

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, May 26, 2022 9:07 AM
To: Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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: Community member feedback to proposed Huse Street Development Project

Jeanette Coffin
Office Assistant
Manager's Office
[Town of Chapel Hill](#)
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514-5705



Phone: (919) 968-2743
Fax: (919) 969-2063



Spring Time

From: Jacob Hunt <jhunt@townofchapelhill.org>
Sent: Thursday, May 26, 2022 8:29 AM
To: Jeanette Coffin <jcoffin@townofchapelhill.org>
Cc: Judy Johnson <jjohnson@townofchapelhill.org>
Subject: FW: Community member feedback to proposed Huse Street Development Project

Hello Jeanette,

Would you be able to share this email with the Mayor and Council?

Thank you,



Jacob Hunt, Planner I
Town of Chapel Hill
405 Martin Luther King Jr Blvd.
Chapel Hill, NC 27514
jhunt@townofchapelhill.org
www.townofchapelhill.org

From: Dan Huff <dmhuff85@gmail.com>
Sent: Tuesday, May 24, 2022 11:52 AM
To: Planning Department <planning@townofchapelhill.org>
Subject: Community member feedback to proposed Huse Street Development Project

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To Whom it may concern:

I recognize the potential to this idea in several ways, not the least of which is the addition of a mixture of various kinds of housing options. I appreciate the idea of keeping the pond in place and appreciate the 20' landscape buffer along Pope Road as well as the two entrances designed.

My concerns:

1. The plan indicates no changes/improvements in roads in the area citing the recent improvements to Old Chapel Hill/Durham Road. While it is true, those improvements have made a difference, they have not fundamentally provided for the flow of traffic approaching turn offs into a relatively dense housing development, especially if another comes into being at 5500 Old Chapel Hill Road. Further, Pope Rd is already narrow and experiences back ups southbound going into the neighborhood east of during high traffic times of day. There are no pedestrian or bicycle provisions along the entire length of Pope Road at all and very little shoulder, none of which is surfaced or even prepped for pedestrian or bicycle traffic. This is despite the fact that Pope Road will be the sole alternative approach to the proposed development in the event of a problem or even congestion on Old Chapel Hill Road. Pope Road is already used for pedestrians and bikers who work in the restaurants, businesses and hotels across I40 NE or in the new Wegman's west.
2. Another concern, related to the above, is the lack of study for school impact. Assuming that even some of the persons who reside in the development have children, probably younger children, the lack of places for school busses to stop and pick up or drop off children in a relatively protected space exacerbates the problem of traffic and access during peak traffic times. This situation will become worse since the bus pick up for children in the neighborhood east of Pope Road meet the bus where the proposed driveway will meet Pope Road. Again, with no turn lanes in either direction, traffic stoppages will be exacerbated in both directions.
3. The new turn around at Old Chapel Hill/Durham Road and Pope Road is not a traffic easing facility but rather a traffic controlling device. It is not uncommon now for traffic turning from Old Chapel Hill/Durham Road onto Pope Road back up both directions, onto the bridge over I40 and back toward the White Oak from the west. Similarly, traffic on Pope Road going either direction on Old Chapel Hill/Durham Road often backs up south during peak traffic times. Thus, lack of turning lanes and other road improvements becomes a major concern if traffic is increased due to the new development, and exponentially so if development at 5500 Old Chapel Hill/Durham goes forward as well.
4. Finally, the buffer between the existing neighborhood south of the proposed Huse Street Development is minimal at best. This is especially so for the areas that include the backslope of the existing pond. Just a suggestion: If the buffer could be extended a few feet (4-5) everywhere feasible and the resulting space be allocated for a surfaced bicycle/pedestrian path along the perimeter of the development. This would provide a way for pedestrians and bikers to bypass the main intersection of Pope Rd and Old Chapel Hill/Durham Road and provide more buffer to the neighbors south as well. And if the path followed the top of the fill of the pond, the backslope could be stabilized more effectively and maintained more easily as well providing more protection against severe run-off onto the properties below the dam.

Thanks for your deliberation on these matters and others that come before you. Development is necessary and inevitable. But it should increase the quality of life for those who will enjoy the new development as well as those who already live in the area and whose lives will be impacted as density increases inevitably in all ways.

Daniel M. Huff
114 Rother Lane,
Durham, NC 27707
dmhuff85@gmail.com
919.880.0351

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, June 02, 2022 4:06 PM
To: JoAnna Pomerantz
Cc: Sarah Vinas; Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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: Huse Street 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: JoAnna Pomerantz <joannadshoaf@gmail.com>
Sent: Thursday, June 2, 2022 1:35 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>; All Agenda Materials <allclerk@townofchapelhill.org>
Subject: Huse Street Proposal

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Dear Chapel Hill Mayor and Town Council,

I am writing to comment on the Huse Street project. As a current resident of the Town of Chapel Hill, a lifelong Chapel Hillian and a neighbor to the potential project, I am concerned.

I was born and raised in Chapel Hill and have always been proud of this community. Chapel Hill has always been known for its small town/community feel and its allegiance to maintaining greenspace. Sadly, that "feel" is slowly disappearing with every new large rental mega development that goes up. The tree canopy is being destroyed, the traffic is that of a large city like Raleigh and we are creating developments for residents who don't end up living here, but only staying for a little bit before they move on. All of these issues are destroying the community that was once so vibrant. We are not a city, we are a town. We should be building owner-owned neighborhoods that preserve greenspace. Bring in long term

residents that have a stake in the community. Your concerns should lie with the current residents of Chapel Hill, not developers trying to profit off the destruction of our town. I noticed the current Huse Street proposal does not address the traffic concern and does not require a turning lane be inserted. The resulting traffic in that area without a turning lane would be very burdensome for all the current local residents. Further, and an urgent concern, storm water run-off. I live off Pope Road, down at the bottom of the road before it goes back up to intersect with Estes. At the bottom of Pope road is a lake- Clark Lake. This Huse Street development, would create an enormous amount of (construction silt) running off into Clark Lake; as well as perhaps twice the amount of 'storm water run-off' (due to massively more impermeable surface) which will further threaten the integrity of Clark Lake's dam and spillway. If our dam and spillway are breached, then this could result in flooding for our neighbors in lower lying areas. How can we be assured that this will not happen? Can our particular lake be reviewed by the Housing Authority and addressed at the next relevant meeting?

We are all citizens of this town. I am grateful for your service to our community and know you only want what is best for this community. Thank you for taking the time to read this email and addressing the concerns within.

Kind Regards,

JoAnna

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JoAnna Shoaf Pomerantz

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, June 14, 2022 11:10 AM
To: David Anderson
Cc: Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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: Huse Road 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
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[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
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(o) 919-968-2743 | (f) 919-969-2063

From: David Anderson <david.anderson@gmail.com>
Sent: Monday, June 13, 2022 10:13 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Huse Road Development

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Good evening --

I would like to register several comments on the proposed HUSE Road Residential Development as I'm looking at the plans at the following

link: <https://www.townofchapelhill.org/home/showpublisheddocument/51158/637837292653930000>

1) Can the town waive or reduce minimum parking requirements, especially for the multi-bedroom units.

2) I applaud the town for embracing density on this site instead of another cul de sac single family home subdivision. Would it be possible to further increase density by encouraging the 1 unit cottages near the ponds to either be on smaller lots or to be townhomes?

Thank you,

Dave Anderson

920 Shady Lawn Rd Ext, Chapel Hill, NC 27514