



MEMORANDUM

DATE: November 13, 2002
TO: Kay Pearlstein, Planning Department, Town of Chapel Hill
FROM: Warren Mitchell
RE: **Avalon Park Subdivision**
Payment in-lieu of recreation space

Kay:

We have developed a value for the land at Avalon Park. The applicant is paying \$58,593.75 per acre for this property. This is on the higher side of values for residential land. We researched comparable tracts of land in the area and found a 6 acre tract of land for \$300,000. There was also a 29.75 acre tract of land for \$900,000. These tracts have values of \$50,000 per acre and \$30,252 per acre respectively.

The applicant has agreed to make a payment in lieu for the recreation area that the project is in deficit. The size of the land requiring a payment in lieu is 6,702 square feet (0.1539 ac). We are using what we believe to be a reasonable figure which is the amount being paid for the land at \$58,593.75 per acre. The payment would be .1539 acres x \$58,593.75 = **\$9,015**. This is our request.

Please feel free to call if you have any questions.

Warren