

July 31, 2006

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

Re: Freedom House Special Use Permit
CDC Comment Response

Dear Kay:

The following is our response to the CDC comments. This Concept Plan was not reviewed by the Council.

- Some CDC members thought the size of the project was large and may push the limits of the site with too many buildings.

The applicant decided to eliminate the small residential building C on the Concept Plan and reduce the other 3 proposed buildings. The total square foot area of the project was reduced from 32,970 sf in the concept plan to 30,470 sf in the SUP application.

- Some members mentioned that a larger vegetative buffer around the perimeter of the site would be desirable especially on MLK Blvd. and New Stateside Drive.

We worked very hard to provide more vegetative buffer around the site. We increased the buffer by 15 feet on MLK Blvd. and 20'-25' on New Stateside Drive. The SUP landscape drawing shows the additional plantings in the buffer but all existing plantings shown in the buffer areas will be preserved.

- It was mentioned that we should consider ways to limit tree removal and limit grading.

When we increased the buffers on the site and reduced the parking spaces, that allowed us to save trees and limit the grading on the site.

- Most members mentioned Buffers as a primary concern.
- We were asked to carefully consider the parking and reduce if possible.

We looked at the programming needs of the facility coupled with removing one of the buildings, allowed us to reduce the total parking on the site from 69 spaces proposed in the Concept Plan to 60 spaces proposed in the SUP Application.

- Involve Neighbors in the process.

The Freedom House Board of Directors and Executive Director held a neighborhood meeting in July 2005 to solicit neighbors' input. There was a good turn out and we felt that there was a successful sharing of concerns and ideas.

If you have any questions or comments, Please do not hesitate to contact me.

With Best Regards,



Warren D. Mitchell, PE