

Amy Harvey

From: Leah Groehler <lgroehler@viapeople.com>
Sent: Tuesday, October 04, 2022 12:35 PM
To: Jeanette Coffin
Cc: Colleen Willger; Lance Norris; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: Re: White Oak Planned Development

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Jeanette, thank you so much for your reply and for taking our considerations into account. We live in an established neighborhood with many home owners residing here for over 30 years. I feel that our neighbors are all very reasonable people and understand that some development is necessary. However, it's the extent of the development around White Oak that is giving people such concerns.

Looking forward to your reply.

Leah

Leah Groehler, Ph.D.
Vice President, Consulting Services
lgroehler@viapeople.com
919-622-7253



From: Jeanette Coffin <jcoffin@townofchapelhill.org>
Date: Tuesday, October 4, 2022 at 12:10 PM
To: Leah Groehler <lgroehler@viapeople.com>
Cc: Colleen Willger <cwillger@townofchapelhill.org>, Lance Norris <lnorris@townofchapelhill.org>, Adam Searing <asearing@townofchapelhill.org>, Amy Ryan <aryan@townofchapelhill.org>, Camille Berry <cberry@townofchapelhill.org>, Jeanne Brown <jbrown2@townofchapelhill.org>, Jess Anderson <janderson@townofchapelhill.org>, Karen Stegman <kstegman@townofchapelhill.org>, Michael Parker <mparker@townofchapelhill.org>, Pam Hemminger <phemminger@townofchapelhill.org>, Paris Miller-Foushee <pmiller-foushee@townofchapelhill.org>, Tai Huynh <thuynh@townofchapelhill.org>, Amy Harvey <aharvey@townofchapelhill.org>, Ann Anderson <aanderson@townofchapelhill.org>, Carolyn Worsley <cworsley@townofchapelhill.org>, James Baker <jbaker@townofchapelhill.org>, Laura Selmer <lselmer@townofchapelhill.org>, Loryn Clark <lclark@townofchapelhill.org>, Mary Jane Nirdlinger <mnirdlinger@townofchapelhill.org>, Maurice Jones <mjones@townofchapelhill.org>, Ran Northam <rnortham@townofchapelhill.org>, Ross Tompkins <rtompkins@townofchapelhill.org>, Sabrina Oliver

<soliver@townofchapelhill.org>

Subject: RE: White Oak Planned Development

⚠ CAUTION: This email originated from outside of the viaPeople organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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: Leah Groehler <lgroehler@viapeople.com>
Sent: Monday, October 3, 2022 9:17 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: White Oak Planned Development

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

To whom it may concern: my name is Leah Groehler and I reside at 101 Alba Lane in Durham. I'm getting increasingly concerned with all of the development in our area. There is now a set of proposals to develop virtually all of the land from Pope Road all the way down to East Lakeview and down to 15-501 and I-40. I understand that some development will be necessary but this is excessive.

These are very real issues that will be exacerbated by further development:

Traffic - We have increasing concerns about traffic already. Adding another development, much less 4-5, will make the area very difficult to navigate.

Water drainage - We also currently have an issue with water drainage throughout our neighborhood. Removing all of that green space will exacerbate the water drainage issue and again, so many developments is excessive.

Noise - The noise is also increasing from Highway 40. The plans include new developments on virtually ALL of the land from Pope Rd to E. Lakeview and down to 15-501 and I-40. Removing all of the foliage will only add to this problem so again, moderation seems important here and what's being proposed is most definitely not moderate.

Climate change - these proposals are moving in the exact opposite direction of what we need to do to address climate change. Frankly, I'm surprised this hasn't been top of mind in an area like ours but with all of the development going on throughout the Triangle area, it seems this is a lesser concern which is disappointing. Our area could be one of the leaders in this movement but we continue with accelerated development.

Apartment glut - while there seems to be a shortage of single-family housing, especially for low income residents, there does not seem to be a shortage of apartment units. From everything we can tell, these developments are going to be primarily, if not exclusively, apartment units.

Given the concerns above, it seems irresponsible to pursue so much development. Please take my, and my neighbors, concerns into consideration as while we understand that some development may be needed, these plans include much more than is necessary.

Leah Groehler

Leah Groehler, Ph.D.
Vice President, Consulting Services
lgroehler@viapeople.com
919-622-7253



Amy Harvey

From: Jeanette Coffin
Sent: Thursday, October 06, 2022 10:21 AM
To: Peter Bird
Cc: Colleen Willger; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Concerns regarding N White Oak development and surrounding projects

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



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[405 Martin Luther King Jr. Blvd.](#)
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From: Peter Bird <peterbirdemail@yahoo.com>
Sent: Thursday, October 6, 2022 10:11 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Concerns regarding N White Oak development and surrounding projects

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

Dear Town Council members and Mayor Hemminger,

My wife and I have been Town of Chapel Hill residents at 108 Alba Lane for 26 years. We live in very close proximity to the four currently proposed projects for the immediate surrounding area. We have serious concerns principally related to:

1. The density of units/residents being planned and its related impact on traffic, noise and schools;

2. The scale of the buildings -- they're completely out of keeping with the surrounding area;
3. The lack of affordable housing as a percentage of total units.

I recognize that it may be too late to alter items 1 and 2 above materially. However, I hope the Council will consider requiring the developers to provide ground-level retail outlets (coffee, restaurants, etc.) to foster a greater sense of community in the neighborhood to at least mitigate some of the scale concerns. I also sincerely hope the Council will require the developers to increase the percentage of units available to low-income residents.

Thank you in advance for your thoughtful review and consideration.

Peter Bird
108 Alba Lane
919 349 0695

Amy Harvey

From: Jeanette Coffin
Sent: Friday, October 07, 2022 9:12 AM
To: David Penn
Cc: Colleen Willger; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: White Oak planned development

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



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From: David Penn <harpswelldp@gmail.com>
Sent: Friday, October 7, 2022 8:20 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: White Oak planned development

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

To Whom It May Concern:

My name is David Penn and I live in the neighborhood where the proposed development will be occurring. I have heard about the proposals to develop the land in the area around Pope Road and East Lakeview and am frankly alarmed by this issue.

There are numerous reasons for why increased development and accompanying sprawl have a negative impact on the environment. These include, but are not limited to, increase in fossil fuel use, reductions in open spaces,

and increased water pollution and noise. These negative consequences have been outlined frequently elsewhere, but I point you toward a few resources, <https://theowp.org/reports/the-detrimental-impact-of-suburban-sprawl-on-the-environment/>, <https://www.nature.com/scitable/knowledge/library/the-characteristics-causes-and-consequences-of-sprawling-103014747/>.

The proposed development would raze all the woods in the area, uprooting many animals, eliminating its natural beauty, and creating yet another cookie-cutter apartment complex.

We know that climate change is real; it is as indisputable as the existence of gravity and that we orbit the sun. Rather than us contributing to the problem, let's take the lead in solving it. In addition, there are several lower income families in our neighborhood. It is well known that many neighborhoods, particularly in low-income areas, have a paucity of green spaces. Further, the presence of green spaces is associated with improved mental health, <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5663018/>. Thus, if there is any development that needs to occur, let's invest in our community rather than in the 401ks of developers.

Thank you for your time. Please feel free to contact me at any time to discuss my concerns (919-491-8214).

David

Amy Harvey

From: Jeanette Coffin
Sent: Monday, September 19, 2022 12:58 PM
To: MARIAN RIETH
Cc: Colleen Willger; Chelsea Laws; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: White Oak/Gateway/Huse and Pope development

Follow Up Flag: Follow up
Flag Status: Flagged

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



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From: MARIAN RIETH <mrieth@terrabellahillsborough.com>
Sent: Monday, September 19, 2022 11:22 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: White Oak/Gateway/Huse and Pope development

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

I came to the council meeting Wednesday not planning to speak to present my concerns. I thought this was to hear about projected plans to be considered.

I thought that the North White Oak rd. parcel was being considered for a community park.

I know CH is not coordinating with Durham county but Mt. Moriah is a massive development, Fearington and SW Durham Blvd more huge developments, Ephesus Church rd. massive development and proposed Huse and Pope Rd developments. Do we have the schools and planned infrastructure for this amount of urban sprawl in a very short period of time?

Where is the projected greenspace for residents and wildlife? Established trees and vegetation are critical for air quality, shade for temperature control in an increasing climate crisis and greenspace also provides water conservation and filtration for better water quality.

People also need greenspace for mental health. We need a calming, shaded, beautiful area to be our best, calm selves. Children need a safe and calming space as well as adults. After the COVID pandemic children and families lives have been dramatically cloistered and shuttered. We need to provide more open space for all. And Mayor Hemminger you spoke on “building for the community” and not just the residents. Let’s “build” keep a beautiful greenspace.

I hope you will reconsider the land use of North White Oak Dr.

Thank you for your time,
Marian Rieth, 210 White Oak Dr, Durham NC

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 17, 2023 3:18 PM
To: Mimi Rieth
Cc: Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: White Oak and Huse st

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](#)
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From: Mimi Rieth <mcrieth2016@gmail.com>
Sent: Monday, April 17, 2023 1:07 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: White Oak and Huse st

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

I am writing in concern of the massive urban sprawl that is happening in this area. The established massive apartment complex on Mt. Moriah is going to bring a huge influx of traffic and people. I know it is Durham County but Chapel Hill and Durham need to be aware of sprawl projects near each other.

Mt Moriah development was once vegetation, old growth trees and small affordable homes and is now an **urban heat island**. These are **impervious dark service** areas, i.e. pavement, sidewalks and rooftops. The impact of these heat islands are:

- increased energy consumption
- increased emissions of air pollutants and greenhouse gases
- compromised human health and comfort
- impaired water quality

Extreme heat events are exacerbated by **heat islands**.

Trees, vegetation and water bodies tend to cool the air by providing shade and transpiring water from plants and trees cools the area.

It is my understanding White Oak and Huse were also being considered for green space. People need green space for mental health. Green spaces are proven calming and regenerating areas for people.

Please keep all of these important points in mind when planning for the community.

Sincerely,
Mimi Rieth
Durham, NC 27707

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, April 20, 2023 4:27 PM
To: Berlin, Charles S
Cc: Britany Waddell; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Possible FLUM expansion amendment for Chapel Hill Crossing development proposal

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



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[Town of Chapel Hill Manager's Office](#)
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[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Berlin, Charles S <cberlin@pitt.edu>
Sent: Thursday, April 20, 2023 3:39 PM
To: Tas Lagoo <tlagoo@townofchapelhill.org>
Cc: Jacob Hunt <jhunt@townofchapelhill.org>; Judy Johnson <jjohnson@townofchapelhill.org>; Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Possible FLUM expansion amendment for Chapel Hill Crossing development proposal

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Dear Tas,

Thank you for cohosting the meeting on 4/17 about the proposed FLUM amendment to accommodate the request of Ernie Brown, who is seeking to build two very large developments on both the north side and the south side of Old Chapel Hill Road ("Chapel Hill Crossing") It was noteworthy that on very short notice, 47 members of the

public showed up for this, almost all of whom voiced serious concerns about the town considering taking this step.

I'm writing hoping to get some further sense as to how this potential step, which would only benefit the developer at very significant detriment to the immediate surrounding community, might have come about. I did inquire about this at our meeting, and the response was that this idea is being floated at the request of the developer. That would hardly be surprising, as changing the rules on this piece of property would make it significantly easier for him to gain approval for the hyperdense and enormous amount of building mass he'd like to be allowed to put there without having to deal with otherwise potential more extensive conditional zoning request issues, irrespective of the serious problems with it. While you and Jacob indicated that you are only gathering information at this point and haven't formed an opinion so far, I must say I did wonder if perhaps the planning department has genuinely maintained a true position of neutrality about this to this point. I am somewhat concerned as to whether this developer's ask might possibly have been abetted by the planning department for it to get even this far. If that is the case, that would be rather distressing, as it might imply that the planning department may have already taken a position that appears markedly at odds with the larger community and even more with what I understand the intents are of FLUM and the Complete Community guidelines. It might also raise the question as to whether the developer's desires were potentially being given higher priority than the best interest of the community.

As you are aware, myself and one of my neighbors have been the de facto community representatives to participate in the council requested "integrated planning" for the several proposed developments in this area, and in carrying this out we have had many meetings with the planning department, the developers, and continuously take in information from our neighbors who we represent. It was disappointing that we were left out of the loop about this new requested tactic and felt somewhat blindsided in learning only a few days before of this public meeting about something as crucial as this proposed FLUM amendment, which would go very much to the heart of what we'd been discussing, hopefully constructively, for many months. I know I would have appreciated having had more advance notice that this somehow had gotten on the table, and been able to perhaps have had some preliminary discussion earlier on.

There are many reasons why reclassifying the Huse Street property by amendment as a new extension of the FLUM are problematic, and I would be happy to detail these further with you. However, the most crucial one is that a core intention of FLUM is to identify underutilized areas of town where greater density can be built with much less likelihood of damaging existing neighborhoods. If the Huse St property (Chapel Hill Crossing South) were given FLUM status, even though there is an enormous difference between the north and south sides of Old Chapel Hill Rd., it would plunk a vast amount of building mass and height right into an existing quiet, treed, older low-rise middle-housing neighborhood, as is every neighborhood along the south side of Old Chapel Hill/Old Durham Roads, where it would be markedly discordant and destructive to these communities. This is not what FLUM envisions. The denser development that FLUM postulates belongs on the north side of the road, which consists only of a very few houses which a number of the occupants are apparently willing to relinquish, and woodlands. Larger scale building there will not destroy any existing neighborhoods.

