



September 27, 2022

Town of Chapel Hill
405 Martin Luther King Jr. Blvd
Chapel Hill, NC 27514

Town of Carrboro
301 West Main Street
Carrboro, NC 27510

Re: Petition for Major Modification (Special Use Permit 9778-93-2136)

Dear Councilmembers,

CASA is requesting a modification to **Stipulation #8** and **Stipulation #9** in the approved Special Use Permit 9778-93-2136 related to the Merritt Mill East, Multi-Family Development, or Perry Place Apartments:

8. Curb and Pavement Transition Taper: It will be necessary to provide a minimum curb and pavement transition taper length of 50 feet for transitions to and from the bike lane prior to issuance of a Certificate of Occupancy.
9. Sidewalk and Bicycle Improvements: Prior to issuance of a Certificate of Occupancy, the developer shall construct 5-foot sidewalk and 5-foot bike lanes along the property frontage. That the design and construction details must be approved by the Town Manager and the North Carolina Department of Transportation prior to issuance of the Zoning Compliance Permit.

It has come to CASA's attention that planning is underway for NCDOT improvements to Merritt Mill Road that includes Perry Place's property frontage. As a result, the requirements under Stipulation #8 related to providing a curb and pavement transition taper and Stipulation #9 involving the construction of a 5-foot sidewalk and 5-foot bike lane along the property frontage will be a duplicative effort for CASA to provide as owner/developer. NCDOT's approval timeline for improvements is scheduled to occur at the end of 2022 at the earliest, while CASA is currently anticipating certificate of occupancy for the entire project in early 2023.



The removal of Stipulation #8 and Stipulation #9 will save the project over \$200,000 in additional costs, which is critical to ensuring the success of Perry Place as an affordable tax credit project. Therefore, CASA is requesting a modified limited scope of review for a forthcoming Conditional Zoning District application.

CASA is grateful to both the Town of Chapel Hill and the Town of Carrboro for their continued support and collaboration on Perry Place. We appreciate your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Jess Brandes".

Jess Brandes
Senior Director of Real Estate Development
CASA