

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, November 18, 2020 3:53 PM
To: Laurie Buchanan
Cc: Judy Johnson; Colleen Willger; Dwight Bassett; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: S. Columbia St Annex and Gateway 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: Laurie Buchanan [mailto:lauriebuchanan652@gmail.com]
Sent: Wednesday, November 18, 2020 3:45 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>; Pam Hemminger <phemminger@townofchapelhill.org>
Subject: S. Columbia St Annex and Gateway development

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

Dear Mayor Hemminger,

My family recently moved to Chapel Hill, and we are greatly disturbed by the possibility of mixed-use development of the S. Columbia Street Annex, and the S. Columbia Street Gateway in particular. As residents in the Westwood neighborhood, we have quickly come to love our new home, but we have the following serious concerns about the problems this development would cause in our town:

- Traffic issues are considerable for this project. There is already a lot of traffic in and around the site (backing up in both directions on S. Columbia St. several times a day), and given limited ingress-egress into this site at a difficult stretch of road, dangerous conditions for pedestrians near the intersection of S. Columbia Street and US Hwy 15-501 would become

significantly worse. Just the volume of congestion at this location would lead to increased traffic accidents, including accidents with pedestrians. The many cyclists that use the bike lane on S. Columbia would be navigating a much more dangerous intersection. No one wants additional deaths from traffic accidents.

- The project is excessive for the size of the site, with 5-6 floors looming above S. Columbia and surrounding small homes. The many neighborhoods surrounding the site have wonderful character, and multi-story, mixed-use development, would destroy the integrity and character of the surrounding neighborhoods. As this is one entryway into Chapel Hill, I believe this will destroy the integrity and character of the town itself.
- The small streams and lowlands just below this site would be negatively impacted by the loss of permeable ground. Especially given the severe rains and flooding that occur more frequently now, the loss of permeable ground to handle the runoff down this hill will cause undue damage to many of the surrounding areas. Equally important, the fantastic trails for pedestrians and bikers would be compromised or destroyed. These resources affect the health and well being of all our town residents.

In summary, my family chose to move here after considering options all over the country. We were willing and able to move anywhere, and chose Chapel Hill for its vibrant, healthy neighborhoods, intellectual and environmental amenities, and overall quality of life. I believe it essential for the town to prevent development that will destroy the integrity and character that make Chapel Hill a unique and wonderful place to live.

Sincerely,
Laurie Buchanan

400 Westwood Drive
Chapel Hill, NC 27516

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, November 18, 2020 4:19 PM
To: Laurie Alexander
Cc: Judy Johnson; Colleen Willger; Dwight Bassett; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: S. Columbia St. Annex and Gateway Projects

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

From: Laurie Alexander [mailto:lauraemersonalexander@gmail.com]
Sent: Wednesday, November 18, 2020 3:59 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>; Pam Hemminger <phemminger@townofchapelhill.org>; Syd Alexander <sydbalexander@gmail.com>
Subject: S. Columbia St. Annex and Gateway Projects

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

Dear Madame Mayor and Members of the Town Council,
We live at the end of Monroe Street in Chapel Hill. We have been in our home there for approximately 40 years and have seen significant development in our neighborhood. We are very concerned about the proposed changes for South Columbia Street. We believe that it is crucial that any such developments be specifically restricted so that there will be

no vehicular access to Monroe Street, Dawes Street or Coolidge Street. We ask that you consider imposing special conditions to any approvals that the town may consider. The increase in traffic along with the increased density that we have experienced have substantially changed this neighborhood. Any further increases will adversely affect property values, safety, and the quality of life.

Thank you for your consideration.

Sincerely yours,

Syd B. Alexander

Laura Alexander

510 Monroe Street

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, November 18, 2020 5:01 PM
To: Sandra Hagood
Cc: Judy Johnson; Colleen Willger; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: S. Columbia Street Annex and Gateway Zone - Public Hearing Comments

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.

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

From: Sandra Hagood [mailto:sandra.hagood@gmail.com]
Sent: Wednesday, November 18, 2020 4:53 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>; Hagood, James Small <jhagood@unc.edu>; Sandra Hagood <sandra.hagood@gmail.com>
Subject: S. Columbia Street Annex and Gateway Zone - Public Hearing Comments

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

Dear Mayor Hemminger and Council,

We live at 428 Westwood Drive, so very close to the area at issue. We are extremely concerned by many aspects of these proposals.

First, 5-6 story buildings at this spot will be completely out of character with the surrounding area and the small homes in the area will be overshadowed by these buildings. There is no building of the proposed height anywhere near there and it will look really ugly.

Second, the idea of adding the amount of traffic that would result from this development is completely untenable. Anyone who is familiar with the area knows that it is already extremely difficult to navigate at high traffic times. As well

as being very difficult for drivers, this area would undoubtedly become even more treacherous for bikes and pedestrians than it is now.

Third, the proposed development encroaches into and paves a portion of the Resource Conservation District stream buffer, disturbs almost all of the steep sloped areas, and provides less landscaping than required. Although we understand that the plan would be to restore the stream channel, research has shown that such efforts fail if you disturb and pave such large portions of the upland areas.

We recently moved back to Chapel Hill after living here over 30 ago in part because of the charm and small town feel of the area. This project is out of keeping with the area and we strongly urge you to reject it. It would have a negative impact on the aesthetic appeal of the neighborhood, the safety of everyone who uses the several involved intersections, and the environment.

Sincerely,

Sandra Hagood
James Hagood
428 Westwood Drive
Chapel Hill NC 27516

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, November 19, 2020 10:12 AM
To: Joan East
Cc: Judy Johnson; Colleen Willger; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Comments on 2 Agenda Items -- November 18th Public Hearing

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: Joan East [mailto:joankeast2@gmail.com]
Sent: Thursday, November 19, 2020 9:43 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Comments on 2 Agenda Items -- November 18th Public Hearing

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

To Mayor Hemminger and Council Members Parker, Anderson, Buansi, Gu, Ryan, Stegman, Huynh

I am writing with concerns about two agenda items ---FLUM and Columbia Street Annex Development Project. Both of these address changes for the Southern Gateway, specifically the corridor area from the By-pass exit to just north of Merritt's Grill and part of Purefoy Rd. My husband and I own property that will be directly impacted by both agenda items (1101, 1103, 1105, 1107, 1109 S. Columbia Street and 315, 313, 311 Purefoy Rd). We are long time residents, living now for 52 years on Purefoy Rd.

Right now the Southern Gateway to Chapel Hill has a distinct and unique character. The natural green surroundings and the older Chapel Hill residential neighborhoods provide a welcoming and historic entrance to our town. Buildings of 6 stories such as those at Elliott Rd and Fordham Blvd do not convey this special feel. Even if new developments at this entrance are not built of concrete and bricks, the sheer size of them, and their proximity to the road without sufficient green space, will surely change the older Chapel Hill residential neighborhoods.

