

Amy Harvey

From: Jeanette Coffin
Sent: Monday, September 19, 2022 12:57 PM
To: dbellin@davidbellin.com
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: FW: Lullwater proposal CP-22-2 to CH Town Council Hearing 9/28/2022
Attachments: Lullwater development WDR comment town council.pdf

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: dbellin <dbellin@davidbellin.com>
Sent: Monday, September 19, 2022 11:28 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Corey Liles <cliles@townofchapelhill.org>; Nate Broman-Fulks <nbfulks@townofchapelhill.org>
Subject: RE: Lullwater proposal CP-22-2 to CH Town Council Hearing 9/28/2022

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

Dear Members of the Town Council:

Having completed many conversations with residents of Coventry Subdivision (immediately to the east) and with residents of Carol Woods (next to Coventry), I would like to summarize some of what I have gleaned relevant to the details of this proposal.

It is worth pointing out to you that Carol Woods residents are of course 100% seniors, and immediately to the east the Coventry subdivision is owned and occupied by 90% seniors. Thus, safety when in community, and when walking biking and driving down Weaver Dairy, are concerns.

Perhaps it will help your deliberations to separate some items related to your review into "positives" and "concerns":

"Positives"

- proposed coffee shop
- proposed public gathering area towards center of development
- greenway trails under power lines
- bicycle parking (although limited and some should be covered)

"Concerns"

- Buffers: Request a type B buffer to the East (Coventry side) with a 6 foot height solid (vented brick) fence, and also to the North of Coventry. 20 foot width. This fence would address substantial public safety concerns of the abutting seniors.
- Public Safety: proposed new road west of Coventry should be ONE WAY, IN-ONLY to ameliorate concerns for pedestrian and bicyclist safety on Weaver Dairy Rd. Egress (exits) to the west will feed into existing traffic patterns with less community disruption.
- Zoning: current zoning was established during town comprehensive planning processes with substantive citizen input. Why change zoning now and increase density further. Present zoning and densities should remain in place per the comprehensive plan.
- Stormwater: current rises and washes during rain events on eastern side, running south between coventry and carol woods. See detailed commentary given to the Stormwater Advisory Board.
- Public Safety & Esthetics: proposed new street should be further west, and the homes placed on the East (Coventry) side. So that backyards of Coventry face backyards, not a street

Thank you for your attention,

David Bellin Project Management and Cohousing Assistance

DJ "Tofu Dave" Blue Collar Wisdom on Community Radio Listen-Donate-Support: wcomfm.org

[Moved to a new home 3/2022 let me know if you need the new postal address]

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It is worth pointing out to you that Carol Woods residents are of course 100% seniors, and immediately to the east the Coventry subdivision is owned and occupied by 90% seniors. Thus, safety when in community, and when walking biking and driving down Weaver Dairy, are concerns.

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- **Public Safety & Esthetics:** proposed new street should be further west, and the homes placed on the East (Coventry) side. So that backyards of Coventry face backyards, not a street

Thank you for your attention,

David Bellin 130 Essex Drive 27514 (Coventry subdivision)

Project Management and Cohousing Assistance

DJ "Tofu Dave" Blue Collar Wisdom on Community Radio Listen-Donate-Support: wcomfm.org

Dear Stormwater Advisory Board Members:

It is a difficult task to monitor water quality and stormwater, both ongoing as well as during and after construction and development. We appreciate your efforts in this regard.

In the specific case of this development proposal, a concern is that the eastern area contains a significant presently intermittent stream which has a large rise in water levels during rain events. Given climate forecasts from UNC researchers, high level rain events are near certain to occur more frequently in coming years.

Further concerning is that this stream runs directly between Carol Woods and Coventry, south to and past Weaver Dairy Road. Since these two senior communities were built decades ago, current streams and buffers are very close to the existing senior residences.

Therefore, if anything, I hope you may suggest that stormwater runoff be **reduced**, particularly in this sensitive stream area, and of course not increased.

