



RESEARCH TRIANGLE LOGISTICS PARK

A BARRISTER COMMERCIAL GROUP DEVELOPMENT

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■ Barrister Commercial Group has been present in the Raleigh Area for more than 15 years

- RTLP will be an investment of more than \$130M in the Orange County/ Hillsborough Community
- Local, State and Federal Budgets in Distress and 16.3 Million People Unemployed :
 - Long Term Tax Base Increase contributing to Local Budgets
 - Tax Revenue to Fund: Schools; Teachers, Firefighters and Police Salaries; Municipal Services
 - Needs of the Community
- Comprehensive Site Plan with unified development, integrated Stream Buffers and Architectural Review Committee

■ Comprehensive Plan has been in Place for 40 Years

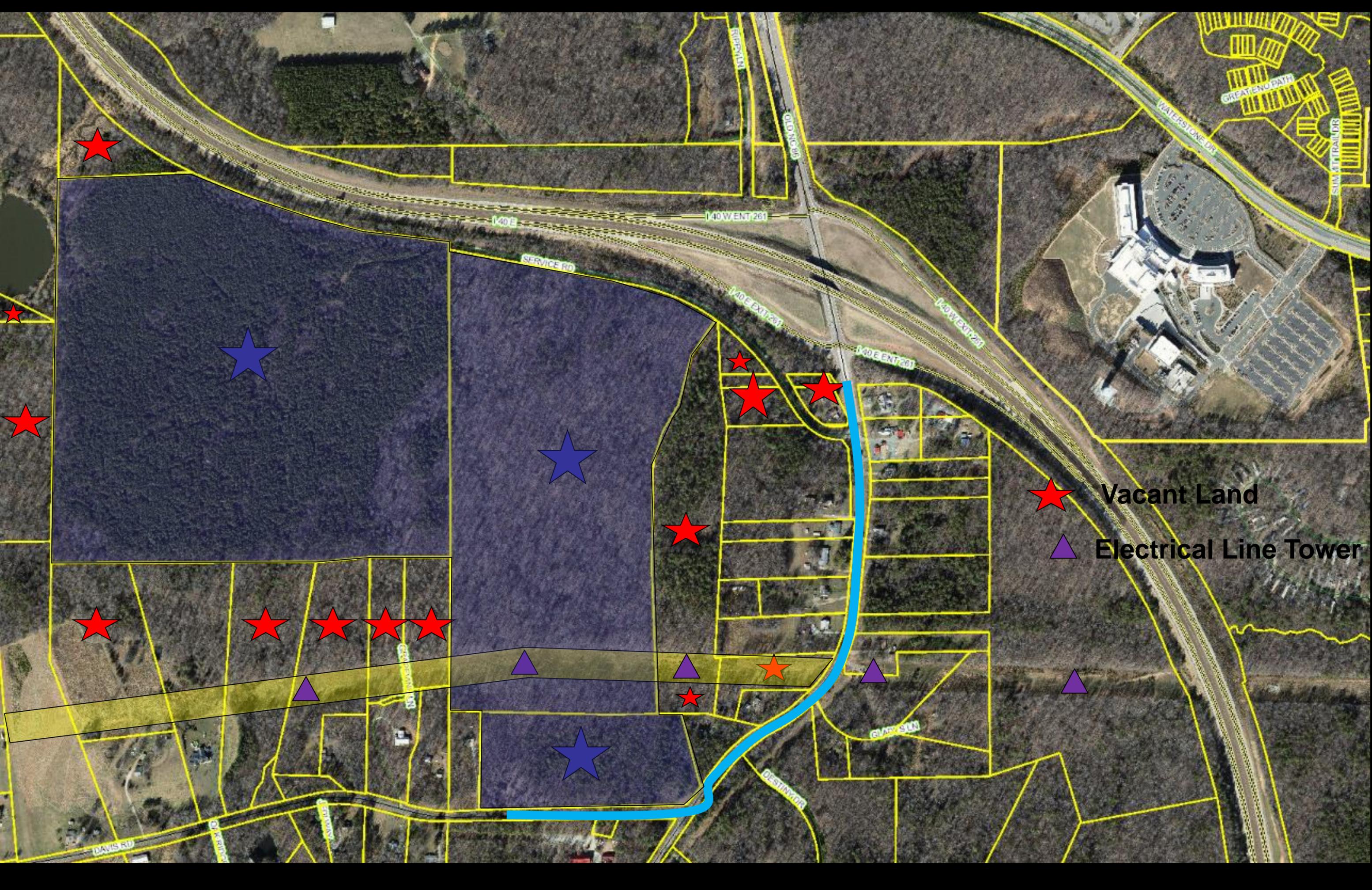
- Planning for the communities future
- More than 5 opportunities (1981, 1994, 2001, 2008 and 2017) for public input and plan reaffirmation
- No current property owner has owned prior to the 1981 Commercial Comprehensive Plan

■ Site Characteristics For Development

- Immediately Adjacent to Interstate I-40 and right off Interchange Ramp
- Commercial Zoning Along almost 100% of the corridor
- Minimal Impact on Community: Traffic Impacts Limited to less than $\frac{3}{4}$ of a mile of roadway
- Fifteen Abutting Properties – Nine (9) of which are vacant
- Six (6) residents with properties abutting RTLP property: 1-1,100', 1-1,400', 1-1,000 (with High Tension 175' from back of house), 1-200' from property line and 300' & 100' from nearest proposed building

■ Traffic Misinformation & Misunderstanding

- Traffic Study: NCDOT reviewed and approved; Will show functionality and traffic flow improvements
- From I-40 ROW RTLP will utilize about 3,580 lineal feet of public roads
- Scoping Study Involved All Levels; Orange County does not build, own or maintain public roads; NCDOT Approval
- Mrs. Christa Greene, PE, MCE, Senior Principle & Traffic Engineer with StanTec, and has more than 30 years of experience as a traffic engineer. Among her many accomplishments, it should be noted that Mrs. Greene is a board member for the Southern District of the Institution of Transportation Engineers (ITE) and is vice-chair of the International ITE Traffic Engineering Council.



-  Vacant Land
-  Electrical Line Tower



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