The proposed zoning change will not promote development that complements the existing residential neighborhoods. **Nor does the proposed Columbia Street Annex of 6 or 7 stories, 70 - 85 feet in height!.**

A large DOT road project on this corridor was completed a few years ago with turn and bike lanes. It is a heavily traveled street but it does not have multiple lanes in both directions separated by a wide median, like you see at other entrances to Chapel Hill.

There will be more traffic due to the scale and scope of this project. The plan to relocate the small island median and replace it with a turn lane will add to the difficulty one already has turning left from Purefoy Rd. What was the Town's Traffic Advisory Committee thinking on this? We have repeatedly asked about installing a traffic light at the Purefoy Rd intersection, or some other traffic safety measures like a crosswalk with flashing lights, but have been told it is not feasible. Pedestrian crossing is already treacherous without adding more entrances and exits. Some of the locals refer to this area as "the dash of death" or "suicide alley".

We understand the Columbia Street Annex Developers are requesting an exemption to the town's requirements for green space and landscaping. If this is granted, the character of the gateway will be changed irreparably because this tall building will be close to the street, and directly contradicts the intentions of the existing requirements.

The high density zoning recommended for this corridor and the scale of this project and the traffic issues will negatively impact those living in these residential neighborhoods. I should mention that we are pleased that our properties offer an affordable housing option to nine families.

We ask that you do not approve the recommended change to high density for this area or the Columbia Street Annex Development Project.

I will resend my comments again on November 19th so they can be included as part of the official Public Hearing.

Thank you for reading this.
And thank you for your service.

Joan and Arlan East

..



To Mayor Hemminger and Council Members Parker, Anderson, Buansi, Gu, Ryan, Stegman, Huynh

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And thank you for your service.

Joan and Arlan East

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Amy Harvey

From: Jeanette Coffin
Sent: Thursday, November 19, 2020 10:12 AM
To: Lisa Parker
Cc: Judy Johnson; Colleen Willger; Dwight Bassett; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Comments on South Columbia Gateway Area Development Item #6 and Columbia Street Annex Item #10

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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[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: Lisa Parker [mailto:liparker@yahoo.com]
Sent: Thursday, November 19, 2020 8:37 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Comments on South Columbia Gateway Area Development Item #6 and Columbia Street Annex Item #10

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Comments on South Columbia Gateway Area Development Item #6

I am writing to encourage you to re-consider the development plans for South Columbia Street in Chapel Hill. I have lived on Purefoy Road for over 15 years and am very concerned about how these plans will negatively impact this area of town. This is a historic entryway to the University of North Carolina Chapel Hill with Merrit's Store a meeting place in town for a diverse group of students and local residents. I fear this will lead to a reduction in affordable housing which is what the Mayor herself campaigned on and what we certainly need more of in Chapel Hill. I am also concerned about how this will impact the safety of the intersection of Purefoy Road and South Columbia street which is already extremely dangerous for hospital

workers and student trying to cross the road after taking public transport and difficult for drivers trying to make left turns.

Comments on Columbia Street Annex Item #10

Many of the comments above apply to this item as well. In addition to those comments above there are also negative environmental impacts of this project that we should want to avoid. I fear this development will lead the further developments in this historic area of Chapel Hill.

Sincerely,

Lisa Parker, PhD
305 Purefoy Road
Chapel Hill, NC 27514

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, November 19, 2020 10:13 AM
To: Hagood, Jim
Cc: Judy Johnson; Colleen Willger; Dwight Bassett; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: S. Columbia Street Annex and Gateway Zone - Public Hearing Comments

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.

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Jeanette Coffin



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[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: Hagood, Jim [mailto:jhagood@unc.edu]
Sent: Thursday, November 19, 2020 5:53 AM
To: Sandra Hagood <sandra.hagood@gmail.com>; Town Council <mayorandcouncil@townofchapelhill.org>
Subject: RE: S. Columbia Street Annex and Gateway Zone - Public Hearing Comments

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Dear Mayor Hemminger and Council Members,

I would like to agree with my wife's comments and add the following perspective and points:

I was a student at Carolina from '79-'87 (BA and MD). We had been away from Chapel Hill for 31 years, but now we're back as proud homeowners in the Westwood neighborhood, within walking distance of campus and within earshot of S. Columbia St. I think the proposed S. Columbia St. Annex/Gateway Zone is a terrible idea for the following additional reasons:

1. The entrance to the town and campus via S. Columbia is one of the only remaining “gateways” that maintains the college town feel that Chapel Hill is known for and that makes our picturesque town so attractive. A medium rise, generic development with yet more generic, national chain stores and lousy chain restaurants will turn coming into Chapel Hill like driving into another Durham or Bethesda MD, a canyon of dreary buildings where people sit in traffic and curse.
2. There will be no community, character, walkability or support of local business in the proposed development. This will be another place that people drive in and out of, compounding an otherwise challenging traffic situation, sucking economic viability and character from what little is left on Franklin St., and creating another spot for our economically distressed population to stand with signs begging for handouts.
3. People will be stuck in traffic here, looking at their phones or texting to rearrange the meeting or social engagement they are late for, and any pedestrians or bikers will be hurrying and distracted. More accidents will happen. Gridlock. There is no way to make this work so close to Fordham and the medical center. This will be a disastrous intersection.
4. I don't know anything about environmental science, but common sense says there will be more trash blowing around and polluted pavement runoff that will further imperil a fragile ecosystem downstream.

Of course those of us who live nearby don't want more noise/light/"eye" pollution but aside from those hyperlocal concerns, a mixed use development here be a net negative for the economy and community life of the town, and we'll become another soulless suburb of Raleigh. We lived in Southern California for nine years and we know what that looks like.

THANK YOU for working so hard to keep Chapel Hill the warm, unique and forward-thinking place it should be. This is not the way to go about it, though.

Jim Hagood, MD
UNC-CH Pediatric Pulmonology

From: Sandra Hagood <sandra.hagood@gmail.com>

Sent: Wednesday, November 18, 2020 4:53 PM

To: mayorandcouncil@townofchapelhill.org; Hagood, Jim <jhagood@unc.edu>; Sandra Hagood <sandra.hagood@gmail.com>

Subject: S. Columbia Street Annex and Gateway Zone - Public Hearing Comments

Dear Mayor Hemminger and Council,

We live at 428 Westwood Drive, so very close to the area at issue. We are extremely concerned by many aspects of these proposals.

First, 5-6 story buildings at this spot will be completely out of character with the surrounding area and the small homes in the area will be overshadowed by these buildings. There is no building of the proposed height anywhere near there and it will look really ugly.

Second, the idea of adding the amount of traffic that would result from this development is completely untenable. Anyone who is familiar with the area knows that it is already extremely difficult to navigate at high traffic times. As well as being very difficult for drivers, this area would undoubtedly become even more treacherous for bikes and pedestrians than it is now.