The location of an additional 5-6 unit building at the eastern side, as well as large parking lots on the east end of the proposed development, adjacent to this complex stormwater and stream area, is concerning. It would suggest that this small additional building be deleted from the plan, and the parking lots reduced in size and/or reconfigured away from this area.

Residents nearby would request in summary:

- that water quality and volume be monitored before, during and after construction.
- The town should require the developer to improve drainage along the stream that runs south between Coventry and Carol Woods.
- An independent third party should monitor runoff before, during, and after development. This approach has been used successfully on several co-housing projects, in particular at Pacifica in Carrboro
- the proposed small building on the east be deleted from plans and eastern parking lots be reduced in size

Thank you for your attention and input on this matter.

Sincerely,

David Bellin 130 Essex Drive 27514 (Coventry subdivision)

Project Management and Cohousing Assistance

DJ "Tofu Dave" Blue Collar Wisdom on Community Radio Listen-Donate-Support: wcomfm.org

Dear Housing Advisory Board Members:

I am writing in response to the concept plan application review of the above development.

As a former member of the Orange County Affordable Housing Advisory Board, I know first hand how difficult it is to grow this home component.

Unfortunately, this proposal is inadequate on several grounds related to affordability:

- There is no indication of co-operation by a recognized non profit partner organization in the effort, particularly in the occupant selection and management of the units.
- There should be further discussion of how the affordable components will remain a permanent part of this sector and how they will be administered to ensure this
- The percentage of affordable units is at the minimum the common standard of 15% of the units. However, the plan covers 15% of RENTAL units. Address how this development will assist in increasing the permanently affordable home ownership in the town
- The ratio of [single family / townhomes] to multi-unit dwellings is too high, there should be more apartments (lower priced) and less ground space used.
- The row of townhomes on the entry road from Weaver Dairy Road is too dense and will result in the economic bifurcation (segregation) of the affordable housing stock in the development.

I respectfully suggest you decline the concept plan based on the above considerations, and ask for improvements in the proposal.

Yours truly,

David Bellin

130 Essex Drive Chapel Hill 27514 (Coventry Subdivision)

Project Management and Cohousing Assistance

DJ "Tofu Dave" Blue Collar Wisdom on Community Radio Listen-Donate-Support: wcomfm.org

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, September 21, 2022 12:09 PM
To: whitakergordon@gmail.com
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: 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: Wednesday, September 21, 2022 10:03 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 forward to reportspam@townofchapelhill.org

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

Form Name: Contact Mayor and Council
Date & Time: 09/21/2022 10:02 AM
Response #: 616
Submitter ID: 14873
IP address: [207.243.178.123](#)

Survey Details

Page 1

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

1. Name

Gordon Whitaker

2. Residency*

I am a resident of Chapel Hill

3. Message

Please consider the stormwater management issued raised by the Lullwater Park concept plan which the Town Council is to review on September 28.

The property proposed for development is atop a ridge, with drainage mostly to the south into the Cedar Fork of Booker Creek. Affected properties directly downstream include the existing multifamily townhouse and condominium communities at Coventry, Weatherstone, and Kensington Trace. Already these neighborhoods and others downstream experience flooding following heavy rains.

Given the extensive impervious surface proposed to replace the current forest, adequate storm water collection on site will be required to prevent stormwater from leaving the property following heavy rain, flooding the neighborhoods at lower elevations. The concept plan states: "Stormwater detention will be provided in multiple on-site underground detention systems, using best management practices." However, the use of underground detention seems questionable, give the typology of the site.

Also, while the concept plan recognizes the Resource Conservation Districts (RCDs) dotting the property, it does not provide adequate protection for them. Constructing underground stormwater reservoirs would seem to require RCD disturbance where buildings or paved parking are located directly adjacent to an RCD. The Lullwater Park concept plan shows proposed construction right to the edge, if not in, RCDs in several places.

Where and how water would be released from underground storage facilities is critical. All proposed development is above RCDs or neighboring properties. An area between Kensington Trace and Weatherstone adjacent to Weaver Dairy Road already sits in a designated floodplain. On the eastern side of Lullwater Park, one proposed parking lot is atop a steep bank just north of Coventry townhouses and apparently across an ephemeral stream. Another parking lot abuts the RCD. Where would any underground stormwater retention tanks release the stormwater they accumulate without flooding the RCD?

