

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, May 18, 2023 11:29 AM
To: Ken Jones
Cc: Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; 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; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: New proposal for Ephesus Church Road.

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

-----Original Message-----

From: Ken Jones <ken.jones208@gmail.com>
Sent: Thursday, May 18, 2023 10:32 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: New proposal for Ephesus Church Road.

External email: Don't click links or attachments from unknown senders. To check or report click the Phish Alert Button

I read today that there is a proposal afoot to replace the old King's Arms apartments on Ephesus with a much bigger and "better"- and likely much more expensive complex.

Last week I read that there is a plan to take about 1/3 of the Legion Road property and devote it to affordable housing. Forgive me for being a bit confused.

The plan appears to be to tear down existing affordable housing, replace it with “luxury apartment homes” and then build affordable housing on land that the community thought ought to be preserved as a park.

This plan presents several difficulties.

First, it would create an even larger number of apartment dwellers without providing much in the way of additional open recreational space. Apartment buildings in the Blue Hill District are going up like mushrooms after a summer rain, but the town’s investment in amenities for the residents (apart from flood control) seems to be completely lacking. The town has opened the floodgates for developers, but neither the town nor the developers have given anything back to the community besides heavier traffic. We need green spaces and playgrounds. We need bikeways, sidewalks and green ways that actually connect and create a viable alternative transportation system.

Secondly, while it is likely an outside developer will build the new apartments, building new low income housing on Legion Road will likely place some financial burden on the town.

Thirdly, it does nothing to address the “missing middle” which would require the construction of higher density condos or townhomes people can buy, not rent. Apartments are great if you are transient, and not likely to stay in one place for any length of time. They are much less great if you’re planning to stick around. It seems that the town ought to be encouraging people to stay after they’ve finished school. Right now, young families cannot afford to buy here and we are losing them to surrounding communities. Those young families would be the future of our town.

Lastly, the area already suffers from flooding and heavy traffic. A much larger impervious area and many more cars would not seem to be much help in solving either of those issues.

I understand that community parks are expensive for the town and new luxury apartments (and new lower income housing) represent an opportunity to make some money, but those of us who live in the area should not have to sacrifice our quality of life for some developer’s profits or the town’s tax base.

Ken Jones

Sent from my iPad so please ignore auto-(in)correct errors.

Amy Harvey

From: Jeanette Coffin
Sent: Friday, May 19, 2023 11:53 AM
To: Victoria Shields
Cc: Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; 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; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Kings Arms Proposed 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
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: Victoria Shields <vlshields@victorialynnshields.com>
Sent: Friday, May 19, 2023 11:10 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Kings Arms Proposed Development

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Dear Mayor and Council Members,
I hope this message finds you well - and I hope you will give very careful consideration to the negative impact this proposed development will have on our community. Truly, if there is a desire by you all or the powers that be to cut out the heart of the Town of Chapel Hill by displacing and keeping out low to middle income folks this is the project that'll accomplish that. I write in opposition to this project for the reasons listed here, in solidarity with my HOA, neighbors, and the other neighborhoods and associations in this area:

MORE POOR WORKING PEOPLE TO BE KICKED OUT OF CHAPEL HILL - (low to middle income people as well!) MORE APARTMENTS =THE RESERVE AT BLUE HILL - 1320 Ephesus Church Road -

<https://www.townofchapelhill.org/government/departments-services/planning/active-development/the-reserve-at-blue-hill>

You will remember that affordable Park Apartments that enabled low wage workers to live in Chapel Hill and either walk or take public transportation to work were demolished to make room for the Hartley, 400+ luxury apartment units in several buildings on Ephesus Church Rd. NOW another apartment community, affordable for low wage workers, will be torn down and replaced by 212 apartments. Guess where this new travesty is located? If you guessed right across the street from the Hartley on Ephesus Church Rd, you would be so right!! Kings Arms Apartment is to be demolished. Where will these people go? I find it hard to believe that council members who claim to be advocating for affordable housing are permitting this to happen.

Additionally, the town's decision to raise our property taxes, without considering other funding sources such as a car tax, significant impact and legacy fees for developers and investors, is grossly unfair.

