

Amy Harvey

From: Jeanette Coffin
Sent: Monday, March 29, 2021 9:31 AM
To: Rudy Juliano
Cc: Judy Johnson; Colleen Willger; Dwight Bassett; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: University Place SUP

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.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Rudy Juliano [mailto:rudyjuliano@hotmail.com]
Sent: Sunday, March 28, 2021 4:46 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: University Place SUP

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor and Council

I write regarding the SUP for the University Place redevelopment. I participated in a review of this plan at a recent TCAB meeting. I opposed approval of the SUP on the following grounds.

The SUP as written provides great latitude for the developer to convert allowed space from one use to another. This potentially undermines the possibility for a true mixed-use project. For example, the proposed

150,000 sq.ft. of office space could be converted to 150 units of residential space, apparently without further consultation with the town.

This degree of flexibility is obviously highly beneficial to the developer by allowing unimpeded response to market conditions. However, it may be detrimental to the Town since the ultimate manifestation of the project may be very different from the initial vision.

Sincerely,

RL Juliano
Chapel Hill

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 12, 2021 10:31 AM
To: David Gellatly
Cc: Lance Norris; Richard Terrell; CHRIS BLUE; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Building codes re: Construction Noise

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.

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From: David Gellatly [mailto:kavika52@gmail.com]
Sent: Sunday, April 11, 2021 1:10 PM
To: Inspections Permits <Permits@townofchapelhill.org>; Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Building codes re: Construction Noise

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When Silverspot Theater was constructed in 2014-15, it was a 24-hr nonstop project. Construction noise was loud all night long, virtually every night, for months. Was this in violation of the town noise code, or was there an exemption granted?

Those of us who reside on Willow Drive and Estes Drive will soon see construction activity when University Place is redeveloped. Thus, we are needing to know what to expect in the way of construction noises from the hours of 8pm to 8am.

Please advise.

David Gellatly

--

David Gellatly
Chapel Hill, NC
(919) 632-0090

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, April 15, 2021 9:39 AM
To: Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: FW: Message from Website

Jeanette Coffin
Office Assistant
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405 Martin Luther King Jr. Blvd.
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Phone: (919) 968-2743
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From: info@townofchapelhill.org [mailto:info@townofchapelhill.org]
Sent: Wednesday, April 14, 2021 5:18 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Message from Website

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A new entry to a form/survey has been submitted.

Form Name: Contact Mayor and Council
Date & Time: 04/14/2021 5:17 PM
Response #: 416
Submitter ID: 13111
IP address: 99.92.51.97
Time to complete: 12 min. , 47 sec.

Survey Details

Page 1

Submit the form below or email mayorandcouncil@townofchapelhill.org.

1. Name

Julie Spero

2. Residency*

I am a resident of Chapel Hill

3. Message

RE: Redeveloping University Place

The proposal to redevelop University Place is exciting. We moved to Chapel Hill in 2005 and loved going to Southern Season but the rest of the mall was odd: a bunch of art galleries, a bath and body works, and a Chick-Fil-A. It's still strange, although the movie theatre and BarTaco have been good additions.

Turning it into a more pedestrian friendly space would be great. The location is central to much of east Chapel Hill but there's not a lot of appeal to hang out there. A green space and stores/restaurants would be much better, especially if there was a playground or something where kids could hang out before going to a restaurant. It seems well-suited to apartments/condos also.

4. If you would like us to contact you regarding this issue, please provide an email or telephone number.

Not answered

Note: Mail sent to or received from the Town of Chapel Hill is subject to publication under the provisions of the North Carolina public records law.

Thank you,
Town of Chapel Hill, NC

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Comments University Place Redevelopment
From: Julie McClintock
May 5th, 2021

These renovations cannot be accomplished unless the Town Council is willing to grant a variance. For that reason alone, I urge you to ask for amenities that will benefit the town and to avoid making modifications. In particular, please retain buffers and setbacks and do not grant these modifications.

Why not make University Place more beautiful than the buildings in Blue Hill? People want buffers with trees and the experience of walking on a summer's day a pleasant and shaded experience. Sign ordinance is there for a reason. Chapel Hill is well known for tasteful signs. The must used "sense of place" is evoked by a favorite tree or the original fields with birds I remember from the 1970's.

This land is still in an area that is prone to flood - it is only a few inches above Camelot. As the Town has approved permits in the upper parts of the Bolin Creek Watershed over the past few decades, vastly more runoff will end up at the bottom of the watershed; thus U Place will flood more than before. Projects such as Aura with high impervious rations will amount of water that ends up here.

A couple of requests dealing with stormwater:

- How carefully this parcel is redeveloped will depend on impact on contiguous property - areas that are slightly downhill from the Mall - Little Ridgefield and Camelot. We want to keep reduce areas from flooding.
- Not clear if new buildings are being placed in flood plain - please clarify.
- Do a quick cost benefit analysis of proposed addition of residences to this previously commercial use.

Stormwater recommendations that I recall from SW Board:

- Water quality: treatment treat first 1" inch - principle: the best available method
- No fill should allowed
- Structures should be elevated
- Break up parking lot with tree islands
- Retain and maintain existing rain gardens and add more
- Retain willow oaks