Another defect in the plan is the intensity planned for the narrow strip of land along the proposed new access street into the property from Weaver Dairy Road. This land slopes toward the Coventry neighborhood and Weaver Dairy Road. Heavy rains already flood the backyards of some Coventry townhouses. The proposed development would clear cut the forest on these slopes and replace them with a new street and tightly-packed townhouses surrounded by paved alleys/parking. Without careful management of runoff from this narrow strip, storm water will flood both the access street and the adjacent properties in Coventry and neighborhoods downstream. Where would any underground stormwater retention tanks in this section release the stormwater they accumulate if not into existing neighborhoods?

Adequate stormwater management is an essential part of any development at the headwaters of the Cedar Fork/Booker Creek watershed. The Town Council's coming review on September 28, gives the Council an opportunity to stress the critical importance of stormwater management to developers.

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

whitakergordon@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: Tuesday, September 27, 2022 8:54 AM
To: Del Snow
Cc: Carolyn Worsley; 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; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Lullwater Park

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: Del Snow <djdsnow@msn.com>
Sent: Monday, September 26, 2022 5:04 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Lullwater Park

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

From: Del Snow <djdsnow@msn.com>

Sent: Monday, 9/26/2022 at 5:03 pm

To: Del Snow <djdsnow@msn.com>

Subject: Lullwater Park

Dear Mayor and Council,

I am writing to you to express my serious concerns about the Lullwater Park Development. I am writing as a private citizen, unaffiliated with any origination, private business or non-profit organization.

1. Interstate I-40 is being widened. Housing people 100 to 200 feet away will subject them to both auto exhaust pollution and 24-hour a day noise pollution. This subjects Lullwater Park residents to dangerous health conditions.
2. Bringing 724 new cars to the area is the last thing this area needs. The level of service at Weaver Dairy Road and Martin Luther King, Jr. Blvd. is C in the morning and D in the afternoon. The poor visibility at this intersection has led to a long history of car collisions. According to police records, there were 144 car collisions reported within a half mile radius of this intersection during a two-year period. On September 8, 2021, at 9:14 PM, the Chapel Hill Police Department responded to a call of a person in traffic on Martin Luther King Jr. Boulevard near Perkins Drive. While responding to the call, officers were notified the person was struck by a vehicle. That person died at the scene.
3. Correcting the traffic problem in this area would require Bus Rapid Transit to have a route on this corridor. As things currently stand, there is no guarantee that BRT will ever come to fruition.

The 4 main components outlined in the Chapel Hill Climate Action Plan are:

- Buildings and Energy
- Transportation and Land Use
- Waste, Water and Natural Resources
- Resiliency.

There is so much to say about this issue..

A) Climate change is happening much more quickly than anyone had predicted. We don't have the necessary time to implement the 2050 Climate Action Plan.

From the CH Climate Action Plan:

B) Town's authority to act is limited by what the **State** allows. Regional growth pressures. **Continuing climate change brings new challenges.** Slow transition to sustainable development patterns. The Town has **limited control** over community emissions and actions that contribute to climate change. **Insufficient** funding to meet climate goals. Improving and maintaining stormwater controls. Need for investments in major technology shifts, such as electric vehicles. **Add** to tree canopy and greenery. **Tree planting** + invasive species removal. **Plant 200+** trees per year. Buildings (according to CH Climate Action Plan) represent 69.7% of greenhouse gas emissions. **Will Lullwater Park contribute to GHG's?** To convert 10 additional buses by 2030, we estimate an added upfront cost of \$270,000-\$300,000 per bus or a total of **\$2.8M** over conventional bus purchases. Note: This assumes (1) other resources are available for bus replacement, and (2) that the total cost of ownership for an EV bus will be the same or cheaper than a conventional bus because EVs generate fuel and maintenance savings that offset their additional upfront costs.

