Glen Lennox gets new \$42 million investor

Money will go toward renovations

BY NORA CHAN

Residents of a Chapel Hill apartment complex might see renovations after a Washington, D.C.-based company announced a \$42 million investment Tuesday.

Federal Capital Partners is pairing with Grubb Properties, owner of the Glen Lennox apartment community off N.C. 54 since 1986. The project also includes Riverwoods Apartments in Raleigh.

The money in Glen Lennox will mostly go toward maintenance and renovations for the property, said Todd Williams, the vice president of investments for Grubb. He said the property is more than 60 years old.

"We do know that at some point in time in the long-term future that we will have to make some tough decisions about what the future of that property will be given the age of some of those assets," Williams said. "That's essentially the process that we're going through with the community right now."

Grubb decided to seek a partner last spring, Williams said.

"Federal Capital Partners stood out amongst all the folks that we had talked to," Williams said. "They had a similar interest in the property that we did, which was more of a long-term interest in seeing that property through any changes.

The investment marks Federal Capital's first in North Carolina.

We've been looking in the Raleigh-Durham area specifically for a couple of years now," said Alex Marshall, managing partner for Federal Capital.

"The Glen Lennox complex is very well-located in Chapel Hill, which is a strong market for apartment demand and other fundamentals," he said.

Stephen Estes, a UNC senior who has lived in Glen Lennox for two years, said companies buying from a distance may change the target community for the neighborhood.

"Glen Lennox in the past has been a place for affordable housing and access to campus, and it has met the needs of people who need

those two things," Estes said. "They'll be trying to maximize **Glen Lennox Conservation District Development meeting** Time: 5:30 p.m.

Location: Glenwood Elementary **Info:** townofchapelhill.org

revenue. I think it's probably going to go to more expensive housing, which would eliminate one good option for affordable housing close to campus," he said.

But while Williams said Federal Capital will be involved in decisionmaking for the properties, he said residents won't see a major change as a result of the investment. "This is really a capital invest-

ment and not a real change in the management," Williams said. We've managed the property as long as we've owned it, and we're going to continue to do so."

Marshall said the companies will try to arrive at decisions that work for everyone.

"We're certainly interested to see how it shapes out, but we trust that Grubb is now on the right track," Marshall said.

> Contact the City Editor at city@dailytarheel.com.



Glen Lennox, a Chapel Hill community, will soon see renovations and maintenance after Washington, D.C.based company Federal Capital Partners announced a \$42 million investment with Grubb Properties.

Council revisits town plan

BY MARY CHOI

The town's comprehensive plan dominated discussion at the Chapel Hill Town Council's annual retreat, with council members pointing out the need to update the document more frequently and better incorporate town services.

The last comprehensive plan was finalized in May 2000, and the plans traditionally focus on land-use patterns, said Mayor Mark Kleinschmidt in an inter-

He and council member Penny Rich said they would like Chapel Hill's new plan to integrate use of services like the police, the fire department and schools.

"I certainly want to make sure that the process for creating it is an inclusive one," Kleinschmidt said. "And that the community has adequate opportunity to participate and influence the outcome of the plan."

The comprehensive plan outlines community priorities, helps set policy direction and serves as a guideline for future decisions.

David Owens, a professor in the UNC School of Government who discussed the plan with the council at the retreat, said the comprehensive plan should look 10 to 20 years down the road.

"You need that longer time perspective to provide the critical context for individual decisions," Owens said. "It's hard to step back and look at the big picture and look at the long term.

"It's difficult to make it concrete, but it's extremely important."

The current comprehensive plan is organized around 12 themes, which include conserving and protecting existing neighborhoods, planning with the University and developing strategies to address fiscal issues.

Rich said 2000's comprehensive plan fell short because it was not

The plan was supposed to be revisited every five years.

"The importance of comprehensive plans is really that you're planning for the future," Rich said. "It needs to be a living document because everything changes.

"The importance of comprehensiveplans is really that you're planning for the future."

PENNY RICH, TOWN COUNCIL MEMBER

She cited the economic downturn as an unforeseen circumstance that the plan could have addressed in updates.

Turning to the future comprehensive plan, Rich said zoning is an important focus because new development in Chapel Hill will likely be renovations of existing commercial and residential spaces.

There is no deadline to complete an updated plan, but Kleinschmidt aid he hopes to finish by summer

The council will work with town staff and the community to accomplish this, he said.

> Contact the City Editor at city@dailytarheel.com.

School of the Arts may raise tuition Proposal exceeds cap on increases

BY LAUREN RUSSELL

In preparation for reduced state funding, the University of North Carolina School of the Arts is try-

ing to break the rules to survive. The public conservatory is petitioning to override the systemwide 6.5 percent cap on tuition increase in order to inflate tuition for instate undergraduate students by 11.6 percent for the next school

The UNC-system Board of Governors recommends a maximum 6.5 percent cap increase to the General Assembly when deciding budget cuts and tuition

The cap is included in the Second Four-Year Plan, which the board approved in November. The plan maintains the same tuition policies as former President Erskine Bowles' original Four-Year Tuition Plan.

John Davis, a member of the board, said he was against any

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institution raising tuition above the cap and sending larger bills to students and families, but also said that it could be inevitable.

'Deeming by the budget cuts from the state, we might be forced to help make money by raising tuition later on," Davis said.

UNCSA's proposal raises instate tuition by \$500. Out-of-state tuition would be raised by \$1,000 or 6 percent.

The combined hikes would supply the school a net revenue of about \$437,000.

As a public conservatory, UNCSA has few peers nationwide, and instead must compete largely with private institutions. The school is not able to provide the same sort of merit-based scholarships as these private institutions, said David English, the school's associate academic officer.

Typically half of the UNCSA student body is out-of-state compared to other UNC-system schools, where only 8 to 12 percent of the student body is out-of-state, the same out-of-state, \$1,000

UNCSA also needs expensive equipment for many classes, said Student Body President Alysha posal. Perrin.

"When we get major cuts, we lose entire programs or schools," Perrin said.

Nearby UNC-Greensboro will present a tuition increase proposal right at the 6.5 percent mark, said Alan Boyette, the university's vice Editor at state@dailytarheel.com.

"Given declining state support, I wouldn't criticize any institution."

ALAN BOYETTE, VICE PROVOST FOR ACADEMIC AFFAIRS AT UNC-GREENSBORO

provost for academic affairs.

"I find it surprising given the 6.5 percent cap," Boyette said about UNCSA's proposal. "Given declining state support, I wouldn't criticize any institution."

Matt Horbat, a UNC alum and current UNCSA graduate student, said the school has been transparent about the possible tuition increase with e-mails and forums. He, English and Perrin said the students haven't protested the higher cost.

"It's just one of those costs we'll just have to grin and bear," Horbat said. "It'd be hard to find a similar school not having these kinds of problems."

The school's alternate plan has tuition raise, but increases in-state tuition by 6.5 percent, yielding \$55,395 less than the first pro-

The board is expected to review tuition proposals submitted by UNC-system schools at its meeting Thursday and vote on the proposals Friday.

Contact the State & National



