

E. Thomas Henkel, Ph.D
223 Cedar Breeze Lane
Chapel Hill, NC 27517

Phone: 919-593-5510

Email: thenkel1936@gmail.com

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Dear Madame Mayor and Council Members:

It has been reported that consideration is being given to extending the Blue Hill District boundary described in the Form-Based Code to include the Extraordinary Ventures property at 200 S. Elliott Road.

We the undersigned urge you not to do this for the following reasons:

1. The Council has established the priority of building more affordable/workforce housing in Chapel Hill, and for building so-called Complete Communities.
2. One of the earliest development projects approved under the Blue Hill Form-Based Code (FBC) was the property formerly occupied by the Park Apartments, which were primarily affordable housing units. The new apartments under construction on this site are market-rate units, the costs of which are greater than lower income families can afford.
3. There are no requirements in the Blue Hill FBC which require a new development to include affordable/workforce housing.
4. Even though the developer of the 200 S. Elliott Road property has expressed an interest in providing some affordable/workforce housing for this site, this promise cannot be guaranteed under the terms of the Blue Hill FBC.
5. In order to ensure that affordable/workforce housing is included in a new development, it is necessary that the Council be able to negotiate with a developer under a conditional zoning request. Such negotiations are not permitted under the Blue Hill FBC.
6. The Blue Hill FBC permits overwhelming massing, inadequate setbacks, little walkability, inadequate green space, and trees. These are not the features promised in a Complete Community.

Therefore, it is clear that if you want affordable/workforce housing to be included along with features of a Complete Community in the proposed new development for the property at 200 S. Elliott Road, then you should not extend the Blue Hill District boundary to include this property.

Sincerely yours,

E. Thomas Henkel
David Adams
Julie McClintock
Molly McConnel
Theresa Raphael-Grimm
Gordon Whitaker
Neva Whybark
Charles Humble
Sherry Stockton
Lindsay Garrison

Dan Sissors
Bruce Henschel
Susan Elmore
Rex T. McCall
Debbie Finn
Terry Vance
Robert Vance
Martha Petty
Mark Weisburd
Jill Blackburn
Virginia Gray
Bill Brashear
Anne Brashear
Linda K. Brown
Ramon Fernandes
Laurie Thorpe
Naomi Slifkin
Glenn Withrow
Margaret McGuinn
Susan A. Elmore
Pamela Cooper
Eunice Brock
Samuel Magill