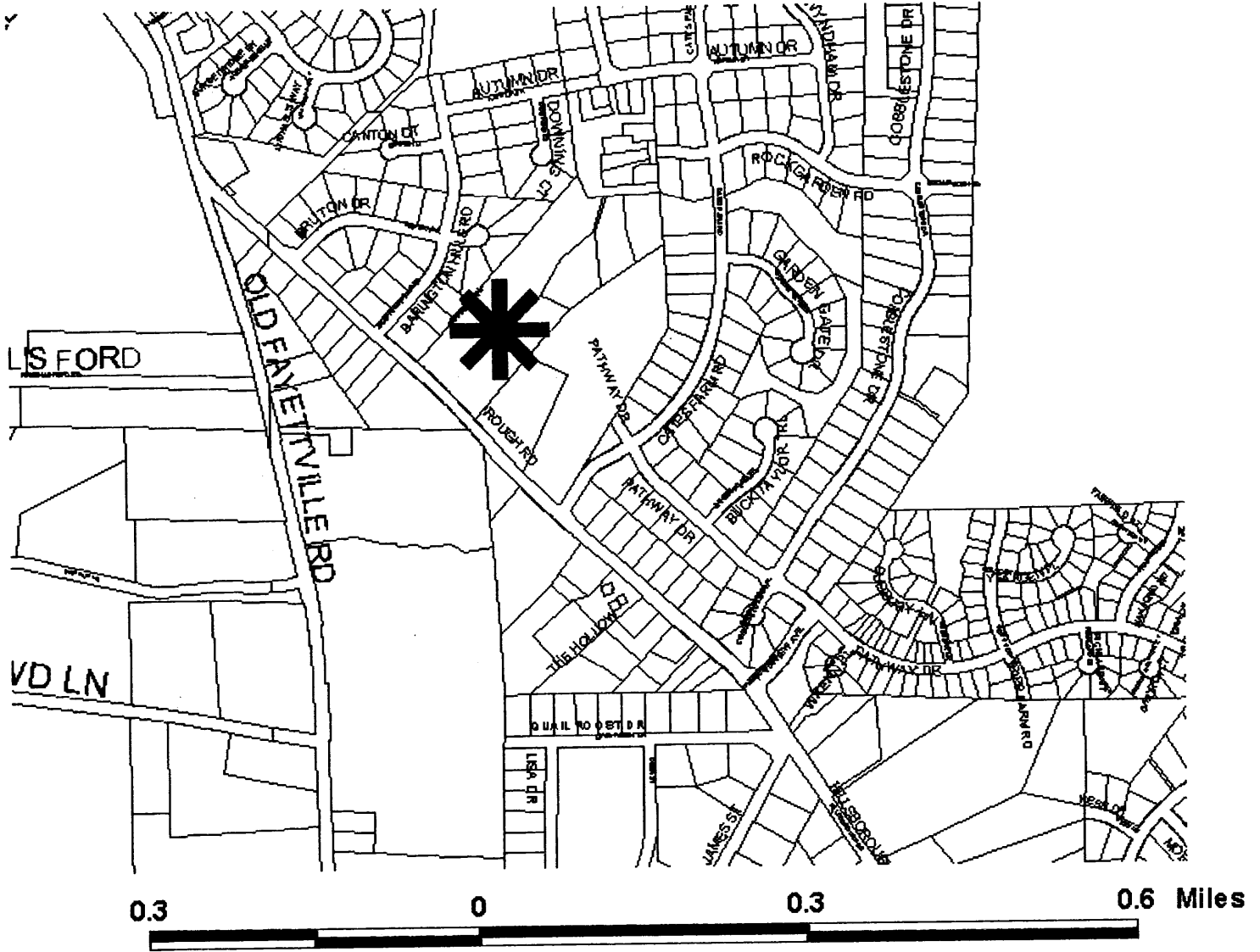