Third, the proposed development encroaches into and paves a portion of the Resource Conservation District stream buffer, disturbs almost all of the steep sloped areas, and provides less landscaping than required. Although we understand that the plan would be to restore the stream channel, research has shown that such efforts fail if you disturb and pave such large portions of the upland areas.

We recently moved back to Chapel Hill after living here over 30 ago in part because of the charm and small town feel of the area. This project is out of keeping with the area and we strongly urge you to reject it. It would have a negative

impact on the aesthetic appeal of the neighborhood, the safety of everyone who uses the several involved intersections, and the environment.

Sincerely,

Sandra Hagood
James Hagood
428 Westwood Drive
Chapel Hill NC 27516

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, November 19, 2020 10:14 AM
To: Julie McClintock
Cc: Judy Johnson; Colleen Willger; Dwight Bassett; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Updated Comments on Annex Proposal

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.

If your email is related to a development application or a particular issue being addressed by the Council, your comments will be made part of the record. If applicable, we encourage you to attend any public meetings related to the items addressed in your email.

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: Julie McClintock [mailto:mcclintock.julie@gmail.com]
Sent: Wednesday, November 18, 2020 11:42 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Updated Comments on Annex Proposal

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

Dear Madame Mayor and Town Council,

We ask the Council to reject this rezoning request for a 6 story building made up of 52 housing units built into the western slope of the entrance to Chapel Hill on South Columbia. The mixed use component once again is likely to be an empty promise. This

letter was signed by a number of signers that share these concerns. Largest ones are damage to the environment and public safety.

You will note from the Planner's report that ESAB approved this project with the understanding it would receive additional review from the SW Board. That did not happen and we have a broken process that needs to be fixed. Bottom line this is a project needs extra stormwater review. I want to see this process fixed and happy to work with the Mayor and Council to make it work. And it is not too late to request that review. **If the Council is serious about climate change, flooding, and ecology then the Town needs to follow its ordinances.**

Here are the exceptions requested of the Council:

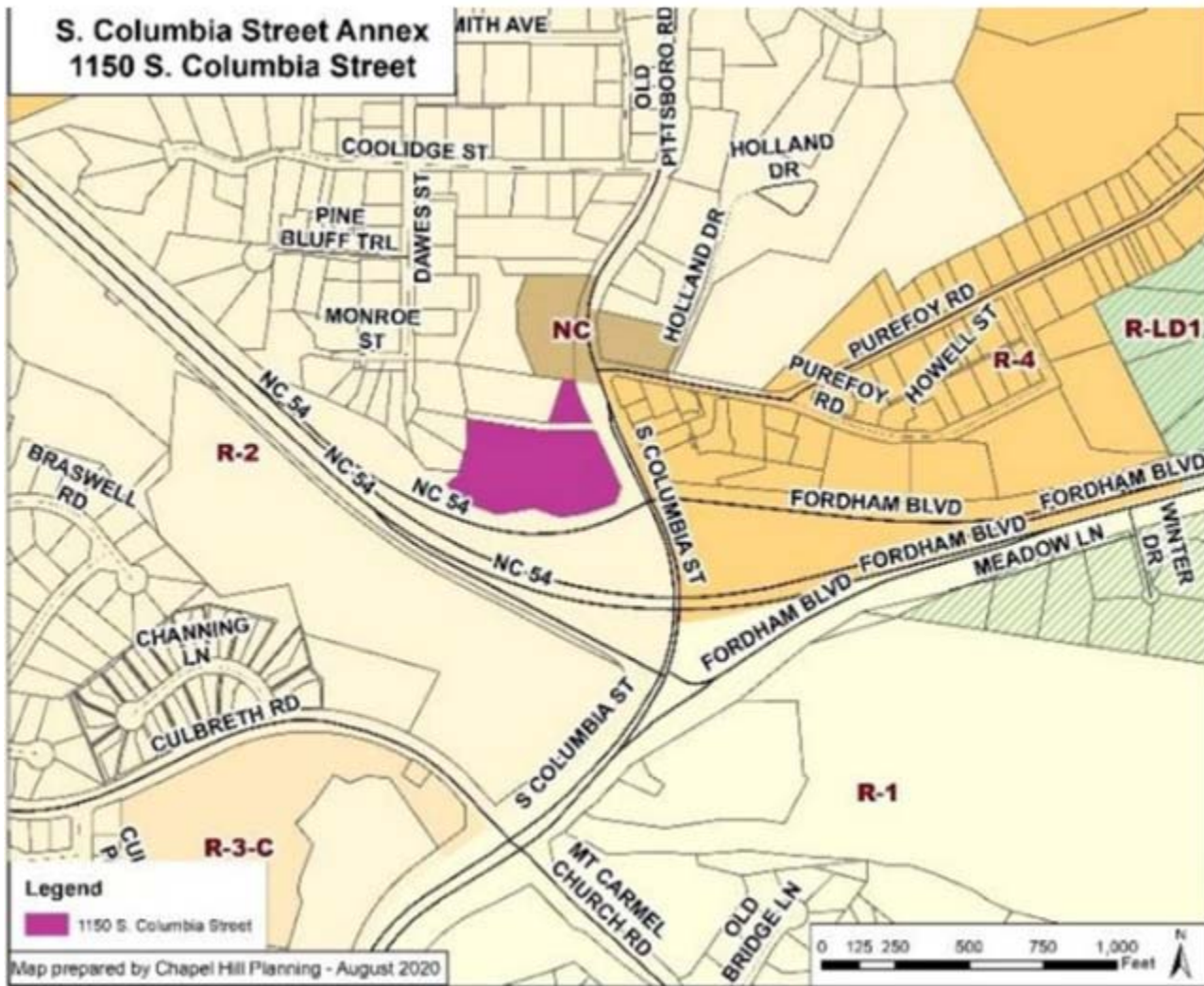
- advocate asking for variance from a perennial stream and it was determined so upon appeal by the state - a big deal
- 2/3 of site in Resource Conservation
- 40% of RCD disturbed; warrants a review by an advisory bd with stormwater experts
- 60% of managed portion of RCD is disturbed
- parking lot is not a permitted use in an RCD and is in it
- steep slopes violated by 25%. (water still runs downhill on manmade steep slopes)

Michael asked in the Bridgepoint what difference does it mean if these variances are granted. Good question. In addition to water quality, wildlife corridors, and our Piedmont ecology. **If you consult the experts you will learn that the variances will destroy any value of stream restoration.**

Location is problematic. The location of residential housing on this small steep lot is challenging since it is sandwiched between the Westwood neighborhood and the on-ramp to the 54 west by-pass, and across the street from Merritt's Landmark Restaurant. The area is crowded with traffic during peak hours with cars exiting 54 to make a left turn during the peak hours - this is very near the entrance for the proposed new building. Anyone who has traveled this area knows it is already dangerous and it was denied by the Transportation Board. **Public safety is a problem for pedestrians and cars. NC DOT has indicated the need for a plan to rework this area but they have not yet weighed into a long-term transportation solution for this area. Any rezoning here will limit future transit solutions. Shoehorning this density on a difficult lot** not only would make it unsafe for residents making turning moments in their cars it puts pressure for redevelopment on all the Purefoy Road affordable neighborhoods.