I hope also that the importance of a point made by several of the meeting participants was noted, namely, why would the town even consider such a problematic and developer-appeasing step of now pushing out the boundaries of FLUM into an incompatible area, when the *current* boundaries within this FLUM focus have so far hardly begun the process of being built out. Currently the Gateway and the Chapel Hill Crossing North projects are the only proposals moving forward. The White Oak property is now apparently again actively up for a new developer to step forward, and apparently SECU may be open to discussion of proposals for further development of 26 acres adjacent to its building. And it has long been felt that the Red Roof Inn will be redeveloped at some point. It just makes no sense to be amending FLUM to inflict such density in a very wrong place, when there is so much opportunity to do so within the already existing bounds of the approved FLUM focus area between Old Chapel Hill Rd. and 15/501 where it would be far more compatible.

Note also that the current FLUM map was a project that had extensive community input, whereas now considering granting an amendment to this developer allowing FLUM to annex his property at his request would only allow a far smaller level of community input, belying the original collective discussion process of the current FLUM map.

And note there has been some informal comment from council in prior discussions that because this small area will be an important visual “gateway” for entering Chapel Hill, whatever eventually gets sited there should reflect well on the town (while this proposal does the opposite with a proposed building literally the size of the Berkshire, up on a hill, towering over everything else that surrounds it, right at this Chapel Hill “gateway”).

I hope the concerns here, which represent not only my own perspective but that of many others (especially the White Oak, Huse St., Cricket Ground, and Clark Lake neighborhoods, which would bear the most direct impact of this proposed development) may be thoughtfully considered.

Respectfully,
Charles Berlin
C

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, April 26, 2023 11:14 AM
To: Tas Lagoo
Cc: Britany Waddell; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Possible FLUM expansion amendment for Chapel Hill Crossing development proposal

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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: Tas Lagoo <tlagoo@townofchapelhill.org>
Sent: Tuesday, April 25, 2023 5:33 PM
To: Berlin, Charles S <cberlin@pitt.edu>
Cc: Jacob Hunt <jhunt@townofchapelhill.org>; Judy Johnson <jjohnson@townofchapelhill.org>; Town Council <mayorandcouncil@townofchapelhill.org>
Subject: RE: Possible FLUM expansion amendment for Chapel Hill Crossing development proposal

Charles,

Apologies for my very belated response as I was out of the office last Thursday and Friday.

Regarding the genesis of the FLUM amendment, it's correct that the developer is requesting the amendment. I do want to clarify that staff informed the developer that they would need to request consideration of the FLUM amendment alongside their conditional zoning application. Providing this advice is consistent with staff's role of advising applicants on the appropriate processes associated with a development application.

Thanks very much for your comments on the merits of the amendment. Please let me know if you would like to meet sometime in the next few weeks to discuss the amendment in further detail. I'm happy to continue the conversation at any time.

All the best,
Tas



Tas Lagoo, Senior Planner

Planning Department | Town of Chapel Hill
Planning Main: 919-968-2728 | Direct: 919-969-5054
Mobile: 919-260-9341 | tlagoo@townofchapelhill.org
405 Martin Luther King Jr Blvd | Chapel Hill, NC 27514

From: Berlin, Charles S <cberlin@pitt.edu>

Sent: Thursday, April 20, 2023 3:39 PM

To: Tas Lagoo <tlagoo@townofchapelhill.org>

Cc: Jacob Hunt <jhunt@townofchapelhill.org>; Judy Johnson <jjohnson@townofchapelhill.org>; Town Council <mayorandcouncil@townofchapelhill.org>

Subject: Possible FLUM expansion amendment for Chapel Hill Crossing development proposal

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Dear Tas,

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I hope also that the importance of a point made by several of the meeting participants was noted, namely, why would the town even consider such a problematic and developer-appeasing step of now pushing out the boundaries of FLUM into an incompatible area, when the *current* boundaries within this FLUM focus have so far hardly begun the process of being built out. Currently the Gateway and the Chapel Hill Crossing North projects are the only proposals moving forward. The White Oak property is now apparently again actively up for a new developer to step forward, and apparently SECU may be open to discussion of proposals for further development of 26 acres adjacent to its building. And it has long been felt that the Red Roof Inn will be redeveloped at some point. It just makes no sense to be amending FLUM to inflict such density in a very wrong place, when there is so much opportunity to do so within the already existing bounds of the approved FLUM focus area between Old Chapel Hill Rd. and 15/501 where it would be far more compatible.

Note also that the current FLUM map was a project that had extensive community input, whereas now considering granting an amendment to this developer allowing FLUM to annex his property at his request would only allow a far smaller level of community input, belying the original collective discussion process of the current FLUM map.

And note there has been some informal comment from council in prior discussions that because this small area will be an important visual “gateway” for entering Chapel Hill, whatever eventually gets sited there should reflect well on the town (while this proposal does the opposite with a proposed building literally the size of the Berkshire, up on a hill, towering over everything else that surrounds it, right at this Chapel Hill “gateway”).

I hope the concerns here, which represent not only my own perspective but that of many others (especially the White Oak, Huse St., Cricket Ground, and Clark Lake neighborhoods, which would bear the most direct impact of this proposed development) may be thoughtfully considered.

Respectfully,
Charles Berlin
C

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 17, 2023 2:51 PM
To: michael zimmerman
Cc: Britany Waddell; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Chapel Hill Crossing

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: michael zimmerman <michaelszimmerman@me.com>
Sent: Wednesday, May 17, 2023 1:44 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Chapel Hill Crossing

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To whom it may concern,

I am a local resident of Chapel Hill, who is a supporter of the residential project, Chapel Hill Crossing. It is my understanding, that the planning department has removed this project from next weeks agenda and I would like them to reconsider adding it back onto the calendar.

Thanks,

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 17, 2023 2:52 PM
To: Jacob Torbert
Cc: Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Chapel Hill Crossing

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

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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

-----Original Message-----

From: Jacob Torbert <trailtravel@icloud.com>
Sent: Wednesday, May 17, 2023 1:49 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Chapel Hill Crossing

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Hello,

I'm reaching out to voice support for this project. As a business owner who can barely afford to live in chapel hill, I believe it's time we make it easier for local developers to expand housing options here in our community. Especially those who want to build a true community.

Jacob

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 17, 2023 2:52 PM
To: Simon Palmore
Cc: Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: In support of Chapel Hill Crossing

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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[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Simon Palmore <simonpalmore@gmail.com>
Sent: Wednesday, May 17, 2023 1:20 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: In support of Chapel Hill Crossing

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Dear Mayor Hemminger and members of the Town Council,
I hope this email finds you all well. I am writing in support of the Chapel Hill Crossing development that is currently trapped in the development review process. In my view, the Old Chapel Hill Rd corridor is a clear candidate for development, and it's clear that the developer has been thoughtful in incorporating feedback from you all, advisory boards, and town staff. I think this is a good project, and I would hate to see it fail because of a drawn-out and circuitous development review process.

I also appreciate this project as a young person. As I write, I am packing up my belongings and preparing to move to Durham, where there's plenty of housing that I can afford. There is not in Chapel Hill. Even as I think 5 or 10 years into the future, I can't imagine making enough money to be able to buy a house here—that's in large part because so many of the houses here are massive single-family homes whose construction has clear-cut the tree canopy and contributed to car dependence. I really appreciate that this project includes smaller units, gentle density, and just the sort of housing stock that can serve as a "starter home" for someone like me.

I hope you will not delay in reviewing and approving this project. The time is now to build housing for this generation and the next. Much gratitude for all you do.

Sincerely,
Simon Palmore

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 17, 2023 2:52 PM
To: Francisco J Martinez
Cc: Britany Waddell; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Deeply concerned about development

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



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From: Francisco J Martinez <pacomartinezmd@gmail.com>
Sent: Wednesday, May 17, 2023 2:40 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Deeply concerned about development

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Good afternoon Chapel Hill mayor and council members,

I would like to share my deep concern about further development in the town of Chapel Hill, and my disapproval of the potential "Chapel Hill crossing" development.

The character of our town has already been negatively impacted by development projects that have transpired in the past 5 years, which currently seem to have no end in sight.

When we moved to Chapel Hill for the first time in 2009, my family and I were impressed by its quintessential, All-American college town spirit, embedded in thickly wooded areas. Now, we have the impression that it has been irreversibly transformed into an all too common urban landscape. Hopefully, our voices are taken into consideration when deciding upon rezoning in town areas that are still considered rural.

Regards.

Francisco J. Martinez-Torres, MD
Colony Woods neighborhood, Chapel Hill, NC

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 17, 2023 3:23 PM
To: Phillip Folsom
Cc: Britany Waddell; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Chapel Hill Crossings

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

-----Original Message-----

From: Phillip Folsom <pcf0819@gmail.com>
Sent: Wednesday, May 17, 2023 3:06 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Chapel Hill Crossings

External email: Don't click links or attachments from unknown senders. To check or report click the Phish Alert Button

As a resident of Chapel Hill, I am advocating for this project to stay on the agenda next week. I feel it provides a complete community that provides sense of place for the residents surrounding the project. Thank you for your time!

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 17, 2023 3:23 PM
To: Justin Frye
Cc: Britany Waddell; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: inquiry

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.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Justin Frye <justin.frye@duke.edu>
Sent: Wednesday, May 17, 2023 2:27 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: inquiry

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Hi there! I have been following quite a few projects including the "Chapel Hill Crossings" project for Old Chapel Hill Road. This project is very exciting and the type of development that is desperately needed in our area (housing diversity, amenity rich, primed for transportation flexibility). I wish there were more projects like this in the pipeline for closer to our [Chapel Hill's] downtown.

I was happy to see the planning board approved the project 7-1. However, I just found out that this project has been removed from the Council's agenda for next week, and a new date has not been set. This is upsetting and confusing. I am emailing you to ask why this has occurred. Thanks in advance for information about this.

Warmly,
Justin Frye

Justin Frye, PA-C

Division of Infectious Diseases

Duke University School of Medicine

Office: 919-668-3271



Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 17, 2023 4:15 PM
To: Ken Faulkner
Cc: Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Chapel Hill Crossings application

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



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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: Ken Faulkner <kgfaulkner@gmail.com>
Sent: Wednesday, May 17, 2023 4:12 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Chapel Hill Crossings application

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Hello to the Mayor and Council -

Last night I attended the Planning Committee session to hear about the Chapel Hill Crossing application. I was impressed with the developer's presentation as well as the thought and planning that went into this project. I believe it would be a valuable addition to the community and a great use for the property.

This development is at the intersection of 15/501 and Interstate 40 - one of the largest and busiest intersections in Chapel Hill. It is surrounded by a lot of commercial development, including Wegmans, Eastowne Medical Center, New

Hope Commons, Patterson Place - and it is very close to the Chapel Hill Blue District. Honestly, given the density of roadway traffic and surrounding commercial developments on the other three corners of the intersection, this is an ideal place for such a project.

I was sorry to hear several public comments from residents in the area that did not like the idea. The major complaint was that they did not want their neighborhood to change and that they have lived there for many years and wanted it to stay R1 designated. To be honest, this makes no sense to me. This area is already highly developed in all directions, and the area proposed for development is directly adjacent to major roadways and existing expansion. If there is any place in Chapel Hill that would be ideal for such a mixed unit development, this is it!

I do feel sorry for those that have lived there for some time, but in my opinion that is not a valid reason to postpone or delay progress. If that logic were sound, we never would have seen the development of UNC in Chapel Hill and all the wonderful progress and development across our area. Indeed, these people may well have objected to the building of the original chapel that gave our town its name - which by the way was eventually destroyed to build the UNC Campus and Carolina Inn.

I am not for unrestrained building by any means, but I am for progress and thoughtful planning. The Chapel Hill Crossings development provides for several different types of housing, with apartments facing Interstate 40 and single family homes facing existing residential areas to minimize disruption. While I do see the opportunity to refine some of the developer's ideas to make it more community friendly, the basic plan is well thought out and would be a great addition to our Town. It would provide a destination for local residents (both new and existing), provide additional housing of all types, increase both local spending and tax revenues, and likely improve the property values of the homes close by.

I have heard that this agenda item was taken off the Council Agenda - if that is true, I encourage you to bring it back on the agenda so that we can continue the discussion and not be delayed by the unsupported and emotional objections of a few residents who fail to see the benefits of this project.

Thank you for your consideration.

Ken Faulkner

--

Kenneth G. Faulkner, PhD
kgfaulkner@gmail.com
(919) 748 0510

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, May 18, 2023 11:28 AM
To: Dave Anna
Cc: Britany Waddell; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Chapel Hill Crossing project

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: Dave Anna <DAnna@ResoluteInc.com>
Sent: Thursday, May 18, 2023 10:29 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Chapel Hill Crossing project

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Ladies and Gentlemen –

We were informed by the developer of the Chapel Hill Crossing project that this project was on the agenda for the next Town Council meeting. However, we have just now been informed that this project is being moved off that agenda by the planning department. I understand that this project has been delayed previously. I believe that the developer has been very

cooperative in making changes to the project as requested by the planning department and the Town Council.

Ernest Brown of EB Capital Partners is a hometown developer. My company, Resolute Building Company, is a hometown building contractor. We both respectfully request that the Chapel Hill Crossing project be put back on the agenda for the next Town Council meeting.

Thank you for your consideration and thank for your service to the Town of Chapel Hill.