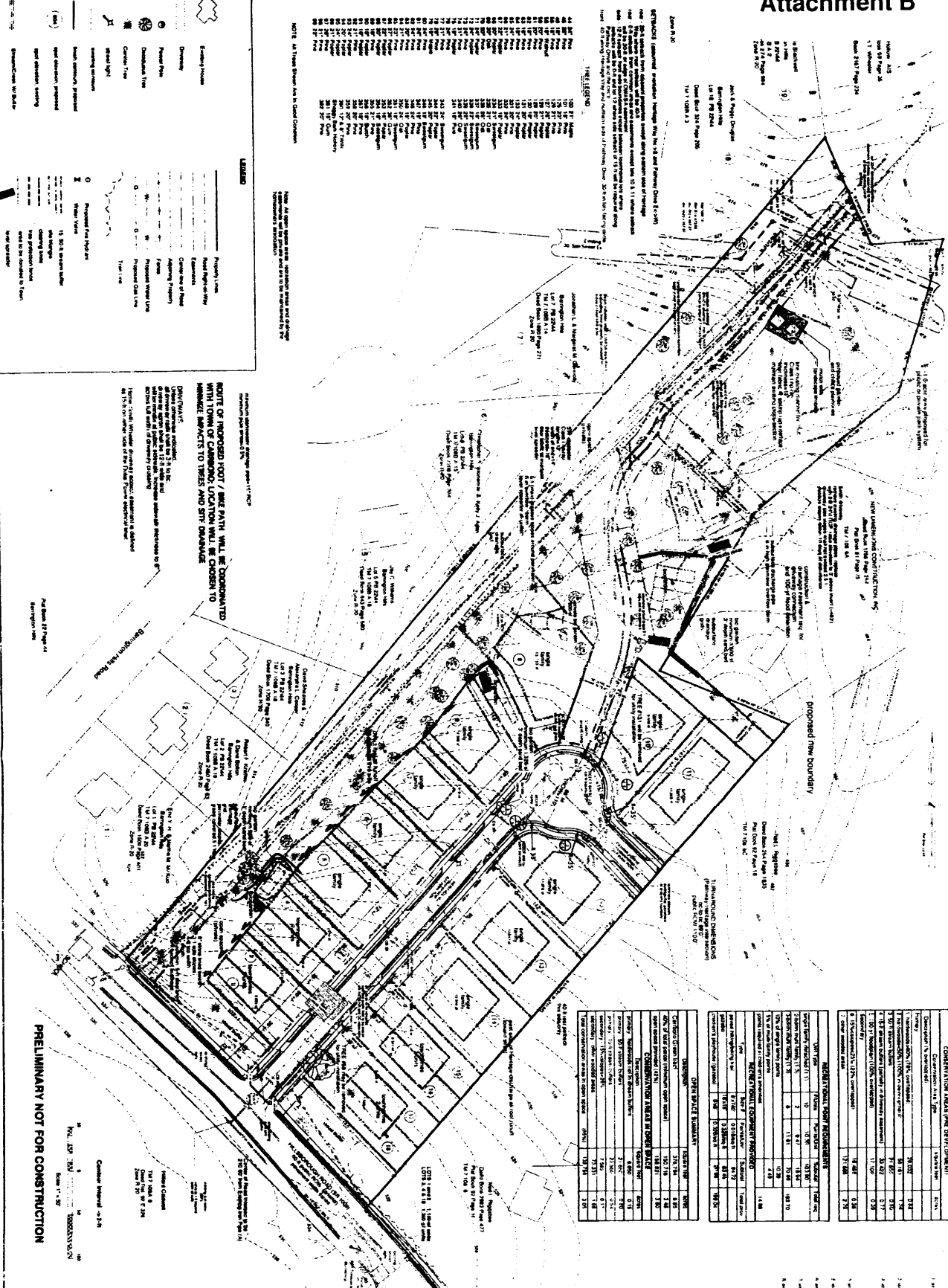


