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# Wesley Campus Ministry at UNC – Chapel Hill

January 15, 2008

Gene Poveromo, Development Coordinator  
Planning Department  
Town of Chapel Hill  
405 Martin Luther King Jr Blvd  
Chapel Hill, NC 27514-5705

Dear Gene,

I am writing on behalf of the Wesley Foundation board of directors in prompt response to your note dated January 10 2008 concerning our petition to Town Council requesting expedited review for the Wesley project proposed at 214 Pittsboro Street (or at 223 East Franklin Street if that is preferable). We believe that our proposed project qualifies for expedited review on any one of several of the criteria Council has endorsed and that you and other staff will be considering as you craft your reply to Council in response to our petition.

We believe that our project would qualify for expedited review as it meets several of the criteria as follows:

1. The Wesley project qualifies for expedited review as it clearly involves the public interest and the public good. Wesley Foundation is a private nonprofit 501(c)(3) operating since 1965 at 214 Pittsboro Street with both residential and nonresidential programming. Wesley serves the public good as it operates exclusively for charitable, educational, and religious purposes by providing a religious center and substance free, alcohol free intentional student housing. Wesley serves the public good for our residents and the community of students, faculty, and staff at UNC. Wesley serves the public good of the broader community of Chapel Hill in many respects over the years, including as an enabler of community engagement to address many of the challenges and social issues facing Chapel Hill. For example, beginning in 1971 Wesley hosted a lunchtime soup kitchen for the homeless organized by community volunteer Irma Kirkpatrick. That lunchtime soup kitchen initiative that began at Wesley in 1971 is now known as IFC. A second historic example of Wesley serving the public good and the public interest is that Wesley was the organizing point and initial host for a series of community meetings about concerns over the safety of the Sharon Harris nuclear power generating facility. Wesley continues to serve the public good and the public interest in many ways today.
2. The Wesley project qualifies for expedited review as the construction and new facility will meet or exceed the LEED Silver certification and will exceed ASHRAE 90.1-2004 energy efficiency standards by at least 20 percent. These benchmarks have been included in the design and conduct of the proposed project from its beginning. The pro forma planning budgets include construction cost estimates to accomplish these benchmarks, as well as an additional budget line item set at approximately 5% of the anticipated hard construction costs for more aggressive "green building" measures. (Please advise me if additional documentation on this point would be helpful and appropriate.)
3. The Wesley project qualifies for expedited review as the public interest and public good may be harmed by following normal rules of procedures. Reiterating Wesley Foundation's current

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and historic service to the public good and contributions to the public interest noted under #1, our existing facility is showing its age with increasing demands for significant costly structural repairs and major maintenance and infrastructure expenses that tax our limited operating funds and further restrict our staffing and programming. Every additional day that Wesley is in our current facility is one more day we are at considerable financial risk from the demands of operating and upkeep of our existing building. Expedited review is one way to lessen the financial risk and potential harm we would face with the longer process of non-expedited review.

Thank you for reviewing our petition for expedited review. More generally, we are grateful to you and other staff members for the advice and counsel you have provided to us over the past year in which we have been actively planning this project. As you know, we are seeking to renew Wesley to serve the campus and community for the next 50 years -- and we appreciate all the good advice and helpful comments toward that end.

Please contact me at 919.962.3189 if you have any questions or need any additional information.

Sincerely,

Nicholas M. Didow

Cc: Wesley staff and board of directors

Town of Chapel Hill: JB Culpepper, Dana Stidham