Please consider, and re-consider your actions on behalf of the town's citizens. And please know, this is not a case of "not in my backyard" - rather a call to be protectors of the inclusive civic community Chapel Hill says it is.

Sincerely,
Victoria Shields

- - -

Victoria Shields, LCAS, M.Div., M.Ed., Rev.
Spiritual Director
1709 Legion Rd., Ste. 117
Chapel Hill, NC 27517
919.903.6167
www.victorialynnshields.com

"Do all the good you can, by all the means you can, in all the ways you can, in all the places you can, as long as you can."
- John Wesley

CONFIDENTIALITY NOTICE: This message is intended only for the use of the individual or entity to which it is addressed, as it may contain individual protected health information (PHI) that is subject to protection under state and federal laws. If you have received this message in error, please notify me immediately by email or telephone at 919-903-6167, and delete all copies of the message.

Amy Harvey

From: Jeanette Coffin
Sent: Friday, May 26, 2023 9:08 AM
To: Donna Bickford
Cc: Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; 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; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Proposed Development: The Reserve at Blue Hill

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: Donna Bickford <dbickford07@gmail.com>
Sent: Thursday, May 25, 2023 4:07 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Proposed Development: The Reserve at Blue Hill

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Dear Mayor Hemminger and Town Council Members:

As an abutting property owner, I write to convey my thoughts about the proposed development, The Reserve at Blue Hill. The proposal asks for a zoning density exemption. Currently there are 65 units in the complex and the developer proposes increasing this to 212 units. I would like to note that although the developer has named this proposed development The Reserve at Blue Hill, the property is not within the Blue Hill district.

I have several objections to this proposal:

The increased density will have a negative impact on the traffic on Ephesus Church Road, which is often already problematic. The additional parking needed to accommodate this increase creates a much larger parking footprint than currently exists and thus also an increase in impermeable space which is not environmentally friendly.

Despite the developer committing to providing 15% of the units as affordable housing (31 units), this development is actually a significant *decrease* in the number of affordable units, as the current apartment complex of 65 units is one of the few complexes available to our low income community members; many of the residents are long-term residents -- at least in part because of this reality.

The community has already endured the construction noise and traffic delay and disruption due to the current high-rise construction projects for more than a year; it seems patently unfair to have to experience this again.

The developer's offer of moving and relocation assistance to the current tenants is virtually meaningless, since there is little available affordable housing where current tenants could be relocated.

If the Town Council looks favorably on this project -- which I obviously think is a mistake -- I request that at the very least, you require the installation of a tall fence between this property and the Oxford Townhome Condominiums property so that we do not encounter problems with trespassers and also require the developers to provide an equivalent number of affordable housing units as that which already exists.

Thank you for your consideration of my thoughts.

Donna M. Bickford
10 Banbury Lane

--

Donna M. Bickford, Ph.D.
dbickford07@gmail.com

Amy Harvey

From: Jeanette Coffin
Sent: Friday, May 26, 2023 2:22 PM
To: Aubrey Williams
Cc: Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; 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; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: The Reserve at Blue Hill

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: Aubrey Williams <aubreyfoxwilliams@gmail.com>
Sent: Friday, May 26, 2023 1:52 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: The Reserve at Blue Hill

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Dear Mayor Hemminger and Town Council,

I am extremely saddened and alarmed to hear that Kings Arms Apartments are being considered for redevelopment into yet another luxury apartment complex – The Reserve at Blue Hill (which is not actually in Blue Hill). Most upsetting to me is that it seems like the quality of life for existing residents of Chapel Hill is inconsequential to you.

You are constantly talking about the need for housing. Specifically affordable housing. Kings Arms is currently the last of the affordable housing available in Chapel Hill, and it houses many people of color including a vibrant Latinex community. I know this because I live on the street next door in Oxford Townhomes. You say you want affordable

housing and inclusivity, but approving this project would do the opposite. It would remove affordable housing and people of color from our community. How can you possibly justify this? If you really want affordable housing and inclusivity, you will not approve this project.