Vicinity Map

1236 Hillsborough Road Carrboro Greens AIS





CONSTRUCTION VOLUMES

Item	Volume
Excavation	1,234 cu yd
Concrete	5,678 cu yd
Asphalt	3,456 cu yd
Block	2,345 cu yd
Brick	1,234 cu yd

NET TOTAL EQUIPMENT REQUIREMENT

Equipment	Quantity
Excavator	1
Grader	2
Truck	15
Compactor	3

NET TOTAL EQUIPMENT REQUIREMENT

Equipment	Quantity
Excavator	1
Grader	2
Truck	15
Compactor	3

SCG Technical Services

Architecturally Integrated Subdivision
CIP Application

Construction Resources

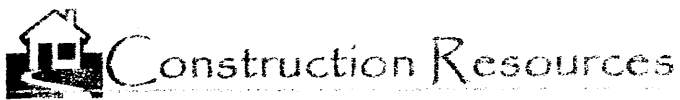
Tom O'Dwyer
Charlotte, NC 28114

SITE PLAN

SCALE: 1/8" = 1'-0"

DATE: 1/15/2008

PRELIMINARY NOT FOR CONSTRUCTION



....Builder of Things To Love.

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Board of Alderman
 Zoning and Planning Staff
 Town of Carrboro
 301 West Main St.
 Carrboro, NC 27510

February 9, 2006

Dear Aldermen and Staff:

I am scheduled to meet with you on Tuesday, February 14th in regards to the Affordable Housing Review Requirement (Section 15-54.1). In advance of this meeting I am writing to outline and substantiate the reason why we cannot participate in the affordable housing bonus as defined in Sections 15-182.4 and 15-188 of the Carrboro Land Use Ordinance and to introduce an alternative proposal by which Carrboro Greens can support affordable housing in Orange County. In addition, I include some introductory information about Construction Resources' intended project.

Carrboro Greens is a proposed Architecturally Integrated Subdivision located across from the bus entrance to McDougle Elementary and Middle Schools on Hillsborough Road. A CUP Application for this project has been submitted and is currently under review. The vision for Carrboro Greens is in alliance with a new paradigm in play nationally and around the world: energy efficient, sustainable, and healthier homes. Please see "Attachment 2: Carrboro Greens Description" for more information.

You may know me through work I've done as a design/builder and general contractor, or as a citizen and volunteer in our local community: My projects include Elmo's Diner, Weaver Street Market, Panzanella, Carolina Brewery, Wellspring Grocery and more. I designed and developed a 27-acre subdivision off Dairyland Road called Woodbrooke with parks, trails and streams. I have also volunteered as a consultant to the Town of Carrboro to create an alternate plan to successfully develop the current Carrboro Farmer's Market. Please see "Attachment 3: Partial List of Projects" for more information.

Construction Resources has been very interested in participating in the affordable housing bonus, however, after efforts in design and a thorough development analysis with our financial lender, we determined we could not participate.

There is no more space available on this property to add lots. The only possibility was to consider increasing greatly the number of Townhomes Pads and decreasing greatly the number of Single Family Detached Lots. The results showed that small land developments with mostly Townhomes are not profitable, even to the extent of a financial loss. Please see this illustrated in our chart, Attachment 1-A, supported by supplementary data Attachments 1-B and 1-C.

The following numbered items are from SGI Technical Services (Our Professional Engineer).

1. Topographical features limit the amount of usable land on this property and extending public roads and water is economically viable only in the front portion. The property slopes fairly steeply from front to back. In the rear, the property tends to be wet due to multiple drainageways, is difficult to access, and is the site of separate OWASA and Duke Power easements. Two drainageways cross the property (the buffers of these drainageways are highlighted yellow on Siteplan SP-1, attached). One is intermittent and carries both on and off-site drainage from front to rear while the other, a perennial stream crosses the rear of the site and flows to Bolin Creek. An access easement to the Smith property entirely eliminates use of one side of the site and crosses the rear.

2. Local rules require that open space be provided; that structural device(s) be constructed to control stormwater flow (water quantity); and that Best Management Practices (BMPs) be constructed to mitigate sediments and suspended solids in the runoff (water quality). The stormwater detention area is incorporated into the intermittent drainageway (highlighted blue on Siteplan SP-1). (See available areas for bio retention gardens highlighted pink on Siteplan SP-1.)
3. Open space requirements are satisfied primarily by land located in the rear of the site. A stormwater detention pond and water quality BMPs will occupy available space in front of the Smith driveway crossing. All lots are small, with bio-retention gardens incorporated between and to the rear on the left side of proposed Heritage Way. A larger bio-retention garden to the rear of the property serves the street, curb and gutter, and lots to the right side of Heritage Way. All available space is utilized.
4. Utilization of the area beyond the Smith driveway crossing is not feasible for construction, regardless of whether extra units are made available. In front of the Smith driveway, space is not available for additional single unit construction. Constructing additional impermeable surface would necessitate additional detention volume that would impede further onto the Smith property.

