Amy Harvey

From: Leah Groehler <lgroehler@viapeople.com>
Sent: Tuesday, October 04, 2022 12:35 PM
To: Jeanette Coffin
Cc: Colleen Willger; Lance Norris; 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: White Oak Planned Development

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Jeanette, thank you so much for your reply and for taking our considerations into account. We live in an established neighborhood with many home owners residing here for over 30 years. I feel that our neighbors are all very reasonable people and understand that some development is necessary. However, it's the extent of the development around White Oak that is giving people such concerns.

Looking forward to your reply.

Leah

Leah Groehler, Ph.D.
Vice President, Consulting Services
lgroehler@viapeople.com
919-622-7253

From: Jeanette Coffin <jcoffin@townofchapelhill.org>
Date: Tuesday, October 4, 2022 at 12:10 PM
To: Leah Groehler <lgroehler@viapeople.com>
Cc: Colleen Willger <cwillger@townofchapelhill.org>, Lance Norris <lnorris@townofchapelhill.org>, Adam Searing <asearing@townofchapelhill.org>, Amy Ryan <aryan@townofchapelhill.org>, Camille Berry <cberry@townofchapelhill.org>, Jeanne Brown <jbrown2@townofchapelhill.org>, Jess Anderson <janderson@townofchapelhill.org>, Karen Stegman <kstegman@townofchapelhill.org>, Michael Parker <mparker@townofchapelhill.org>, Pam Hemminger <phemminger@townofchapelhill.org>, Paris Miller-Foushee <pmiller-foushee@townofchapelhill.org>, Tai Huynh <thuynh@townofchapelhill.org>, Amy Harvey <aharvey@townofchapelhill.org>, Ann Anderson <aanderson@townofchapelhill.org>, Carolyn Worsley <cworsley@townofchapelhill.org>, James Baker <jbaker@townofchapelhill.org>, Laura Selmer <lselmer@townofchapelhill.org>, Loryn Clark <lclark@townofchapelhill.org>, Mary Jane Nirdlinger <mnirdlinger@townofchapelhill.org>, Maurice Jones <mjones@townofchapelhill.org>, Ran Northam <rnortham@townofchapelhill.org>, Ross Tompkins <rtompkins@townofchapelhill.org>, Sabrina Oliver

<soliver@townofchapelhill.org>
Subject: RE: White Oak Planned Development

⚠ **CAUTION:** This email originated from outside of the viaPeople organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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: Leah Groehler <lgroehler@viapeople.com>
Sent: Monday, October 3, 2022 9:17 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: White Oak Planned Development

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

To whom it may concern: my name is Leah Groehler and I reside at 101 Alba Lane in Durham. I'm getting increasingly concerned with all of the development in our area. There is now a set of proposals to develop virtually all of the land from Pope Road all the way down to East Lakeview and down to 15-501 and I-40. I understand that some development will be necessary but this is excessive.

These are very real issues that will be exacerbated by further development:

Traffic - We have increasing concerns about traffic already. Adding another development, much less 4–5, will make the area very difficult to navigate.

Water drainage - We also currently have an issue with water drainage throughout our neighborhood. Removing all of that green space will exacerbate the water drainage issue and again, so many developments is excessive.

Noise - The noise is also increasing from Highway 40. The plans include new developments on virtually ALL of the land from Pope Rd to E. Lakeview and down to 15-501 and I-40. Removing all of the foliage will only add to this problem so again, moderation seems important here and what's being proposed is most definitely not moderate.

Climate change - these proposals are moving in the exact opposite direction of what we need to do to address climate change. Frankly, I'm surprised this hasn't been top of mind in an area like ours but with all of the development going on throughout the Triangle area, it seems this is a lesser concern which is disappointing. Our area could be one of the leaders in this movement but we continue with accelerated development.

Apartment glut - while there seems to be a shortage of single-family housing, especially for low income residents, there does not seem to be a shortage of apartment units. From everything we can tell, these developments are going to be primarily, if not exclusively, apartment units.

Given the concerns above, it seems irresponsible to pursue so much development. Please take my, and my neighbors, concerns into consideration as while we understand that some development may be needed, these plans include much more than is necessary.

