

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Monday, April 15, 2019 11:09 AM  
**To:** Mary  
**Cc:** Ben Hitchings; Judy Johnson; Allen Buansi; Donna Bell; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Lindsey Bineau; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Town Council; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: Concept Plan for intersection of MLK Jr Blvd and Estes Drive  
**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.

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



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:** Mary [mailto:jonahay@gmail.com]  
**Sent:** Sunday, April 14, 2019 8:46 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Concept Plan for intersection of MLK Jr Blvd and Estes Drive

Dear Mayor and Town Council members,

You will be asked this week to provide comments on a concept plan for development at the intersection of MLK Jr Blvd and Estes drive.

Please reject this plan and exercise your option to not approve any development for three years as permitted under North Carolina General Statute 160A-458.5 since that would permit a better assessment of possible traffic and environmental impacts of construction at that site.

In addition, when a plan is considered for this site, please indicate that it should adhere more closely to the wishes expressed by participants in the discussions leading to the Central West Small Area Plan, which called for lower density development including small stores, offices, and a community/neighborhood gathering area akin to Weaver Street in Carrboro. Given the clear-cutting that took place, any new concept plan should also include re-planting of a good proportion of the area with native trees and vegetation.

Sincerely, Maria de Bruyn

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Wednesday, April 17, 2019 3:58 PM  
**To:** rogerwaldon@gmail.com  
**Cc:** Judy Johnson; Allen Buansi; Donna Bell; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Lindsey Bineau; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Town Council; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver  
**Subject:** FW: NEXT Comments on 1000 MLK  
**Attachments:** NEXT Statement Regarding 1000 MLK.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.

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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:** Roger Waldon [mailto:rogerwaldon@gmail.com]  
**Sent:** Wednesday, April 17, 2019 11:32 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Cc:** All Communications & Public Affairs <publicaffairs@townofchapelhill.org>; Zen City <processing@zencity.io>  
**Subject:** NEXT Comments on 1000 MLK

Hello Mayor and Town Council Members - -

I am writing on behalf of NEXT Chapel Hill-Carrboro to transmit comments regarding the Concept Plan for 1000 MLK Boulevard, an item on your agenda for tonight.

I was able to attend the meeting of the Community Design Commission and offer comments on behalf of NEXT, regarding this proposed development. Unfortunately I am out of town today and unable to attend your meeting tonight to speak. In lieu of speaking, I attach here the 1-page handout that I presented to the CDC.

Thank you for your consideration of these comments.

Best regards,

Roger Waldon

*Roger S. Waldon, FAICP*  
*108 Bristol Drive*  
*Chapel Hill, NC 27516*  
*(919) 824-6549*  
[rogerwaldon@gmail.com](mailto:rogerwaldon@gmail.com)

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NEXT Chapel Hill Carrboro is writing to express our support for the conceptual project proposed at 1000 MLK Jr. Blvd, at the northeast corner of MLK Jr. Blvd. and Estes Drive. The proposal for 230 apartments, 54 townhouses, and a mix of other uses and open space is consistent with the adopted vision embodied in the Central West small-area plan. It would be a large step forward in supporting the Town's goals to mitigate the challenges of climate change by developing in a compact manner along a priority transit corridor in a way that will help reduce wasteful trips in single-occupancy vehicles and enable shorter trips that can be taken by walking, biking, or public transit.

While the vision for this project is preliminary, there are several elements that we want to highlight that support NEXT's vision for a more equitable and sustainable Chapel Hill:

- It proposes a mix of uses, creating a walkable environment that helps to reduce automobile trips.
- It will create a landscaped, urban street as the central feature of the development.
- It will concentrate parking into decks, instead of expanses of surface parking lots, and wrap the decks with residential and other uses, to minimize negative visual impact.
- It will present pedestrian-scale building fronts to MLK and Estes, with no visible parking, similar to downtown streetscapes.
- It will provide visible and accessible landscaped open space.
- It will include affordable housing units.
- It will contribute to the vision of MLK being a corridor with concentrations of residential, office, and retail space, supporting the Town's and County's investment in the North-South BRT project.

We suggest that the edges of the property be designed to connect to existing development to the north, and future development to the west. Currently, all traffic in this area is forced to use Estes Drive due to a lack of a connected street network in the vicinity. This is consistent with the Town of Chapel Hill's policy of creating multiple connections for new developments.

In addition, the developers must take care to design the project to ensure the safety of people who walk, bike or scoot using the new multi-use path that the Town is installing adjacent to the site. The entrances into the site must be designed to prioritize the safety of individuals using the path.