

## 1. Introduction to the Polks Centre Development

Polks Centre is a planned retail and office commercial development located at the corner of US 15-501 north of Pittsboro and Polks Landing Road. The property is comprised of 39.5 acres and is in the designate commercial corridor specified in the Chatham County Development Plan. The property is being developed by M. Travis Blake of Blake & Associates, Inc. for the owner HBP Properties, LLC. As with all other projects being developed by Mr. Blake, a local builder, developer, and environmental engineer, the project has a number of aggressive environmental and social goals. These goals include the project being reviewed by neighbors and local citizen groups before the property is submitted to Chatham County for rezoning consideration. In addition to the already aggressive environmental initiatives planned for Polks Centre, the project is also scheduled to be LEED Certified. The LEED (Leadership in Energy and Environmental Design) Green Building Rating System® is a voluntary, consensus-based national standard for developing high-performance, sustainable buildings and developments. More details on this program are found in Section 9.0.1, LEED.

Mr. Blake, a longtime resident of Chatham County, lives within a mile of the project; he also has family roots that tie him to the property and the long family histories in this area of the Herndons, the Durhams, and the Bennetts. Recognizing that the property will be developed at some point, the developer and the owner intend to develop the property in a manner consistent with the concerns expressed by residents of this part of Chatham County and local community interest groups.

Because of its proximity to the University of North Carolina at Chapel Hill, Duke University, and Research Triangle Park, and its desirable rural character, northern Chatham County will continue to be developed.

In order to alleviate some specific concerns of area residents, the developer has invited the participation of members of the surrounding community in the design process in an effort to maintain acceptable characteristics and desirability of the project. The developer believes that Polks Centre, along with its sister development Williams Corner, will host desirable businesses and services, while at the same time retaining some of the rural flavor of the area.

We ask that the reviewers of the Polks Centre project note that Section 10 includes documentation of efforts by the developer to gather public and adjacent property owners' input into the project before it is to go to the Public Hearing phase of the rezoning application. The input from various individuals and community groups has not only been very positive, but it has also been very helpful -- these concerns and suggestions have been incorporated into the Polks Centre development.

**The Name "Polks Centre"**

Polks Centre is the working name for the project and indicates its location which is adjacent to the residential development Polks Landing. Some of the local residents have suggested other names such as Baldwin Village, which reflects the township in which it resides. Other names will be considered; should Polks Centre become the overall selection of the local residents it will remain so named.