

August 14, 2008

To: Southern Village residents and property owners

From: D.R. Bryan and John Fugo, developers of the Village Center in Southern Village

Many residents of Southern Village are aware that the Village Center developers have been considering building a new building in the Village Center, on the site of the parking lot in front of Weaver Street Market. This email is being sent to persons who have expressed interest in this topic, to persons who attended the planning charrette that we held a year ago, and to the list-serve managed by the homeowners association.

At the charrette, we had the opportunity to explain our belief that a hotel or new residential condominium building could be a third "anchor" in the Village Center, along with Weaver Street and the Lumina Theatre. Our shops, restaurants and service businesses draw strength from anchor establishments that regularly attract patrons from other parts of our community. Supporting the long-term economic vitality of the Village Center, which is important to Southern Village residents, is the key reason for considering any new development.

Another reason is design. Adding a building would enhance the village center aesthetically; in effect, it would "complete" the village center. The original plan for the Village Center included a building on that property.

The charrette helped us think through some important questions. For example, it became very clear to us that convenient, appealing parking next to Weaver Street is essential. We received good information on what people do and don't like about structured parking. No public parking would be lost if a new building were constructed at this location.

At this time, we see 3 options:

1. Seek town approval for a residential condominium building, with structured parking and street level retail.
2. Seek town approval for a hotel, with structured parking and street level retail.
3. Make no change in the village center; leave the central parking lot as is.

All of these options have pros and cons. On balance, we think that it is preferable to "complete" the Village Center with either a new building. On September 17, we will present this concept plan to the Community Design Commission.

Prior to that September 17 presentation, we would like to present our initial concept to residents of Southern Village. We invite you to a neighborhood meeting to discuss this topic on Tuesday, Sept. 9 at 6 pm in Ascension Hall at Christ Church.

This is an important meeting for us. We look forward to hearing your questions and comments, and we will explain the extensive review process that the Town of Chapel Hill will require for this proposal. Support within the Southern Village community is very important to us.

If you can attend, please RSVP to Elaine Hudspeth at 933-4422 or hudspeth.bryan@mindspring.com.

We are making every effort to distribute this email widely within the neighborhood, but we encourage you to forward this email to any Southern Village residents. Thank you.