

**Amy Harvey**

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**From:** Jeanette Coffin  
**Sent:** Monday, April 23, 2018 10:45 AM  
**To:** calingaert@att.net  
**Cc:** Ben Hitchings; Judy Johnson; Allen Buansi; Donna Bell; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Toney Thompson; Town Council; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Rae Buckley; Ralph Karpinos; Roger Stancil; Ross Tompkins; Sabrina Oliver  
**Subject:** email...RE: "Blue Hill petition update"

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

If your email is related to a development application or a particular issue being addressed by the Council, your comments will be made part of the record. If applicable, we encourage you to attend any public meetings related to the items addressed in your email.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
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[Chapel Hill, NC 27514](#)  
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**From:** Isabel Calingaert [mailto:calingaert@att.net]  
**Sent:** Monday, April 23, 2018 10:29 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Cc:** Jeanne Brown <jbrown2@townofchapelhill.org>; Lew Brown <lewgbrown@hotmail.com>  
**Subject:** "Blue Hill petition update"

Re: "Blue Hill petition update", Wednesday 18 Apr 2018 from Roger Stancil to Town Council

Dear Mayor Hemminger and Council members,

We strongly oppose the recommendation by the Town Manager to include the American Legion property in the Blue Hill district, ceding all control of its future. The town citizens, the Parks, Greenways and Recreation Commission, and the American Legion Task Force appointed by the Council have all repeatedly and clearly stated their desires that the Legion property focus on park

and recreation. None of those objectives includes becoming a "development" opportunity. The Town Manager's proposal thwarts the will of the citizens and would produce a haphazard, congested area without community appeal.

Isabel and Peter Calingaert  
39 Clover Drive  
Chapel Hill

cc: Meadows Homeowners Board of Directors

## Amy Harvey

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**From:** Batya Etel <batya.etel@gmail.com>  
**Sent:** Wednesday, May 23, 2018 3:45 PM  
**To:** Roger Stancil; Pam Hemminger; Jess Anderson; Donna Bell; Allen Buansi; Hongbin Gu; Nancy Oates; Michael Parker; Rachel Schaevitz; Karen Stegman  
**Cc:** Corey Liles; Michael Sudol; Dwight Bassett; Ben Hitchings; Amy Harvey; Catherine Lazorko; anelson@carolinachamber.org  
**Subject:** LKane re RevitalizeSensibly 5-23-18 - attachment same  
**Attachments:** LKane to ChHill re RevitalizeSensibly 5-23-18.pages; ATT00001.htm

May 23, 2018

To the Town Manager, Mayor, and Town Council:

I attended the information meeting yesterday evening regarding the 3-14-18 petition from Council Members Jessica Anderson, Hongbin Gu, and Rachel Schaevitz.

As I commented there and was confirmed by comments from another attendee who is more familiar with the local business community than I am, this request for a new zone requiring only non-residential commercial development in the few remaining undeveloped Blue Hill District area parcels seems superfluous.

As those who have worked in for-profit businesses understand, and those Town Staff who have dealt with businesses, market demand brings investments into town. Those who will risk their own money to develop a project necessarily do extensive market analyses, their own or through consultants, and constraining development to an inflexible zoning requirement will likely discourage further investment in this District.

What is further puzzling is the nascent opposition by some to the sale of the Legion Road frontage of the American Legion Land for office or office-commercial building, an idea which would help pay for the Town's purchase of the land and would add non-residential development very near the Blue Hill District. With such development, why omit a few more residences in Blue Hill if they will fit?

It seems short-sighted to ask Town Staff to spend time on such a small item within this District and to ignore the Wegman's development coming, plus the American Legion Land, which just happen to have become available for revitalization after the Blue Hill District was designated. It is all part of the redevelopment of east Chapel Hill.

Regarding concerns for massing of buildings and pedestrian cut-throughs, I remind all that our Form-Based Codes already require taller buildings to set back levels above the first two stories. This widens the visual area between buildings and makes pedestrian walking between buildings less narrow in feeling.

I have long argued for more connectivity in Chapel Hill, but "there is a point of diminishing returns for anything". I hope sensible decisions will be made that ensure adequate parking.

The acceptance of payment-in-lieu of total recreation area is a very good idea which allows for flexibility in developments. Again, do not sacrifice the good for the perfect.

Bottom line: residents are vital to maintain businesses, whether selling goods or services. We must not constrain investors in our revitalization, so we can continue to infill this essentially commercial area which has been dying for lack of inter-supporting businesses and lack of sufficient residents shopping there.

We have made a good start revitalizing east Chapel Hill, let's continue without unnecessary constraints.

Lynne Kane

11 Lark Circle, Chapel Hill 27517

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