How does Lullwater Park exemplify the Town's Climate Action Plan? Lullwater Park will cut down a very large number of trees. It will add to stormwater problems because of the slope of the land – which the developer acknowledges. From the applicant: "Extensive Resource Conservation District Areas throughout the property - Multiple utility easements - A 100' buffer along the entire northern property line - An irregularly shaped configuration that limits the developable area of the property. Additionally, costly infrastructure extensions will be required to create utility and roadway

connections” (Quote from the applicant). The applicant also states, “This is a difficult property to develop financially because of these many site constraints.”

The Climate Action Plan mentions that the drive-through ordinance, which prohibits new drive throughs, has been passed. Carraway Village has at least 2 drive-throughs. Was Carraway Village exempted?

I’ve included the Town’s Climate Action Plan below so that you can verify what I have written.
[ShowDocument \(townofchapelhill.org\)](http://townofchapelhill.org)

Please make sure the applicant is aware of any public comment, such as this email which has been sent to you.

Thank you,
Del Snow

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, September 28, 2022 10:56 AM
To: Peggy Schaeffer
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 about Lullwater 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: Peggy Schaeffer <heypeggy99@gmail.com>
Sent: Tuesday, September 27, 2022 8:52 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>; All Agenda Materials <allclerk@townofchapelhill.org>
Subject: Concerns about Lullwater proposal

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

Dear Mayor and Council Members,

I live on Essex Drive, in the Coventry townhomes just off Weaver Dairy Rd., and am very worried about the Lullwater Park proposal. Of primary concern to me is the part of the development in the narrow corridor behind my home, the rectangular area between Coventry & the Anglican church property. This small portion of the project will be very intensely developed, and will drastically change the nature of the Coventry neighborhood. I'm a member of the Carol Woods community and am concerned about both the immediate impacts of this development on my home, and the larger

impacts on our wider community.

I hope you will consider my specific concerns when you review this proposed plan:

1. **Density:** while I am generally in favor of density, this plan inserts ~45 3-story townhomes, their associated parking and alleys, plus a 2-lane road, all into a narrow 225 ft' wide corridor. This density will create a landscape of asphalt & other impervious surfaces, with noise and light pollution replacing a mature mixed forest. *Please reduce the density in this area.*
2. **Scale:** the proposed 3-story townhomes will be massively taller than the existing adjacent townhomes and will dominate our neighborhood. The lack of any open green space in this corridor will accentuate their height relative to the surroundings. *Please consider ways to alleviate the effect of these massive new dwellings next to smaller older homes.*
3. **Traffic:** the proposed 2-lane road is as straight as a runway and since it will carry traffic for ~500 residents, traffic will be constant, will move rapidly, and will be noisy. Traffic will also create congestion on Weaver Dairy Rd. that a traffic light will not resolve, as cars will back up at the light and block access or exit for Essex Dr. residents. *Please consider ways to slow the traffic on that road.*
4. **Buffers:** I am unable to determine the exact width of the buffer area on the east side of this corridor, due to uncertainty about how the Duke Power easement is calculated. The proposed road will be directly behind my screen porch, with perhaps a mere 10' buffer from the property line. *Please require a wider, more robust buffer on the east side of this corridor to shield us from the noise, light pollution and other effects of the proximity of the development.*
5. **Runoff and drainage:** the property slopes down over 50' from NW to SE, as shown on the topographic map included in the proposed plans; so all of the runoff will drain into the adjacent neighborhoods on the south and east: the Coventry townhomes and the Carol Woods campus. There is an occasional stream between Coventry and Carol Woods, and this stream will have to handle dramatically increased water flow, especially when we know that climate change makes big storms and heavy rainfall more likely.
6. **Loss of green space:** as one of the last wooded areas in north Chapel Hill, the loss of the mature trees and open space will have negative effects on us all, in terms of increased erosion of nearby streams, loss of shade, and loss of wildlife habitat. Urban green space is scarce & valuable; shade keeps us cool in the summer, and so on. I thought preserving areas like this was one of the Town's environmental goals.

