



April 8, 2008

Mayor Kevin Foy and
Chapel Hill Town Council Members

Re: Recreation Improvements for the South Grove Community

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Robert Dowling
Executive Director

Funding Provided by:

Town of Chapel Hill
Orange County
Town of Carrboro
Town of Hillsborough

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Dear Mayor Foy and Council Members:

We have been working with Bill Spang on the affordable housing component of the proposed South Grove development. During our discussions, Mr. Spang recently informed me that the Council has asked him to make a payment in lieu of providing recreational improvements for the community. On behalf of South Grove's future land trust owners, I am writing to ask that the Council consider a compromise position.

Inclusionary housing in communities such as Larkspur have been successful in part because families from private market and land trust homes use the common recreational areas together. Land trust owners have told us that children from different households playing together has been the key to creating a sense of community in the development.

Shared recreational areas are a catalyst for creating these relationships between children and parents of different households. We therefore believe that they are important for the success of inclusionary housing communities.

I would like to ask the Council to consider taking a *partial payment in lieu* for recreational improvements at South Grove, but to leave in place the developer's plans to provide a tot lot with a play structure and seating for parents.

Thank you for considering our request. Land Trust staff will attend the public hearing should the Council have questions about this perspective.

Sincerely,

Robert Dowling
Robert Dowling
Executive Director