When I bought my 1400 square foot condominium on Banbury Lane in 2007 as a single, working person, I paid \$176,000. I have now lived there for 16 years. Since purchasing it I have gotten married and had a child, who is now 9. Where I live is the last vestige of affordable housing in Chapel Hill, too. These condos sell now for \$300,000 which is expensive, but you know that it is by far *the least* expensive housing option to own in our town. The way things are going, under your leadership, I fear that a developer will come along and offer to raze our street and put in luxury rental apartments and then my family will be in the same position as my neighbors in Kings Arms. Kicked out with nowhere to go in Chapel Hill. My home. The home I have made for my child. Like my neighbors, the residents of Kings Arms, I would not be able to afford a home in Chapel Hill if mine were taken away. Again, it seems that the quality of life for existing residents of Chapel Hill is seemingly inconsequential to you.

We need more options for low to middle income people to purchase homes and build wealth and put down roots. We don't need another luxury apartment building literally across the street from the 3,000 brand new apartment dwellers spending \$2,400 a month for a two-bedroom residence. Please consider the ramifications of this project and **the many lives of existing residents** that it will impact negatively, versus the non-existent, very wealthy, future residents.

Can the Town partner with Community Home Trust to buy Kings Arms and make it Condo? Then perhaps the existing residents could have the option to purchase their homes. Perhaps even a rent to own arrangement? Imagine 65 new low to middle income homeowners instead of 212 more luxury apartment renters. It's time to think creatively. Continuing to add apartment complex after apartment complex isn't going to achieve the goal of affordable/workforce housing. Certainly, you understand that. If you care about affordable housing and inclusion, you will say no to The Reserve at Blue Hill.

You could pioneer a new process in which older facilities are transitioned into condominiums for purchase at a price that meets the budget for low to middle income families. Imagine being a part of a true solution for our community!

Sincerely,

Aubrey Williams

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 31, 2023 2:09 PM
To: Afifa Afifi
Cc: Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; 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; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: THE RESERVE AT BLUE HILL - KINGS ARMS APTS Demolition at 1320 Ephesus Church Rd

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: Afifa Afifi <afifaafifi@gmail.com>
Sent: Wednesday, May 31, 2023 12:26 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: THE RESERVE AT BLUE HILL - KINGS ARMS APTS Demolition at 1320 Ephesus Church Rd

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Dear Mayor and Council Members,

I am a senior citizen and an owner of a condominium at the Oxford Townhouse Condominiums (OTC). I am writing to voice my objection to the demolition of Kings Arms Apts. In addition to inflicting harm to Kings Arms Tenants, the proposed project is inflicting harm on me and all residents of the neighborhood.

You can not consider the so-called "The Reserve At Blue Hill" a redevelopment.

Is the purpose of this project creating jobs, business opportunities, or housing for families most in need? Is it to replace an existing building in poor condition?

This project is only to the benefit of the developer, increasing his assets.

Kings Arms is a beautiful apartment, in good condition and is the home for 65 low income families for so many years. **It would be ruthless and inhumane to displace 65 families of Kings Arms Apartments, in addition, causing harm to residents of the neighbourhood.** The help proposed is theoretical and in reality the proposed project will cause major disruption in the displaced residents' lives. Follow and search the displaced tenants of the Park across the street from Kings Arms to find out the harm inflicted on them. The Park, another beautiful well built apartment housing low income families, was just recently demolished to build the Harley. 400+ luxury apartments. In addition, an existing hotel on the corner was demolished and currently the construction of a 7 story hotel is under construction. Conduct a survey to find out the nightmare the residents in the neighborhood went through, and are still living.

Here are additional points I hope it will help you to come to the wise decision, rejecting the current proposal:

- 1- The location of the proposed project is not Blue Hill. Why is it called so?
 - 2- The proposed project exceeds by far the 15 unit per acre density and is not in compliance with the FLUM. The density of 212 units on 7 acres is 30, not 22 as erroneously the developer reported.
The developer's request for modification to the density should be denied.
 - 3- The new development is planning to have two roads exiting to Ephesus Church Rd, Why?
 - All other developments including Kings Arms, the original development to be replaced, has only one road exiting to Ephesus Church.
 - Additional road will add additional crossing for children walking to school and pedestrian..
 - The additional road will contribute more disturbance and noise to the buildings of Oxford Townhome condominiums(OTC), phase I, II and III directly looking at this road and the massive parking area..
 - 4- After major modifications to satisfy the objections, if the proposed project were to be approved, the developer must build a high sound barrier between this development and OTC instead of the proposed road.
 - 5- The proposed project is not in harmony with the existing two surrounding developments, OTC and Hamlin Park Condominiums, nor with the rest of all houses all along Ephesus Church Rd.
No building exceeds two levels. The proposed 5 level buildings in the middle will be odd and destroy the peaceful surrounding.
With some modifications, the proposed project is required to meet 15/acre density (105 units) with two level buildings.
- Is it logical to destroy existing beautiful apartments and displace their tenants to add 40 more units in order to increase the density from 9 to 15/acre?**
- 6- The traffic density in Ephesus Church is very high, even the new development and the hotel at Fordham Blv are not occupied yet. Additional 212 units to the area will make it extremely difficult for all residents of the area up to Colony Woods and beyond. The congestion will have a negative impact on the school buses and parents driving their children to school.
 - 7- The stormwater management of the project will have a negative impact on the neighbouring properties west, which is a flood zone.
 - 8- New construction in this populated area causes major disruption to all residents and travelers on Ephesus Church.

We just survived the demolition of beautiful two story apartments across from us on Ephesus Church Rd that was replaced with 5 story buildings that do not fit with the rest of the neighborhood. We are not looking for another episode of noise, closing the road, and flat tires and damages to our cars!

Respectfully,

Afifa Afifi

Dr. Afifa Afifi, retired Environmental Scientist

4 Banbury Ln
Chapel Hill. NC 27517

Amy Harvey

From: Afifa Afifi <afifaafifi@gmail.com>
Sent: Wednesday, May 31, 2023 2:59 PM
To: Jeanette Coffin
Cc: Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; 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; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: Re: THE RESERVE AT BLUE HILL - KINGS ARMS APTS Demolition at 1320 Ephesus Church Rd

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Thank you for forwarding my objection email. I would like to add the following:

The reduction in the F bus schedule because of the ongoing construction in the area is causing major hardship for residents in the neighbourhood and Colony Woods. We are looking forward for the F bus returning to resume the normal schedule. New construction will delay that.

On Wed, May 31, 2023 at 2:09 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: Afifa Afifi <afifaafifi@gmail.com>

Sent: Wednesday, May 31, 2023 12:26 PM

To: Town Council <mayorandcouncil@townofchapelhill.org>

Subject: THE RESERVE AT BLUE HILL - KINGS ARMS APTS Demolition at 1320 Ephesus Church Rd

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Dear Mayor and Council Members,

I am a senior citizen and an owner of a condominium at the Oxford Townhouse Condominiums (OTC). I am writing to voice my objection to the demolition of Kings Arms Apts. In addition to inflicting harm to Kings Arms Tenants, the proposed project is inflicting harm on me and all residents of the neighborhood.

You can not consider the so-called "The Reserve At Blue Hill" a redevelopment.

Is the purpose of this project creating jobs, business opportunities, or housing for families most in need? Is it to replace an existing building in poor condition?

This project is only to the benefit of the developer, increasing his assets.

Kings Arms is a beautiful apartment, in good condition and is the home for 65 low income families for so many years. **It would be ruthless and inhumane to displace 65 families of Kings Arms Apartments, in addition, causing harm to residents of the neighbourhood.** The help proposed is theoretical and in reality the proposed project will cause major disruption in the displaced residents' lives. Follow and search the displaced tenants of the Park across the street from Kings Arms to find out the harm inflicted on them. The Park, another beautiful well built apartment housing low income families, was just recently demolished to build the Harley. 400+ luxury apartments. In addition, an existing hotel on the

corner was demolished and currently the construction of a 7 story hotel is under construction. Conduct a survey to find out the nightmare the residents in the neighborhood went through, and are still living.

Here are additional points I hope it will help you to come to the wise decision, rejecting the current proposal:

1- The location of the proposed project is not Blue Hill. Why is it called so?