Thank you for considering these thoughts. I look forward to the meeting on Wednesday evening and will be watching online.

Peggy Schaeffer
131 Essex Dr., Chapel Hill, 27514

Peggy Schaeffer heypeggy99@gmail.com
cell: 919-491-4513

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, September 28, 2022 10:57 AM
To: John Quintero
Cc: Colleen Willger; Phillip Fleischmann; 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: Lullwater Park Concept 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: John Quintero <john.quintero@gmail.com>
Sent: Tuesday, September 27, 2022 4:21 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Lullwater Park Concept Plan

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

Mayor Hemminger & Council Members: The latest version of the concept plan for Lullwater Park is simply a repackaged version of the same problematic plans that have come before you several times before in recent years. At the end of the day, this site, while seemingly large, is not suited for the kinds of multifamily rental housing that keeps getting proposed for it. I know you have heard from other community members and neighborhood associations about important concerns, such as stormwater mitigation and environmental hazards, but I wanted to share a few concerns about transportation and transit.

When one actually walks the site, one will see that there is no meaningful road access, especially in relation to the number of units proposed and the amount of parking contained in the most recent concept plan. Old University Station Road is proposed as the major access street for the western side of the property. Yet that road is a side street with one lane in each direction that dead ends at Weaver Dairy Road. Traffic only can turn right (westbound) due to the presence of a median barrier that also prevents any access from eastbound traffic. Given all the other crossings and roads in the vicinity, significant redesigns would be necessary.

Alternative access to the western end of Lullwater Park is proposed via Adair Drive. This route also poses challenges. Adair Drive is a narrow private street that provides access to apartment buildings between Chapel Hill North and Lullwater Park. Furthermore, Adair Drive dead ends at Perkins Drive. Perkins Drive connects Martin Luther King Boulevard to Weaver Dairy Road. Its southern intersection with Weaver Dairy Road is blocked by the same median barrier noted above. The northern MLK end allows turns in both directions and has a traffic signal. However, that intersection is near the entry to Chapel Hill North Shopping Center and is congested already.

At the eastern end of Lullwater Park, vehicles would enter and exit the development through a single street proposed for construction just west of Coventry. Traffic on Weaver Dairy Road is already heavy, especially now with the traffic detour from Estes Drive. A traffic signal would seem essential at this new street so that traffic from it can safely enter Weaver Dairy Road. Without a signal it seems likely that traffic waiting to turn left and head east on Weaver Dairy will back up considerably on the new street, particularly at rush hours. With a signal, however, traffic headed west on Weaver Dairy likely will regularly block the nearby intersection at Coventry and other side streets.

Finally, while the development is presented as being transit oriented, it is not. The western portion of the property offers potential access to the existing NS route that runs along the MLK corridor, but in reality it is very dangerous and difficult for pedestrians to safely cross MLK to access the southbound stops. Extensive improvements to pedestrian crossings would be essential to make transit a feasible, safe option. And while the developer notes that residents also would have access to the proposed NS BRT route, the route is still in the planning phases and may never come to fruition. Furthermore, residents of the eastern portion of the development would have little meaningful access to public transit as they would need to walk for a mile or so (depending on unit) to access the current NS route and the proposed NS BRT. Although the T route nominally serves that end of the property, service has been reduced to a bare minimum for most of the past few years, and even the normal schedule calls for just one bus per hour. For most people in the eastern end of the parcel, cars will be the only practical transit option.

No matter how many times this proposal gets tweaked, it still faces fundamental flaws. Trying to force the proverbial square peg into a round whole doesn't change that and moving forward only would generate negative consequences for existing neighborhoods and the town at large. This proposal should once again be discouraged by you.

Thank you for your consideration and service to the town..

John Q.

--

John Quintero
108 Weatherstone Drive, Unit D
Chapel Hill, NC 27514
United States of America

(919) 622-2392

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, September 28, 2022 12:17 PM
To: maryeldr1@gmail.com
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: FW: Lullwater Project
Attachments: To Mayor.docx

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

Again, thank you for your message.