Variances mean the project does not meet town standards. The steep slopes ordinance, the limits on impervious surface, and the Resource Conservation District all serve specific town purposes. Additional variances are sought for reductions in our landscaping standards, and even a variance from the mixed use village land use mix zone they are seeking.

Severe environmental impediments. A variance is sought for the perennial stream that runs through the tract and parts of the lot are quite steep. The applicant wants variances in order to place buildings and parking lots within the Resource Conservation District (RCD). No amount of stream restoration will ameliorate the harm of placing a parking lot within the RCD. This ordinance does more than protect water quality by protecting our wildlife and remarkable ecology. Over 50% of the managed and upland portions of the RCD overlay district would be disturbed. See table of RCD disturbances below.



Aesthetics matter. Think of the care the Town has taken over the years to keep Chapel Hill's southern entrance way attractive. A major example is the 10 year battle over the future of South Columbia Street. Because of the persistence of leaders who preceded you, the DOT finally agreed to the Council's safe and attractive improvements to South Columbia including bike lanes and turning lanes and did not turn it into the 4 lane highway sought by NC DOT, thus retaining the character of our college town. **The 6 story building is out of character to the historic neighborhoods of Westwood and Purefoy Road.**



*Architectural rendering of proposed South Columbia Street Annex,
southern gateway to Chapel Hill*

In summary, the most serious problems to the South Columbia Street Annex project are:

- **Significant incursions** into the steep slopes and the Resource Conservation District which will cause significant harm when buildings and parking lots are put in these protected areas.
- **Public safety** is compromised by a proposed driveway entrance for cars and turns will be dangerous for pedestrians in an already problematic area. (The sign that directs traffic on the pedestrian island is regularly flattened by passing automobiles.)
- **Shoehorning this density on a difficult lot** not only would make it unsafe for residents making turning moments in their cars it puts pressure for redevelopment on all the Purefoy Road affordable neighborhoods.
- **NC DOT has indicated the need for a plan to rework this area but they have not yet weighed into a long-term transportation solution for this area. Any rezoning here will limit future transit solutions.**

Signed for CHALT

Linda Brown, Silvia Clements, Glen Elder, Jr., Martin Feinstein, Ramon Fernandez, Debbie and Arthur Finn, Joan Guilkey, Bruce Henschel, Dick and Livy Ludington, Julie McClintock, David Schwartz, Sandy Turbeville

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, November 19, 2020 10:14 AM
To: Julie McClintock
Cc: Judy Johnson; Colleen Willger; Dwight Bassett; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Comments on South Columbia Street Annex

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.

If your email is related to a development application or a particular issue being addressed by the Council, your comments will be made part of the record. If applicable, we encourage you to attend any public meetings related to the items addressed in your email.

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: Julie McClintock [mailto:mcclintock.julie@gmail.com]
Sent: Wednesday, November 18, 2020 5:37 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Karen Stegman <kstegman@townofchapelhill.org>; Tai Huynh <tai.tr.huynh@gmail.com>; Michael Parker <mparker@townofchapelhill.org>; Jess Anderson <jcooperanderson@gmail.com>; Pam Hemminger <phe mminger@townofchapelhill.org>; Hongbin Gu <hongbin.gu@gmail.com>; Amy Ryan <amymorrisryan@gmail.com>
Subject: Comments on South Columbia Street Annex

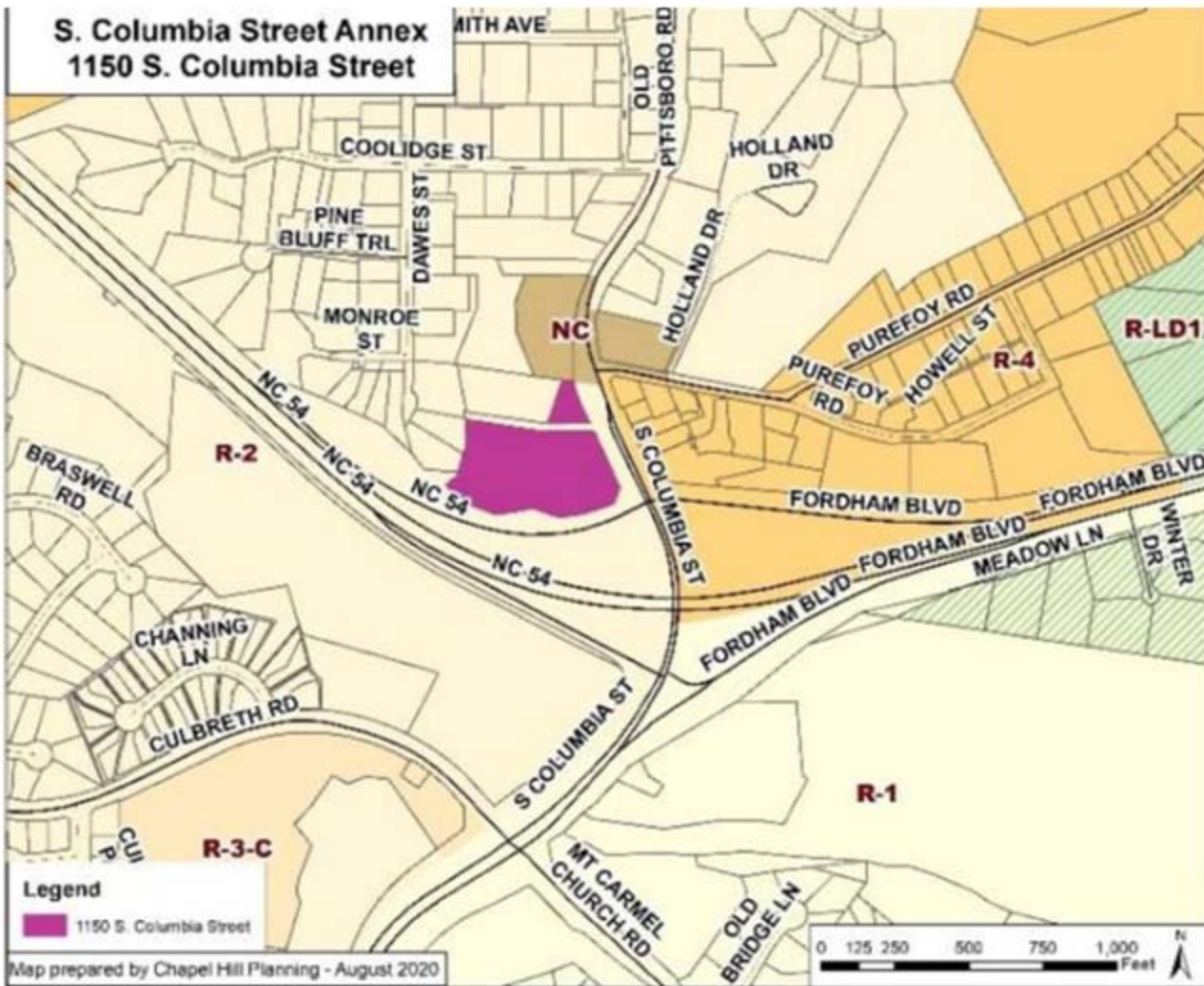
External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