Unfortunately, since physical features of the property restrict the creation of additional lots, this property cannot fiscally support added density, thereby preventing us from taking the affordable housing bonus as part of this development. Additionally, contribution of 2 original lots would compromise our financial ability to develop the property.

However, we do want to participate in supporting the needs of affordable housing in Orange County and, therefore, I will be proposing the following to be included as a part of Carrboro Greens development:

- ❖ 2-½% of the sale price or appraised value of each Townhome or Single Family Residence in the Carrboro Greens subdivision shall be donated to Orange Community Housing and Land Trust or other designated affordable housing use. This would result in approximately \$162K in revenue for affordable housing, contingent on the final value of the homes that are built on the development.

I believe Carrboro Greens, as designed, will be an important addition to Carrboro's neighborhoods, with requirements for eight Townhomes (1100–1550 sq. ft.) addressing smaller housing needs and 10 modestly-sized (2100–2600 Sq. ft.) single family homes.

For the benefit of the general public, if approved, Carrboro Greens shall include the following additional features:

- Dedication of just over 1.6 acres, including a perennial stream, to the Town to help re-establish designated Greenways for public use
- An 800-foot, publicly dedicated, paved bike and pedestrian path engineered to allow vehicular traffic.
- Construction of a "stub out" road with utilities for future expansion to Pathway Drive to address the Town's connectivity program.
- Heritage Way, the road serving Carrboro Greens will be a public sub-collector with curb and gutter built to DOT standards for a public road.

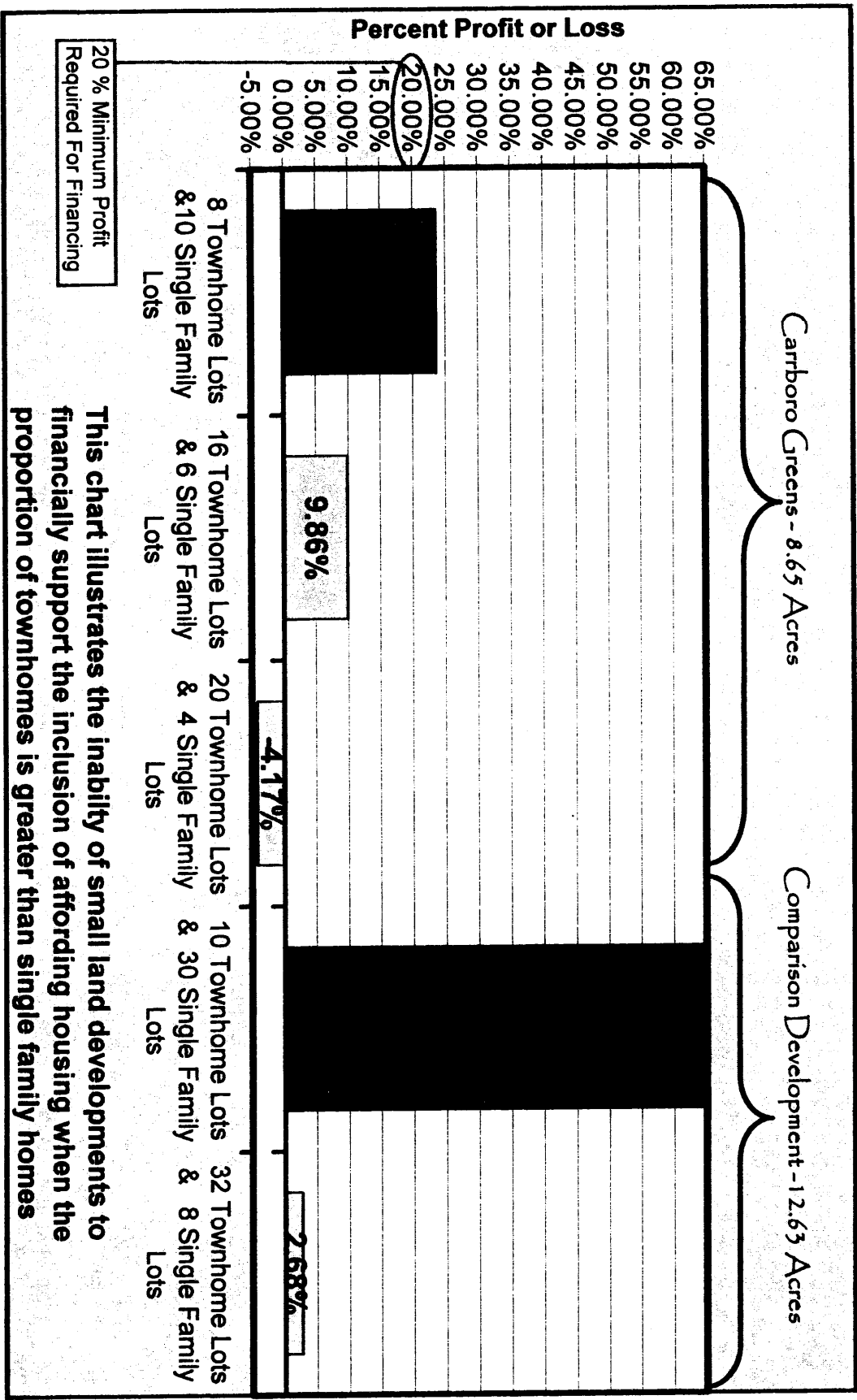
We look forward to meeting with you on Tuesday, February 14th and discussing this project, this proposal and the issue of affordable housing. Our engineer will be present to answer questions.