2- The proposed project exceeds by far the 15 unit per acre density and is not in compliance with the FLUM. The density of 212 units on 7 acres is 30, not 22 as erroneously the developer reported.

The developer's request for modification to the density should be denied.

3- The new development is planning to have two roads exiting to Ephesus Church Rd, Why?

-All other developments including Kings Arms, the original development to be replaced, has only one road exiting to Ephesus Church.

-Additional road will add additional crossing for children walking to school and pedestrian..

-The additional road will contribute more disturbance and noise to the buildings of Oxford Townhome condominiums(OTC), phase I, II and III directly looking at this road and the massive parking area..

4- After major modifications to satisfy the objections, if the proposed project were to be approved, the developer must build a high sound barrier between this development and OTC instead of the proposed road.

5- The proposed project is not in harmony with the existing two surrounding developments, OTC and Hamlin Park Condominiums, nor with the rest of all houses all along Ephesus Church Rd.

No building exceeds two levels. The proposed 5 level buildings in the middle will be odd and destroy the peaceful surrounding.

With some modifications, the proposed project is required to meet 15/acre density (105 units) with two level buildings.

Is it logical to destroy existing beautiful apartments and displace their tenants to add 40 more units in order to increase the density from 9 to 15/acre?

6- The traffic density in Ephesus Church is very high, even the new development and the hotel at Fordham Blv are not occupied yet. Additional 212 units to the area will make it extremely difficult for all residents of the area up to Colony Woods and beyond. The congestion will have a negative impact on the school buses and parents driving their children to school.

7- The stormwater management of the project will have a negative impact on the neighbouring properties west, which is a flood zone.

8- New construction in this populated area causes major disruption to all residents and travelers on Ephesus Church.

We just survived the demolition of beautiful two story apartments across from us on Ephesus Church Rd that was replaced with 5 story buildings that do not fit with the rest of the neighborhood. We are not looking for another episode of noise, closing the road, and flat tires and damages to our cars!

Respectfully,

Afifa Afifi

Dr. Afifa Afifi, retired Environmental Scientist

4 Banbury Ln

Chapel Hill. NC 27517

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, June 20, 2023 2:29 PM
To: hamlinparkch@gmail.com
Cc: Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; 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; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: FW: Letter to Mayor and Council in review of THE RESERVE AT BLUE HILL (please distribute prior to Weds meeting)
Attachments: Hamlin Park HOA Board Letter to Chapel Hill Planning Commission re Reserve at Blue Hill Development 6-21-2023.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: Hamlin Park <hamlinparkch@gmail.com>
Sent: Tuesday, June 20, 2023 12:04 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Re: Letter to Mayor and Council in review of THE RESERVE AT BLUE HILL (please distribute prior to Weds meeting)

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Our apologies, it looks like we inadvertently sent in the working copy instead of the PDF_version of our letter. Please [see attached PDF, which should be accessible on all interfaces.](#)

Thanks again.

The Board of Directors
Hamlin Park HOA

On Tue, Jun 20, 2023, 8:00 AM Hamlin Park <hamlinparkch@gmail.com> wrote:

Dear Mayor and Town Council,
Attached you will find our letter for your consideration for the upcoming Wednesday Town Council meeting concerning the review of the concept plan for "The Reserve at Blue Hill"

If you would kindly confirm receipt of attached file and distribute it prior to the meeting, as a matter of record.

Thank you sincerely,

The Board of Directors of Hamlin Park, HOA, Chapel Hill

Brian Johnson, President

Sarah Henderson, Vice President

Elizabeth Steinberger, Secretary



Hamlin Park Homeowners Association
108 Ephesus Church Rd., Box #300
Chapel Hill, NC 27517

Town of Chapel Hill Planning Commission
405 Martin Luther King Blvd.
Chapel Hill, NC. 27514

