

Amy Harvey

From: Jeanette Coffin
Sent: Monday, September 19, 2022 1:00 PM
To: Joseph Patterson III
Cc: Becky McDonnell; 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: Email to Community Design Commission, Housing Advisory Board, and the Town Council

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: Joseph Patterson III <joepatterson@me.com>
Sent: Sunday, September 18, 2022 1:33 PM
To: Advisory Boards <advisoryboards@townofchapelhill.org>; anicholson@townofchapelhill.org; Corey Liles <cliles@townofchapelhill.org>; Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Email to Community Design Commission, Housing Advisory Board, and the Town Council

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

Re: 157 E. Rosemary St Concept Plan

Commissioners, Board Members, and Council Members,

I live in the Historic District less than two blocks from the location of this proposed development. Its monolithic primary height relative to the surrounding properties is simply ludicrous. It is totally out of proportion with the surrounding properties to the north, east and west.

A rezoning to allow a 120 foot street side elevation opposite the new Lab building would turn Rosemary Street into a concrete canyon.

In addition, the proposal is relying on the eventual long-term leasing of parking spaces (70 to 80 one can assume) in the new Town deck. Allowing that would prevent the Town from using the deck for the very purposes and needs that were used to justify the construction of that new parking facility. If the Town does what it has promised to do with the new deck, tenants of some 40 units will be looking for parking spaces in the adjacent residential neighborhood which already lacks adequate parking and is plagued with rampant illegal parking. Unless this project can meet all its parking needs on site, it should not even be considered.

There is no public need that would justify approval of this project as presented. I urge that you make it clear that you will vote to reject this proposed rezoning request and that any use of this land must comply with ALL existing zoning regulations.

Thank you,

Joe Patterson
7 Cobb Terrace

Amy Harvey

From: Jeanette Coffin
Sent: Monday, September 26, 2022 12:10 PM
To: littl002@juno.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: RE: Proposed Rezoning on West Rosemary

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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(o) 919-968-2743 | (f) 919-969-2063

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

From: littl002@juno.com <littl002@juno.com>
Sent: Sunday, September 25, 2022 9:20 AM
To: Advisory Boards <advisoryboards@townofchapelhill.org>; anicholson@townofchapelhill.org; Corey Liles <cliles@townofchapelhill.org>; Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Proposed Rezoning on West Rosemary

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Re: 157 E. Rosemary St Concept Plan

Commissioners, Board Members, and Council Members,

We live on Cobb Terrace, which is 2 blocks from this proposed development.

Cobb Terrace, North, and Henderson is a functional mixed-use neighborhood, economically diverse and well-integrated in the Chapel Hill Community.

As such, we have significant concerns about the impact of rezoning on a stable well-established part of 'downtown' Chapel Hill:

The height of the proposed building is entirely out of proportion with the surrounding neighborhood, and will significantly degrade the local environment.

A rezoning to allow a 120 foot street side elevation opposite the new Lab building would turn West Rosemary into an ugly badly designed concrete culvert.

Further, our fragile neighborhood cannot withstand additional pressure, vis a vis traffic, parking, and diversions down Henderson and North, in light of ongoing development (the impact from which is not yet fully clear).

There is no public need that would justify approval of this project as presented.

We urge that you to reject this poorly conceived proposed rezoning request. There is no rational for civic or public good that would require rezoning.

We urge that any use of this land comply with all existing zoning regulations, without modification.

Please don't do this to our neighbourhood.

Yours Sincerely,
Jane Little
8 Cobb Terrace

Amy Harvey

From: Jeanette Coffin
Sent: Monday, September 26, 2022 12:11 PM
To: Hostetter, Thomas
Cc: Lance Norris; 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: High Rise at East Rosemary and Hendersom

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



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[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Hostetter, Thomas <thostett@email.unc.edu>
Sent: Sunday, September 25, 2022 9:06 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: oeppatterson@me.com
Subject: High Rise at East Rosemary and Hendersom

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

September 25, 2022

8 Cobb Terrace
Chapel Hill , NC

Dear Mr Mayor Hemminger and Town Council,
I write regarding a proposed office tower at the corner of East Rosemary and Henderson. As I understand, it is planned as a 12-story building.

I protest against this strongly. Such a building will have very detrimental spillover effects for the neighborhood. Parking will be a problem as well as traffic. The area is pretty congested now. More traffic will make it very painful. UNC is already building a large complex on East Rosemary. I also know that considerable acreage is lying fallow with derelict buildings behind chain link fences south of Manning Dr on the UNC campus. I hope you can stop this project.

Thomas H Hostetter, MD
Professor UNC School of Medicine
Resident 8 Cobb Terrace

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, October 12, 2022 10:13 AM
To: Debra Lampley
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: 157 E Rosemary

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(o) 919-968-2743 | (f) 919-969-2063

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

From: Debra Lampley <emato3@aol.com>
Sent: Wednesday, October 12, 2022 9:45 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: 157 E Rosemary

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 am writing on behalf of the resident owners of McCorkle Place Condominiums located at 213 E Franklin Street. While we think it would be helpful to Franklin Street businesses, we have grave concerns about the proposed 11 story building at 157 E Rosemary.

Firstly an 11 story building would be totally out of step with the historic downtown architecture. When I drive West on Rosemary and see Greenbridge I always feel it is so out of place and mars the view, the vibe and feeling of the area. The character of downtown Chapel Hill will be forever damaged. The identity of our historic community will be lost. Secondly, an 11 story residential building will absolutely add to the already stifling traffic in that area. Currently it's almost impossible to not encounter stand still traffic between Henderson and Columbia at almost all times during the day. We can't imagine what it would be like once a huge residential addition would add to this increasing problem. Lastly we are already dealing with growth issues like homelessness and crime. Additional foot traffic will only encourage more of this.

We do understand that Chapel Hill will inevitably grow, to the degree possible that growth should be gradual, not abrupt and in line with history. An 11 story building does not fit that profile.

With Best Regards,
Debra Lampley
HOA President McCorkle Place

Sent from my iPhone