Sincerely,



Tom ODwyer

Projected Profit Margin of Land Development (Excluding Homes)



This chart illustrates the inability of small land developments to financially support the inclusion of affording housing when the proportion of townhomes is greater than single family homes

CARRBORO GREENS
ATTACHMENT 1-B
and Development only : not a Turnkey Development with housing
PROJECTED DEVELOPMENT COSTS VS. REVENUE
RE: AFFORDABLE HOUSING CONTRIBUTION SCENARIOS

	A	B	C	D	E	F
		Carrboro Greens 8.65 Acres Developed Lots Only			Comparison Development 12.63 Acres Lots Only	
		18 LOTS	22 LOTS	24 LOTS /	40 LOTS	40 LOTS
		8 Townhomes Lots 10 Single Family Lots	16 Townhomes Lots 6 Single Family Lots	20 Townhomes Lots 4 Single Family Lots	10 Townhome Lots 30 Single Family Lots	32 Townhome Lots 8 Single Family Lots
4 DEVELOPER DIRECT INVESTMENT						
5 DEMO SEPTIC FIELD, WELL & CLEAN UP HOUSE, FILL AND SILT FENCES		541,880	541,880	541,880	839,914	839,914
6 BIO RETENTION GARDENS (TREE AND SOIL REMOVAL - SOIL REPLACEMENT)		14,950	14,950	14,950	23,173	23,173
7 ENGINEERED BERM @ SMITH EASEMENT WITH PIPES		15,700	18,000	22,000	24,336	34,100
8 ROAD (\$8 PER SQ. FT.) INCLUDES GRADE, SUB BASE DRIVEWAY APRONS & ASPHALT		5,500	7,500	8,500	8,525	13,175
9 TREES, PLANTINGS		98,790	112,040	116,040	153,125	179,862
10 CARRBORO GREENS ENTRANCE SIGN (STONEWALL)		15,000	15,000	15,000	23,250	23,250
11 SIDEWALK (CONCRETE)		7,500	7,500	7,500	11,625	11,625
12 SEWER LINE @ \$40 PER LINEAR FT. (1200)		12,570	12,570	12,570	19,484	19,484
13 WATERLINE @ \$25 PER LINEAR FOOT (650)		48,000	57,000	61,000	74,400	84,550
14 MANHOLE COVERS FIRE HYDRANTS AND SPECIAL ENVIRO "DOWN" LIGHTING		21,000	26,500	30,500	32,550	47,276
15 TRAIL & FOOTBRIDGE & GAZEBO		15,420	15,420	15,420	23,901	23,901
16 LANDSCAPING (FINISH GRADE & SEED/STRAW)		38,720	38,720	38,720	60,016	60,016
17 EROSION CONTROL & SEDIMENT FILTER		14,500	17,500	19,500	22,475	30,225