Dave Anna
Founder & Chairman
Resolute Building Company

 danna@resoluteinc.com
 +1 919 933 1000 work

 



 resoluteinc.com/
 PO Box 3656
Chapel Hill, NC 27515
 211 Cloister Court Chapel Hill
NC 27514

SAVE CONTACT

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, May 18, 2023 11:30 AM
To: Christian Matthaesus
Cc: Britany Waddell; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Yes to Chapel Hill Crossings

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



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[Town of Chapel Hill Manager's Office](#)
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[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Christian Matthaesus <christian.matthaesus@gmail.com>
Sent: Thursday, May 18, 2023 9:59 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>; Planning Department <planning@townofchapelhill.org>
Subject: Yes to Chapel Hill Crossings

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Dear council and planning committee –

I am a resident of Lake Forest, Chapel Hill and am writing in support of the proposed Chapel Hill Crossing development. I drive by this area daily, and I am very familiar with the neighborhood – it would be a great addition to our town.

Specifically, I am supportive of this development for the following reasons:

1. Improves housing stock mix – provides a chance for a variety of new residents.

I love the variety of unit sizes (from 750 sqft studios to 2,800 townhouses). It will make for a vibrant, diverse community that we should encourage more of – diversity is a real strength of our nation's heritage, and we should be proud to be building this in Chapel Hill.

2. Shortens commutes and takes cars off the road – benefiting the environment.

Opponents, in their shortsightedness, claim the development will add cars. Just the opposite is true – most of the future residents are already driving to Chapel Hill to work – shortening that commute (and even completely replacing cars with e-bike trips to work or grocery stores) should be a key goal.

3. Fits well into the neighborhood.

The developer has gone to great lengths to design a beautiful community – with many thoughtful details like co-working spaces, e-bike shop, wine shop, fitness center and a playground.

Opponents say the seven-story building doesn't fit – in fact, it will create a barrier to the nearby I-40 and provide for a more beautiful community.

4. Mixed-use will take more cars off the road and support small businesses and entrepreneurs.

I really like that this is not just a residential community – we need Chapel Hill to embrace more mixed use (I frankly wish there was more commercial space in this community). Mixed use is critical to reducing the number of cars on our street. This community provides very small commercial spaces – perfect for small businesses and entrepreneurs – not the big box centers just down the street. We should nurture more of this.

I hope the planning committee and the council approve this proposal and drown out the few, very loud voices that constantly say no - I hope you realize that a no vote will have a detrimental impact on our town. I strongly believe this community will be a big benefit to our town.

Sincerely,

Christian

Lake Forest, Chapel Hill

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, May 18, 2023 11:30 AM
To: Miller-dixon, Christine
Cc: Britany Waddell; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Chapel Hill Crossings

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: Miller-dixon, Christine <Millec8@labcorp.com>
Sent: Thursday, May 18, 2023 9:36 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Chapel Hill Crossings

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Good Morning,

My name is Christine, I currently work in Raliegh and love visiting Chapel Hill, whenever the time allows. Within the next year I plan on making the move to Chapel Hill and would love to live in a community that has so much to offer, such as Chapel Hill Crossings. Through my travels, I have witnessed and experienced the community atmosphere that Chapel Hill Crossings will offer its residents. I sincerely hope that the council for

Chapel Hill will decide to let a community such as Chapel Hill Crossings add another top-of-the-line living experience, into this great city.

Thank you in advance for your time.

V/R,

Christine D.

Christine D. Dixon
RTC-Raleigh, NC
millec8@labcorp.com
919-231-3997
910-527-0479



it takes courage to be kind !!

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Amy Harvey

From: Jeanette Coffin
Sent: Thursday, May 18, 2023 11:32 AM
To: Doug Halverson
Cc: Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Feedback on Chapel Hill Crossing North and South, Huse Street

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
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[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Doug Halverson <doug.halverson21@gmail.com>
Sent: Wednesday, May 17, 2023 9:23 PM
To: Emily Kiser <emilykiser522@gmail.com>
Cc: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Feedback on Chapel Hill Crossing North and South, Huse Street

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Mayor Hemminger and Chapel Hill Town Council,

My wife and I would like to add our voice to the discussion regarding the proposed projects near our neighborhood (White Oak/Alba Lane). We attended the planning commission meeting on Tuesday night regarding the FLUM amendment for Chapel Hill Crossing North/South and Huse Street projects.

We want to lead with the positive and say that we appreciated the developer's attention to varied housing within the south side of the development. We have seen several presentations in this area that simply focused on the desire of the developer to cram the largest apartment complex they could into a space, so this was an improvement from those previous experiences. We expect that Council is likely to approve multiple concurrent projects in this area and we are ready for changes to come, but we feel Council needs to do their due diligence in making sure things are done well. With that in mind, we'd like to offer the following points about our concerns:

1. Traffic - Old Durham/Chapel Hill was recently renovated to great time and expense and unfortunately we feel maybe without the knowledge or foresight of what was coming in these areas. It now seems a turn lane or other option(s) may be needed to handle the impending traffic, but with the recent additions of bike lanes and sidewalks, it seems that Old Chapel Hill is likely locked into its current structure for the foreseeable future. However, this road is not ready for the influx of people that will be living here in 3-5 years time as we are hearing about hundreds of units and parking spaces being added just within this one proposal which we understand is one of several for this very small area. We hope a more realistic and thorough traffic impact assessment is performed and an appropriate action plan is put in place. We also continue to hear from former Town Council member, Ed Harrison, about the lack of ability to add any improvements to Pope Road due to its odd placement in a governmental "no man's land". If this project is approved, we hope that this area would be properly annexed into Durham or Orange such that appropriate road improvements could be made.

2. FLUM/7 story apartment building - While we can see the value of the 7 story complex where the parking deck underneath avoids a large amount of surface parking, we're unsure why the tallest of the buildings proposed in the White Oak area would be proposed for the south side of the development, effectively landing closer to the current neighborhoods of 1-2 story homes as opposed to on the north side where they wouldn't so dramatically about a differing zoning/development type. We do not believe any of the proposed buildings on the north side of White Oak fall into this height category and it seems out of place to have a downtown-sized building so close to the small neighborhoods. It does conflict with the rest of the proposal where the developer worked to create varied housing options that matched the current neighborhoods. A smaller version of this proposed building would certainly feel more appropriate for the space. Additionally, we agree with one of the planning commission members who said amending the FLUM on the south side of old Durham felt like a "gerrymandering" of the FLUM. As stated earlier, the tallest buildings on the north side are recommended to be 4-6 stories per the FLUM. Changing the FLUM for this parcel of land and then placing a building even taller than the articulated 4-6 range feels like a dangerous precedent to set, particularly when so many areas of the FLUM which were already designated for this type of higher density development have not yet been developed. This would be "pushing the boundaries" on multiple fronts: 1) on the actual boundaries of the FLUM itself which was painstakingly developed and defined in partnership with town residents, and 2) on the boundaries of the definition of this type of zoning/development, stretching the 4-6 story guideline to 7. We worry about this pushing of boundaries, not only for what it would mean for this individual project and the surrounding areas but what it would mean for Chapel Hill development as a whole as other developers see the ability to push boundaries of the FLUM regions and zoning/development definitions.

3. Storm Water Mgmt - We consistently hear the concerns our neighbors from Cricket Ground and Clark Lake regarding storm water management, and those concerns seem very valid considering our topography. We also hear the developer and the Town talk of the 100 year flood preparations that will be required of these developments. What seems to be missing from the presentation is how Town Council will ensure these measures are performed properly. What happens if there is increased flooding? We think it's fair to anticipate that the coming decades will bring weather events that have never been seen before -- and in ever-shortening intervals. What support will the town offer to our neighbors in these situations? Council should take a more proactive approach in laying out the enforcement and follow up plans, otherwise the discussions of "100 year flood preparations" feel like empty words and will not allay the fears of our neighbors. We believe these neighbors need something formal, in writing, about the accountability measures that will be in place and the recourse they have (e.g. who to contact) if they have ongoing issues or concerns related to the stormwater they're experiencing. Our neighbors feel unheard and this is a big part of that emotion. Lastly, while we do not fully understand the specific mechanics of Clark Lake in the town's storm water management, there appears to be a significant dam

holding the lake back from flooding the neighborhoods that sit below the lake. It seems that this is another area that deserves special attention to ensure development and progress do not endanger our current communities.

4. Affordable Housing - We agree with some of the members from the planning commission who felt with all of the talk in Chapel Hill of creating affordable housing there were far too many "for rent" options and not enough "for purchase" options.

Thanks for taking the time to hear our feedback

Doug Halverson
Emily Kiser
110 Alba Lane

On Sun, May 1, 2022 at 12:45 PM Emily Kiser <emilykiser522@gmail.com> wrote:

Dear Town Council members and Mayor Hemminger,

We are Town of Chapel Hill residents at 110 Alba Lane and live in close vicinity to four currently proposed projects for the immediate surrounding area. (The four projects are linked at the bottom of this message). We are aware that the Council is set to discuss one of these developments at your upcoming May 4 meeting and wanted to voice our concerns about (1) the specific development up for discussion and (2) the four proposed projects as a whole.

1) The [North White Oak Drive multifamily development](#) for Council review and discussion on May 4 is of particular concern. While we have many concerns related to infrastructure (traffic, schools, etc.) we are aware that many of our neighbors will be contacting you to outline these concerns. Therefore, we'd like to focus our message on the comments made by the Community Design Commission at their [April 26 meeting](#) following their review of the N White Oak development proposal. As you know, this Commission reviews many development proposals and, in their objective review of this particular development, made the following strongly worded comments which we feel accurately express many of our concerns as well:

- "These buildings are very long - very big - you can easily see where you could cut them off at certain junctions just to make them smaller. That's sort of the goal of this Commission is to not have these sort of 'cruise ships', especially not next to single family homes. I feel like there really needs to be a way to have that transition because it does feel pretty stark next to just one story homes. And I also just worry about the whole topography. We all know we see a lot of giant brick walls that don't relate to anything... I just wish it was smaller." - Megan Patnaik
- "I am also kind of scared by the scale of these things and to think that we're just looking at one of several in the area is just doubly - triply - scary... I think I'm just going to stay scared about this whole thing." - Edward Hoskins
- "I see no reason for our town to approve a project that is so awful from a design perspective and requires zoning relief! So we're going to encourage with zoning relief a project that doesn't fit, that's overscaled, that the architectural design is banal. I am totally opposed to this project." - Scott Levitan
- "I just want to say this is one of the worst site plans I have ever seen. It basically is a developer's dream and a town's nightmare. And the complete lack of concern for the neighborhood, for the town, and the only concern is their return on their investment. It really makes me - I was a developer once - and this makes me sick to see the attitude of this project... I don't think this project should move forward in its current state at all. If it moves at all it's got to be drastically reduced and, even then, I'm not sure this developer should be developing in Chapel Hill." - John Weis
- "This needs to be looked at by the town staff in a more contextual way with the other projects, and I think we might have similar feedback for the other projects as well. But I'm very disappointed in this. This is not what we need. This looks like a product that somebody brought in and is just trying to force feed on this town instead of thinking about what we need." - Susan Lyons

2) In addition to our concerns on the individual project up for Council review and discussion on May 4, we are also concerned about the additional three projects that are being proposed for this area. We feel a more strategic and

comprehensive approach should be taken when evaluating these projects as they are in such close proximity to each other. We recognize this is an area prime for significant development, especially given the recent completion of the sidewalks and bike lanes on Old Durham/Chapel Hill Road, but we feel it would be a disservice to the current community and the proposed additions if these projects were not coordinated with a grander plan and vision in mind. We are hoping the planning of any projects in the area will be coordinated such that each of these projects are less discordant with the surrounding area (i.e. single family homes and small/low profile businesses like Bouncing Bulldogs) and with each other and satisfy a diversity of needs relative to housing (Stevens Report, 2021), green space, retail, etc. (e.g. Meadowmont and Southern Village). With the bike lane and sidewalk projects on Old Chapel Hill nearing completion, it is prime time to comprehensively consider the best overall development plan for this area of town, and prioritize spaces that will in fact encourage foot and bike traffic, making the most out of the recent investments and in acknowledgement of the single lane traffic that has been further locked in by these new developments on each side of the road.

Thank you in advance for your thoughtful review and consideration,
Emily Kiser & Doug Halverson
(110 Alba Lane)

Four proposed projects for this area:

- 5500 Old Chapel Hill Residential: <https://www.townofchapelhill.org/government/departments-services/planning/active-development/5500-old-chapel-hill-residential>
- Gateway – East Lakeview: <https://www.townofchapelhill.org/government/departments-services/planning/active-development/gateway-east-lakeview-dr>
- Huse Street Residential: <https://www.townofchapelhill.org/government/departments-services/planning/active-development/huse-street-residential-5503-old-chapel-hill-rd>
- North White Oak Drive: <https://www.townofchapelhill.org/government/departments-services/planning/active-development/n-white-oak-dr-multifamily-development>

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, May 18, 2023 11:33 AM
To: Deborah Bullard
Cc: Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Keeping chapel hill crossing

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

-----Original Message-----

From: Deborah Bullard <mbullard0321@icloud.com>
Sent: Wednesday, May 17, 2023 8:20 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Keeping chapel hill crossing

External email: Don't click links or attachments from unknown senders. To check or report click the Phish Alert Button

Please review the submission of the Chapel Hill Crossings Site. The concept plans provide missing middle housing that is non-existent in Chapel Hill, and as a Chapel Hill resident I believe this complete community would be great for this town and it's expected growth

Sent from my iPhone

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, May 18, 2023 11:33 AM
To: robin miller
Cc: Britany Waddell; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Chapel Hill Crossings

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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: robin miller <scroungiecat@yahoo.com>
Sent: Wednesday, May 17, 2023 7:55 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Chapel Hill Crossings

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My name is Robin Miller and i currently reside in Fayetteville, NC. I will be retiring on 1 January 2024 and I would like to move to Chapel Hill to be closer to family. I have seen the presentation on Chapel Hill Crossings and I would like to live my senior years in a community like that. I like the fact that UNC Medical Center is close by. I am an avid walker and I like the fact that they will have walking trails in the community where I could safely walk. After my walk, I could go to the coffee shop in the community and have my morning coffee. How convenient is that! I am looking forward to Chapel Hill Crossings being my home. Thank you for taking the time to read my email.

