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January 6, 2006

Mayor Foy and Chapel Hill Town Council
Town of Chapel Hill
405 Martin Luther King, Jr. Blvd.
Chapel Hill, NC 27514

**RE: Request for Expedited Review
MIXED USE – VILLAGE Rezoning and Special Use Permit
Wilson Assemblage Property (Existing SUP approved March 7, 2005)**

Dear Mayor Foy and Town Council Members:

Crosland hereby requests that the Town Council consider and approve our request for expedited review of a Rezoning and Special Use Permit application for the Wilson Assemblage property. In addition, we request that the Council establish a date certain for action upon this development application as on or before the last Town Council meeting in June 2006.

Reasons for Expedited Review

Crosland believes that this request meets the Council's criteria for expedited review because it will provide affordable housing for both 80% and 50% of median income households (20% of the combined new dwellings in this proposal and the Dobbins Hill Apartments) and because the proposed development will be LEED certified and will follow the Green Building Initiative principles for environmentally sound design.

In addition, the applicant believes that a decision by the Chapel Hill Town Council to approve a revised/new SUP for this project by the end of June 2006 will lead to timing and other stipulations that will demonstrate to the North Carolina Housing Finance Agency (WCHFA) that the Tax Credit Affordable housing application should be approved and can be built in 2006 and 2007 according to a schedule that meets the NCHFA requirements.

The accompanying attachment outlines the steps Crosland is taking toward: 1) development of the Dobbins Hill Phase II affordable housing, 2) providing a higher intensity of development including a vertically mixed use component, and 3) providing additional affordable housing on the Wilson Assemblage Site.

We ask that this request be referred to the Town Manager for review and recommendation for an appraisal of how this request could be accommodated if the Council wished to do so. We also ask the Council place this item on its January 23, 2006 agenda for action.

Sincerely,

David R. Ravin

Attachment A

Wilson – Dobbins Hill Phase II Crosland Initiatives

- A. NCHFA 2006 Submission for Approval of Dobbins Hill Phase II. Crosland will re-submit the Dobbins Hill Phase II plans to the North Carolina Housing Finance Agency during January 2006 for approval by NCHFA in July/August 2006.
- B. ZCP Plans and Documents – Dobbins Hill Phase II. Stipulation #4 of the Dobbins Hill Phase II development requires that NCHFA approve 32 new Tax Credit dwellings before issuance of a ZCP for that development. Crosland will prepare the needed site engineering plans and other documents needed to receive a Town of Chapel Hill Zoning Compliance Permit in accordance with this and all other applicable stipulations and will seek to have them fully reviewed and ready for action prior to a Council decision upon the new Wilson Assemblage proposal.
- C. Wilson Assemblage Site - Mixed-Use Village and SUP Request. Based upon the comments and information received from the CDC and Town Council Concept Plan reviews in October and November 2005, the applicant is preparing revised alternative plans that will increase the amount of residential and non-residential uses on the Wilson Assemblage site.
- D. Characteristics of Alternate Proposal. The site has a front and rear portion divided by a Duke Power Transmission Line. The key changes are described and shown in the table below:
1. Front Portion Development of a vertically mixed-use building between the Duke Power line and Dobbins Drive. This building would have up to 2 full floors of structured parking (approximately 280-300 parking spaces) above which would be 1 floor of office/retail, and 5-6 floors of residential.
 2. Rear Portion. Increase in townhomes and condominiums designed in a more cohesive layout. Building heights will range from 2-4 stories,

PHASE	DEVELOPMENT	PROPOSED	EXISTING SUP
Dobbins	Apartments	32	32
Wilson	Townhomes	40 - 45	29
	Condominiums (3/4 Story)	80 - 120	120
	Clubhouse/Pool	Yes	Yes
	Mixed Use Residential (Front of Site)	80 - 120	0
	Dobbins Office	32,000	31,750
	Dobbins – Gen Business	8,000	
	Sage – Gen Business	18,750	18,750
Wilson Total	Residential	200 - 285	149
	Office	32,000	31,750
	General Business	26,750	18,750

- E. Traffic Impact Assessment. The applicant has met with town staff and the town's traffic consultant to move as rapidly as possible to develop an analysis of the traffic conditions resulting from the proposed increase in development. A report based upon the development quantities shown above is expected to be available by February 2, 2006 and will permit needed time for staff review and recommendations prior to its reports and for neighborhood and applicant review prior to any public hearings. Assuming that the Erwin Rd. – 15-501 Intersection improvements will move ahead in 2006-7, the applicant has assumed that development on the front portion of the Wilson site will be difficult at best until those intersection improvements are complete. Thus the applicant has asked for a Phase I traffic analysis including all development to the rear of the power lines (including the Sage Rd. General Business site) and a complete Phase II analysis for full build-out.
- F. Concept Plan – Courtesy Review CDC. The applicant will provide a revised concept plan for the Wilson Site showing buildings, roadways, open space, and other features of this new plan. The applicant expects to do so at the CDC meeting on January 24th.
- G. Concept Plan – Council Review. The applicant in making this request hopes that the Council will refer this request back to staff for comment and to aid staff and the Council in making a determination on the expedited review request at the January 23 Council Business meeting the applicant will provide the revised concept design to staff for inclusion in its analysis and for Council review and comment.

Summary

Crosland believes that because this site and prior development plans have been reviewed several times, many if not most of the issues affecting the site are well known and many are issues are in fact settled with regard to site design. Thus the applicant believes that it is possible to expeditiously move the review process forward and still allow town staff, all advisory boards and the Council to make thoroughly considered recommendations and decisions by the end of June 2006

We pledge to take all steps needed in order to maintain an expedited schedule and look forward to a full and thorough review that will make it possible to move forward with the Dobbins Hill Phase II development and the rear portion of the Wilson Assemblage Plan during late summer and early fall 2006.