

May 1, 2007

Kay Pearlstein
Planning Department
Town of Chapel Hill
405 Martin Luther King Jr Blvd
Chapel Hill, NC 27514

Re: Freedom House Special Use Permit
Parking Space Justification

Dear Kay:

We are writing this letter to provide justification for the request for additional parking spaces on this project. The request is for a very modest increase. In fact, the addition of building floor area would justify more spaces than we are requesting. Because some existing uses are getting expanded spaces but not expanding in function or staffing, our parking request matches the facility. May I present the following details on the parking request:

The facility has 24 spaces today (14 paved and 10 gravel)

- We are asking for 30 new spaces (54 for the full build-out)
- Building C is for future expansion of existing facility services. There are 13 spaces associated with Building C. Building C will get built only when there becomes a need for additional space. Therefore, these 13 parking spaces (out of the 54 total requested spaces) will not be constructed at this time.
- There are 24 spaces serving the existing facility size of 12,170 sf. This is one parking space per 507 sf. We are asking for 54 spaces to serve 30,470 sf. That equals one space per 564 sf. Our parking request is for less spaces per square foot compared to the existing facility. The existing facility has the correct number of spaces based on approximately 10 years of use. The Town's ordinance does not give guidance to parking spaces for this type of facility. The best information to use is comparing the needs of the existing facility.
- Building A will be heart of the campus with offices, small meeting rooms and one larger meeting hall. Trish Hussey, the facilities Executive Director wrote a letter of parking justification dated April 25, 2007 in which she commented that this meeting hall may be used for once it is built. The existing facility does not have a room the size of this new meeting hall. The meeting hall in Building A will

20

require our requested number of spaces to serve the occasional meeting in this new, larger meeting room.

We hope this letter provides clear justification why we are requesting an additional 30 spaces for the Freedom House SUP Modification. We also want to remind the town that Building C and the 13 spaces associated with it will not be built for at least 8 to 10 years and possibly longer than that. Therefore the facility as constructed in the next 2 or 3 years will have just 41 spaces (54-13). We wanted to show Building C on the plan so we could plan for the Stormwater facility today and have a place holder for this building in the final spot for expansion on the site.

Please do not hesitate to contact us if we can provide any additional information on this matter.

With best regards,

Warren

Warren D. Mitchell, PE

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Freedom House
recovery' center

April 25, 2007

Memorandum

To: Kay Pearlstein
Town Planning
Chapel Hill

From: Trish Hussey
Executive Director

Kay,

Traffic Overview:

We have tracked the cars on campus for the past three days, and there are an average of 19 cars here during the day. Five (5) of these vehicles are our agency vehicles, and aren't necessarily driven everyday. The other 14 vehicles are staff and visitor vehicles. In the evening, there is an average of 10 vehicles on campus, again 5 of these are our agency vehicles. Below is an overview of trips on and off campus:

1. Staff transports halfway house clients to medical appointments off campus when they first arrive in the program. This is infrequent, and may only occur once every 2 to 3 weeks.
2. The men's and women's halfway houses choose an outside AA or NA group to attend each week, and staff will drive them to this meeting, all together.
3. Our psychiatric on-call staff will visit campus once each day to see clients.
4. Our food coordinator makes a "food run" each day.
5. Staff does not leave for lunch break, but eat here on campus generally. Evening staff always eats dinner with their clients in the individual programs.
6. Program managers (6) and administrative staff (5) generally work M-F, 8:30am to 5pm, and contribute to a trip in/trip out each day.
7. Executive Director and Clinical Director have meetings off campus and will come and go several times each week.
8. Clients are not allowed to have vehicles while in our programs, and use the bus for transport to and from work as a rule. When clients are working



a job where their beginning work time is early morning, they may have a ride with a job supervisor, who will pick them up and return them to campus at the end of the day.

Freedom House also provides meeting space for several groups in town. We do need parking for these meetings. There is a true shortage of free meeting spaces, and our agency committed to helping this situation when needed, by providing our conference room for meetings. Groups that use this space meet infrequently and include:

1. Triangle United Way – Orange County Issue Teams (Health and Basic Needs) groups will meet monthly in our conference room. There may be up to 25 or 30 people who attend these meetings, and will need parking space.
2. Affordable Housing Coalition met here monthly for a good while.
3. OPC Mental Health has used our conference room for trainings for up to 25 people.
4. Freedom House hosts a gathering of Drug Treatment Court clinicians, judges, and probation officers.
5. TASC (Treatment Alternatives) meets here every other month.

Freedom House also has staff related meetings on campus:

1. Full staff meetings once every other month (we have 92 staff working in all of our programs in Durham and Chapel Hill – 34 of these staff members work at the Durham Center Access program that we run). We also meet at this facility in Durham on alternate months.
2. We have clinical supervision meetings weekly which usually include 8-10 staff members at each meeting.

So most of the parking spaces wouldn't be used every day, but would be needed at infrequent intervals.

Real Estate Concerns:

In response to our neighbors concerns about real estate values, our Board sought out a neutral real estate professional who could provide feedback on sales of homes in the adjoining neighborhood. Shahla Rezvani noted that there were two homes on the block directly behind Freedom House property that were on the market for less than two days before selling. Attached is this information.