Sincerely,
Robin Miller

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, May 18, 2023 11:34 AM
To: Daria Siegel
Cc: Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Chapel Hill Crossings

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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: Daria Siegel <dariasiegel1994@gmail.com>
Sent: Wednesday, May 17, 2023 7:46 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Chapel Hill Crossings

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Good afternoon,

I am reaching out to advocate for this project (the Chapel Hill Crossings Site). I am personally a Chapel Hill resident that rents and would love to buy a home in the area that is new and different such as the property they are proposing. Chapel Hill, overall, lacks housing and is a quickly growing area. As a result, growing housing availability, especially something as unique as this project is needed. Thank you for your time and consideration to this matter.

Thanks,

Daria Siegel, LCMHC, CRC
Clinical Director
Youth Extensions, Inc.

1915 Chapel Hill Rd. Suite A
Durham, NC 27707
Main Office: (919) 246-5664
Fax: (919) 321-0351

The information contained in this email is private and confidential and is the property of Daria Siegel. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure of this information is strictly prohibited. If you have received this in error, please immediately notify us. This information may have been disclosed to you from records whose confidentiality is protected by federal law. Federal regulations (42CFR Part 2) prohibit you from making any further disclosure of it without the specific written consent of the person to whom it pertains, or as otherwise permitted by such regulation. A general authorization for the release of medical or other information is not sufficient for this purpose. The federal rules restrict any use of the information to criminally investigate or prosecute any alcohol or drug abuse patients.

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, May 18, 2023 12:00 PM
To: Jaden Soular
Cc: Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Chapel Hill Crossing

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

-----Original Message-----

From: Jaden Soular <jadensoular28@gmail.com>
Sent: Thursday, May 18, 2023 11:36 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Chapel Hill Crossing

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To Whom It May Concern,

I am writing you to voice my support for the Chapel Hill Crossing project. As a young person, it is important to me to have expanding housing options in our town. I value having a sense of a true community, and being able to connect with my neighbors. I think that is what Chapel Hill is known for and what it should continue to uphold.

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, May 18, 2023 3:43 PM
To: Patty Smith
Cc: Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Chapel Hill Crossing--don't approve!

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: Patty Smith <unc75pss@gmail.com>
Sent: Thursday, May 18, 2023 2:52 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Chapel Hill Crossing--don't approve!

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Hi,
As a Chapel Hill and Colony Woods resident, I am deeply concerned about the proposed Chapel Hill Crossing development at Pope Road and Old Chapel Hill Road intersection. I am against this development because it is much too massive--3 or 4 stories should be the maximum, certainly not 7 stories. In addition, the proposed units won't be affordable housing and will be primarily rentals, not owner-occupied housing (condos, etc). I am hoping the Mayor and Town Council will NOT approve this proposed development. I do not see any positives, but only negatives for the town and its residents.

Patricia Smith, 413 Thornwood Rd, Chapel Hill, NC 27517

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, May 18, 2023 4:49 PM
To: Christopher Carini
Cc: Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Support for Chapel Hill Crossings - Expanding Housing Options and Promoting True Community

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



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[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: Christopher Carini <carini@eastcoastelectricspeedshop.com>
Sent: Thursday, May 18, 2023 4:46 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Support for Chapel Hill Crossings - Expanding Housing Options and Promoting True Community

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Subject: Support for Chapel Hill Crossings - Expanding Housing Options and Promoting True Community

Dear Mayor and Chapel Hill Town Council,

I hope this letter finds you in good health and high spirits. I am writing to express my enthusiastic support for the proposed development project, Chapel Hill Crossings, and to highlight the significant benefits it offers to our community. As a resident of Chapel Hill, I firmly believe that embracing this project will not only expand housing options but also contribute to place making and foster a true sense of community. The concept of expanding housing options is crucial in a vibrant and inclusive town like Chapel Hill. Our community thrives on diversity, and providing a range of housing choices is essential to accommodate the needs of our growing population. Chapel Hill Crossings presents an opportunity to address this pressing issue by offering a mix of affordable housing, rental units, and diverse homeownership options. By providing a broader range of housing choices, we can ensure that people from different socioeconomic backgrounds can continue to call Chapel Hill home, fostering a sense of inclusivity and promoting social equity.

Furthermore, Chapel Hill Crossings has the potential to enhance place making within our town. The project's emphasis on thoughtful design, community-oriented spaces, and integration with the existing urban fabric will create an inviting environment that encourages social interactions and a strong sense of place. As we strive to maintain our town's unique character and charm, Chapel Hill Crossings can serve as a model for sustainable development, seamlessly blending with the surrounding neighborhoods while bringing new vitality to the area. It has the potential to become a vibrant hub, offering residents and visitors a variety of amenities, services, and recreational opportunities that will enrich the quality of life for all. Moreover, Chapel Hill Crossings has the potential to foster a true sense of community. By promoting mixed-use development, the project will bring together residential, commercial, and public spaces, encouraging residents and visitors to engage with one another. This integration facilitates the creation of a thriving community where people can live, work, and socialize within close proximity, thus promoting connectivity and a stronger sense of belonging. I believe that a project like Chapel Hill Crossings will encourage active participation, collaboration, and a shared responsibility for the betterment of our town.

In conclusion, I urge the Chapel Hill Town Council to consider the long-term benefits that Chapel Hill Crossings brings to our community. By expanding housing options, promoting place making, and fostering a true sense of community, this project has the potential to strengthen Chapel Hill's reputation as a progressive and inclusive town. I believe that by embracing this development, we will be taking a positive step forward in ensuring that Chapel Hill remains a place where all residents can thrive.

Thank you for your time and consideration. I trust that you will make a decision that reflects the best interests of our community. Please do not hesitate to contact me if you require any further information.

Sincerely,
Christopher Carini
Owner
Linda's Bar and Grill, 203 E. Franklin St. Chapel Hill, NC

--

Christopher Carini
Owner / CEO / Custom Builder
Linda's Bar and Grill
East Coast Electric Speed Shop, LLC.
203 E Franklin St
Chapel Hill, NC 27514
C: 814.312.4612

Amy Harvey

From: Jeanette Coffin
Sent: Friday, May 19, 2023 9:22 AM
To: Brian Reid
Cc: Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: New site at 5500 Old Chapel Hill Rd

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: Brian Reid <Brian.A.Reid@hotmail.com>
Sent: Thursday, May 18, 2023 7:50 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: New site at 5500 Old Chapel Hill Rd

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The fact that I have to even write this is lunacy.

What is the problem? The Problem is people can't afford to live in Chapel Hill! The majority of people either cant pay for a million dollar home or they don't qualify for affordable housing. I at one time qualified for affordable housing but no longer would.

The idea behind affordable housing is so people that worked in Chapel Hill and served the community could live here. Well we have out grown that model so you are avoiding the middle class. This development at on Old Chapel Hill Road is what we actually need.

I live at 140 West under the affordable housing plan, now making six figures, But I can't afford to move out because of the housing market. If I were to sell my 500 sqft condo on the free market it would go for 500,000 easily. The idea that there is a sub city outside of the city is genius. People don't want to come into downtown because its expensive and no person can afford it AND, I REPEAT AND, THE TOWN REFUSES TO ADDRESS THE HOMELESS Poplulation. IN Fact, there is one single homeless person that chooses to walk the streets naked and nothing is done. In fact, it's my understanding that the city paid for this homeless person to stay in a hotel for the weekend during graduation and mothers day so they could clean where he lives near Suttons Drug Store. People don't want to bring their kids here because of this problem, I mean would you bring your kid to a city knowing there is a drunk homeless guy swinging his penis around?

This proposal would not only let the actual middle class live in the town but would generate more revenue than you can fathom instead of them going to Durham to spend their dollar. It also would allow for a sense of community where people aren't getting stabbed or harrassed because the police won't police. It would make it that you had to want to get there rather than just end up there as it currently is on Franklin Street.

Thanks and Good God, Stand up for your citizens for once.

Amy Harvey

From: Jeanette Coffin
Sent: Friday, May 19, 2023 9:28 AM
To: Tyler Cox
Cc: Britany Waddell; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Chapel Hill Crossings

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Again, thank you for your message.

Sincerely,

Jeanette Coffin



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[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Tyler Cox <cox.tyler@gmail.com>
Sent: Thursday, May 18, 2023 5:17 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Chapel Hill Crossings

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Good evening folks,

I'm writing in support of Chapel Hill Crossings, a needed development in a key area of Chapel Hill. I support these small communities, as they offer easy access to shopping and a walkability that isn't often found outside of downtown. I think the city would be remiss to ignore its potential. Please keep it on the agenda, at least, as we look toward the future of our town.

Thank you,

Amy Harvey

From: Jeanette Coffin
Sent: Friday, May 19, 2023 9:28 AM
To: Tony Craver
Cc: Britany Waddell; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Chapel Hill Crossings

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Again, thank you for your message.

Sincerely,

Jeanette Coffin



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[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: Tony Craver <tonycraver@gmail.com>
Sent: Thursday, May 18, 2023 5:08 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Chapel Hill Crossings

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

To All It May Concern,

I have been a Realtor for 56 years and spent over 30 years of my life in the Triangle, including 6 years of service on the North Carolina Real Estate Commission. I want to urge you to reinstate the Chapel Hill Crossings project to your next week's agenda so it can proceed in a timely manner. The location and quality of this project will be a great asset to Chapel Hill and the region.

Thank you for your consideration,

Tony Craver

Owner/Broker-in-Charge

Craver Real Estate, LLC

3614 Larson Lane

Roanoke, VA 24018

919-604-5289 (cell)

Email: tonycraver@gmail.com

Webpage: www.craverhomes.com

2007 Realtor of the Year, Durham Regional Association of Realtors

NCAR Region 4 Vice President for 2011 and 2012

NCAR 2012 Regional Service Award

To order my new book, From the Ground Up, click here: <http://www.tonymcraver.com>

Amy Harvey

From: Jeanette Coffin
Sent: Friday, May 19, 2023 10:38 AM
To: Michael Hugelmeyer
Cc: Britany Waddell; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Chapel Hill Crossings

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: Michael Hugelmeyer <mhugelmeyer@gmail.com>
Sent: Friday, May 19, 2023 10:08 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Chapel Hill Crossings

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Please accept this message in resounding support for the proposed development of Chapel Hill Crossings on Huse Street. The variety of property types, sizes, cost and housing options seen in the project specifically address the "missing middle" within our market, specifically post-COVID. The project is also ideally located and sits harmoniously within the area, beset by major roads to handle any increase in volume. We need more of these types of proposals...ones that provide solutions to better house and support families in Chapel Hill.

Thank you,
Michael Hugelmeyer

Sent from my iPhone

Amy Harvey

From: Jeanette Coffin
Sent: Friday, May 19, 2023 10:45 AM
To: carolyneastwood021@gmail.com
Cc: Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: FW: Message from Website

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: info@townofchapelhill.org <info@townofchapelhill.org>
Sent: Friday, May 19, 2023 9:48 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Message from Website

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

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

Form Name: Contact Mayor and Council
Date & Time: 05/19/2023 9:48 AM
Response #: 706
Submitter ID: 16202
IP address: [76.204.56.243](#)

Time to complete: 16 min. , 14 sec.

Survey Details

Page 1

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

1. Name

Carolyn Eastwood

2. Residency*

(o) I am a resident of Chapel Hill

3. Message

The rezoning plans will not help either students or people who work for less than average salaries. They will make buyers and contractors wealthy, create the loss of old forest pines and vegetation, and not fix the open storm water ditches. I live in North Forest Hill and 8 parking slots/8 bedrooms would be ridiculous on a 1/2 acre plot. Do you really want to infiltrate student housing in every neighborhood?

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

carolyneastwood021@gmail.com

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

This is an automated message generated by Granicus. Please do not reply directly to this email.

Amy Harvey

From: Jeanette Coffin
Sent: Friday, May 19, 2023 12:21 PM
To: Dalton Miller
Cc: Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Support for Chapel Hill Crossing

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: Dalton Miller <dmichaelunc06@gmail.com>
Sent: Friday, May 19, 2023 12:10 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Support for Chapel Hill Crossing

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Dear Mayor and Town of Chapel Hill Council,

I hope that you consider the proposal for the development of Chapel Hill Crossings to stay on the agenda in this upcoming Town Council meeting.

This proposed development is unique for the town and could greatly benefit the growth of jobs coming to Chapel Hill. Chapel Hill Crossings provides a sense of place with a complete community that gives efficiency in addressing the need

for housing here in Chapel Hill. As a former UNC student who still resides in Chapel Hill, it would be great to have more housing options and to also see the town grow in a respectful manner, as I would love to live here long-term.

I'm excited to see this development transpire and I hope you give it a chance to be presented.

Thank you for your time.

