



## TOWN OF CHAPEL HILL

October 26, 2004

Mr. William McLamb, Manager  
Eastowne Associates, LLC  
7200 Stonehenge Drive, Suite 202  
Raleigh, NC 27613

RE: Eastowne 501 Office Building Special Use Permit – Request for Extension of Completion Time Limit (File No. 26..17M)

Dear Mr. McLamb:

Town staff has reviewed your request for an extension of the completion time limit for the Eastowne 501 Office Building development. I understand the Special Use Permit currently requires that construction be completed by November 12, 2004. I have reviewed the request in accordance with the Section 18.6.3 of the Chapel Hill Development Ordinance in place at the time of Town Council approval. I have determined that:

1. The permit holder submitted the request within sixty (60) days of the completion date;
2. The permit holder has proceeded with due diligence and good faith; and
3. Conditions have not changed so substantially as to warrant Council reconsideration of the development.

I hereby grant a twelve (12) month extension of the time limit. The new completion time limit is November 12, 2005. I do not have the authority to grant more than a single, one (1) year extension. Further extension would require consideration by the Town Council.

Should you have further questions, please contact Ms. JB Culpepper, Development Coordinator (968-2728).

Sincerely,

W. Calvin Horton  
Town Manager

cc: JB Culpepper, Development Coordinator  
Ed Pizer, c/o M. Levine, Suite 602, Cameron Brown Bldg, 301 S. McDowell St., Charlotte,  
NC 28204  
Phil Post, Philip Post and Associates

(21)

**EASTOWNE ASSOCIATES, LLC**  
**7200 Stonehenge Drive, Suite 202**  
**Raleigh, NC 27613**  
**(919) 847-0987**

October 20, 2004

W. Calvin Horton, Town Manager  
Town of Chapel Hill  
306 N. Columbia St.  
Chapel Hill, NC 27516

RE: Eastowne 501 OFFICE BUILDING SPECIAL USE PERMIT  
Request for extension of Construction completion time limit  
from November 12, 2004, to November 12, 2005 (File No. 26... 17M)

Dear Mr. Horton:

In accordance with Chapel Hill Land Use Management Ordinance Article 4.5 (c) (1), A, B, & C, the undersigned hereby requests a twelve (12) month extension of the completion time limit of the Special Use Permit from November 12, 2004, to November 12, 2005.

This request is made prior to the expiration of the completion date as set forth in the Special Use Permit.

The permit holder has proceeded with due diligence and good faith in trying to bring this project to fruition in that it has done the following:

1. Hired an engineer to make submittals to the Town of Chapel Hill to secure a ZCP from the Town. This has included engineering drawings and revisions. There have been numerous meetings with the various municipal departments, which have only recently been concluded. In addition, the engineer has received approval of OWASA.
2. Hired an architect to revise existing drawings.
3. Entered into negotiations with a builder and received detailed estimates on building costs.
4. Opened up a Web site for the building and employed a real estate firm.

In the last eight (8) months, there has been a dramatic increase in steel costs resulting in a very large increase in building costs. Also, there is a general softness in the Chapel Hill area market, which makes it almost impossible to secure financing without signed commitment from prospective lessees or purchasers, which has not been accomplished at this time.

There have been no changes in conditions that warrant Town Council's reconsideration of the approved development and I believe it is within the powers of the City Manager to grant this approval; and there are no paramount considerations of health, the general welfare, or public safety which would require Council re-approval.

Sincerely,

EASTOWNE ASSOCIATES, LLC

  
William R. McLamb, Manager