Sincerely,

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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: Mary Eldridge <maryeldr1@gmail.com>
Sent: Wednesday, September 28, 2022 11:46 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Lullwater Project

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

This is fairly brief. I hope you will be able to read it before the meeting this evening.

Thank You,

Mary Eldridge

To: Chapel Hill Mayor and Town Council
From: Mary Eldridge, Carol Woods/Coventry Resident
Re: Concerns Regarding the Proposed "Lullwater Park Development"

Date: October 28, 2022

While the considerable improvements of the proposed development on the larger portion of the site parallel to I40 are striking, no attention seems to have been paid to the "rectangle" leading from Weaver Dairy Road to the larger portion of the site.

There are no greenway or bike lanes, places for residents to gather, and very little vegetation. It seems to me that the developers put all their attention on developing true neighborhoods in the larger section of the site and put no attention on building a community in the "rectangle." Rather, they seem simply to have packed as many housing units as possible in this space.

Noise and pollution from traffic is a concern since the entrance and egress road will abut Coventry backyards. It is not clear what extent and type of buffer will be provided.

The Concept Plan Application indicates that "Steep slope disturbance may be exceeded," and given the slope of this rectangle, it seems likely that most of the disturbance will be there. Also, the Impervious surface requirement will inevitably not be met in this rectangle. As presented in the Plan, it seems likely that the impervious surface will be 80-90%.

Therefore, an even greater concern is stormwater runoff. Even with the current thickly forested land behind our home, our backyard occasionally floods. With at least 80% impervious surface expected, the danger of much greater flooding must be addressed.

In closing, let me express my fervent hope that Council Members and the Mayor will pay extra attention to this rectangle, given the developer's seeming lack of attention to this area.

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, September 28, 2022 1:20 PM
To: dluca50@bellsouth.net
Cc: Colleen Willger; Phillip Fleischmann; 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: 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: Wednesday, September 28, 2022 12:45 PM
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 forward to reportspam@townofchapelhill.org

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

Form Name: Contact Mayor and Council
Date & Time: 09/28/2022 12:44 PM
Response #: 622
Submitter ID: 14903
IP address: 2600:1702:ae0:8d60:ad91:1cd6:4842:3f3b

Survey Details

Page 1

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

1. Name

Dayna Lucas

2. Residency*

I am a resident of Chapel Hill

3. Message

Good afternoon, I am a resident at Coventry Chapel Hill and also serve on the Homeowner Association Board. As such, I have heard many concerns from our owners and residents about the proposed Lullwater Park project. We understand that additional housing is a high priority for the Town of Chapel Hill, but there are three areas that may impact our community unless they are carefully address during the planning and implementation processes.

1. There is a grave concern about flooding due to large areas of impermeable surfaces. We already have erosion and some flooding issues at present. The development will be uphill to our north and west and this development may cause more flooding and erosion to the north and east sides of Coventry in particular.
2. Traffic along Weaver Dairy Road, especially at the beginning and closing of classes East Chapel Hill High makes it very difficult to turn left from Essex Dr. The additional traffic from Lullwater Park will exacerbate problems for our residents and for those from the Cross Creek neighborhood. Is it feasible to make the entry to Lullwater Park near Coventry one-way? Is it feasible for a traffic circle at the intersection of Weaver Dairy with Essex/Cross Creek or at the entry to Lullwater Park?
3. Given the proximity of Lullwater Park to Coventry, to the west and especially to the northwest, we would like adequate buffers to protect against noise and light pollution and to ensure privacy.

Thank you, Dayna Lucas

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

dlucas50@bellsouth.net

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Thank you,
Town of Chapel Hill, NC

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Amy Harvey

From: Amy Harvey
Sent: Wednesday, September 28, 2022 5:28 PM
To: gordon whitaker; Jeanette Coffin
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; Ann Anderson; Carolyn Worsley; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: FW: Message from Website

Good afternoon

Thank you for following up. Jeanette Coffin has forwarded your and others emails to the Mayor, Council, and staff. We will publish these emails and the other additional materials with the agenda item(s) post-meeting.