Amy Harvey

From: Jeanette Coffin
Sent: Friday, May 19, 2023 3:52 PM
To: sid.joyner@gmail.com
Cc: Britany Waddell; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Support of Chapel Hill Crossing Development

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: sid.joyner@gmail.com <sid.joyner@gmail.com>
Sent: Friday, May 19, 2023 3:32 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Support of Chapel Hill Crossing Development

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Mayor and Town Council:

I would like to express my support for the Chapel Hill Crossing development. I attended (online) the Planning Commission's meeting regarding the project and have also been made aware of the project by online blogs and the Triangle Business Journal. The town is desperately in need of additional housing, especially for those people who work in town. And I applaud the development's goals: an all-encompassing sense of community providing an array of housing choices for various household types with commercial and recreational accommodations for those living in the community without the need to travel. Please vote to APPROVE this project. Thank you for your consideration.

Sid Joyner
400 West Rosemary Street, #110
Chapel Hill, NC 27516
(919) 338-2905

Amy Harvey

From: Jeanette Coffin
Sent: Friday, May 19, 2023 3:53 PM
To: Larry Shampine
Cc: Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Chapel Hill Crossing

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

-----Original Message-----

From: Larry Shampine <lawrence.shampine@duke.edu>
Sent: Friday, May 19, 2023 3:24 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Chapel Hill Crossing

External email: Don't click links or attachments from unknown senders. To check or report click the Phish Alert Button

As 30 year residents of Colony Woods on Fountain Ridge, we are writing to voice our strong opposition to the proposed Chapel Hill Crossing now being discussed. We understand that this would include a 7 story apartment building of 390 units with parking lot as well as a 4 story 160 unit high rise and parking lot encompassing Old Chapel Road and Pope Road.

The reasons we oppose this development are numerous: high traffic impact, clear cutting, water conservation, storm water issues, transient renters, safety issues, not to mention it's a direct violation of the Future Land Map setting aside the land for single family housing.

If you drive around our local area, you'll discover that we are already surrounded by high rise multi-unit apartment complexes on Mount Moriah Road, Ephesus Church Road, Farrington Road, University Mall, Eastowne Drive, and Legion Road area. It's difficult enough to get around already (and they're not all full yet!). Adding even more of these tall, intrusive, eyesores filled with transients we feel is only an effort to expand your tax base priority and will only exacerbate an already difficult situation for current residents like us.

These high rises are going up WAY too fast. Chapel Hill Crossing should be shelved immediately in our opinion. At the very least, a delay on CHC should be seriously considered until the full impact of current area projects can be thoroughly assessed.

Thank you for your time and consideration.

Larry and Karen Shampine
2119 Fountain Ridge Road
Chapel Hill, NC 27517

Sent from my iPad

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 31, 2023 2:09 PM
To: JoAnna Pomerantz
Cc: Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Chapel Hill Crossing and FLUM Amendment

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: JoAnna Pomerantz <joannadshoaf@gmail.com>
Sent: Wednesday, May 31, 2023 1:01 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Chapel Hill Crossing and FLUM Amendment

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Hello, My name is JoAnna Pomerantz and I am a town of Chapel Hill resident and will be directly affected by the Chapel Hill Crossing development.

I am writing to ask that the Chapel Hill Crossing development not be approved as-is and also that the FLUM modification not be approved. My concerns are as follows:

- 1) Rezoning of the Huse street area should not happen as it is contrary to the FLUM. Further, the FLUM should not be amended unless you go through the same review and community input process as you did to create the FLUM. Why did we even go through the FLUM process if you could just change it as soon as a developer requested it be changed?
- 2) The development is too dense for the area and does not transition or integrate into the surrounding neighborhoods. A seven story building plopped down in the middle of neighborhoods with one to two story buildings is jarring and out of place. The height and the number of units needs to be drastically reduced. The FLUM does not support a 7 story building in this area. per the FLUM, this area is a **transitional area** and needs to be limited to 4 stories.
- 3) We have not heard if there will be a turning lane. With the amount of cars slated to be in these developments, there needs to be a turning lane at every entrance. I live off these roads and drive them everyday with my kids to appointments, work, school, afterschool. Even if you do not live in this area, please be mindful of those who do and minimize the traffic impact we will experience.
- 4) Stormwater- Clark Lake is prone to flooding. This area has long since been noted as a flood prone area and previous developments have been reconsidered based on the sensitivity of this area. There must be some consideration of the surrounding areas and the detrimental impact your developments will impose. You cannot look at this development in a vacuum.

--

JoAnna Shoaf Pomerantz

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, June 01, 2023 4:31 PM
To: Ginnis, Jeannie
Cc: Judy Johnson; Britany Waddell; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Concerns Regarding Proposed Chapel Hill Crossing Development

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



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[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Ginnis, Jeannie <jeannie_ginnis@unc.edu>
Sent: Thursday, June 1, 2023 4:21 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Concerns Regarding Proposed Chapel Hill Crossing Development

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Dear Mayor Hemminger and Members of the Town Council,

I hope this letter finds you in good health and high spirits. My home is on Clark Lake Rd and am writing to express my deep concerns regarding the proposed (North and South) Chapel Hill Crossing development plans in our beloved neighborhood. As a resident and active member of the community, I feel compelled to voice my apprehensions about the potential negative impacts of this development.

Our neighborhood has always been characterized by its unique charm, tranquility, and close-knit community atmosphere. The proposed development, if approved, threatens to disrupt the delicate balance that has been cultivated over the years. While I understand the importance of progress and economic growth, I believe it is crucial to consider the long-term implications and preserve the character of our neighborhood.

Here are some specific concerns I would like to bring to your attention:

Increased congestion and traffic: Our neighborhood's infrastructure is already strained during peak hours. Additional development will exacerbate traffic congestion on our one lane in each direction streets (Old Chapel Hill Rd and Pope Rd), compromising the safety of residents and pedestrians.

Strain on existing resources: Our schools, parks, and public services are already serving our current population. With increased development, these resources will become overburdened, leading to reduced quality and availability for both current and future residents.

Environmental impact: Clark Lake is already impacted by excessive water accumulation with the climate changes we are naturally experiencing. Removing more green space will exacerbate the water drain issue further. Additionally, our neighborhood boasts natural beauty, with green spaces and wildlife habitats. Large-scale development will lead to the destruction of green areas, negatively impacting the environment and diminishing the quality of life for residents.

Loss of community identity: The proposed development risks altering the unique character and close community ties that make our neighborhood special. Preserving our community's identity is essential to maintaining the strong social fabric and fostering a sense of belonging among residents.

In light of these concerns, I respectfully urge the Town Council to reconsider the approval of the proposed development plans. I encourage you to explore alternative options that prioritize the sustainable growth and preservation of our neighborhood's distinctive qualities.

I kindly request that you continue to engage in an open dialogue with residents, allowing us to express our viewpoints and actively contribute to the decision-making process. Together, we can find solutions that strike a balance between progress and preserving the essence of our community.

Thank you for your time and consideration. I trust that you will carefully weigh the concerns of residents when making decisions that will shape the future of our neighborhood. Please feel free to contact me if you require any further information or if I can be of assistance in any way.

Yours sincerely,
Jeannie Ginnis

Amy Harvey

From: Jeanette Coffin
Sent: Friday, June 02, 2023 2:52 PM
To: Jason Ginnis
Cc: Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Disapproval of Chapel Hill Crossing Development Plan

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: Jason Ginnis <ginnisj13@gmail.com>
Sent: Friday, June 2, 2023 2:09 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Disapproval of Chapel Hill Crossing Development Plan

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Dear Mayor and Members of the Town Council,

I am writing to express my strong disapproval of the proposed new development plan. As a concerned resident on Clark Lake Rd I feel obligated to voice my concerns and objections regarding this plan.

Firstly, I want to emphasize that I highly value the character and charm of our town, which has been shaped by its green spaces, and overall ambiance. It is crucial that any development plans respect and preserve these qualities that make

our town a desirable place to live, work, and raise a family. I am concerned that the proposed plan does not adequately take these aspects into account and will compromise the aesthetic and cultural integrity of our community.

Secondly, it is imperative to consider the impact of this development on our infrastructure and resources. After the last meeting it was clear that the developers have not made a thorough assessment to determine if our roads, utilities, and public services can handle the increased demand that will come with the proposed development. **It is vital to ensure that our infrastructure can effectively support the needs of both existing and future residents.**

Furthermore, the environmental implications of this development cannot be ignored. Our town prides itself on its commitment to sustainability and the preservation of natural resources. It is essential to thoroughly evaluate the potential environmental consequences of the proposed project and implement appropriate measures to mitigate any adverse effects on our ecosystem. Clark Lake is already impacted by climate changes we are naturally experiencing. Removing more green space will exacerbate the water drain issue further.

Moreover, I believe that it is crucial to involve the community in the decision-making process regarding significant changes that will impact our town. Public input and transparency are paramount to fostering trust and maintaining a strong sense of civic engagement. I urge the Town Council to not only seek, but actively consider the opinions and concerns of residents before finalizing any development plans.

In conclusion, I respectfully request that the Town Council reconsiders the proposed new development plan and takes into account the concerns raised by myself and other residents. I believe it is essential to prioritize the long-term interests and well-being of our community over short-term gains. Let us work together to ensure that any future developments align with our shared vision for our town and serve the best interests of its residents.

Thank you for your time and attention to this matter. I trust that you will carefully consider the objections and concerns presented in this letter.

Respectfully yours,
Jason Ginnis

Amy Harvey

From: Jeanette Coffin
Sent: Monday, June 05, 2023 9:31 AM
To: Kathryn Desplanque
Cc: Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: no to Chapel Hill development at Pope road

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: Kathryn Desplanque <kathryn.desp@gmail.com>
Sent: Sunday, June 4, 2023 7:48 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: no to Chapel Hill development at Pope road

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Hi there,

I'm unable to attend the June 7th meeting. I'm a home owner in Pop's Crossing and faculty at UNC Chapel Hill. I am adding my voice to the chorus of folks who oppose the 7 story apartment building you want to build at the corner of Pope and Old Chapel Hill road. A 7 story building will be an eyesore for the homeowners of this area who have been living here for ages. We will all live downhill from this development and are likely to experience more flooding. In doing this, you will end up lowering the property value of our homes, increase our likelihood of moving out, and do a disservice to your residents.

Residents have been advocating for affordable housing. Developers are of course less likely to pitch this because it isn't as lucrative to them. It's up to your office to say no and do the right thing for Chapel Hill neighborhoods and future residents. And most of all, this is a residential neighborhood. You should not be approving development that is above 4 stories.

Best,

Kathryn Desplanque, PhD

Amy Harvey

From: Jeanette Coffin
Sent: Monday, June 05, 2023 9:32 AM
To: David Adams
Cc: Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Chapel Hill Crossing

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: David Adams <david.adams.4383@gmail.com>
Sent: Sunday, June 4, 2023 4:47 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Chapel Hill Crossing

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Mayor Hemminger and Chapel Hill Town Council:

THANKS to you Council members who are requesting guardrails for the housing choice rezoning plan. Please take the time to carefully design these guardrails before you vote.

Guardrails are designed to avoid *unintended* negative consequences. We didn't have guardrails for Blue Hill (e.g., design guidelines) and the results are a loss of affordable housing, no missing middle housing and no badly needed commercial development.

In the case of Chapel Hill Crossing, some negative consequences are *obvious*, such as stormwater and traffic impacts. More important, the developer also seeks a waiver to our Future Land Use Map, which was just created with much effort and community input. Weakening the FLUM at the first opportunity would set a terrible precedent and undermine trust in the process.

Chapel Hill Crossing is a great opportunity to implement Complete Community principles. For example, do we really need a towering seven stories of market rate apartments less than a quarter mile from a *another* massive new apartment complex? Why not expand the multiplex and townhome options that we *do* need? Why not take neighbors' concerns to heart and make a project that blends with existing structures.

Not possible? Only a couple miles away is a for-sale, dedicated townhome development with green space and a play area across from south Durham's Creekside Elementary School.

Let's create some guardrails that will ensure we get the Complete Communities we all desire.

