

Mr. Jeff Mann
President and CEO
GoTriangle
4600 Emperor Blvd. Suite 100
Durham, NC 27703

Dear Mr. Mann:

On behalf of the Chapel Hill Town Council, I am writing with regard to the Transit Oriented Design (TOD) Guidebook which has been developed as part of the station area planning efforts for the Durham-Orange Light Rail Transit project (DOLRT).

The Council is grateful to GoTriangle for your efforts in securing grant funding for this project and know that the resulting guidebook can serve as a useful tool for thinking about the ways in which the station areas can develop in accord with Town priorities such as affordability and connectivity. It can also provide perspective on how the development of our station areas can contribute to the Town's economic development.. To that end, we believe that it is important for the guidebook to provide accurate information.

As you know, prior to the report's release, the Town raised concerns about some of the assumptions being used, including the density and intensity in the development concepts for the Gateway station. We also requested clarification about growth and revenue assumptions related to tax-exempt properties along the Chapel Hill portion of the corridor, especially those properties owned by the University of North Carolina – Chapel Hill and UNC Healthcare such as Eastowne and the Friday Center.

Therefore, recognizing that the guidebook is intended to be a "living document", we are writing to ask GoTriangle to make the following changes:

1. That a statement be added to the Executive Summary as well as the Gateway Station, Friday Center and Hamilton Road station area sections of the Guidebook which conveys the following:
 - Due to the University of North Carolina – Chapel Hill and UNC Healthcare's tax-exempt status, development on the Eastowne, Friday Center and other properties owned by UNC and UNC Healthcare are not obligated to pay ad valorem real estate taxes.
 - Accordingly, the revenue projections shown are inaccurate and may overstate the revenue potential for the station areas.
 - The assumptions about the mix of uses, density, and intensity were developed without the review and concurrence of the Town of Chapel Hill's elected decision-makers.

2. That a statement be added to the Executive Summary of the Toyon Market Study and Demand Forecast which conveys the following:
 - The growth assumptions were developed without the review and concurrence of the Chapel Hill Town Council.

3. That once Chapel Hill's Future Land Use Map (FLUM) has been completed by the Town, the specified uses and intensities be incorporated into the Guidebook and the financial projections be rerun to reflect the new information, factoring in the lack of property tax revenues from tax-exempt properties.

Thank you for working with us to make these changes. We look forward to continuing our productive and collaborative relationship.

Sincerely,

Pam Hemminger
Mayor