

Bob White
224 McCauley Street
Chapel Hill, NC 27516-2720

To:

The Chapel Hill Town Council

Re: Wesley Foundation

The demolition of the existing Wesley Foundation building and its proposed replacement by either a 4 story, 50 foot eave height or a 5 story, 60 foot eave height structure will have significant impact on the 200 block of Pittsboro Street and the abutting Cameron/McCauley Historic District.

The scale of either the 4 or 5 story buildings is not in keeping with the neighboring structures. With a 33 foot garden area height and a 48 foot ridge within 22 feet of the setback, the east (Pittsboro Street) facade will be both visually imposing and massive. Since it would be so much closer to the street than either the Carolina Inn or the Global Education Center, the Wesley Foundation would loom over the surroundings as opposed to the other examples which are much further from the street.

From the 4 story plans I calculated that the 1st and 2nd floor common, office, meeting and the like space is 20% of the total square footage exclusive of the basement area. The remaining 80% of that space is apartment space. Looking at these percentages, one could fairly characterize this building as a dormitory.

I am also concerned about the parking issues raised by such a development. The 4 story proposal has 31 parking spaces - one for each dwelling unit plus three handicapped parking spots. This seems grossly inadequate for 147 residents and staff. It would be reasonable to assume at least some of the residents will not take advantage of the "secure off-site vehicle storage area" and park in the surrounding neighborhood. There did not seem to be anything in the proposal to delineate the number of off-site parking spots or its location.

The current OI-2 zoning allows for 7,739 square feet of floor area. The existing building has 14,000 square feet if memory serves. The next level, OI-3, would allow 16,592 square feet. The proposal to build a 70,000 square foot building exceeds the OI-2 by a factor 9 and the OI-3 by a factor of over 4. Either of the OI designations would allow 10 dwelling units for the lot size. The 4 story proposal has 27 dwelling units.

In order for either of the proposals to go forward the lot would have to be rezoned. This kind of rezoning is classed as "spot zoning". In North Carolina zoning a relatively small area differently than its surrounding area is illegal unless the

3/10/08

government establishes a reasonable basis for spot zoning. In the Wesley Foundation's case the degree of change from the existing use is not insignificant and the change in density is great. The proposed change is not buffered from the surrounding properties nor is the change gradual.

As a neighbor I am opposed to this proposal proceeding at the 214 Pittsboro Street site.

Thank you for your attention.

Bob White

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