

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, October 26, 2021 2:45 PM
To: Ed & Vicki Wike
Cc: Colleen Willger; Adam Searing; Allen Buansi; Amy Ryan; Andrew Creech; Camille Berry; Hongbin Gu; Jeanne Brown; Jeffrey Hoagland; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Robert Beasley; Tai Huynh; Vimala Rajendran; Zachary Boyce; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Concept Plan for 710 N. Estes

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: Ed & Vicki Wike [mailto:rewband2@gmail.com]
Sent: Tuesday, October 26, 2021 2:39 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Concept Plan for 710 N. Estes

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,

Regarding the Concept Plan for 710 N. Estes Drive:

We are neighbors whose home backs up on the 710 Estes parcel. A neighborhood group has walked the easement behind the property multiple times, including with Town Council members and the Mayor. We have compared the Concept Plan to the existing Azalea Estates and to the approved Aura project. These are our concerns.

1. We need to keep the mature trees in a large buffer between any development at 710 Estes and the homes behind it. Azalea Estates has a large buffer averaging 100 feet. This provides a transition between neighborhoods, gives privacy to homeowners, ensures green space, shade, and natural beauty, and helps with stormwater runoff.
2. We need to keep the size of the new homes residential and the density of the new project reasonable. The new homes should be two stories, in keeping with the residential nature of the neighborhood. They should not loom over existing homes. Furthermore, the project should be capped at 50 townhomes. The neighborhood of 45 homes is struggling with the recent addition of Azalea Estates (151 apartments) and the upcoming Aura (350+ apartments). The traffic, the density, and the stormwater runoff are all concerns in a neighborhood that has had to adapt to exponential growth in the surrounding areas.

Thank you for your attention to these issues.

Sincerely,

Floyd and Victoria Wike
207 Huntington Drive

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, October 27, 2021 4:28 PM
To: nextncfwd@gmail.com
Cc: Colleen Willger; Adam Searing; Allen Buansi; Amy Ryan; Andrew Creech; Camille Berry; Hongbin Gu; Jeanne Brown; Jeffrey Hoagland; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Robert Beasley; Tai Huynh; Vimala Rajendran; Zachary Boyce; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: FW: NEXT Letter on 710 N Estes
Attachments: NEXTLetterOn710NEstes.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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[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: NEXT [mailto:nextncfwd@gmail.com]
Sent: Wednesday, October 27, 2021 3:49 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: NEXT Letter on 710 N Estes

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

Dear Mayor and Town Council,

Please find attached a letter regarding the concept plan review on 710 N Estes. We believe that this project has considerable potential, and appreciate your taking our concerns into consideration.

Warm regards,

Martin Johnson
Board Member, NEXT



**NEXT Chapel Hill-Carrboro
Statement on 710 N. Estes**

Dear Mayor and Council of Chapel Hill,

We are writing as members of NEXt, a local organization that advocates for economic development, affordable housing, and transportation alternatives. Tonight, the Town Council will consider a concept plan for 710 N. Estes. We believe that this project has considerable potential to provide essential market-rate and subsidized housing that will make our town more diverse, inclusive, and equitable. Because this project is in the early stages, we encourage the town to push for a development that creates a variety of for-sale housing types while embracing forward-thinking ideas about land use, climate change adaptation, and alternative transportation.

First, we applaud the applicant's efforts to bring a dense multifamily project to this transit-friendly part of Chapel Hill. We encourage Council to consider the suggestions below to help make this project more dense, green, affordable, and viable.

1. Increase the number of units on site, such as by adding height on Estes frontage or reducing the size of some units. Consider condos or stacked townhomes. The applicant could also go higher on the Aura side of the project to compensate for the expected reduction in height as it approaches the single-family homes north of the site.
2. Incorporate green building standards and methods that support the town's climate action plan, such as using pervious pavement where possible or adding green roofs.
3. The site is targeted for increased density and transit in coming years and is already very bikeable to the Blue Hill commercial district. Encourage space for secure bike parking, including for e-bikes, and the design of garages such that they could more easily be converted to living space as the need for cars in this area decreases over time.
4. Investigate ability to reduce the width of at least some of the drives. Other developments in town have 12-foot alleys with garages off of them, such as Southern Village. This could potentially help achieve more green space or more units and make the development more walkable and aesthetically appealing.
5. Regarding traffic, the Aura negotiations led to additional traffic lanes at the intersection of Estes and MLK. That infrastructure should enable the applicant to achieve greater density on this neighboring site.
6. Ensure that the site has interior sidewalks or walking paths to enable pedestrians and cyclists to access Aura and the adjacent MLK transit stop; encourage connectivity not only for residents of 710 Estes but also Azalea Estates and other adjacent neighbors

7. For the affordable units, require the applicant to target the units to 60% AMI and disperse the units across the site. Require the units to be indistinguishable from market rate units.

Sincerely,

The members of NEXT, including:

Stephen Whitlow
Molly De Marco
Allison De Marco
Martin Johnson
John Rees
Alyson West
Kathy Kaufman
Melissa McCullough
Geoff Green
Ryan Byars
Donna Bell
Jason James