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**ATTACHMENT 2**

**TOWN OF CHAPEL HILL  
306 NORTH COLUMBIA STREET  
CHAPEL HILL, NORTH CAROLINA 27516**

OFFICE OF THE MAYOR

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April 28, 2004

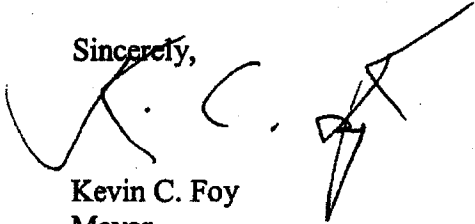
James C. Moeser, Chancellor  
University of North Carolina  
103 South Building 005  
CB #9100  
Chapel Hill, North Carolina 27599-9100

Dear Chancellor Moeser:

On behalf of the Town Council, I am transmitting a list of questions and concerns from various Council Members in advance of the University's presentation on the Horace Williams property on Wednesday, May 5, 2004. At the April 26 Council meeting, the Council requested that I forward the list in order to provide the University time to prepare for Wednesday evening's meeting.

The Council appreciates the opportunity to exchange information and discuss planning principles for the Horace Williams property.

Sincerely,

  
Kevin C. Foy  
Mayor

**QUESTIONS AND COMMENTS FROM COUNCIL MEMBERS  
ABOUT THE HORACE WILLIAMS PROPERTY  
(April 26, 2004)**

**General Planning**

- What are the University's strategic objectives for the development?
- What commitments have been made on providing space at Carolina North for University operations?
- What specific changes have been made / are being considered to the Carolina North plan in response to public and Council input?
- How will the University's plan ensure that the schools on Seawell School Road are not cut off from students on the other side of Carolina North? How will traffic safety be assured in this regard?

**Toxic Waste Sites**

- What land uses, including utility/infrastructure corridors, traverse or are close proximity to the toxic waste site and/or old landfill?
- What is the timetable for the toxic waste site clean-up?
- How does the timetable for the remediation of the toxic waste site align with the proposed Carolina North phasing? How would the remediation effort be affected, if at all, by the continuation of airport operations at the Horace Williams site?

**Airport**

- What alternative plans for the development are being considered for the short/mid/long-term (5, 10, 15+ years) continuation of the Horace Williams Airport operations?
- Will the University continue to proceed with a revised Carolina North plan at the Horace Williams property if the N.C. Legislature requires the airport to remain open indefinitely?
- Is there any scenario where both the airport and Carolina North are designed to coexist on the Horace Williams property? If so, under what conditions and timeframe?
- What process is being undertaken to find an alternative location for the airport?

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- To what extent, if any, is the University looking for assistance from the Town with regard to the relocation of airport operations?
- What is happening at the State Legislature regarding the airport?

#### **Fiscal**

- The Council would like to understand the University's financial plan. What is the University's financial plan for funding infrastructure demands of Carolina North? Does \$100 million need to be invested in infrastructure to make it work?
- What fiscal and community benefits will the Town of Chapel Hill derive from the development of Carolina North?
- Fiscal equity issues:
  - Would the University be involved in the stormwater utility?
  - What else can the University do for us as well?
  - What commitment will the University make to assist the Town's efforts to increase the payments we receive from the General Assembly as consideration for the increased Town services that will need to be provided?
- To what degree would the Carolina North development consolidate current off-campus office space? What are the short- and long-term fiscal impacts to the Town?

#### **Energy and Environment**

- How will power, including electricity, heating and cooling, be supplied to the new development?
- If a new concept plan has to include the airport, how will the University protect sensitive areas on the tract, in particular those surrounding streams, which it has promised citizens it will protect?
- Because Orange County has been designated part of the Triangles' non-attainment area for the 8-hour ozone standard, in what ways will the University commit to improving the County's air quality so that our area meets the standard? To help meet this community goal, in what ways will the University restrict automobile parking and incorporate local and regional transit access in developing the tract?

#### **Comment: Presentation**

- Written and graphic materials from the presentation made available ahead of time would be helpful.