Respectfully,

David Adams
Colony Woods

Amy Harvey

From: Jeanette Coffin
Sent: Monday, June 05, 2023 9:39 AM
To: Ann Rogers
Cc: Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Comments on Chapel Hill Crossing

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



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[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Ann Rogers <mom2wildlife@gmail.com>
Sent: Friday, June 2, 2023 7:03 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Comments on Chapel Hill Crossing

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I already sent this message to individual email addresses of the Council, but have been told that it will also reach the staff if I send it to the combined email address.

~~~~~

To the Chapel Hill Mayor and Town Council:

I fully understand that Chapel Hill will expand and continue with development, but know that it should be accomplished in a well-thought-out and sensible manner. It makes sense for the acreage north of Old Chapel Hill Road to be

developed, since it is fairly well separated from most existing homes, and is adjacent to major roads. Why not start with development in this area which is already consistent with the FLUM? But, to ignore the FLUM, which so much money and time went into developing, and to change the zoning of the Huse Street area is absurd and irresponsible! Just because it's across from the other proposed development does not mean that the Huse Street plot should become another densely-developed area that is crammed right beside many lovely single-family homes. I know this developer has purchased these lots in anticipation of making a killing on a massive development, but that does not require the town to approve a plan that does not fit in with the surrounding neighborhood. And, he is proposing a 7-story building at the corner, which will tower over this entire section of town! That is even taller than the 5-story buildings already being built at the end of Ephesus Church Road! **You should all go look at those new apartments, and envision a building on our corner that is almost 50% taller.**

Another huge concern is the quality and stability of Clark Lake, which I have lived on for the past 45 years. Our lake already struggles with excessive runoff when we have a good rainstorm, and my yard already floods during fairly heavy rains. We had the first water come into our house in 2013, after being here for 35 years. And, it's only going to get worse if you allow the corner of Pope and Old Chapel Hill Roads to be cleared. The integrity of our dam will be in question, and the homeowners here are not equipped financially to repair the earthen dam. This lake is an asset to Chapel Hill, both in stormwater collection and as a walking path for surrounding neighborhoods, and a large development upstream would jeopardize that. I know that the developer thinks he can create holding ponds for the stormwater, but it still has to go somewhere, and I've never seen water run uphill.

The Huse Street area now contains affordable housing, which is something that is supposedly in short supply. Why would you allow a development of luxury apartments and houses to displace all the current residents from their affordable homes, just to appease a greedy developer? And, what is the rush? Why don't you wait to find out if any more apartments are even needed in this area after all the ones being built on Ephesus Church Road and the ones on Mt Moriah Road just across I-40, have been occupied?

Thank you,  
Ann Rogers  
306 Clark Lake Road  
Durham (Annexed by Chapel Hill)

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Monday, June 05, 2023 2:14 PM  
**To:** Letitia Guran  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: worried about Huse street development

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:** Letitia Guran <letitiaguran@gmail.com>  
**Sent:** Monday, June 5, 2023 1:29 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** worried about Huse street development

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Dear members of the Town Council:

My husband and I are writing to share our concern about the plans to advance with the construction of some large apartment buildings on Old Chapel Hill street --Chapel Hill Crossing development proposal (Huse Street and 5500).

From a series of materials we learnt that there is an intention to reclassify the Huse Street property by amendment as a new extension of the FLUM.

As other concerned property-owners noted, "if the Huse St property (Chapel Hill Crossing South) were given FLUM status (even though there is an enormous difference between the north and south sides of Old Chapel Hill Rd.) it would plunk a vast amount of building mass and height right into an existing quiet, treed, older low-rise middle-housing neighborhood (as is every neighborhood along the south side of Old Chapel Hill/Old Durham Roads) where it would be markedly discordant and destructive to these communities."

We are writing to express our disagreement with the planned developments, especially since in the past years, a lot of high-density buildings have been built in our area (along Legion Road and Ephesus Church Road). Adding more high-rise, big density buildings on Old Chapel Hill Road would greatly increase the traffic and pollution to the area, and most importantly would reduce the tree canopy, and impact natural habitats of wildlife that we value so much.

As we won't be able to attend the June 7 Town meeting, we hope that you will consider our opinions about this planned development and implement limits to its size according to the profile of the area.

Thank you,  
Letitia Guran and Florin Tudorica.

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Monday, June 05, 2023 3:31 PM  
**To:** Pomerantz, Martin R  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Chapel Hill Crossing (Huse St.) proposal

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



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[Chapel Hill, NC 27514](#)  
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---

**From:** Pomerantz, Martin R <martyp@unc.edu>  
**Sent:** Monday, June 5, 2023 3:17 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Chapel Hill Crossing (Huse St.) proposal

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Dear TOCH:

I am another long standing member of the Clark Lake neighborhood that will be greatly and negatively affected by the Chapel Hill Crossing (Huse St.) proposal.

I will keep my comment here as brief as I can. I am not anti-development. In fact, I applaud the way the Southern Village and Meadowmont communities turned out and think they add significantly to Chapel Hill. The difference here, however, is the attempt to squeeze a large 7-story mixed use building into a relatively tight space surrounded by small but well



established neighborhoods. In everything I've heard and read to date about the project I am convinced that the attention to **infrastructure** falls short. Specifically, my concerns revolve around:

1. Too many cars and insufficient parking;
2. Loss of too much pervious land and creation of storm water issues; and
3. Too much local money ending up in the pockets of non local developers.

Thank you very much for the opportunity to express my concerns.

Sincerely,  
Marty Pomerantz (919-491-5105)  
Sent from my iPhone

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Monday, June 05, 2023 3:31 PM  
**To:** Robin Segall  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Proposed Zoning for Huse Street Site Portion of Chapel Hill Crossing Project

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:** Robin Segall <[robinsegall@gmail.com](mailto:robinsegall@gmail.com)>  
**Sent:** Monday, June 5, 2023 3:02 PM  
**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>  
**Subject:** Fwd: Proposed Zoning for Huse Street Site Portion of Chapel Hill Crossing Project

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Dear Mayor and Town Council,

We are writing in response to the proposal to rezone the Huse Street Site portion of the Chapel Hill Crossing Project to increase a density that would accomodate construction of a large seven story building to include apartments and parking decks. As explained below, we find this building (not necessarily the rest of the project) extrememly concerning and not at all in keeping with the rest of the neighborhoods presently surrounding it.

We have attended a number of meetings on Huse Street Site and the Chapel Hill Road Site as well as the two other sites nearby on the north side of Old Durham Chapel Hill Road that are all very near our small neighborhood that is off the south end of White Oak Drive. We understand that the Chapel Hill Road Site as well as the two other sites nearby on the north side of Old Durham Chapel Hill Road are all part of the Future Land Use Management plan (FLUM) that the City of Chapel Hill has spent many years developing and that development of these three sites will be judged/influenced by the FLUM while still allowing for input from the public.

First, the Huse Street site is not part of the FLUM and should not - all of a sudden - be drawn into it for convenience of the developer. There was clearly a reason that property south of Old Durham Chapel Hill Road was not originally included in the FLUM and the work and the public process that went into the FLUM should not be so easily set aside.

The addition of a seven story building in the proposed location on the Huse Street property is not in keeping with the rest of the neighborhoods south of Old Durham Chapel Hill Road that it would be glaringly out of place. As far as we know, there are no other seven story buildings in all of Chapel Hill other than perhaps in the downtown area and the University where a taller building is in harmony with the more urban landscape -- not in the midst of established single family neighborhood.

We think that using the Huse Street for site a diverse mix of cottages, different sizes of townhouses and condos, and small business offerings -- like the developers have proposed for the rest of the Huse Site beyond the large seven story apartment building -- is a much more reasonable approach; such a project would serve as a logical transition from the neighborhoods of single family homes south of Old Durham Chapel Hill Road to the three large-scale apartment projects (5500, 5502, and 5503) north of Old Durham Chapel Hill Road.

As long term residents of this neighborhood (>30 years), we ask that you not approve Amendment of the FLUM nor the currently proposed zoning change for Huse Street Site, and instead ask the planners to consider less dense mixed use zoning that would exclude construction of such a large building.

We thank you for your consideration,

Robin Segall and Sid White  
105 Alba Lane  
Durham, NC  
919-210-3014

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Monday, June 05, 2023 3:32 PM  
**To:** Berlin, Charles S  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: additional material re Chapel Hill Crossing proposal

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:** Berlin, Charles S <cberlin@pitt.edu>  
**Sent:** Monday, June 5, 2023 2:25 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** additional material re Chapel Hill Crossing proposal

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Given that hundreds of pages of information, some new, were just posted a few days ago re this 6/7 council agenda item, we've only had a chance to fully review this in the last day or two. I've picked out a few bits of this information that perhaps might be useful to you in your consideration of this proposal on Wednesday. This is just a brief supplement to the much more detailed analysis I'd previously sent.

Thanks,  
Charles Berlin

Issues in materials posted late 6/3 by the planning department  
relating to Chapel Hill Crossing:

- (p 236) the developer is requesting reduction of non-residential floor space to 4%
- (p 236) not offering any affordable for-sale units violates the towns Inclusionary Zoning Ordinance
- (p 237) Huse Street has 1,514 sq feet of steep slopes; the developer is asking to be allowed to "disturb" 100% of these (regulation only allows 25%)
- (p 237) the developer asks to reduce the south side buffer from 20' to 10', and reduce plant buffer on the north to 60%
- (p 238) the planning department indicates the proposed building height on the south site is out of compliance with FLUM standards
- (p.240) the planning department states that "roughly one-third of the units are anticipated to be for-sale." My calculations indicate that the percentage will only be 10-12% of the total proposal.
- (p 249) Planning department: "The FLUM generally calls for ensuring that building size massing and streetscapes are similar on both sides of a street. Low Residential designation for the Huse Street properties has the potential to create a mismatch in streetscapes between the North and South sides of Old Chapel Hill Rd." implying this is a valid reason to allow very large buildings on the south side, even though it is R1 zoned. This is preposterous reasoning.
- (p250) Planning department: the FLUM focus area in question "calls for development patterns that are more conducive to the creation of meaningful outdoor public spaces and other uses that can allow for family friendly, accessible exterior and interior places," implying that the Huse Street proposal does this. I would assert that the new proposal is now for such density with such a now small amount of green space that this is one of the issues this proposal most fails at, despite the developer's attempts to portray this as the opposite.
- (p251) the planning department asserts that because Wegmans opened just after the FLUM was adopted, and that there is future developer interest within the existing FLUM focus area north of Old Chapel Hill Rd., and Easttown and Patterson place will be further developing, that justifies annexing the Huse Street site into the focus area. When there is still so much undeveloped and available space within the existing Focus Area where further dense development can go, it does not make sense to now disrupt a well established R1 neighborhood by pushing such a major development into this much less suited area.
- (p252) The planning department criticizes "urban sprawl" which they may be defining as low-rise neighborhoods on the edge of cities. It seems ironic, however, that shoehorning the Huse site development into the R-1 neighborhood it will be displacing may be its own form of problematic "urban sprawl."
- (p 279) The developer is offering only \$25,000 to the town for area transit improvements. How does this reconcile with the developer's apparent verbal promise to put in transit stops? And if he leaves this to the town to do, would this small sum cover the cost? And the developer also asks the above sum be refunded if not used within 5 years.

-(p281) The developer indicates he will make a “payment-in-lieu for any recreation space not provided on site as provider in LUMO...” What does this say about the developer’s verbal discussions of a wealth of recreational amenities in his sites?

-(p287) Homeowner’s Association Responsibilities – future responsibility for the stormwater management facilities will be shifted from the developer to the homeowners. Will “homeowners” as defined by the HOA covenants include the owner of all the rental properties (which will be 90% of the units)?

-(p287) The developer also implies that the town or NCDot may assume responsibility for the internal streets (!), and if not then these will be the responsibility of the “homeowners.”

-(p 298) The grid used by the planning commission to see how this proposal meets Complete Community criteria is woefully incomplete, leaving off all the Complete Community criteria that this development fares poorly on. As expressed by Ms. Keesmaat many times, this should include the expectation of 1) “gentle density,” 2) preservation and enhancement of trees and green space, 3) sensitivity to adjoining neighborhoods, and 4) building size/mass/design that is attractive and encourages a positive sense of place as well as ground level socialization. (I’d written Jon Mitchell, that committee's chair, after the meeting about this and he did not disagree.)

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, June 06, 2023 11:02 AM  
**To:** Muki Fairchild  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: In anticipation of the June 7, 2023 Town Council meeting

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:** Muki Fairchild <fairc002@yahoo.com>  
**Sent:** Monday, June 5, 2023 8:01 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** In anticipation of the June 7, 2023 Town Council meeting

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To Mayor Hemminger and Chapel Hill Town Council:

As I can not be present at the June 7, meeting I wanted to share my views. As a member of the Clark Lake community, I am writing to express my deep concern about the application for a zoning amendment for the Huse St. properties. Residents of the Clark Lake community have contacted a number of the members of the town council and other representatives of CH town government because of our concerns about traffic on Pope Road, storm water management, and the plans as we have seen and read them, to date. I also believe that a traffic survey has been done, but the result has not yet been conveyed to us.

The report before the council states that "because the site is adjacent to an existing single-family neighborhood only the proposed 2-story detached homes (and possibly the 3-story townhomes) could be considered as continuing the existing visual pattern, rhythm, and orientation of the surrounding dwelling units. Most of the site is therefore **not consistent with the building heights** that the FLUM indirectly anticipates in

this area." This is in reference to the proposed 7-story apartment and parking structure. (To be blunt, we are appalled that a 7 story building might be constructed in this area.) And reviewing the report, it appears that there are other places where the proposed uses for the Huse Street Site are not consistent with the land uses anticipated by the FLUM.