Leah Groehler

Leah Groehler, Ph.D.
Vice President, Consulting Services
lgroehler@viapeople.com
919-622-7253

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, October 06, 2022 10:21 AM
To: Peter Bird
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: Concerns regarding N White Oak development and surrounding 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

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: Peter Bird <peterbirdemail@yahoo.com>
Sent: Thursday, October 6, 2022 10:11 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Concerns regarding N White Oak development and surrounding projects

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

Dear Town Council members and Mayor Hemminger,

My wife and I have been Town of Chapel Hill residents at 108 Alba Lane for 26 years. We live in very close proximity to the four currently proposed projects for the immediate surrounding area.
We have serious concerns principally related to:

1. The density of units/residents being planned and its related impact on traffic, noise and schools;

2. The scale of the buildings -- they're completely out of keeping with the surrounding area;
3. The lack of affordable housing as a percentage of total units.

I recognize that it may be too late to alter items 1 and 2 above materially. However, I hope the Council will consider requiring the developers to provide ground-level retail outlets (coffee, restaurants, etc.) to foster a greater sense of community in the neighborhood to at least mitigate some of the scale concerns. I also sincerely hope the Council will require the developers to increase the percentage of units available to low-income residents.

Thank you in advance for your thoughtful review and consideration.

Peter Bird
108 Alba Lane
919 349 0695

Amy Harvey

From: Jeanette Coffin
Sent: Friday, October 07, 2022 9:12 AM
To: David Penn
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: White Oak planned 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: David Penn <harpswelldp@gmail.com>
Sent: Friday, October 7, 2022 8:20 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: White Oak planned development

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

To Whom It May Concern:

My name is David Penn and I live in the neighborhood where the proposed development will be occurring. I have heard about the proposals to develop the land in the area around Pope Road and East Lakeview and am frankly alarmed by this issue.

There are numerous reasons for why increased development and accompanying sprawl have a negative impact on the environment. These include, but are not limited to, increase in fossil fuel use, reductions in open spaces,

and increased water pollution and noise. These negative consequences have been outlined frequently elsewhere, but I point you toward a few resources, https://theowp.org/reports/the-detrimental-impact-of-suburban-sprawl-on-the-environment/, https://www.nature.com/scitable/knowledge/library/the-characteristics-causes-and-consequences-of-sprawling-103014747/.

The proposed development would raze all the woods in the area, uprooting many animals, eliminating its natural beauty, and creating yet another cookie-cutter apartment complex.

We know that climate change is real; it is as indisputable as the existence of gravity and that we orbit the sun. Rather than us contributing to the problem, let's take the lead in solving it. In addition, there are several lower income families in our neighborhood. It is well known that many neighborhoods, particularly in low-income areas, have a paucity of green spaces. Further, the presence of green spaces is associated with improved mental health, https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5663018/. Thus, if there is any development that needs to occur, let's invest in our community rather than in the 401ks of developers.

Thank you for your time. Please feel free to contact me at any time to discuss my concerns (919-491-8214).

David

Amy Harvey

From: Jeanette Coffin
Sent: Monday, September 19, 2022 12:58 PM
To: MARIAN RIETH
Cc: Colleen Willger; Chelsea Laws; 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: White Oak/Gateway/Huse and Pope development

Follow Up Flag: Follow up
Flag Status: Flagged

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: MARIAN RIETH <mrieth@terrabellahillsborough.com>
Sent: Monday, September 19, 2022 11:22 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: White Oak/Gateway/Huse and Pope development

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

I came to the council meeting Wednesday not planning to speak to present my concerns. I thought this was to hear about projected plans to be considered.

I thought that the North White Oak rd. parcel was being considered for a community park.

I know CH is not coordinating with Durham county but Mt. Moriah is a massive development, Fearington and SW Durham Blvd more huge developments, Ephesus Church rd. massive development and proposed Huse and Pope Rd developments. Do we have the schools and planned infrastructure for this amount of urban sprawl in a very short period of time?

Where is the projected greenspace for residents and wildlife? Established trees and vegetation are critical for air quality, shade for temperature control in an increasing climate crisis and greenspace also provides water conservation and filtration for better water quality.

People also need greenspace for mental health. We need a calming, shaded, beautiful area to be our best, calm selves. Children need a safe and calming space as well as adults. After the COVID pandemic children and families lives have been dramatically cloistered and shuttered. We need to provide more open space for all. And Mayor Hemminger you spoke on “building for the community” and not just the residents. Let’s “build” keep a beautiful greenspace.

I hope you will reconsider the land use of North White Oak Dr.

