



ATTACHMENT 1

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February 12, 2007

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

RE: R-SS-C Proposed LUMO Modification

Dear Mayor and Council Members:

The R-SS-C modification before you tonight proposes an increase in the permitted floor area ratio. This is a needed change because it will promote the development of multi-family housing that provides:

- (1) The amount of square feet within dwelling units desired by the contemporary market,
- (2) The common interior spaces within buildings that meet today's health-safety codes, and
- (3) Affordable housing, because the added floor area provides the sales revenue needed to subsidize the affordable housing.

This floor area ratio change will create a district that can be used to develop multi-family residential communities at a variety of densities and designs such as:

- (1) Medium density townhomes at 4 to 8 units per acre. (Land Use Plan Designation of Medium Density)
- (2) High-density mixtures of townhomes and condominium flats at 8 to 15 units per acre. (Land Use Plan Designation of High Density)

- (3) Transit Friendly development at Densities above 15 units per acre where and when determined to be appropriate by the Town Council.

Also important is the fact that the Town Staff has proposed an ordinance that maintains all the safeguards already in place in the LUMO such as:

- (1) RCD provisions that have not changed, and
- (2) Impervious surface maximums that have not changed.

I attended the Planning Board meeting when they reviewed this proposal and made their current recommendation. I believe Council Member Greene also attended that meeting.

Several Planning Board members stated that they had supported the earlier proposed high density districts because those districts had broader application within the Town, especially near the downtown and along transit corridors. However, they felt that the current proposal was specifically created for one development and very possibly would have no other applicability.

Presently I know of 2 other residential proposals that would use this modified R-SS-C District. These proposals are at densities currently permitted in the R-4 and R-5 districts, that is to say densities between 8 and 15 units per acre. However they need a higher amount of floor area to develop contemporary condominium and townhome communities that can subsidize the required affordable housing.

I think the proposal before you tonight is a well-reasoned and proper response to the challenge you gave the town staff.

This proposal will make the R-SS-C District more useful within the town, but only in those locations that the Council determines to be suitable.

I support these LUMO changes and hope that you will adopt them.

Sincerely,

Scott Radway

Scott Radway, AICP