To the Town of Chapel Hill Planning Commission,

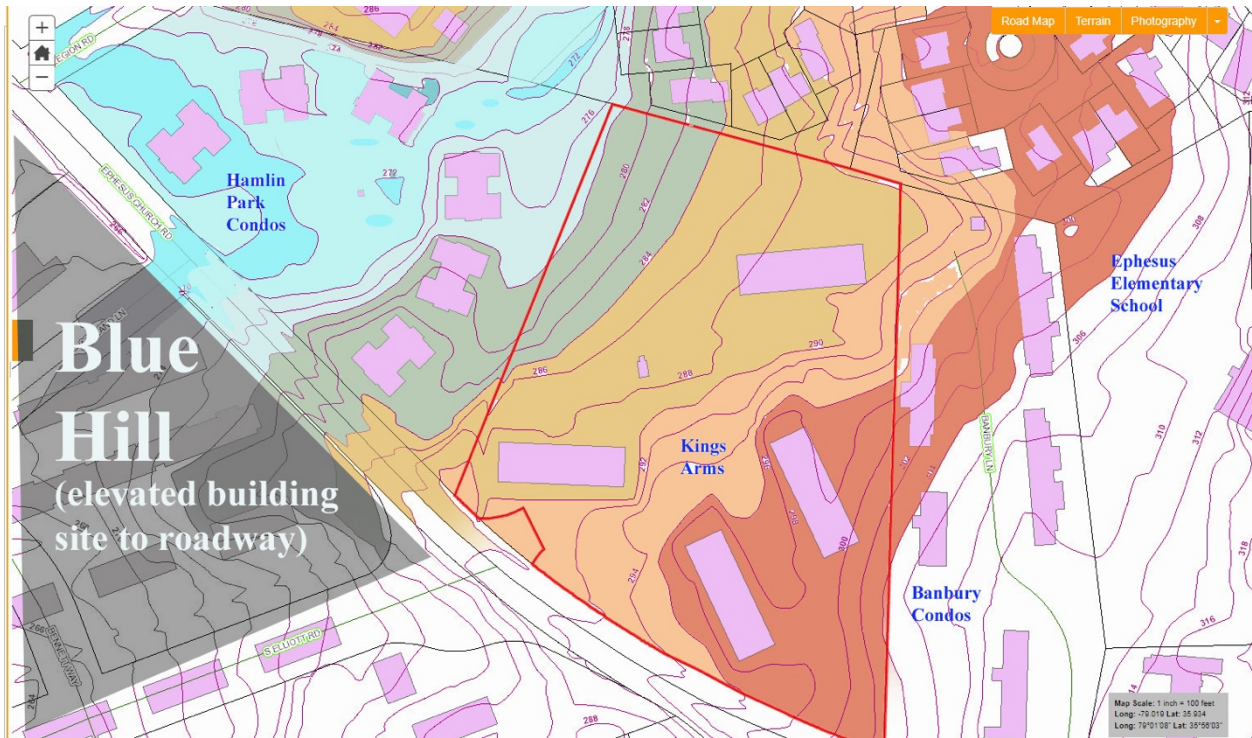
6/21/2023

The HOA Board at Hamlin Park would like to voice the following objections to the proposed development of “The Reserve at Blue Hill,” (formerly Kings Arms Apartments), next door to Hamlin Park:

- 1) **Density.** The Kings Arms property, currently zoned R-4 (10 units per acre, is being proposed to be rezoned at R-5 (15 units per acre). However, it has been requested to develop 212 units on 7.655 acres, a density of 27 units per acre. The proposed R-5 zoning of 15 units per acre would yield 115 units on this site, just over half of the number proposed. ***The planned density is about twice what is legally allowed at the proposed R-5 zoning level.***
- 2) **Height.** The proposed buildings in the Reserve at Blue Hill would range from five stories on the Hamlin Park side of the property to three stories on the other side. There is already a massive five story apartment building (the Hartley) on our south side that overshadows our property and gives the area a severely claustrophobic, densely urban feel. While we can appreciate the designer’s desire to transition from the densely urban to suburban building heights along the south side of that stretch of Ephesus Church Road, the Reserve is on the much more open, suburban north side of that street. Putting a five -story building next to Hamlin Park’s two-story buildings merely creates an unnecessarily dense, urban scape where none need exist. ***We do not want to be boxed in and overshadowed by five story buildings on both our southern and eastern sides.***
- 3) **Impervious Surface.** We are concerned by the 70% impervious surface that the Reserve is requesting. The Chapel Hill Land Use Management Ordinance, Section 3.6.4 Section g, requires that exceeding 24% impervious surface requires the provision of means to retain the first inch of rainfall. While we assume that the Reserve plans to meet these guidelines with a collection facility for the first inch of precipitation, ***this will not be enough to prevent overwhelming runoff from the rainfalls of 2-3 inches that occur several times per year and flood Hamlin Park.***

We feel that, with an increase in density request in excess of 10 units per acre, the Reserve should be restricted to the residential limit of 50% impervious surface as part of the CZD special use approval. This level of impervious surface could easily be achieved through building design modifications and by moving more parking underground.