November 18, 2020

Dear Madame Mayor and Town Council members,

We ask the Council to reject this rezoning request for a 6 story building made up of 52 housing units built into the western slope of the entrance to Chapel Hill on South Columbia with only a modest contribution of 8 units of affordable housing. The mixed use component once again is likely to be an empty promise.

Location is problematic. The location of residential housing on this small steep lot is challenging since it is sandwiched between the Westwood neighborhood and the on-ramp to the 54 west by-pass, and across the street from Merritt's Landmark Restaurant. The area is crowded with traffic during peak hours with cars exiting 54 to make a left turn during the peak hours - this is very near the entrance for the proposed new building. This project is near the James Taylor Bridge and the area where DOT will be planning new improvement at some point.



Aesthetics matter. Think of the care the Town has taken over the years to keep Chapel Hill's southern entrance way attractive. A major example is the 10 year battle over the future of South Columbia Street. Because of the persistence of leaders who preceded

you, the DOT finally agreed to the Council's safe and attractive improvements to South Columbia including bike lanes and turning lanes and did not turn it into the 4 lane highway sought by NC DOT, thus retaining the character of our college town. The 6 story building is out of character to the historic neighborhoods of Westwood and Purefoy Road.



Architectural rendering of proposed South Columbia Street Annex, southern gateway to Chapel Hill

Severe environmental impediments. A perennial stream runs through the tract and parts of the lot are quite steep. The applicant wants variances in order to place buildings and parking lots within the Resource Conservation District (RCD). No amount of stream restoration will ameliorate the harm of placing a parking lot within the RCD. This ordinance does more than protect water quality by protecting our wildlife and remarkable ecology. Over 50% of the managed and upland portions of the RCD overlay district would be disturbed. See table of RCD disturbances below.

Variances mean the project does not meet town standards. The steep slopes ordinance, the limits on impervious surface, and the Resource Conservation District all serve specific town purposes. Additional variances are sought for reductions in our landscaping standards, and even a variance from the mixed use village land use mix zone they are seeking.

In summary, the most serious problems to the South Columbia Street Annex project are:

- Significant incursions into the steep slopes and the Resource Conservation District which will cause significant harm when buildings and parking lots are put in these protected areas.
- Public safety is compromised by a proposed driveway entrance for cars and turns will be dangerous for pedestrians in an already problematic area. (The sign that directs traffic on the pedestrian island is regularly flattened by passing automobiles.)

- The scale and massive appearance of the building is not compatible to the ambient character of southern Chapel Hill — specifically the old college homes in Westwood, the historic Purefoy neighborhood, or the newer village feel of Southern Village.
- NC DOT has not yet weighed into a long-term transportation solution for this area and any rezoning here will limit future solutions.
- Retail and office components are seldom achieved and the town will lose out in gaining commercial tax base.

Thank you!

Julie McClintock, Linda Brown, Glen Elder, Jr., Bruce Henschel, Martin Feinstein, Ramon Fernandez, Joan Guilkey, Sandy Turbeville

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, November 19, 2020 12:41 PM
To: Judy Johnson; Colleen Willger; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: FW: Message from Website

They didn't leave a number or email.. only her address.



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: info@townofchapelhill.org [mailto:info@townofchapelhill.org]
Sent: Thursday, November 19, 2020 11:39 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Message from Website

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

A new entry to a form/survey has been submitted.

Form Name: Contact Mayor and Council
Date & Time: 11/19/2020 11:38 AM
Response #: 356
Submitter ID: 12795
IP address: [162.198.200.88](#)
Time to complete: 5 min. , 28 sec.

Survey Details

Page 1

Submit the form below or email mayorandcouncil@townofchapelhill.org.

1. Name

Claire Horne

2. Residency*

(o) I am a resident of Chapel Hill

3. Message

Council members and Mayor Hemminger –

In followup to the 11/18 discussion of the land use plan including a focus zone for the Southern Gateway and the S Columbia St Annex, please consider the following comments about both issues, as they are highly linked.

The land use plan's focus zones create 6-story, big footprint development in key areas throughout town. Residents who generally support town infill can oppose the type of infill and should be able to influence the scale planned for their area. The focus zones should be sized to fit the unique needs of each site. In fact the town's Charting Our Future document states that focus zones are tailored to the unique circumstances of the area.

The 6-story zone fronting South Columbia Street is not tailored to the circumstances of the failing stretch of road that is already a pedestrian and biking hazard.

Last night's process for approving the land use plan with focus zones dismissed the objections of neighbors and S. Columbia Street users such as pedestrians, drivers, bikers, and bus riders, who will all experience the impact of increased traffic.

As someone who has attended meetings about the Annex projects for years and emailed with town staff since 2014 to request updates on this project, in my experience the Annex project has never been publicly discussed as being linked to the focus zone for future big-footprint development at the Southern Gateway. It certainly wasn't last night, with three hours separating the two issues and no one from the council linking them in their questions or comments.

I attended an initial viewing of the LUMO / Charting our Future plans at University Mall in 2018. From what I saw, there was no indication in your charts and maps that a Focus Zone with 6-story buildings was slated for S. Columbia. Had this information been available, I would paid attention, since it's so closely related to the Annex project. Things apparently changed since 2018.

I try to stay connected to town planning but had no idea about the Southern Gateway focus zone in the land use plan. I believe staff go to considerable efforts to include stakeholders, so please believe me when I tell you that despite your process, it's still difficult for residents to understand what is happening or moving forward at a town planning level.

Then, when neighbors do come to a key meeting that is labelled a public hearing, our concerns are brushed aside for being too late in the process.

It's a huge disservice to the conversation about the Annex that so few neighbors know about this focus zone at the Southern Gateway. It's also not clear that council members fully understand the connections or have evaluated the two issues together. In the zoom chat for the 11/18 meeting, I asked if the Annex project was in the Focus Zone. No one provided an answer.

