

The E-F Equation

by Ken Larsen for presentation at February 18th Planning Board meeting

I'm an MIT graduate. Almost everything at MIT is math. That training motivated me to reduce E-F to the following equation:

$$RD+TS+O+FBC+PA+TC = F\uparrow + T\uparrow + \$\uparrow + SB\downarrow + A\downarrow + W\downarrow + AH\downarrow$$

$$= D\text{☺} + CH\text{☹}$$

Here are the components:

1	RD	Roger Stancil + Dwight Bassett	Roger and Dwight have focused on the revenue side (the revenue from the increased tax base). They are pushing this and other urbanization projects too fast, not practicing due diligence, are ignoring the small businessmen, and the current plan is different than what was publicly agreed upon (building size has been increased).
2	TS	Town Staff	They work for Roger and Dwight and are following their orders. Town staff has not factored in the costs of services of the redevelopment such as police, fire, schools and transportation. Public feedback has been ignored.
3	O	Obfuscation by Town staff	Overly long presentations (60 page PowerPoint) and tedious documents (Traffic Analysis). Speak and write clearly. "Eschew Obfuscation".
4	FBC	Form Based Code	Ignores LUMO (Land Use Management Ordinance) + would eliminate regulatory review by advisory boards, the public and the Council.
5	PA	Public Apathy	The general public is too busy posting cat pictures on Facebook. Only 12% voted in the 2013 election. [The Town's 2020 Project was a laudable effort to try to counter apathy.]
6	TC	Town Council	The Town proposes to use a \$10 million installment loan (a bond would require voter approval!) by mortgaging town hall to enable the expenditure money for E- F road and stormwater improvements. The cost of these improvements is unknown.
7	F↑	Flooding	Flooding will increase. [UK story]
8	T↑	Traffic	Traffic will increase.
9	\$\$↑	Cost to taxpayers	Property taxes will rise because of ignored ongoing Town services costs and underestimated infrastructure costs.
10	SB↓	Small Businessmen	Small businessmen won't be able to compete and will have to leave.
11	A↓	Aesthetics of the Town	High rise canyons are ugly.
12	W↓	Walkability	Unless pedestrian bridges and tunnels are built, walking will become hazardous.
13	AH↓	Affordable Housing	Affording housing will be less even if DHIC doesn't succeed in winning low income housing tax credits from the NC Housing Finance Agency.
14	D☺	Developers	Developers will become richer and thus very happy.
15	CH☹	Chapel Hill Residents	Chapel Hill residents will be unhappy with the result.

Our remaining hope:

1	Planning Board	Recommend that the Town Council fix the stuff on the left side of the equation. [However, we can't do much about public apathy.]
2	Storm Water Board	Convince the Town Council that more study must be done, and that storm water costs have been underestimated.
3	Town Council	They must wake up and understand the whole equation.

For all of my E-F information, see <http://kenlarsennc.com/PoliticsChapelHill.htm>



- Red: commercial space
- Orange: townhomes
- Blue: office space
- Green: green space
- Brown: multifamily
- Gray: parking (may be multi-level)
- White: existing space

If you don't know where you're going, you may end up someplace else.