

Amy Harvey

From: Jeanette Coffin
Sent: Monday, November 15, 2021 12:53 PM
To: Idilyons@gmail.com
Cc: Colleen Willger; Adam Searing; Allen Buansi; Amy Ryan; Camille Berry; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; 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: 150 E Rosemary Street

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: Idilyons@gmail.com [mailto:Idilyons@gmail.com]
Sent: Sunday, November 14, 2021 2:00 PM
To: Pam Hemminger <phemminger@townofchapelhill.org>; Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Maurice Jones <mjones@townofchapelhill.org>
Subject: 150 E Rosemary Street

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Dear Mayor and Council

I am writing as a citizen to comment on 150 East Rosemary building and park plans. After further discussion at the CDC meeting this past week, I still have concern about the height and massing of the structure. In addition, I have concern about the waste disposal location on Henderson Street. We were told that the developer does not feel there is any way to address either. However, I am hoping that Council will find a way to address these issues.

The structure itself.

As others have said previously, many people thought a 6-7 story building would be possible. What I don't think we were prepared for was the height because all floors will be upfitted for wetlab use—whether or not they are actually used for wet labs. In addition, while we understood there would be mechanicals and venting on the roof, I don't think anyone was prepared for 2 additional stories plus additional vents on top of that. The developer points out that they are not using all of the space allotted in the Economic Development Agreement that was signed. Perhaps it is too late to make changes because of the signed EDA. I hope not.

The trash unit on Henderson.

Again, the developer says there is no other place to locate the trash compactor and bins than on Henderson. I think this location undermines the purpose and feeling of the park space and changes the character of Henderson Street. I understand that the trash can be picked up in the middle of the night and perhaps will not need to be accessed by the waste management company during the day. However, as we now understand, all of the buildings from the NCNB Plaza to Henderson will be emptying their trash into this new location (not sure if it will also be used by the new building). As I understand it, this means that the tenants along the alley will be wheeling their own dumpsters, grease, etc. to this location at the top of the park. This could be happening multiple times a day in the case of the restaurants. They will either need to go to Henderson Street and open the doors on the container area or dump their waste over the top. In either case, this is not the look and feel that I want to see on Henderson and in this key block of Franklin Street. How can we find a way for development to co-exist with some a part of our town history in a positive way?

I asked whether a piece of the corner of the new building could be carved out as a trash area. I also asked if there was a way to carve out space in the old NCNB building. In both cases I was told no. However, there must be a creative way to remove this trash area from Henderson and the park area. We should not have to risk Henderson Street becoming a back alley to this new building.

I would hope that both of these issues can be addressed in a more favorable way to protect commercial entities on Henderson and neighboring homes, and to protect the look and feel of this important block.

Thank you for considering this input.

Sincerely
Susan Lyons

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, November 17, 2021 4:51 PM
To: Eric Linsley
Cc: Dwight Bassett; Adam Searing; Allen Buansi; Amy Ryan; Camille Berry; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; 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: 137 Franklin Street

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

From: Eric Linsley [mailto:ericlinsley@me.com]
Sent: Wednesday, November 17, 2021 4:45 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: 137 Franklin Street

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To the Mayor of Chapel Hill and to the Town Council:

I am writing as a long time resident of Chapel Hill, and as the co-Founder of BioLabs and BioLabs NC in Durham..

Our experience with BioLabs sites across the country (Cambridge, New Haven, Philadelphia, Dallas, San Diego, LA, Durham etc) demonstrates that a BioLabs site in an urban/semi-urban setting inevitably becomes a critical thread in the

tapestry of a community. The sites create a critical mass and a focal point of biotech innovators in the area, that inevitably leads to an increase in demand for housing, retail, restaurants, and other “eat/live/play” services.

I know I am biased, but I think Chapel Hill will benefit enormously from a BioLabs NC @ Chapel Hill on Franklin Street.

We are eager to begin working with the town, and with the UNC Innovation initiative at 137 Franklin to help develop that area into a vibrant “innovative life science ecosystem” that will benefit the community and the university. We are also eager to leverage this site as a community outreach platform for creating opportunities for economically disadvantaged elements of Chapel Hill by increasing access to biotech related career options.

Please contact me if you have any questions or if I can provide more background. My cell is 919 260 1456.

Regards,
Eric Linsley