The tenor of the Annex discussion on 11/18 seemed to show that council members have little understanding of the actual impact that large-scale development would bring to the new focus zone on S. Columbia Street. During the Annex project discussion, Ms Gu, who advised that council should move ahead and approve the land use plan with the S. Columbia Southern Gateway focus zone earlier in the evening, seemed very concerned about Annex project traffic and the developer's inability to speak to traffic complexity and safety.

Does she not see that these concerns greatly expand when applied to multiple parcels slated for 6-story, large scale development in our area's newly approved focus zone?

In this zone, bus lanes and bus stops, bike lanes, a pedestrian crossing, highway 54's exit and entrance ramps, a tough left from Purefoy southbound, and a proposed left from the Annex northbound onto S Columbia all converge. The conversation in the 11/18 meeting about traffic impact of just one building (the Annex) shows what is at stake in approving these types of very large projects in this area.

Last night, the Annex developers could show the town no information on safety mitigation efforts for bikes and pedestrians. They've heard these concerns and been asked key questions about safety issues from planners, neighbors and council for years, yet made no attempt to address them, saying last night they'd have that information for the town at a future time! They also maintain that traffic impact will be minimal because everyone who lives in the building will walk.

Will you accept this assertion from every developer of the 4 – 6 parcels of land fronting S. Columbia? Having approved the focus zone for multiple buildings at 6 stories streetside and 4 on the interior of the zone, you've set the pattern for traffic and safety issues to exponentially increase.

I'm for infill at a smaller scale, such as a three-story mixed-use project that limits parking to 20 spaces underground for employees only and handicapped access. A mixed-use development could be fantastic for this area, with pedestrians, neighbors, UNC employees, and visitors actually using the pedestrian plaza and a public access park along the creek. As is, the Annex is yet more luxury housing with only a few affordable units. It brings the potential for terrible traffic impact. Unlike Merritt's Grill, the Annex offers no incentive for residents and visitors to actually use the sterile pedestrian "plaza" that fronts S. Columbia Street.

Scale is at the heart of this discussion. To me, preserving the history and character of a neighborhood are far less relevant. The issue is about bigness and who it benefits, and about shoe-horning multiple very large buildings into small sites without an understanding of how it all connects. It's about the problems that infill helps to solve, and the problems that infill creates. The Annex is luxury housing, with several affordable units proposed to smooth the deal. Unless you require the developers to have zero parking, larger scale buildings such as the Annex lead to larger increases in traffic and more chances for dangerous collisions with walkers, bikers, busses, and cars. This project creates more problems than it solves and offers nothing to the town and residents other than a few affordable housing units. There are better ways to address affordable housing than this piecemeal quid pro quo with profit-oriented developers.

Please rethink the type of project that would be an asset to the town and to the entrance of our University. The success of Merritt's Grill has shown this area could be fantastic for a smaller scale project that is truly a lively, useful, culturally interesting, more environmentally friendly development we'd all enjoy and be proud to see at the southern gateway.

At minimum, if you approve this project, limit the Annex to 3 stories.

Please revisit the focus zone for Southern Gateway in conjunction with the very real traffic challenges, complexities, and dangers at this area. In your discretion, you could lower the heights for accepted buildings in this area or remove the Southern Gateway focus zone from the land use plan until there is consensus from the town and DOT on good options to create a safer stretch of road for all users.

Thanks for your time and efforts.

Claire Horne
404 Westwood Drive

4. If you would like us to contact you regarding this issue, please provide an email or telephone number.

Not answered

Note: Mail sent to or received from the Town of Chapel Hill is subject to publication under the provisions of the North Carolina public records law.

Thank you,
Town of Chapel Hill, NC

This is an automated message generated by the Vision Content Management System™. Please do not reply directly to this email.

Amy Harvey

From: Jeanette Coffin
Sent: Friday, November 20, 2020 8:33 AM
To: Julie McClintock
Cc: Colleen Willger; Judy Johnson; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Updated letter to Town Council re Public Hearing So Columbia St Annex

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.

If your email is related to a development application or a particular issue being addressed by the Council, your comments will be made part of the record. If applicable, we encourage you to attend any public meetings related to the items addressed in your email.

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: Julie McClintock [mailto:mcclintock.julie@gmail.com]
Sent: Thursday, November 19, 2020 7:49 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Updated letter to Town Council re Public Hearing So Columbia St Annex

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

Amy

Apologies. I've picked up a few more signatures. Please put this one within the public record.

Thank you!

Bill Bolen, Eunice Brock, Linda Brown, Silvia Clements, Glen Elder, Jr., Martin Feinstein, Ramon Fernandez, Debbie and Arthur Finn, Joan Guilkey, David and Sherri Hardman, Tom Henkel, Bruce Henschel, Charles Humble, Fred Lampe, Robert Lauterborn, Katherine Leith, Dick and Livy Ludington, Julie McClintock, Molly McConnell, Samuel Magill, John Morris, Michael Murphy, David Schwartz, Karyn and Tom Traut, Sandy Turbeville, Terry Vance

—Julie McClintock

Dear Madame Mayor and Town Council,

We ask the Council to reject this rezoning request for a 6 story building made up of 52 housing units built into the western slope of the entrance to Chapel Hill on South Columbia. The mixed use component once again is likely to be an empty promise. This letter was signed by a number of signers that share these concerns. Largest ones are damage to the environment and public safety.

You will note from the Planner's report that ESAB approved this project with the understanding it would receive additional review from the Stormwater Board. That did not happen and we have a broken process that needs to be fixed. Bottom line this is a project needs extra stormwater review. I want to see this process fixed and we are happy to work with the Mayor and Council to make it work. And it is not too late to request that review.

If the Council is serious about climate change, flooding, and ecology then the Town needs to follow its ordinances. Here are the exceptions requested of the Council:

- advocate asking for variance from a perennial stream and it was determined so upon appeal by the state - a big deal
- 2/3 of site in Resource Conservation
- 40% of RCD disturbed; warrants a review by an advisory bd with stormwater experts
- 60% of managed portion of RCD is disturbed
- parking lot is not a permitted use in an RCD and is in it
- steep slopes violated by 25%. (water still runs downhill on manmade steep slopes)

Council member Michael Parker asked in the Bridgepoint what difference does it mean if variances are granted. Good question. Violating the Resource Conservation District not only protects water quality but wildlife corridors, and our Piedmont ecology. **Experts tell us that the variances will destroy any value brought by stream restoration that often fail.**

