

Stanhope Rezoning Z-37-12

- 7 stories – 90 feet with 12 ft setback at 3 stories
- Compared to Kerr Drugs bldg, 11 ft higher
- Stanhope Center total residential units unchanged, redistributed internally
- Light rail and potential commuter rail stations: 0.3 mile walking distance

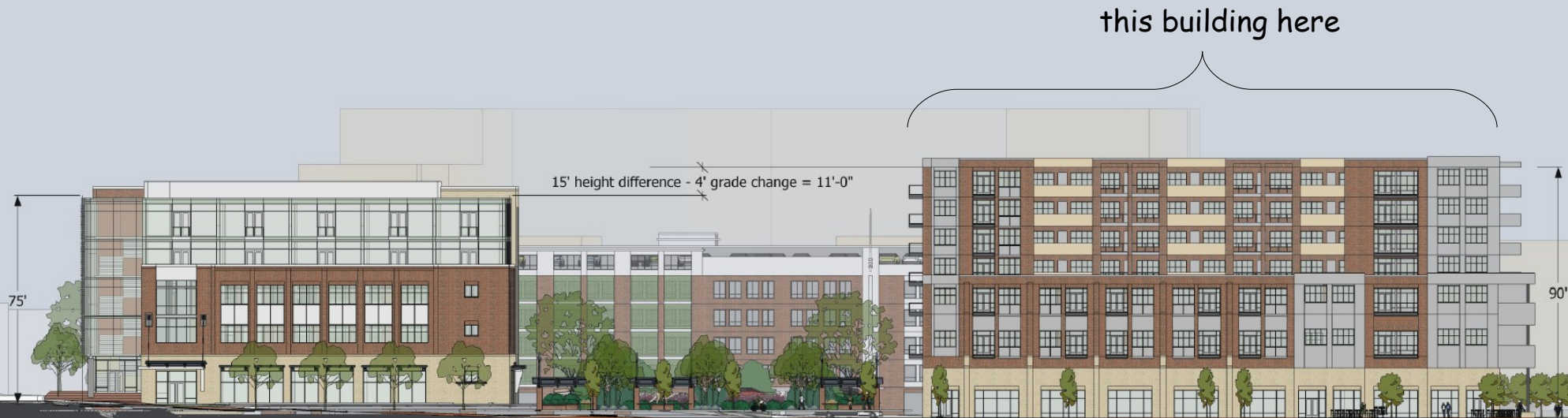
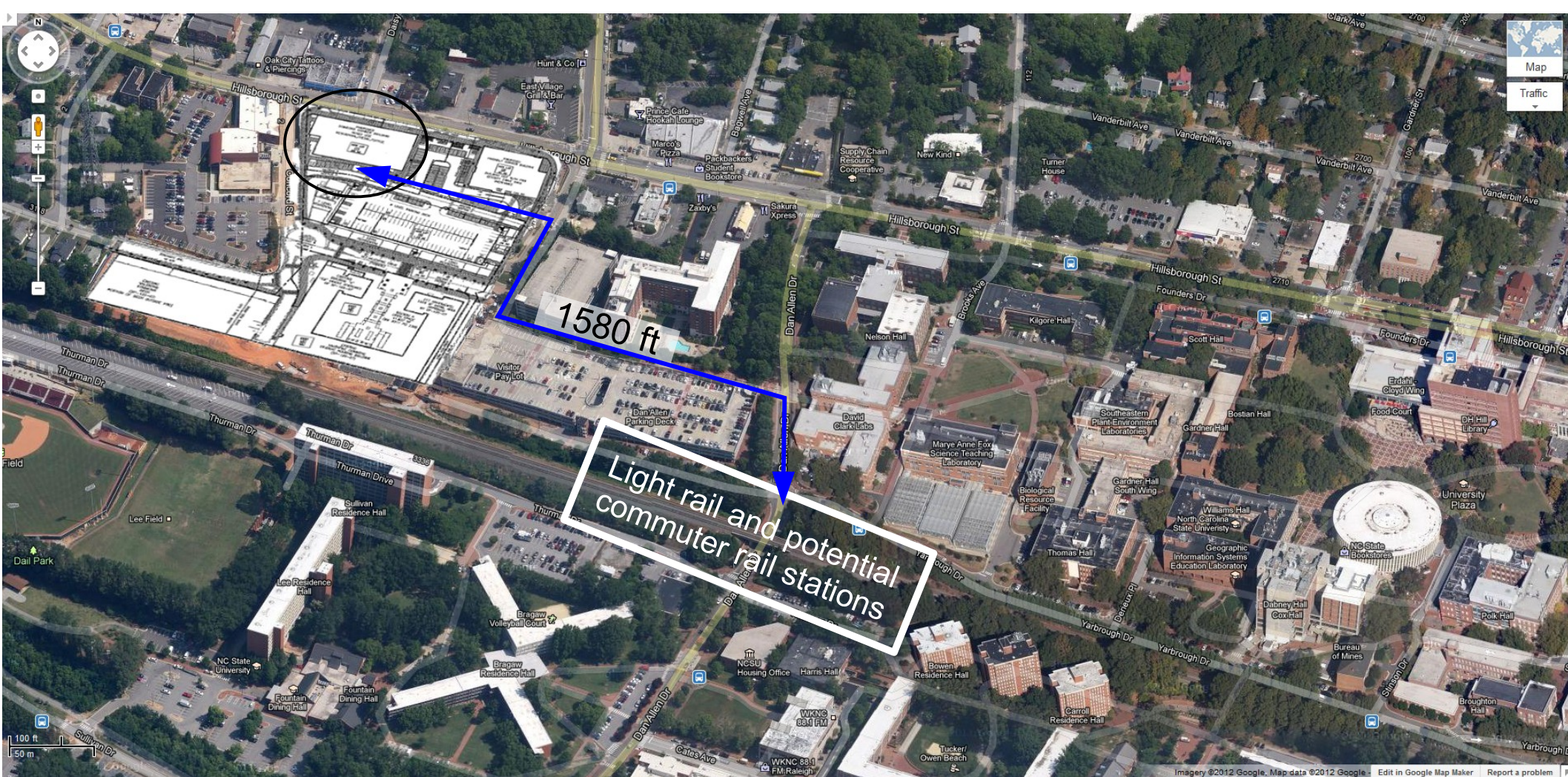


Image provided by the developers

Corner of Concord St. and Hillsborough St.



NCSU Commuter Rail Station: "The station could potentially be shifted to west of Dan Allen Drive ... NCSU is considering potential station locations generally between Pullen Road and Gorman Street." (Passenger Rail Task Force Letter 2/20/2012)

Mass Model and
Shadow Effect during
Winter Solstice



Dixie Tr.
Hillsborough St.

Image provided by the developers

I support this development (Z-37-12) because:

- Creates more walkable and pedestrian friendly atmosphere
- Adds density next to proposed light and/or commuter rail stations
- Height is similar to other buildings on Hillsborough: Library, Kerr Drugs bldg, Round-about hotel development, Doubletree hotel
- Comprehensive Plan zoning guidelines are inconsistent with urban development patterns on Hillsborough St.
- Encourages investment in our community
- Creates desirable rentals for students close to campus
- Increases the neighborhood's desirability



Seth Hollar, University Park resident

2311 Bedford Ave.

Tel: (919)302-5966

Email: seth@seventhdigit.com