

March 5, 2007

To the Mayor and Council:

In advance of the council work session on March 7th, I would like to outline the reasoning used for the petition for a small area plan by CURB, using words that have been officially endorsed by the Town in the Comprehensive Plan. By accepting the Comprehensive Plan as the foundation for the discussion, I will be able to get down to specifics, if necessary, on Wednesday.

The Comprehensive Plan's express goal asks the question "How do we manage change in a manner that best promotes the overall well being of the community?" The following principles, strategies, and actions outline why we believe the Comprehensive Plan supports our request.

COMMUNITY CHARACTER CHAPTER OF THE COMPREHENSIVE PLAN

3A-1. Extend the small area planning process to established residential areas

**The plans should be developed as a collaborative process between the Town (Council and staff) and local residents.*

Why has a Staff steering committee been formed with no community input?

** The study areas for the plans should be defined based upon the issues to be addressed*

The issues that need to be addressed are: Community connectivity, (including walkability & bikeability, traffic and transit), building density, the environment (including stormwater, noise and air pollution), gateway entrance design, and neighborhood preservation.

**The plans should emphasize physical and social connections within the study area and the rest of Chapel Hill.*

LAND USE AND DEVELOPMENT CHAPTER

8B-1. Develop a growth management protocol to address provision of public facilities and services to support development.

"In order to manage growth in a manner that is consistent, transparent, and legally defensible, a clear framework or protocol is needed. The underlying premise is that the Town needs to "stay ahead of the curve" by monitoring the capacity of public facilities and services so that capital improvements or other measures can be implemented before projected shortfalls reach serious levels."

Neighborhood preservation, the environment, connectivity, density, and gateway design are all inter-connected as stated in the overview of the Community Character section, "all of the Comprehensive Plan elements are designed to work together to support community character." A cohesive overview of the area will enable the Comprehensive Plan's goals to be achieved. We will ask you to give weight to our views as citizens, voters, and as the residents who will have to live with the consequences of your actions.

**Thank you-
Del Snow**