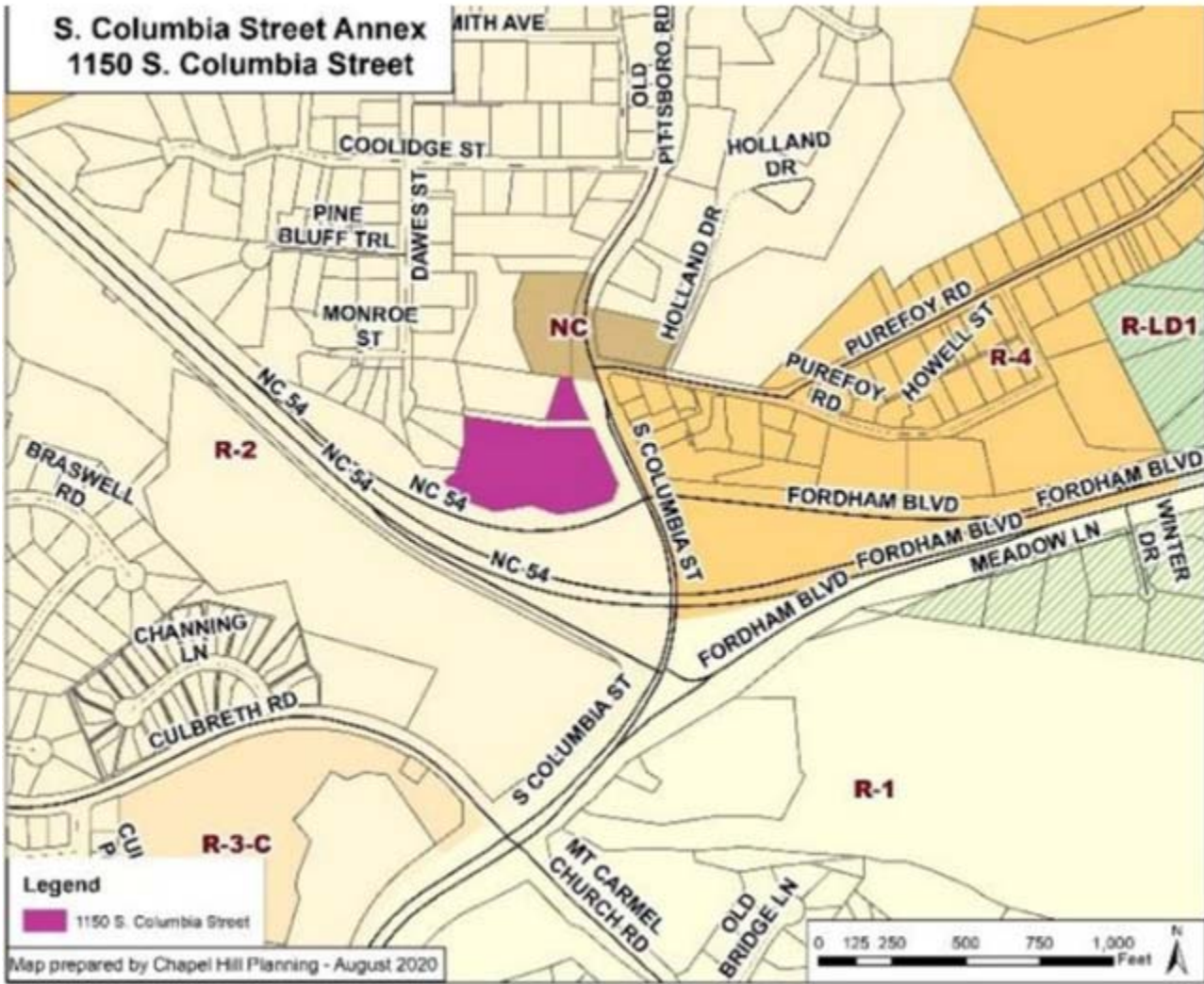
Location is problematic. The location of residential housing on this small steep lot is challenging since it is sandwiched between the Westwood neighborhood and the on-ramp to the 54 west by-pass, and across the street from Merritt's Landmark Restaurant. The area is crowded with traffic during

peak hours with cars exiting 54 to make a left turn during the peak hours - this is very near the entrance for the proposed new building. Anyone who has traveled this area knows it is already dangerous and the Transportation Advisory Board agreed as well.

Public safety is a problem for pedestrians and cars. NC DOT has indicated the need for a plan to rework this area but they have not yet weighed into a long-term transportation solution for this area. Any rezoning here now will limit future transit solutions. Shoehorning this density on a difficult lot not only makes it unsafe for residents making turning moments in their cars, pedestrians in the area, and it also puts pressure for redevelopment on all the Purefoy Road affordable neighborhoods.

Variances mean the project does not meet town standards. The steep slopes ordinance, the limits on impervious surface, and the Resource Conservation District all serve specific town purposes. The applicant is seeking additional variances for reductions in our landscaping standards, and even a variance from the mixed use village land use mix zone they are seeking.

Severe environmental impediments. A variance is sought for the perennial stream that runs through the tract and parts of the lot are quite steep. The applicant wants variances in order to place buildings and parking lots within the Resource Conservation District (RCD). No amount of stream restoration will ameliorate the harm of placing a parking lot within the RCD. Over 50% of the managed and upland portions of the RCD overlay district would be disturbed. See table of RCD disturbances below.



Aesthetics matter. Think of the care the Town has taken over the years to keep Chapel Hill's southern entrance way attractive. A major example is the 10 year battle over the future of South Columbia Street. Because of the persistence of leaders who preceded you, the DOT finally agreed to the Council's safe and attractive improvements to South Columbia including bike lanes and turning lanes and did not turn it into the 4 lane highway sought by NC DOT, thus retaining the character of our college town. **The 6 story building is out of character to the historic neighborhoods of Westwood and Purefoy Road.**



*Architectural rendering of proposed South Columbia Street Annex,
southern gateway to Chapel Hill*

In summary, the most serious problems to the South Columbia Street Annex project are:

- **Significant incursions** into the steep slopes and the Resource Conservation District which will cause significant harm when buildings and parking lots are put in these protected areas.
- **Public safety** is compromised by a proposed driveway entrance for cars and turns will be dangerous for pedestrians in an already problematic area. (The sign that directs traffic on the pedestrian island is regularly flattened by passing automobiles.)
- **Shoehorning this density on a difficult lot** not only would make it unsafe for residents and cars making turning moments puts pressure for redevelopment on all the Purefoy Road affordable neighborhoods.
- **NC DOT has indicated the need for a plan to rework this area but they have not yet weighed into a long-term transportation solution for this area. Any rezoning here will limit future transit solutions.**

Signers sent by Chapel Hill Alliance for a Livable Town

Bill Bolen, Eunice Brock, Linda Brown, Silvia Clements, Glen Elder, Jr., Martin Feinstein, Ramon Fernandez, Debbie and Arthur Finn, Joan Guilkey, David and Sherri Hardman, Tom Henkel, Bruce Henschel, Charles Humble, Fred Lampe, Robert Lauterborn, Katherine Leith, Dick and Livy Ludington, Julie McClintock, Molly McConnell, Samuel Magill, John Morris, Michael Murphy, David Schwartz, Karyn and Tom Traut, Sandy Turbeville, Terry Vance

Amy Harvey

From: Jeanette Coffin
Sent: Friday, November 20, 2020 8:34 AM
To: Molly Anderson
Cc: Colleen Willger; Judy Johnson; Dwight Bassett; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: South Columbia Gateway Project

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.

