

Bryan Properties, Inc.
400 Market Street, Suite 115
Chapel Hill, NC 27516

August 4, 2015

MEMORANDUM

TO: Roger Stancil, Town Manager

FROM: D.R. Bryan, Market Street in Southern Village
Ruffin Slater, Weaver Street Market

We are writing to ask you to schedule a public hearing of the Town Council to consider returning (or abandoning) a 13-foot strip of right-of-way along the front of Weaver Street Market in Southern Village. This property was dedicated to the Town in 1999 when the sidewalk template included raised planter boxes for trees. The Town has discontinued that template, making it possible to achieve a 10-foot wide sidewalk within a smaller right-of-way.

Our representatives met with your staff last week (Phil Mason, Gene Poveromo, Emily Cameron and Mike Taylor) to discuss improvements we have designed for the 700 Market Street block. Improvements include much improved outdoor dining settings for Weaver Street Market, Pazzo and Captain Poncho's (opening early this fall) and other aesthetic enhancements. Staff concluded that they could provide administrative review and approval for all aspects of our program except for the right-of-way abandonment.

This returned space would be put to better (and much more attractive) use as a redesigned storefront for WSM. Currently, this space is already used by WSM. It is separated from the sidewalk by a retaining wall and railing, and covered by an awning and used for dining and grocery cart storage. The right-of-way return would allow these functions to be organized under a permanent roof and to be glassed in, making them more organized and attractive.

The proposed change would create an unobstructed sidewalk that is 10 feet wide -- wider in passable space than the current configuration.

We are making revisions to our site plan and elevations based on staff comments, and will share those with staff and the Council as soon as revisions are complete.

Thank you for considering our request to be on the Council agenda this fall.