18 MAINTAIN PROPERTY & MISC. LABOR		20,500	20,500	20,500	31,775	31,775
19 CONTINGENCY		10,000	10,000	10,000	15,500	15,500
20 TAXES , ADVERTISING, PROFESSIONAL FEES - ENGINEERING / SURVEYING / LEGAL FEES		27,000	32,000	35,000	41,850	54,250
21 VEHICLE EXPENSE, ACCOUNTING AND INSURANCE		37,500	37,500	37,500	58,125	58,125
22 MISC. OVERHEAD - PHONE, ELECTRIC, OFFICE SUPPLIES (1.5 YRS)		8,300	8,900	9,300	12,865	14,415
23 CONSTRUCTION MANAGEMENT SALARY		6,300	6,900	7,200	9,785	11,160
24 PROJECTED CONSTRUCTION LOAN INTEREST AND CLOSING COSTS		57,792	60,000	61,000	89,578	94,550
25 LAND & TOTAL LOT DEVELOPMENT COSTS		35,000	45,000	48,000	54,250	74,400
26		1,051,922	1,105,380.00	1,132,080.00	1,630,479	1,754,724
27 COST PER SINGLE FAMILY HOME LOT		72,350.00	76,026.78	77,963.18	46,850.00	46,850.00
28 COST PER TOWNHOME LOT		40,983.00	43,065.73	44,105.86	22,500.00	22,500.00
SUMMARY OF DEVELOPED LOTS						
29		18 LOTS (NO BONUS)	22 LOTS (2 BONUS)	24 LOTS (3 BONUS)	40 LOTS (6 BONUS SINGLE)	40 LOTS (6 BONUS TOWNH.)
30 APPRAISED VALUE OF SINGLE FAMILY LOTS @ \$90,000 per lot or \$88,000 if mostly Townhomes		900,000.00	688,000.00	344,000.00	2,700,000.00	720,000.00
31 APPRAISED VALUE OF TOWNHOUSE LOTS @ \$80,000 per lot (Paid)		400,000.00	700,000.00	1,000,000.00	600,000.00	1,800,000.00
32 TOTAL APPRAISED VALUE OF DEVELOPED LOTS		1,300,000.00	1,388,000.00	1,344,000.00	3,200,000.00	2,320,000.00
33 MINUS LAND & TOTAL LOT DEVELOPMENT COSTS (FROM LINE 25 ABOVE)		-1,051,922.00	-1,105,380.00	-1,132,080.00	-1,630,479.10	-1,754,724.00
34 REALTOR FEES (BUILDER TO PAY THIS IF REQUIRED)		N/A	N/A	N/A	N/A	N/A
35 AFFORDABLE HOUSING CONTRIBUTION		0.00	-173,813.75	-289,125.00	-518,250.00	-518,250.00
36 NET PROCEEDS FROM SALE OF LOTS FOR A 3 YEAR PROJECT		\$ 248,078	\$ 109,006	\$ (47,205)	\$ 1,061,271	\$ 47,026
37 PROFIT MARGIN OF DEVELOPED LOTS (EXCLUDING HOMES)		23.68%	9.86%	-4.17%	64.48%	2.68%
38 2.5% IN LIEU PAYMENT OF COMPLETED HOMES		\$ (162,474.00)	N/A	N/A	\$ (424,662.00)	\$ (818,250.00)

