

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, February 24, 2021 4:25 PM
To: susana.dancy@gmail.com
Cc: Colleen Willger; Judy Johnson; Anya Grahn; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; 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: CDC regarding 1200 MLK Blvd project
Attachments: CDC-DRAFT RESOLUTION re 1200 MLK.docx; SUMMARY OF MEETING MINUTES FROM COMMUNITY DESIGN COMMISSION.docx

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

From: Susana L. Dancy [mailto:susana.dancy@gmail.com]
Sent: Wednesday, February 24, 2021 3:39 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Corey Liles <cliles@townofchapelhill.org>
Subject: Fwd: CDC regarding 1200 MLK Blvd project

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

Corey,

I hope this email made it into Town Council's packet for tonight's meeting. I apologize for not getting to you earlier. It is important that this get in the public record.

Also, I have attached the resolution passed at CDC's meeting last night regarding 1200 MLK Blvd, along with photos showing appropriate landscaping for mobile home parks and the level of design that Council could be requesting for the gas station.

Best regards,

Susana Dancy
Chair of the Community Design Commission



Begin forwarded message:









From: "Susana L. Dancy" <susana.dancy@gmail.com>

Subject: CDC regarding 1200 MLK Blvd project

Date: February 15, 2021 at 4:55:54 PM EST

To: Pam Hemminger <pheeminger@townofchapelhill.org>, Allen Buansi <abuansi@townofchapelhill.org>, Jess Anderson <janderson@townofchapelhill.org>, Tai Huynh <thuynh@townofchapelhill.org>, Karen Stegman <kstegman@townofchapelhill.org>, Michael Parker <mparker@townofchapelhill.org>, Amy Ryan <aryan@townofchapelhill.org>, Hongbin Gu <hgu@townofchapelhill.org>

Cc: Ann Anderson <aanderson@townofchapelhill.org>, Maurice Jones <mjones@townofchapelhill.org>

Dear Town Council Members,

Several Community Design Commission members recently became aware that the details of CDC's July 28, 2020 recommendations regarding 1200 MLK did not get transmitted to you for consideration during your 1200 MLK Blvd discussions. Therefore, I've attached the following summary for your convenience. In addition to concerns about the site plan and design of the proposed gas station and self-storage facility, **the Commission has significant concerns about the impact the new buildings — their proximity, massing and design — would have on the quality of life for mobile home park residents.**

Commission members have said the elevations of at least the self-storage building have been modified since CDC's review last summer, therefore the Commission respectfully requests that Council refer the applicant back to the CDC for our review of the updated elevations prior to

Council action on this project. It would be helpful to have the proposed site plan of all three parcels (gas station, self-storage, and MHP) available during our review.

The commission will be discussing additional recommendations for the proposed 1200 MLK Blvd project at its Feb 23 meeting, and we will forward these for your consideration.

Very best regards,

Susana Dancy, CDC chair
on behalf of the Community Design Commission

RESOLUTION OF COMMUNITY DESIGN COMMISSION (CDC) ON FEBRUARY 23, 2021 REGARDING 1200 MLK BOULEVARD PROPOSAL

The purpose of this meeting was to further discuss the above project after having met with the Planning Board and reviewed our decision of denial dated July 28, 2020 and the most recent project information available from the Town's Website.

DESIGN REVIEW

Our vote to deny was based on incomplete project information and requested that the applicant produce..."elevations that are photorealistic, articulate the building facades, meet the fenestration requirements of Section 6.23 of the LUMO; and has reviewed elevations with the CDC".

As of today, the CDC has not been presented with any design drawings and we request that council delay any decision until the applicant has presented designs for us to review. In addition to building elevations the CDC should review the Landscape Plans especially in the rear that are intended to mitigate the impact of the 30' high storage facility on the residents.

In addition to this design review, the CDC and mobile homes HOA should review designs of the proposed fence between the storage facility and the residential homes.

PLAN FOR RESIDENTIAL COMPONENT

Another concern expressed at the July 28th meeting was that the Council should require the applicant to provide a residential component to the proposal, particularly plans for infrastructure improvements and assistance to homeowners to upgrade their units.

We note that the applicant has moved forward with a number of efforts to protect the tenants by extending some guarantees of tenancy, creating a Homeowners Association and ceding maintenance responsibility to the HOA.

However, there is still not a Comprehensive plan for improvements. Moreover, it appears to us that the developer is placing all future costs for common area work to the residents. This is usually done only after improvements have been made with assurances that all aspects of the residential component are in keeping with Rules, Regulations and Codes. We request that such a plan be created and that any infrastructure work be done in accordance with LUMO requirements.

SUMMARY OF MEETING MINUTES FROM COMMUNITY DESIGN COMMISSION MEETING OF JULY 28, 2020 REGARDING THE PROPOSAL FOR A GAS STATION AND STORAGE FACILITY AT 1200 MLK BOULEVARD.

The Commission voted ...”denial of this Conditional Zoning application to Council until such time as the applicant has produced elevations that are photorealistic, articulate the building facades, meet the fenestration requirements of section 6.23 of the LUMO; and has reviewed elevations with the CDC.”

In reaching this decision Commission members expressed several concerns:

- 1) “The storage building façade did not have sufficient fenestration and articulation; the façade did not appear to meet Section 6.23 of the LUMO regarding breaking up every 55’ and having 40% fenestration on the first level.
- 2) The rear of the building is a blank wall, 35’ high that is very close to residential properties. The use appears to be intrusive to the residential area, especially the loading dock rather than being designed to relate to the community.
- 3) The convenience store needs to be transparent and active to the street; and have sufficient pedestrian connection from the north.
- 4) There is a sign and a flagpole at the front of the building that the CDC should review.
- 5) The streetscape along MLK is not pedestrian friendly.
- 6) There are a number of units in the Resource Conservation District, and more are being added into it.
- 7) The future Land Use Plan does not support the proposed use; and the use does not support Bus Rapid Transit.
- 8) The Council should require the applicant to provide a residential component to the proposal, particularly plans for infrastructure improvements, and assistance to owners to upgrade their units. The residential area should be better off after completion of the project.
- 9) The quality of the submittal was sketchy and members felt better information and more complete elevation plans were needed before the Council takes action.”