

Trish/Marty,

Following up on the Board of Aldermen recommendation Tuesday night that our project move to mediation prior to returning to the Board agenda, please know that Jack and I are agreeable to this process and looking forward to participating. I believe, however, there are certain components necessary to ensure this process will yield positive results.

Over the course of our many meetings with our edge neighbors on this project, ranging back to 2011, participation and attendance has varied over time. As Mr Spalt mentioned Tuesday night, the neighborhood has not been "organized" and as such it has been difficult to have consistent dialogue. And, without organization, frankly a lot of the dialogue has been understandingly along the lines of simply "how does this affect me"? That is not a criticism, just a reality – what is good for someone in portion of the neighborhood might be a problem for someone else in a different location. There is no question that development of this property, whether in the context of a rezoning or simply by right under the existing B4/R10/R20 zoning, will have an effect on the neighborhood. It is important that the neighbors have a single voice, whether that is one person or a representative group, which can balance these individual needs.

I feel strongly this group of participants requires participation by members from the Board of Aldermen along with representatives from the various advisory boards or staff personnel. It is important that these discussions balance the desires of the immediate neighbors with the needs of the town as a whole and the development. Appropriate town representation will provide a balancing point for the discussions, as otherwise there is a distinct possibility it will disintegrate into a non-productive venture. While I know initially there will be concern from a legal standpoint with members from the Board of Aldermen participating, it seems some sort of agreement can be reached to allow this. Simply putting advisory board members on the panel without perspective of the overall view will serve a purpose no greater than typical advisory board review.

As I believe was mentioned during the discussion, it is important to have a timeline or schedule for these discussions.

Lastly, I feel it is important to include Andrew Sachs as the mediator. While I don't know Mr. Sachs personally, it is clear the mediator in this situation needs to be familiar with planning. I have visited the Dispute Settlement Center's website and it appears he would fill this role well.

We look forward to hearing from you after your internal discussions on the matter.

Ted Barnes
Partner
Argus Development Group, LLC
704-376-9848 x223

Dear Mayor and Board:

The neighbors of the proposed Lloyd Farm development appreciate the Board of Aldermen taking our concerns seriously at the October 21st Board meeting. We appreciate the action to defer setting a public hearing on the proposed rezoning and CUP for the project in order to allow time to consider the value and viability of mediated discussions. Since this was a new idea, we were not able to respond immediately to your proposal. Since the meeting, we have polled neighbors who had indicated a desire to be involved and more than a dozen neighbors met Saturday morning to further discuss the issue. Based on the results of the poll and the meeting, there is a consensus that it could be productive to participate in mediated discussions under the right circumstances.

We want to express, however, that without knowing the process and ground rules that may be proposed, it is impossible to give more than tentative agreement at this time. We assume any process will be fair, but we naturally reserve the option of final decision until it is fully formed.

Before the Town, neighbors, and the project sponsors invest in the mediation process, we want to be transparent about our starting point. We believe that the proposed development is fundamentally inconsistent with the Town's policies and values and that its adverse impacts on the neighborhood cannot be mitigated. Therefore, we believe the mediation process must be structured to reassess the uses proposed for the property, reconsider the intensity and organization of those uses, and investigate opportunities for innovative planning and design in line with the Town's policies and values. If Argus, the Design Response, and the Lloyds are willing to engage in that kind of discussion, then we believe mediation could be beneficial for all involved.

We look forward to helping finalize this process and contributing to an even better Carrboro.

Thank you for your time and attention to this project. Please do not hesitate to contact me if you have any questions.

Geoff Gisler
310 Carol St.