



Coulter Jewell Thames, PA

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Planning for the Future

1200 MLK

ZONING ATLAS AMENDMENT AND SPECIAL USE PERMIT

05.30.2019

STATEMENT OF CONSISTENCY WITH THE 2020 COMPREHENSIVE PLAN

We believe the proposed project is consistent with and applicable to five of the overall goals outlined for the area in the 2020 Plan.

The applicable themes and goals outlined in the 2020 plan are:

A place for everyone

Community Prosperity and Engagement

Good places, new spaces

Nurturing our community

Town and Gown Collaboration

Theme 1 - A Place for Everyone: Specifically this project would support *PFE.3 - A range of housing options for current and future residents*. The project would keep all of the affordable housing that exists on the site currently, preserving this important sector of the housing market that often gets pushed out with redevelopment projects. Detached affordable housing is becoming more difficult to come by within the Chapel Hill Town limits.

Theme 2 - Community Prosperity and Engagement: *CPE.1 - Balance and sustain finances by increasing revenues and decreasing expenses*. As stated in the above goal, the project intends preserving all of the existing affordable housing on the site, in addition to providing additional jobs and tax revenue with the redeveloped commercial portions of the site.

Theme 4 - Good Places, New Spaces: *GPNS.5 - A range of neighborhood types that addresses residential, commercial, social, and cultural needs and uses while building and evolving Chapel Hill's character for residents, visitors, and students*. The proposed project will preserve the affordable housing that currently existing on the site, providing the community with a mix of housing opportunities.

Theme 5 -Nurturing Our Community: *NOC.3 - Protect, acquire, and maintain natural/undeveloped open spaces*. The project is proposing to protect and preserve over 4.0

acres of Resource Conservation District and Stream Buffer land, protecting the native environment and important wildlife corridors.

Theme 6 -Town and Gown Collaboration: TGC.4 - *Housing for students that is safe, sound, affordable, and accessible*. Aside from the affordable housing options outlined above, the project is proposing personnel self-storage that is accessible and convenient to Town residents and businesses. This access to convenient personal self-storage provides a benefit often sought by students or facility, that often times are in short term housing or small living spaces. The self-storage availability can serve to alleviate this burden.

South MLK Focus Area 'Area 3'

The project site is located on the fringe of the South MLK Focus Area 'Area 3' of the 2020 Comprehensive Plan. Of the Key Considerations outlined in this section, the focus is on the Estes intersection (not applicable to this project) and to plan for to future transit improvements being considered for the MLK corridor. The project is making significant improvements to the access, commercial services, and streetscape for the projects frontage, which all support these future transit improvements along the corridor.