

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, September 16, 2020 3:07 PM
To: Susan Lyons
Cc: Judy Johnson; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: For tonight: Concept Plan Review Process

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

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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From: Susan Lyons [mailto:Susan.Lyons@hemsleyfraser.com]
Sent: Wednesday, September 16, 2020 2:49 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: For tonight: Concept Plan Review Process

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Mayor and Council

I understand that tonight you will be discussing the concept plan review process. This discussion is in part as a result of a CDC petition presented to the Council in June 2019. I will be listening this evening with interest since we have not been informed about the recommendations being presented. As **one** member of the CDC, I am concerned that the concept plan process is not serving the CDC or the developers effectively. However, the entire approval process may need to be considered in order to really make a difference—not just the concept plan.

Although the thought was initially that a concept plan would be done at a very high level to get initial thoughts and approval, many projects are already pretty much planned out before they come to the CDC. As one person recently said, “we have a product, and we are looking for a place to put it.” That product/project often does not consider some of the factors that are important to our town. Those factors include affordable housing, green space, walkability, retail or other commercial space, etc. Many of the projects that I have seen during my first year on the CDC have not started with our town’s visions in mind. They have not tried to address the concerns and considerations that are unique to a specific land parcel.


Thus, our original CDC petition asked for more detail such that we could hear from the developer how they are planning to incorporate our town vision and small area plans into their project. It’s one thing to write about it, it’s another thing to show us. We were looking for something more than ‘check the boxes’. We want the developers to show us how their project contributes to the town vision and supports our goals. One project that started with what I think was the level of detail we needed, was the new vision for East Rosemary Street. Perkins and Will, at the concept plan stage, brought renderings of what the street might look like. But at the same time, they listened carefully to feedback such that it was easy to consider the initial concept and be thoughtful about its impact.

As you move forward to consider how to revise or address the concerns with the concept plan process, I urge you not to exclude the CDC from that process. I also urge you to consider how we might use the East Rosemary concept plan process as a model. In addition, we on the CDC would appreciate being kept informed about and involved in the revisions to the process.

As our land space becomes more limited, the need to ensure we focus on development projects that truly will make a difference in our town is very important. The right projects will add great value.

Thank you for what you do and for considering my input.

Best
Susan Lyons

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