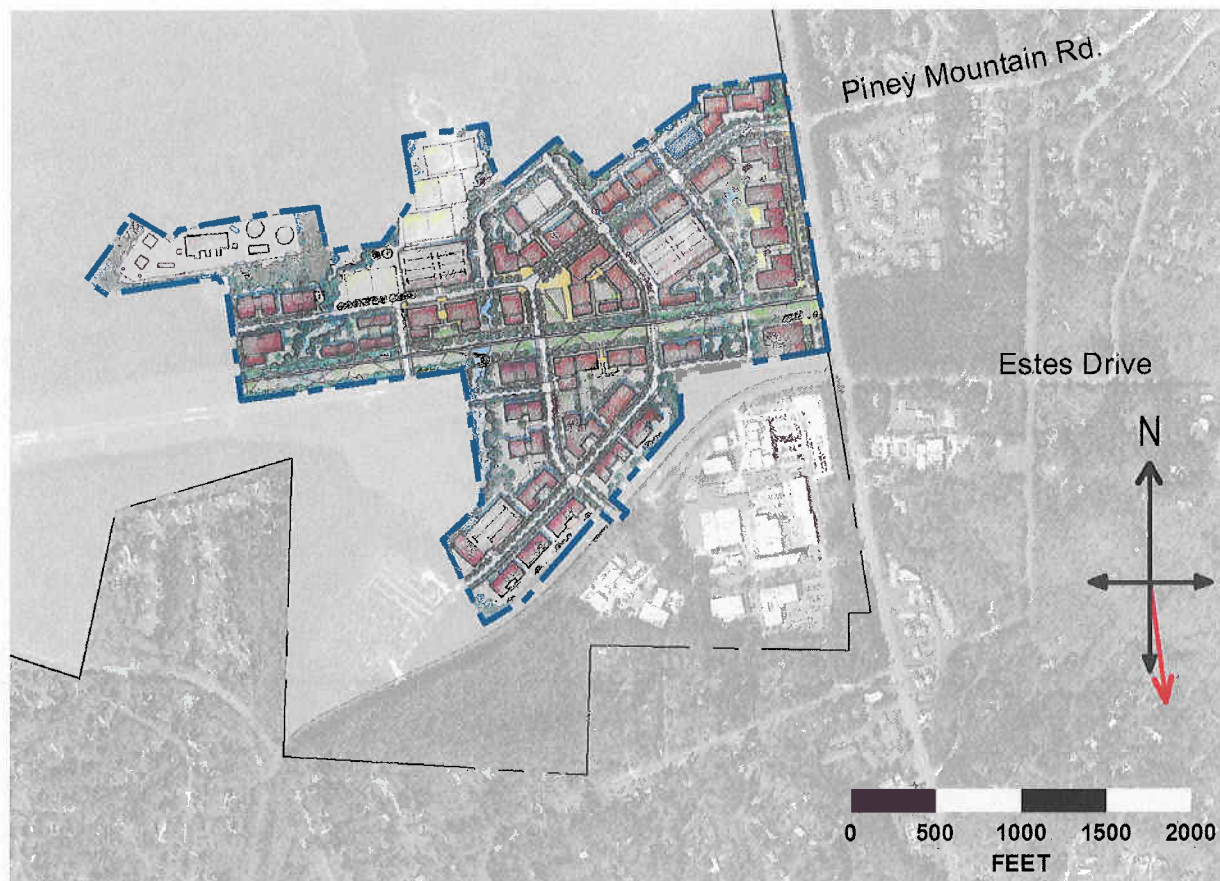


Site Plan for Initial Phase of Carolina North Project

Up to three million square feet of building development on approximately 133 acres

ATTACHMENT 7

EXHIBIT D-2010-1. Site Plan for the Portion of the Carolina North Project Proposed for Building Development Pursuant to this Agreement



Site Plan for Initial Phase of Carolina North Project

Up to three million square feet of building development on approximately 133 acres