ARRBORO GREENS - HEALTHYBUILT & ENERGY STAR HOMES

ATTACHMENT 1 - C

BUILDING SALES PROJECTIONS

	SALE PRICE OF COMPLETED UNIT PER SQUARE FOOT	HEATED SQUARE FOOTAGE	PRICE PER HOME	NUMBER OF HOMES	TOTAL VALUE OF HOMES
TOWNHOUSE	178,000	1,350	240,300	4	961,200
TOWNHOUSE	178,000	1,100	195,800	4	783,200
SINGLE FAMILY HOME WITH GARAGE / unfinished BASEMENT	184,000	2,584	475,456	10	4,754,560
TOTAL COMPLETED HOMES SALES PROJECTIONS					\$ 6,498,960

PROPOSED AFFORDABLE HOUSING CONTRIBUTION COMPARISON FOR 2 1/2% OF PROJECTED COMPLETED BUILDING SALES VS. PROVIDING 3 COMPLETED 1100 SQ. FT. UNITS

	PER UNIT	ALL UNITS
AFFORDABLE HOUSING 1100 SQUARE FOOT CONSTRUCTION COST	122,375	367,125
AFFORDABLE HOUSING TOWNHOUSE LOT VALUE AS PER APPRAISAL	50,000	150,000
PROJECTED CONSTRUCTION LOAN INTEREST	9,000	27,000
TOTAL FOR AFFORDABLE 1100 SQUARE FT. TOWNHOME	181,375	544,125
ORANGE COMMUNITY HOUSING AND LANDTRUST	95,000	285,000
(LOSS)	(86,375)	(259,125)

2-1/2 % OF PROJECTED COMPLETED HOMES

2-1/2 % of 1100 Square foot Townhomes per unit	4,895	4 units	19,580
2-1/2 % of 1350 Square foot Townhomes per unit	6,008	4 units	24,030
2-1/2 % of 2584 Square foot Single family homes	11,886	10 units	118,864
TOTAL OF PROJECTED 2-1/2% AFFORDABLE HOUSING CONTRIBUTION			\$ 162,474

COMPARISON OF LARGER DEVELOPMENT (12.63 ACRE PROPERTY)

PROJECTED SALE OF 30 Single Family Homes	14,263,680	TOTAL	11,886	2-1/2% IF IN LIEU PAYMENT	(400,202)
PROJECTED SALE OF 10 Townhomes	1,744,400	16,008,080	5,974		(518,250)
OR COST OF PROVIDING 6 UNITS					
VS. REVERSE THE USE OF THE TYPE OF UNITS					
PROJECTED SALE OF 30 TOWNHOMES	7,209,000	TOTAL	11,757	2-1/2% IF IN LIEU PAYMENT	(299,089)
PROJECTED SALE OF 10 Single Family Homes	4,754,560	11,963,560	5,974		(518,250)
OR COST OF PROVIDING 6 UNITS					













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 Greenbuilder4us@aol.com

...Builder of Things To Love

Attachment 2: Carrboro Greens Description

Carrboro Greens Features

-  Certified NC HealthyBuilt Homes* (www.healthybuilthomes.org)
-  Energy Star® Qualified Homes# (www.energystar.gov)
-  Mixed-use housing (10 single family homes and 8 townhouses)
-  Modestly sized homes (1,100 to 2,650 square feet) in keeping with the "Not So Big House" concept
-  Community guidelines that require durable, low-maintenance, low-toxicity building materials
-  Design requirements that reduce mold, dust, and mildew
-  Design requirements that integrate "in-law suite" capabilities within the footprint of the original house (roughed-in expansion to basement or attic)
-  Prohibitions on chemical pesticides and fertilizers
-  A proposed 1.75-acre greenway with a public, paved bike path connecting folks from Carrboro Greens, Arcadia, Barrington Hills, & Wexford
-  2-1/2% of the sale price or appraised value of each Townhome or Single Family Residence in the Carrboro Greens subdivision shall be donated to Orange Community Housing and Land Trust or other designated affordable housing use

Carrboro Greens is designed to preserve the natural beauty of the land and cultivate a sense of community. Home site locations have been selected to reduce removal of valuable trees. Most of the significant trees in the designated common areas, proposed greenway, and along the trail would remain undisturbed.