If your email is related to a development application or a particular issue being addressed by the Council, your comments will be made part of the record. If applicable, we encourage you to attend any public meetings related to the items addressed in your email.

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: Molly Anderson [mailto:mollydelcarmen@hotmail.com]
Sent: Thursday, November 19, 2020 5:33 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: South Columbia Gateway Project

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:

We have been co-owners of a house on Purefoy Road for 36 years, we lived in the neighborhood while both of us were attending UNC, and our daughter was born here. We know the neighborhood well and love the current mix of small houses, modest apartment buildings and townhomes, affordable housing, Jones Park, and Merritt's Pasture. This area already meets several goals of the Draft Future Land Use Plan for Chapel Hill

(October 2020): a diversity of housing types; distinctive, safe and attractive neighborhoods; and a vibrant and inclusive community.

We adamantly oppose the planned South Columbia Street Gateway Project. It would replace a discreet residential neighborhood that provides a beautiful southern gateway to Chapel Hill with a monstrosity. Having multi-story buildings and the proposed mixed-use development here would be totally out of keeping with the existing character of the neighborhood. We have watched the rapid development around the Bypass and in other parts of Chapel Hill with consternation, noticing increasing noise and congestion in our neighborhood as more traffic is coming through. The proposed development would result in more of these negative impacts.

As development has proceeded above Purefoy Road and with more severe storms that accompany climate change, erosion has become a major problem for us because of increased flow in the stream that goes through our property, originating in parking lots and wastewater upstream. The waiver in this project to disturb steep slopes should not be permitted. We do not want to see more building in this area. More attention is needed from the Town to prevent silt washing into the stream above Purefoy Road.

Thank you for your attention.

Molly Anderson and John Cook
781.608.9191

Amy Harvey

From: Jeanette Coffin
Sent: Friday, November 20, 2020 8:34 AM
To: Molly Anderson
Cc: Colleen Willger; Judy Johnson; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: FLUM South Columbia Focus Area - Public Hearing Agenda Item #6

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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Sincerely,

Jeanette Coffin



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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: Molly Anderson [mailto:mollydelcarmen@hotmail.com]
Sent: Thursday, November 19, 2020 7:33 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: FLUM South Columbia Focus Area - Public Hearing Agenda Item #6

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,

We are resending our comments, after talking with a neighbor on Purefoy Road who attended the public hearing last night, who was able to explain that the rezoning under the draft FLUM and the South Columbia Gateway Annex Project are separate issues. We want to be clear that we don't think South Columbia should be a "Focus Area", and any new development in that area would be inappropriate.

We have been co-owners of a house on Purefoy Road for 36 years, we lived in the neighborhood while both of us were attending UNC, and our daughter was born here. We know the neighborhood well and love the current mix of small houses, modest apartment buildings and townhomes, affordable housing, Jones Park, and Merritt's Pasture. This area already meets several goals of the Draft Future Land Use Plan for Chapel Hill (October 2020): a diversity of housing types; distinctive, safe and attractive neighborhoods; and a vibrant and inclusive community.

We adamantly oppose the FLUM South Columbia Focus Area. Any new development in this area would result in more traffic congestion and danger to pedestrians. In particular, making left turns onto South Columbia from Purefoy is already dangerous and new development would increase that danger.

Thank you for your attention.

Molly Anderson and John Cook
781.608.9191

Amy Harvey

From: Jeanette Coffin
Sent: Friday, November 20, 2020 8:35 AM
To: Laurie Parker
Cc: Colleen Willger; Judy Johnson; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Reject rezoning request

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: Laurie Parker [mailto:laurienotoparker@gmail.com]
Sent: Thursday, November 19, 2020 5:15 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>; Karen Stegman <kstegman@townofchapelhill.org>; tai.tr.huynh@gmail.com; Michael Parker <mparker@townofchapelhill.org>; Jess Anderson <jcooperanderson@gmail.com>; Pam Hemminger <phemminger@townofchapelhill.org>; Hongbin Gu <hongbin.gu@gmail.com>; Amy Ryan <amymorrisryan@gmail.com>
Subject: Reject rezoning request

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

Hi - We would like to sign on to this letter, requesting that this rezoning request not be approved. Chris and Laurie Parker, 1432 Gray Bluff Trail, Chapel Hill, NC.

November 18, 2020

Dear Madame Mayor and Town Council members,

We ask the Council to reject this rezoning request for a 6 story building made up of 52 housing units built into the western slope of the entrance to Chapel Hill on South Columbia with only a modest contribution of 8 units of affordable housing. The mixed use component once again is likely to be an empty promise.

Location is problematic. The location of residential housing on this small steep lot is challenging since it is sandwiched between the Westwood neighborhood and the on-ramp to the 54 west by-pass, and across the street from Merritt's Landmark Restaurant. The area is crowded with traffic during peak hours with cars exiting 54 to make a left turn during the peak hours - this is very near the entrance for the proposed new building. This project is near the James Taylor Bridge and the area where DOT will be planning new improvement at some point.

Aesthetics matter. Think of the care the Town has taken over the years to keep Chapel Hill's southern entrance way attractive. A major example is the 10 year battle over the future of South Columbia Street. Because of the persistence of leaders who preceded you, the DOT finally agreed to the Council's safe and attractive improvements to South Columbia including bike lanes and turning lanes and did not turn it into the 4 lane highway sought by NC DOT, thus retaining the character of our college town. The 6 story building is out of character to the historic neighborhoods of Westwood and Purefoy Road.

Severe environmental impediments. A perennial stream runs through the tract and parts of the lot are quite steep. The applicant wants variances in order to place buildings and parking lots within the Resource Conservation District (RCD). No amount of stream restoration will ameliorate the harm of placing a parking lot within the RCD. This ordinance does more than protect water quality by protecting our wildlife and remarkable ecology. Over 50% of the managed and upland portions of the RCD overlay district would be disturbed. See table of RCD disturbances below.

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- Public safety is compromised by a proposed driveway entrance for cars and turns will be dangerous for pedestrians in an already problematic area. (The sign that directs traffic on the pedestrian island is regularly flattened by passing automobiles.)
- The scale and massive appearance of the building is not compatible to the ambient character of southern Chapel Hill — specifically the old college homes in Westwood, the historic Purefoy neighborhood, or the newer village feel of Southern Village.
- NC DOT has not yet weighed into a long-term transportation solution for this area and any rezoning here will limit future solutions.
- Retail and office components are seldom achieved and the town will lose out in gaining commercial tax base.

Thank you!