In brief, I am against the current application for a zoning amendment for the Huse Street Site, am concerned that there has been insufficient communication between the CH Town Council and the Clark Lake community about concerns that have been raised about Huse Street, and am very worried about the actual plans that I have seen.

I understand that Chapel Hill has a housing need. But from what I have read and seen, these plans may not be the right ones for this particular piece of property. Emotions are running high but is there enough data to make a wise decision at this time?

Thank you for listening to this one concerned citizen,

Muki W Fairchild  
406 Clark Lake Road  
Durham 27707

919 943-5605 (c)



## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, June 06, 2023 11:02 AM  
**To:** Andrea Phillips  
**Cc:** Britany Waddell; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Chapel Hill Crossing

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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](#)  
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**From:** Andrea Phillips <annab1974@hotmail.com>  
**Sent:** Monday, June 5, 2023 5:38 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Chapel Hill Crossing

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I am writing to express my opposition to Chapel Hill Crossing propose

Get [Outlook for iOS](#)

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, June 06, 2023 11:03 AM  
**To:** Adam Vane  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Opposing the 7-Story Building

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



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[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

---

**From:** Adam Vane <adamvane@paragonglobal.com>  
**Sent:** Monday, June 5, 2023 3:48 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Opposing the 7-Story Building

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Dear Mayor and Council Members,

I live in the Stratford Glen neighborhood of Chapel Hill near the proposed Chapel Hill Crossing and would like to register my concern and opposition to the proposed changes that would include a 7-Story Building bordering Old Chapel Hill Road and Pope Rd.

I am all for affordable housing and increased density, however the proposed changes to this development are of particular concern for the following reasons.

- A 7-story building is far too big for this area. I understand it will be one of the tallest buildings in Chapel Hill. I'd encourage you to drive to that area and see if you think it will blend in.
- There are stormwater issues with runoff flowing into Clark Lake and other downhill neighborhoods, which already suffer from flooding
- Chapel Hill Crossing would sit right on Pope Rd., which is the border between Chapel Hill and Durham. There are two huge Durham developments right around the corner on Mount Moriah Rd. and at the other at the end of Ephesus Church Road. They have yet to house any renters. To add more cars from a 7-story building to little two-lane Pope Rd, which is now traveled for people going to I-40 on one end and the road to Carrboro on the other, will be more traffic than that road and the nearby traffic circle can handle.

Please consider driving to the area to see the proximity of those other developments, the potential overwhelming size of a seven-story building, and the impact on Pope Rd. first hand.

Thank you for listening to my concerns regarding this change,

Adam Vane

## PARAGON

Aligning People - Driving Results

Adam Vane | Managing Partner

O:+1 (212) 932-8211 | M:+1 (917) 687-7477

[Adam Vane's bio](#) Skype: adamvane

[www.paragonglobal.com](http://www.paragonglobal.com)

 [profile](#)

 [YouTube](#)

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, June 06, 2023 11:03 AM  
**To:** Nolan Cain  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Chapel Hill Crossing Proposal is a Bad Idea

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](#)  
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[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

---

**From:** Nolan Cain <nolan.cain@gmail.com>  
**Sent:** Monday, June 5, 2023 3:31 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Chapel Hill Crossing Proposal is a Bad Idea

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Hello Town Council,

I've been to meetings about the proposed seven story parking deck / apartment complex and new development called Chapel Hill Crossing, and come away knowing that this is a terrible idea for the town and will destroy multiple communities already existing.

The proposed design will completely flood Clark Lake and my house with it. My yard and driveway are already under 1-2 feet of water every time there is heavy rain and the problem is only getting worse. Clark Lake was flooded only during

hurricanes and flash floods 20 years ago, but the extra development and namely parking lots and roads mean that the dam floods nearly every rain. You can see the erosion and flood waters clearly after every minor storm.

To build this enormous parking lot and development would essentially guarantee that all of the neighborhoods at the bottom of the hill will become worthless and downright dangerous to live in. This is an absolute guarantee.

Aside from posing a flood risk, the apartment location and design is just plain bad for Chapel Hill. It's overly large for the area, a completely car dependent location, with no easy path to becoming walkable or safely bikeable. Adding a few hundred more cars to this area is poor city planning that will create suburban sprawl that has become the bane of so many american cities.

It has already become a life or death proposition to cycle one mile on Pope Road, and this will make it impossible. I ride multiple times a week and have come close to death more times than I can count thanks to drivers screaming down the hill at 50-60mph. This development would add a huge number of new cars to the area that would never go away. The bus connections and bike lanes in the area are inadequate to even commute to work, meaning that no person could move there without a car. Even biking to nearby East Chapel Hill would be a death wish for any high school student. To pretend that the area is "well connected" by anything other than cars is a downright lie. I would love to have members of the council join me for a bicycle ride and tell me otherwise.

While I agree that adding housing to the triangle and Chapel Hill is a must, it should be done closer to downtown and other walkable areas where the population can grow sustainably. There is tons of research about how mandatory car ownership is a strain on lower income families, how car-dependent infrastructure has huge costs to a city, and how building developments like these are one of the worst things a growing city can do.

I won't be able to attend Wednesday's meeting, but I would urge the council to consider that building this apartment will destroy entire neighborhoods with flooding, while contributing nothing to Chapel Hill as a whole. Building it is short-sighted thinking that ignores tons of research on how to build thriving communities in favor of a "build at all costs" mindset.

Please, please, please vote no on the Chapel Hill Crossing development. There are real reasons that the neighbors are all standing up against it beyond generic "NIMBY" sentiment. To dismiss it as such would be ignorant. To vote yes would be to practically destroy homes in favor of an outsized, car-dependent development that adds nothing to the town as a whole.

Best,  
Nolan Cain

--

**Nolan Cain**  
**+1 (919) 579-0572**

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, June 06, 2023 12:49 PM  
**To:** Paul Caruso  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Chapel Hill Crossing 6/7/23 council meting

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:** Paul Caruso <paul@pineloch.com>  
**Sent:** Tuesday, June 6, 2023 12:16 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Chapel Hill Crossing 6/7/23 council meting

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

As Chapel Hill homeowners whose property use and enjoyment will be affected by the proposed high rise Chapel Hill Crossings along Old Chapel Hill & Pope Roads, we would like to voice our opposition to the zoning changes allowing this project to move forward in that location.

The entire proposal south of Old Chapel Hill Rd. is outside of a designated focus area for this type of high density development, and being across the street from the focus area doesn't justify such a large development in the middle of R-1 neighborhoods.

In an area of beautiful tree canopies, older established neighborhoods, and two-lane roads, why would Chapel Hill even give serious consideration to a project of this magnitude?

The proposed towering structures with their disregard of the spirit and recommendations of both FLUM (Future Land Use Map development guidance) and “Complete Communities”, is jarringly out of place with the surrounding communities.

Please do not allow this type of development to destroy the quality of communities that already exist, while adding a host of problems (traffic, flooding, unaffordable housing, etc) to this area of Chapel Hill.

Thank you

Paul Caruso  
428 Clark Lake Rd

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, June 06, 2023 12:49 PM  
**To:** Laura Caruso  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Chapel Hill Crossings

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

-----Original Message-----

From: Laura Caruso <rowednrode@yahoo.com>  
Sent: Tuesday, June 6, 2023 12:24 PM  
To: Town Council <mayorandcouncil@townofchapelhill.org>  
Subject: Chapel Hill Crossings

External email: Don't click links or attachments from unknown senders. To check or report click the Phish Alert Button

Community Leaders,

As a Chapel Hill homeowner whose property is a stone's throw from the proposed high rise Chapel Hill Crossings along Old Chapel Hill & Pope Roads, I would like to voice my opposition to the zoning changes that would allow this project to be built in that location.



The entire proposal, which is south of Old Chapel Hill Rd. is outside of a designated focus area for this type of high density development, and being across the street from the focus area doesn't justify such a large development in the middle of R-1 neighborhoods.

In an area of beautiful tree canopies, older established neighborhoods, and two-lane roads, why would the town of Chapel Hill even give serious consideration to such project?

The proposed towering structures with their disregard of the spirit and recommendations of both FLUM (Future Land Use Map development guidance) and "Complete Communities", is jarringly out of place with the surrounding communities.

Please do not allow this type of development to destroy the quality of communities that already exist, while adding a host of problems (traffic, flooding, unaffordable housing, etc) to this area of Chapel Hill. There is plenty of land within the designated focus areas to build these high density developments.

Respectfully,  
Laura Caruso  
428 Clark Lake Rd

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, June 06, 2023 2:32 PM  
**To:** Molly Molpus  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Chapel Hill Crossing

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:** Molly Molpus <mollymolpus@yahoo.com>  
**Sent:** Tuesday, June 6, 2023 2:28 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Chapel Hill Crossing

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Hello,

I live at 225 Bluefield Road, Chapel Hill, and I'm very concerned about the proposed Chapel Hill Crossing Development near me that I'm hearing about. I'm concerned about it's high density as relates to traffic and environmental impact/disruption. Please take time to give these issues your detailed consideration, and do what's best for existing, adjacent residents, as well as a healthy future for Chapel Hill.

Thank you,

Molly Molpus

[Sent from Yahoo Mail for iPhone](#)

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, June 06, 2023 2:33 PM  
**To:** Gabriel Gonzalez  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: New Development

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

-----Original Message-----

From: Gabriel Gonzalez <gabeg333@icloud.com>  
Sent: Tuesday, June 6, 2023 12:58 PM  
To: Town Council <mayorandcouncil@townofchapelhill.org>  
Subject: New Development

External email: Don't click links or attachments from unknown senders. To check or report click the Phish Alert Button

Hello,

I am writing today to state my concerns and objection to the proposed new development at MLK and Pope Rd. Chapel Hill has so much beauty - please let's keep it that way and not add a lot of developments.

Thank-you,

Joann Gonzalez

Sent from my iPhone

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, June 06, 2023 3:29 PM  
**To:** Leah Groehler  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Chapel Hill Crossing

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:** Leah Groehler <[lgroehler@viapeople.com](mailto:lgroehler@viapeople.com)>  
**Sent:** Tuesday, June 6, 2023 3:12 PM  
**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>  
**Subject:** Chapel Hill Crossing

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

To whom it may concern: my name is Leah Groehler and I reside at 101 Alba Lane in Durham. I'm getting increasingly concerned with all of the development in our area. We are currently facing very real issues that will only be exacerbated by further development:

Traffic - We have increasing concerns about traffic already. Adding another development, much less 4-5, will make the area very difficult to navigate.

Water drainage - We also currently have an issue with water drainage throughout our neighborhood. Removing all of that green space will exacerbate the water drainage issue and again, so many developments is excessive.

Noise - The noise is also increasing from Highway 40. The plans include new developments on virtually ALL of the land from Pope Rd to E. Lakeview and down to 15-501 and I-40. Removing all of the foliage will only add to this problem so again, moderation seems important here and what's being proposed is most definitely not moderate.

Climate change - these proposals are moving in the exact opposite direction of what we need to do to address climate change. Frankly, I'm surprised this hasn't been top of mind in an area like ours but with all of the development going on throughout the Triangle area, it seems this is a lesser concern which is disappointing. Our area could be one of the leaders in this movement but we continue with accelerated development.

Apartment glut - while there seems to be a shortage of single-family housing, especially for low income residents, there does not seem to be a shortage of apartment units. From everything we can tell, these developments are going to be primarily, if not exclusively, apartment units.

In addition to the list above, it seems that the Huse street development is not in accordance with the restrictions for that area.

Given the concerns above, it seems irresponsible to pursue so much development. Please take my, and my neighbors, concerns into consideration as while we understand that some development may be needed, these plans include much more than is necessary.

Thank you for your time.

Leah Groehler

*Leah Groehler, Ph.D.*  
*Vice President, Consulting Services*  
[lgroehler@viapeople.com](mailto:lgroehler@viapeople.com)  
919-622-7253



## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 07, 2023 10:51 AM  
**To:** Carla Torgerson  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Concern with New Development: "Chapel Hill Crossing"

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:** Carla Torgerson <carla.torgerson@gmail.com>  
**Sent:** Wednesday, June 7, 2023 8:21 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Cc:** Pam Hemminger <phemminger@townofchapelhill.org>; Karen Stegman <kstegman@townofchapelhill.org>; Jess Anderson <janderson@townofchapelhill.org>; Camille Berry <cberry@townofchapelhill.org>; Tai Huynh <thuynh@townofchapelhill.org>; Paris Miller-Foushee <pmiller-foushee@townofchapelhill.org>; Michael Parker <mparker@townofchapelhill.org>; Amy Ryan <aryan@townofchapelhill.org>; Adam Searing <asearing@townofchapelhill.org>  
**Subject:** Concern with New Development: "Chapel Hill Crossing"

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

To the Mayor and Town Council of Chapel Hill:



My name is Carla Torgerson and I'm an owner resident of Chapel Hill (we live at 502 Tinkerbell Road, not far from Ephesus Elementary, where my son goes to school).

I am concerned about the new housing development, "Chapel Hill Crossing", that I understand you are considering at your meeting tonight. I'm concerned for a number of reasons:

- No focus on genuinely affordable housing.
- Little owner-occupied units, mainly rental properties.
- Huge traffic impact.
- Massive clear cutting. No concern for tree preservation.
- Stormwater issues with run off flowing to Clark Lake and other downhill neighborhoods (which are already frequently flooded areas).

I feel that Chapel Hill is increasingly becoming unaffordable to most families, and that developments like this force those who want to live in this neighborhood into the "rental trap", paying too much in rent to be able to also save for a downpayment. In addition the traffic and ecological impacts are a huge concern as well.

Please, please, take my voice into account as you decide on this new development.

Thanks,  
Carla

---

Carla Torgerson, MEd, MBA  
Torgerson Consulting  
<https://www.linkedin.com/in/carlatorgerson/>  
[carla@torgersonconsulting.com](mailto:carla@torgersonconsulting.com)  
cell: 651.746.9831

Check out my books! [\*The Microlearning Guide to Microlearning\*](#) and [\*Designing Microlearning\*](#)

*Please note: Our digitally-enabled work world can feel relentless but also bring flexibility. As such, I may be sending this email at a time or day that falls outside the traditional workday. Please respond in accordance with your own schedule. Thank you!*

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 07, 2023 10:52 AM  
**To:** Ann Gayek  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: opposition to White Oak proposal

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:** Ann Gayek <agayek2000@yahoo.com>  