The proposed bike/walking trail will not only link adjacent neighborhoods with each other and Hillsborough Road, but will help to reduce potential car trips between these subdivisions and downtown Carrboro as well. This essential arterial connection will encourage less vehicle use while promoting safer pedestrian and bicycle connections. It will also allow children and parents from surrounding neighborhoods to walk or bicycle to McDougle Schools.

* North Carolina HealthyBuilt Homes is a residential program for developing, promoting, and recognizing high performance, sustainable homes. In collaboration with the North Carolina Solar Center, the State Energy Office, NC Department of Administration, and local building professional organizations, the Program provides a framework for building energy-efficient, quality homes.

ENERGY STAR qualified homes are independently verified to be at least 30% more energy efficient than homes built to the 1993 national Model Energy Code or 15% more efficient than state energy code, whichever is more rigorous. These savings are based on heating, cooling, and hot water energy use and are typically achieved through a combination of building envelope upgrades, high performance windows, controlled air infiltration, upgraded heating and air conditioning systems, tight duct systems and upgraded water-heating equipment.



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Attachment 3: Partial List of Projects

Woodbrooke Subdivision, Chapel Hill

27-acre land development, infrastructure, and new residential construction:
 Developer, Design/Builder

Weaver Street Market, Carrboro

Construction Resources has been the Construction Manager & General Contractor for Weaver St. Market for all of their major projects in Carrboro.

Panzanella, Carr Mill Mall, Carrboro

General Contractor

Elmo's Diner, Carrboro, NC

Design/Build

Townsend-Bertram Outfitters, Carrboro

General Contractor

Carrboro Farmers' Market, Carrboro

Pre-construction Volunteer Construction Management

WCOM Community Supported Radio, Carrboro

Volunteered Labor and Material

Wellspring Grocery (Whole Foods), Chapel Hill

General Contractor

Carolina Brewery, Chapel Hill

General Contractor

Head Start Program Center, Lincoln Center, Chapel Hill

General Contractor

Bryan Center, Duke University, Durham

Multiple projects – General Contractor

9th street Bakery, Durham

General Contractor

OWASA Administrative Offices, Carrboro

Multiple projects – General Contractor

UNC Physicians and Associates, Carr Mill Mall Offices, Carrboro, NC

General Contractor for interiors

Residential Construction of many energy efficient homes

Registrations and Certifications:

- Member, US Green Building Council
- Energy Star Developer and Builder
- Member, Project Management Institute & PMI NC Piedmont Triad Chapter
- NC GC License # 18064-Unlimited (since 1985)



Section 15-54.1 Affordable Housing Review Requirement

- (a) The Board has established a policy that encourages all developers of residential developments to construct or provide for the construction within such developments of a number of affordable housing units (as defined in Section 15-182.4 of this chapter) such that the number of affordable housing units constitutes at least fifteen percent of the total number of housing units within such developments. Sections 15-182.4 and 15-188 provide incentives to developers to construct such affordable housing units. However, the Board finds that some developers may not fully understand how the affordable housing provisions of this chapter operate or the incentives that are available under the ordinance to encourage affordable housing. Therefore, the Board concludes that, when developers of proposed developments containing five or more dwelling units propose to construct such developments without meeting the affordable housing goals established by the town for new developments, it may be beneficial to both the developers and the town for the Board and such developers to have an opportunity, prior to the formal consideration of a permit request, to discuss the town's affordable housing policy, the affordable housing opportunities and incentives provided by this chapter, and any questions or concerns such developers may have about utilizing those provisions. The remaining provisions of this section are designed to provide for that opportunity.
- (b) The applicant for any residential development containing five or more dwelling units, and therefore required to obtain either a special use permit from the Board of Adjustment or a conditional use permit from the Board of Aldermen, shall be required to participate in an Affordable Housing Review Meeting with the Board of Aldermen if the residential development does not include fifteen (15) percent affordable housing units as defined in Section 15-182.4 of this chapter.
- (c) Should an applicant for any residential development containing five or more dwelling units decide in the course of the development review process to remove any affordable housing that had previously been included, further review of the project will be delayed until the applicant participates in an Affordable Housing Review Meeting with the Board of Aldermen.