Thank you.

Amy T. Harvey, MMC
Deputy Town Clerk

Communications and Public Affairs
[Town of Chapel Hill](#)
405 Martin Luther King, Jr. Blvd.
Chapel Hill, NC 27514

919-969-5013 direct

Please note, E-mail correspondence to and from this address may be subject to the North Carolina Public Records Law.

From: gordon whitaker <whitakergordon@gmail.com>
Sent: Wednesday, September 28, 2022 4:39 PM
To: Jeanette Coffin <jcoffin@townofchapelhill.org>
Cc: Colleen Willger <cwillger@townofchapelhill.org>; Chelsea Laws <claws@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: FW: Message from Website

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

I am concerned that this email about the Lullwater Park Concept Plan may not have reached members of the Town Council. It is not included among the public comments attached to that discussion item on this evening's Council agenda.

I also note that the Advisory Committee Comments attached to tonight's agenda are from last year's Lullwater concept plan, rather than the one Council will discuss this evening.

I find this curious and troubling.

Thank you for being open to public comment.

Gordon Whitaker

On Wed, Sep 21, 2022 at 12:09 PM 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

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: Wednesday, September 21, 2022 10:03 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 forward to reportspam@townofchapelhill.org

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

Form Name: Contact Mayor and Council
Date & Time: 09/21/2022 10:02 AM
Response #: 616
Submitter ID: 14873
IP address: [207.243.178.123](#)
Time to complete: 12 min. , 22 sec.

Survey Details

Page 1

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

1. Name

Gordon Whitaker

2. Residency*

(o) I am a resident of Chapel Hill

3. Message

Please consider the stormwater management issued raised by the Lullwater Park concept plan which the Town Council is to review on September 28.

The property proposed for development is atop a ridge, with drainage mostly to the south into the Cedar Fork of Booker Creek. Affected properties directly downstream include the existing multifamily townhouse and condominium communities at Coventry, Weatherstone, and Kensington Trace. Already these neighborhoods and others downstream experience flooding following heavy rains.

Given the extensive impervious surface proposed to replace the current forest, adequate storm water collection on site will be required to prevent stormwater from leaving the property following heavy rain, flooding the neighborhoods at lower elevations. The concept plan states: "Stormwater detention will be provided in multiple on-site underground detention systems, using best management practices." However, the use of underground detention seems questionable, give the typology of the site.

Also, while the concept plan recognizes the Resource Conservation Districts (RCDs) dotting the property, it does not provide adequate protection for them. Constructing underground stormwater reservoirs would seem to require RCD disturbance where buildings or paved parking are located directly adjacent to an RCD. The Lullwater Park concept plan shows proposed construction right to the edge, if not in, RCDs in several places.

Where and how water would be released from underground storage facilities is critical. All proposed development is above RCDs or neighboring properties. An area between Kensington Trace and Weatherstone adjacent to Weaver Dairy Road already sits in a designated floodplain. On the eastern side of Lullwater Park, one proposed parking lot is atop a steep bank just north of Coventry townhouses and apparently across an ephemeral stream. Another parking lot abuts the RCD. Where would any underground stormwater retention tanks release the stormwater they accumulate without flooding the RCD?

Another defect in the plan is the intensity planned for the narrow strip of land along the proposed new access street into the property from Weaver Dairy Road. This land slopes toward the Coventry neighborhood and Weaver Dairy Road. Heavy rains already flood the backyards of some Coventry townhouses. The proposed development would clear cut the forest on these slopes and replace them with a new street and tightly-packed townhouses surrounded by paved alleys/parking. Without careful management of runoff from this narrow strip, storm water will flood both the access street and the adjacent properties in Coventry and neighborhoods downstream. Where would any underground stormwater retention tanks in this section release the stormwater they accumulate if not into existing neighborhoods?

Adequate stormwater management is an essential part of any development at the headwaters of the Cedar Fork/Booker Creek watershed. The Town Council's coming review on September 28, gives the Council an opportunity to stress the critical importance of stormwater management to developers.

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

whitakergordon@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

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