**Sent:** Wednesday, June 7, 2023 6:57 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** opposition to White Oak proposal

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Dear Mayor of Chapel Hill and Town Council,  
Please do not allow the White Oak proposal to proceed.  
We do not need two large apartment buildings on this currently wooded site.

The White Oak project is completely out of character and out of scale with the existing neighborhood. It does not follow the guidance of Chapel Hill's Future Land Use Map, developed by Rod Stevens, the urban planning consultant the town hired. He specifically says we do not need more large scale rental buildings.

The White Oak development would be larger than the complex currently being constructed at the corner of 15/501 and Ephesus Church. I encourage you to take a quick drive down N White Oak after you look at the recent development along Ephesus Church Road. We do not need more of this.

I live in the Colony Lake area of Chapel Hill off Standish and Legion Road.

I go up and down Old Chapel Hill Rd daily and am so grateful for the trees on N. White Oak Drive, along Old Chapel Hill Rd and Pope Road.

I suggest that Council stop and rethink this N White Oak and Pope Road area of Chapel Hill. Please consider this neighborhood and our town as a whole, referring to Rod Steven's excellent advice and guidance regarding no need for more large-scale rental housing.

Please do not approve the White Oak proposal.

Ann Gayek

Colony Lake neighborhood, Chapel Hill

**Ann Gayek**

Horticulturist, M.S.

[www.anngayeklandscapes.com](http://www.anngayeklandscapes.com)

937-369-6136

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 07, 2023 11:12 AM  
**To:** Glatzhaus  
**Cc:** Britany Waddell; Lance Norris; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Chapel Hill Crossing and Traffic Issues

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:** Glatzhaus <glatzhaus@gmail.com>  
**Sent:** Tuesday, June 6, 2023 6:29 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Chapel Hill Crossing and Traffic Issues

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Dear Elected Officials,  
The Mt Moriah Apartments (less than 1/4 mile from the Pope Rd traffic circle) are nearing completion. The traffic is already an issue, once completed we face several issues, especially if the Chapel Hill Crossing project goes forward.

Alarming scenarios:

- If we needed to evacuate because of a pending storm or hurricane, we would be in the middle of an epic traffic gridlock. Our roads are not built for this planned urbanization.
- Ambulances, police, and especially fire trucks would not be able to arrive in a timely fashion because of traffic congestion.
- When filled with cars, the 2 traffic circles that flank the I-40 overpass would make it impossible for emergency vehicles to pass within the circle to arrive at their destinations.
- The bridge over I-40 is a small, older bridge, engineers need to sign off on the safety of trucks and traffic gridlock on this bridge.

Please consider that the project on Mt Moriah Road will greatly impact this part of Chapel Hill. We already sit in traffic more than is necessary, we wait longer for our doctor appointments, we watch the small affordable neighborhoods destroyed, and we feel the friendliness of Chapel Hill evaporating because this is what overcrowding causes.

Please govern wisely, 7000+ new apartments is sufficient for the amenities Chapel Hill is still able to offer.

Jessyka Glatz

Stratford Glen, Chapel Hill

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 07, 2023 11:13 AM  
**To:** Mark Hogan  
**Cc:** Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE:

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:** Mark Hogan <wouldcanoe@gmail.com>  
**Sent:** Tuesday, June 6, 2023 5:31 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:**

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Good afternoon Town Council and Mayor...

I will be unable to attend the open meeting as I'll be out of town working.

I'll try to be short and concise in this. I have read many articles regarding what you're proposing. I've weighed the pros and cons. I've also read the arguments about the NIMBY's vs the YIMBY's and all the associated selfish and racist accusations that follow along with that line of reasoning. An argument taking place in many parts of the country.

I will state that none of us who oppose this “Upzoning” are even a remote resemblance of that characterization. We resent that and I’m sure my “minority” or interracial neighbors resent it as well. Enough said about that.

What all of us have in common is a desire to retain what we’ve all worked long and hard for. None of us think that is too much to ask. Surprisingly, you will find us all in agreement as well, with the need to expand housing options in the area; but NOT in the manner you’re choosing.

I live in BriarCliff, a 60 or so year old neighborhood. It was never designed for what you want to turn it into. It can’t handle the proposed traffic, the septic load, schooling, etc. Not without years of continuous disruption from demolition and construction. Traffic using the Willow, Long Leaf as a cut through has increased dramatically and speeders have proven dangerous to the children who play near the street or ride their bikes. I can’t count how many times I’ve pulled out onto LongLeaf from Lamont only to find someone on my tail so close I can’t see their lights. They must be doing 40-50 in a 25 to do that.

Another case in point; the “Projects” you’ve all erected on Ephesus just south of Eastgate. It used to be a jam around the holidays. That was totally expected. Well, it’s that way all the time now. 25 minutes to go from Eastgate to Long Leaf. Sitting through four traffic light changes. And they want to build more!! AnD you’re going to let them!!! BY the way, who wants to live in an apartment with its big picture window facing a heavily used traffic circle 30’ away! Who dreamed up that little piece of heaven!

I live part time in NYC. I hear more sirens now going down Ephesus every day than I do in NYC.

This is just a small part of what you are proposing. It’s effectively killed the soul and character of Chapel Hill in our little area.

I look around. There are plenty of examples where housing types are intermixed. Meadowmont is a beautiful example. But guess what, they’ve all been preplanned that way. Designed to meld together and present a livable, receptive living space. Those current apartments being built may as well be designed by Amazon or Walmart. Mass production square footage. Soviet block style. They’re an eyesore.

You all have the power to really effect a well thought out, purposeful change in an appropriate and responsible way but I haven’t seen any sign of that. Instead, you’re willing to throw down the gauntlet and let the developers run amok; telling you what they think you should want.

Take the blinders off and speak up for the town residents you were elected to represent, current and future...not profiteering developers. Change is inevitable, but do it right!! If you’re not up to the task, then resign and put someone in who is...

Mark Hogan  
15 year CH resident and tax payer

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 07, 2023 12:42 PM  
**To:** Andrew Kane  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Chapel Hill Crossing

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:** Andrew Kane <andrew.bradley.kane@gmail.com>  
**Sent:** Wednesday, June 7, 2023 12:26 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Chapel Hill Crossing

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Dear Town Council Members,

Chapel Hill Crossing is a wonderful opportunity to build needed housing and reduce traffic.

New rental apartments, especially high-end apartments, reduce rents across Chapel Hill. By allowing this complex to be built, you are empowering renters to have more choices on where to live. This makes landlords lower rents to compete for our tenancy, giving us more money to spend on other businesses in Chapel Hill and to save for buying a home. This is



the reality of how the rental market works; for evidence, please see the list of sources cited at the bottom of this article: <https://triangleblogblog.com/2023/03/19/low-income-residents-need-more-market-rate-apartments/>.

The location of Chapel Hill Crossing is excellent. Building hundreds of new homes near 15-501 and the interstate will allow residents to reduce their commutes and live closer to their jobs, reducing traffic overall. Without this project, the would-be-residents would have to live elsewhere. They would almost certainly live in less convenient locations further away from these two major roads, increasing their travel time and traffic for our town.

For these reasons, you should allow construction on this project to be constructed as proposed, without altering the amount of housing or height of the project.

Sincerely,

Andrew Kane

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Wednesday, June 07, 2023 4:54 PM  
**To:** Dan Huff  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Lance Norris; Sarah Poulton; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Comment/questions on proposed development Huse Street property

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

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**From:** Dan Huff <dmhuff85@gmail.com>  
**Sent:** Wednesday, June 7, 2023 4:47 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Comment/questions on proposed development Huse Street property

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Dear Mayor Hemminger and members of the Chapel Hill Town Council,

Thank you for the work that you do on behalf of all the citizens of Chapel Hill and for your solicitation of and careful attention to community input.

I am unable to attend the Council Meeting this evening although my wife plans to be there in support of our position and that of many persons whose living areas will be affected by the proposed development as it now stands. Please

understand that I/we (my wife and I) are neither opposed to development in general to specifically to development of the Huse Street property. We are dismayed by and oppose the extent of the development as it is now proposed.

Following are reasons (regular type) and explanation (in italics) in as concise a form as possible:

1. We don't understand why a change to the current FLUM has been proposed when the potential spaces that could be developed under current provisions aren't close to being exhausted. *The existing FLUM was formulated precisely to limit urban sprawl and make certain that new development is consistent with existing neighborhoods and limited run-off, especially in areas with historic streams. Since the proposed Huse Street development will offer little to no relief for low-income housing and is hugely different in kind, general aesthetic and function than all contiguous neighborhoods, we see no mitigating circumstance that should require alteration to the existing FLUM, at least until all options for development directly along the 15-50 corridor have been maximized. NOTE: the NCDOT (as you well know) is considering changes to 15-50 so at least it's possible that relief for some traffic difficulties could be factored into that project, See note 3 below)*
2. Watershed on all properties in Stratford Glen and further downstream. *This is already problematic during times of ordinary rain. The extensive, clear cutting of tree cover, large amount of impervious surfaces and tall in-filling needed to level the areas adjacent to the existing streams will only exacerbate run-off in both velocity and volume. Clark Lake Road, downstream from the proposed Huse Street is often left underwater following heavy rains at present and properties immediately south of the proposed development have private backyard rivers in ordinary rains let alone extreme conditions. The proposed buffer will have little potential to mitigate the immediate impact of run-off and the time needed between clear cutting and the re-establishment of sufficient tree and vegetative cover will add mud to the water problems.*
3. Schools and roads in the area are all maintained and funded by municipal bodies other than the City of Chapel Hill. The roads and schools in the area are inadequate to handle the dramatic increases in vehicular, foot or bicycle traffic and the potential increase in school age children, let alone provide for off-street school bus loading and unloading locations and public transit stations for Chapel Hill City buses. There is no public transit from this location to points north and east into Durham at all, necessitating persons who live in the proposed developments to commute by car. In light of their recently announced planning exercise, the NCDOT is unlikely to contemplate any substantive changes to the Old Durham/Old Chapel Hill Road overpass of I-40. *The schools in this area are funded and run by the Durham Public Schools and all are over-enrolled at present: Githens MS is at 110% of designed capacity, Creekside Elementary is at 123% and Jordan HS's enrollment numbers are slightly under 132% of capacity. There are no off-street cut-outs for city buses anywhere along Old Durham/Chapel Hill Road so any stops at any location during rush hours morning and evening will further aggravate already increased traffic loads in all directions. Olde Coach Road, the Huse Street development, the Clark Lake neighborhood and the Stratford Glen neighborhoods all feed onto Pope Road within .3 mile from the traffic circle at Old Durham/Chapel Hill Road. Distance from the traffic circle at Pope and Old Durham/Chapel Hill Road to the overpass over I-40 is about 200 ft. Any potential entrance/exit of the Huse Street development directly onto Old Durham/Chapel Hill Road is 300 ft or less from the circle. There are no turning lanes in any direction on Old Durham/Chapel Hill Road or Pope Road and there are no apparent plans for them to be added let alone space included for right of way for that purpose- even assuming that Durham CO would fund and build additional capacity on Pope Road. We can't imagine that the NCDOT would consider widening the overpass of I-40 sufficient for it to accommodate safe space for bicycle or pedestrian traffic let alone additional lanes or even a right side bypass lane allowing westbound traffic to go around traffic tied up turning left onto Pope Road.*

We recognize that development is inevitable, necessary and over time desirable. But we also believe that it must be appropriately scaled and compatible with existing neighborhoods, protect both economic interests and the environment and be undertaken only through active engagement and in partnership with the governing and taxing/funding bodies whose jurisdictions will be affected, and then with an eye to long range as well as short range needs.

In short, we ask that you:

1. **not approve** a change to the FLUM as it now stands if and until other options currently available within the context of the existing policy have been fully developed.
2. **send this proposal back and require changes** to bring it into better congruence with existing neighborhoods taking into consideration the capacity of the existing roads and schools as well as the type of neighborhoods it will border and the way that it will cope with water run-off. The 2018 flooding from Hurricane Florence, five years ago this Fall showed us what can happen when development upstream is undertaken without consideration of where water can go under extraordinary circumstances. Hurricane Dorian, in 2019, made landfall but our area was largely spared from major flood damage. However, considering that the average time between hurricanes making landfall in NC with impact to the central part of the state is around 3.5 years, we are already overdue. The present proposal does not appropriately address any of the issues raised above, nor do we know if, to what extent or when other affected governing bodies will deal with the expansion necessary in infrastructure to make the scale of the proposal a positive force in the history and growth of the greater community.

Thank you for your time and consideration.

Sincerely,

Ann L. and Daniel M. Huff  
114 Rother Lane  
Stratford Glen

## Amy Harvey

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**From:** Andrea Phillips <annab1974@hotmail.com>  
**Sent:** Tuesday, June 06, 2023 11:39 AM  
**To:** Jeanette Coffin  
**Cc:** Britany Waddell; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** Re: Chapel Hill Crossing Opposition

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My e-mail below took off on me and was incomplete.

My opposition to this project is as follows:

1. The increased impact of traffic, cars, and congestion in an already congested area, especially Old Chapel Hill Road and Pope Road, bringing hundreds more cars to the area. I understand the traffic study is completed, but is not yet publicly available.
2. The scale of the project has increased substantially, as originally proposed, increasing the size of the parking garage and the housing options, and again, impacting traffic and congestion.
3. The project is expected to increase water runoff to nearby neighborhoods, have environmental impacts, remove trees, and add increased lighting, impacting the enjoyment of the nearby neighbors and their neighborhoods, of their properties.
4. The majority of housing options in this proposed development are unaffordable for most low income people and the 10% set aside is inadequate to offset the detrimental effects of the project.

Those are my primary concerns which I expect Town leaders must consider before moving forward with approving this proposal.

Respectfully,  
Andrea C. Phillips, Esq.  
Sent from my iPad

On Jun 6, 2023, at 11:03 AM, Jeanette Coffin <jcoffin@townofchapelhill.org> wrote:

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

<image001.gif> 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

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**From:** Andrea Phillips <annab1974@hotmail.com>  
**Sent:** Monday, June 5, 2023 5:38 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Chapel Hill Crossing

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

I am writing to express my opposition to Chapel Hill Crossing propose

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