

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, September 13, 2023 4:30 PM
To: hamlinparkch@gmail.com
Cc: Britany Waddell; Judy Johnson; Corey Liles; 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: 6/21/23 Letter from Hamlin Park HOA Board to Town Council
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](#)
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From: Hamlin Park <hamlinparkch@gmail.com>
Sent: Tuesday, September 12, 2023 9:53 PM
To: Amy Harvey <aharvey@townofchapelhill.org>
Subject: 6/21/23 Letter from Hamlin Park HOA Board to Town Council

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Dear Ms. Harvey,

The letter that the Hamlin Park HOA Board wrote on June 21st, 2023 to the Town Council regarding the proposed development of "The Reserve at Blue Hill" is being resubmitted in the attachment below in preparation for tomorrow's Town Council Meeting.

Thanks for your help, and please let us know if there is anything else we need to do.

Sincerely,

Elizabeth Steinberger.
Hamlin Park HOA 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,

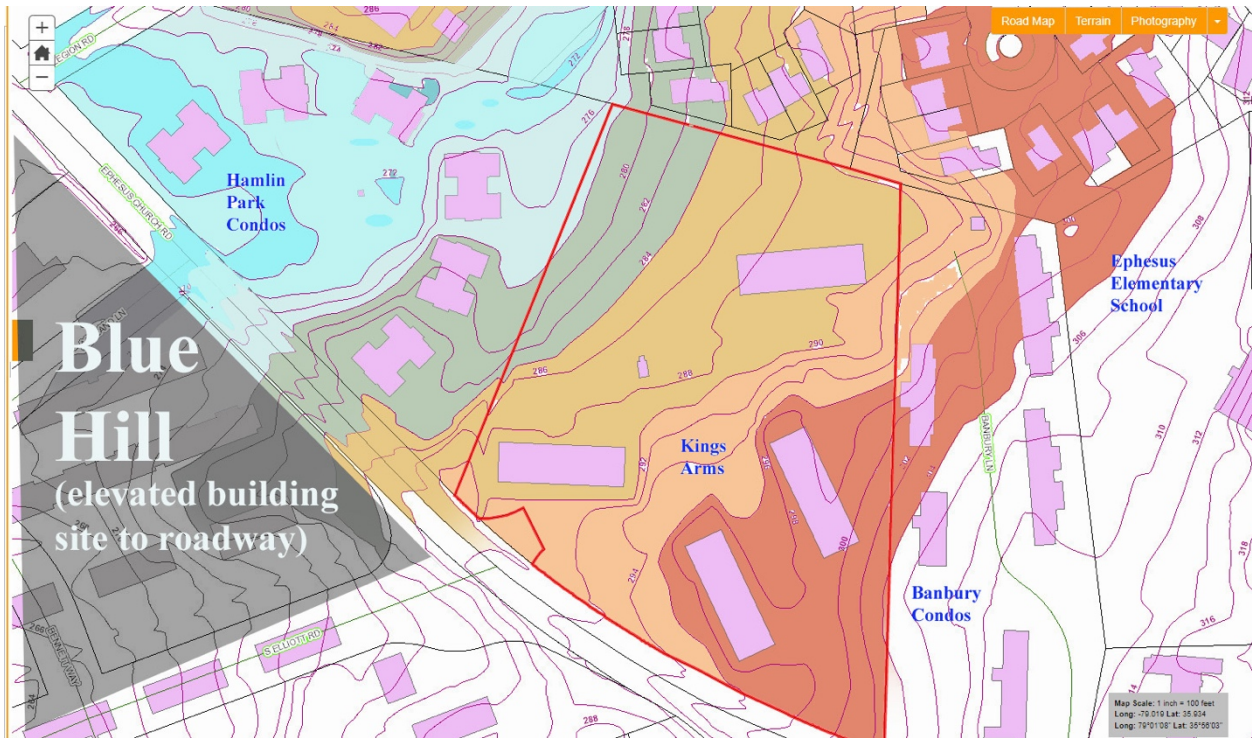
6/21/2023

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