- 4) **Storm Water Management.** A 45-acre watershed currently drains through Hamlin Park. (See the colorized topographical map below.). Stormwater drainage through Hamlin Park has already been affected by more distant development to our north around Legion Road Pond. Note that all property to the east of Hamlin Park, including the Reserve at Blue Hill and Ephesus Elementary School, drains into our site.



The Reserve at Blue Hill is immediately adjacent to Hamlin Park on its west side, on a site that slopes downhill and to the rear toward our property. ***Thus, all surface water from the Reserve at Blue Hill drains into the rear eastern corner of the Hamlin Park site, then must cross diagonally through the center of our property before exiting at the front western corner through the final collection drain under Ephesus Church Road.***

Hamlin Park regularly experiences serious flooding issues whenever there are more than two inches of rain. This drastic and destructive flooding is clearly shown in the photos below (taken 12/24/2020) following the progress of flood water through Hamlin Park.

Photo 1: Flooding at the rear eastern corner of Hamlin Park near the 300 Building.



Photo 2: Flooding from the rear eastern corner of Hamlin Park over the sidewalk towards the pool area.



Photo 3: Flooding through the pool area.



Photo 4: Flooding from the pool area past the 100 Building to the collection drain under Ephesus Church Road.



The concept plan of the Reserve at Blue Hill (“5.4 Storm Water Management”) indicates that “Storm water will be detained on site with an underground sand filter *prior to running off site to an existing piped storm easement through the neighboring property to the west (Hamlin Park)* [italics added].” Yet there is no recorded easement to use Hamlin Park’s storm drainage. Nor has there been any communication with the HOA Board of Hamlin Park prior to making these plans to arrange for such an easement.

The current storm drainage system through Hamlin Park consists of two 50-year-old 1-foot diameter cement pipes (see photo below) that run from the low point at the rear of the property to the front. Hamlin Park already struggles with periodic flooding due to the inadequacy of these pipes. During heavy rains, water sheets across our lawns and sidewalks and collects in our grassy field and around our low-lying buildings before flowing under or washing over Ephesus Church Road.

Photo 5. Hamlin Park’s “existing piped storm drainage system,” consisting of two 50-year-old 1-foot-diameter cement drainage pipes.



Up to now, Hamlin Park has been fortunate that the Kings Arms land is well forested. A significant amount of the runoff from the watershed to our east is absorbed by the forest floor next to and behind Kings Arms. ***Removing this buffer forest and paving much of that land would drastically encourage overwhelming amounts of runoff.***

Suggestions to alleviate these concerns:

- 1) Restrict the Reserve at Blue Hill to no more than 115 units, as required in the town ordinance for a property of this size zoned at R-5.**
- 2) Limit the Reserve at Blue Hill to no more than three stories, to retain the open, suburban character of Hamlin Park and the northern side of Ephesus Church Road.**
- 3) Limit the Reserve at Blue Hill to the residential maximum of 50% impervious surface to reduce runoff. Expand the underground/underbuilding parking already planned on the site to minimize paved parking areas.**
- 4) Retain the forest buffer between the Reserve at Blue Hill and Hamlin Park, both as a visual screen and as an important aid to storm water drainage.**
- 5) Negotiate with Hamlin Park to upgrade the drainage system through Hamlin Park to accommodate excessive runoff.**

Sincerely,

The Hamlin Park HOA Board of Directors.

President Brian Johnson
Vice President Sarah Henderson
Treasurer Shawn Johnson
Secretary Elizabeth Steinberger
Board Member at Large Andrew Whitlock