



THE UNIVERSITY OF NORTH CAROLINA AT CHAPEL HILL
Office of the Chancellor

James C. Moeser
Chancellor

September 2, 2003

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Mayor Kevin Foy
Town of Chapel Hill
306 North Columbia Street
Chapel Hill, NC 27514

Dear Mr. Mayor:

As we have discussed, the University of North Carolina at Chapel Hill (UNC) has just embarked on a critically important effort on the planning for our Carolina North project.

Late last year, the University established a structure and mission statement for this important project (a copy of which is attached hereto for your easy reference). The key first step in our planning process occurred during the spring semester when the Carolina North Advisory Committee was divided into four Advisory Groups to think conceptually and strategically about University Uses, New Business, External Communications and Infrastructure. Each of these Groups included a wide range of representatives from within the University and the surrounding jurisdictions of Chapel Hill, Carrboro and Orange County. This initial step was undertaken in an open process – all meetings were publicly advertised, non-members of the Groups were welcome to attend and participate in the meetings, and meeting minutes, as well as the final committee reports, were published on the Carolina North website (cn.unc.edu).

The effort this spring was critical in gaining an understanding of the potential opportunities and challenges for Carolina North. With this base of information, the University has directed its consulting team to create a draft conceptual plan for the project and consolidate the four reports into a draft set of guidelines. The purpose of this effort is to provide a preliminary conceptual plan that can be widely presented and commented upon *prior* to any formal submissions regarding the University's land to Chapel Hill and Carrboro. The conceptual plan and guidelines will provide a framework to understand the direction the University is considering and to continue the dialogue regarding the use of this critically important asset.

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This summer our consultant team has contacted the Town of Chapel Hill's staff to have preliminary discussions regarding the planning for the property. The University and our consultants feel it is essential to work closely with the Town's staff during each step of the planning effort. Most importantly, working collaboratively in these formative stages identify opportunities and challenges will result in a superior plan. Further, waiting until there has been a formal application regarding the property will place unnecessary and undue pressure on all parties involved.

For example, one of the most important and complex elements of Carolina North will be the transportation plan. It is an essential element of the master plan – transportation both within and external to the property. Our transportation consultant, Martin/Alexiou/Bryson, has begun developing transportation components that will emphasize multi-modal access strategies and coordination with local and regional transit options to support the development of the project. We need to work closely with the Town of Chapel Hill (as well as Carrboro, NCDOT and Orange County) to develop the appropriate transportation solutions. This will require coordinating with the Town early in the process overall study requirements, methodologies and assumptions.

Transportation is but one area for early cooperation and dialogue. Our planners and engineers should be working together to address other areas of this plan. This type of interaction will result in a better plan as well as create additional means of communication regarding the planning effort.

We are formally requesting that you and the Council allow the Town staff to work closely with our consulting team on this important project. Specific areas include our transportation consultant (Martin/Alexiou/Bryson) working with the Town's transportation staff, our planners (Ayers Saint Gross) working with the planning staff and our engineers (John R. McAdams) working with the Town's technical staff. Thank you in advance for your consideration of our request.

Very sincerely,



James Moeser

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