

Mayor Foy and Council Members,

My name is Paula Miller and I am a cardiologist at UNC Heart Center. My office is located in the Meadowmont Village. I am also a long time resident of Chapel Hill.

Because I have worked at Meadowmont for the last 6 years, I feel a part of the business community. I am a supporter of those businesses and try ~~to~~ shop with them as much as possible, <sup>and</sup> I know many of the owners by name. Most of these Meadowmont Businesses have been concerned for several years about the lack of traffic for their center and with the most recent economic difficulties, I can only imagine how they feel. I have watched several stores close <sup>(most recent Monday)</sup> and the store fronts remain vacant.

I am concerned at the council's reluctance to include neighborhood centers in the amended R-SS-C zoning district when there are many businesses like those in MM who desperately need more traffic in order to make a living. In

addition, the East 54 project will have similar shops and only provide more concern for the folks at MM.

I find the debate over the acceptable distance from a neighborhood center to be misplaced when those who govern Chapel Hill should be looking out for the economic well being of its people and its businesses. These businesses will ultimately provide a greater Tax base for Chapel Hill. I strongly believe Aydan Court should receive a rezoning to R-SS-C and the project should receive a special use permit. Aydan Court is a model for good and green development and I believe it should receive a favorable outcome.

I have been watching the Aydan Court approval process. I see a lengthy and cumbersome approval process. This lengthy process increases the cost of the project which results in an unacceptable price gap between market rate housing and affordable housing for those who qualify. I was at the Town council meeting on December 8<sup>th</sup> and I heard the Council strongly request answers to questions that they had posed in the October council meeting in order to better understand the difference between a single family R-1

development (which is what will happen) in contrast to a Aydan Court, a medium density development. As far as I can tell, none of these answers have been provided to council which is now nonetheless being asked to make final decisions on Aydan Court. In my profession, facts matter, and I expect nothing less from my elected officials.

I look at Aydan court as a model for good development. It is tucked behind trees and leaves our Highway 54 entry intact. It is beautiful and carefully planned. It is forward looking in its attention to energy. Its storm water program is something of which we ~~can~~<sup>should</sup> all be proud. Those who oppose this project in the name of protecting the Waterfowl Impoundment are looking at only one narrow environmental concern which is their prerogative of course. But council should be more expansive in its view. The storm water program proposed by this developer is vastly superior to the storm water effects of a large lot single family neighborhood. I trust the council will weigh all the environmental and economic concerns and approve Aydan Court.

Thank you for your time tonight.