Thank you for your time,
Marian Rieth, 210 White Oak Dr, Durham NC

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 17, 2023 3:18 PM
To: Mimi Rieth
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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: White Oak and Huse st

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: Mimi Rieth <mcrieth2016@gmail.com>
Sent: Monday, April 17, 2023 1:07 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: White Oak and Huse st

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

I am writing in concern of the massive urban sprawl that is happening in this area.
The established massive apartment complex on Mt. Moriah is going to bring a huge influx of traffic and people. I know it is Durham County but Chapel Hill and Durham need to be aware of sprawl projects near each other.

Mt Moriah development was once vegetation, old growth trees and small affordable homes and is now an **urban heat island.** These are **impervious dark service** areas, i.e. pavement, sidewalks and rooftops. The impact of these heat islands are:

- increased energy consumption
- increased emissions of air pollutants and greenhouse gases
- compromised human health and comfort
- impaired water quality

Extreme heat events are exacerbated by **heat islands.**

Trees, vegetation and water bodies tend to cool the air by providing shade and transpiring water from plants and trees cools the area.

It is my understanding White Oak and Huse were also being considered for green space. People need green space for mental health. Green spaces are proven calming and regenerating areas for people.

Please keep all of these important points in mind when planning for the community.

Sincerely,
Mimi Rieth
Durham, NC 27707

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, April 20, 2023 4:27 PM
To: Berlin, Charles S
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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Possible FLUM expansion amendment for Chapel Hill Crossing development 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.

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: Berlin, Charles S <cberlin@pitt.edu>
Sent: Thursday, April 20, 2023 3:39 PM
To: Tas Lagoo <tlagoo@townofchapelhill.org>
Cc: Jacob Hunt <jhunt@townofchapelhill.org>; Judy Johnson <jjohnson@townofchapelhill.org>; Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Possible FLUM expansion amendment for Chapel Hill Crossing development proposal

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

Dear Tas,

Thank you for cohosting the meeting on 4/17 about the proposed FLUM amendment to accommodate the request of Ernie Brown, who is seeking to build two very large developments on both the north side and the south side of Old Chapel Hill Road ("Chapel Hill Crossing") It was noteworthy that on very short notice, 47 members of the

public showed up for this, almost all of whom voiced serious concerns about the town considering taking this step.

I'm writing hoping to get some further sense as to how this potential step, which would only benefit the developer at very significant detriment to the immediate surrounding community, might have come about. I did inquire about this at our meeting, and the response was that this idea is being floated at the request of the developer. That would hardly be surprising, as changing the rules on this piece of property would make it significantly easier for him to gain approval for the hyperdense and enormous amount of building mass he'd like to be allowed to put there without having to deal with otherwise potential more extensive conditional zoning request issues, irrespective of the serious problems with it. While you and Jacob indicated that you are only gathering information at this point and haven't formed an opinion so far, I must say I did wonder if perhaps the planning department has genuinely maintained a true position of neutrality about this to this point. I am somewhat concerned as to whether this developer's ask might possibly have been abetted by the planning department for it to get even this far. If that is the case, that would be rather distressing, as it might imply that the planning department may have already taken a position that appears markedly at odds with the larger community and even more with what I understand the intents are of FLUM and the Complete Community guidelines. It might also raise the question as to whether the developer's desires were potentially being given higher priority than the best interest of the community.

As you are aware, myself and one of my neighbors have been the de facto community representatives to participate in the council requested 'integrated planning" for the several proposed developments in this area, and in carrying this out we have had many meetings with the planning department, the developers, and continuously take in information from our neighbors who we represent. It was disappointing that we were left out of the loop about this new requested tactic and felt somewhat blindsided in learning only a few days before of this public meeting about something as crucial as this proposed FLUM amendment, which would go very much to the heart of what we'd been discussing, hopefully constructively, for many months. I know I would have appreciated having had more advance notice that this somehow had gotten on the table, and been able to perhaps have had some preliminary discussion earlier on.

There are many reasons why reclassifying the Huse Street property by amendment as a new extension of the FLUM are problematic, and I would be happy to detail these further with you. However, the most crucial one is that a core intention of FLUM is to identify underutilized areas of town where greater density can be built with much less likelihood of damaging existing neighborhoods. If the Huse St property (Chapel Hill Crossing South) were given FLUM status, even though there is an enormous difference between the north and south sides of Old Chapel Hill Rd., it would plunk a vast amount of building mass and height right into an existing quiet, treed, older low-rise middle-housing neighborhood, as is every neighborhood along the south side of Old Chapel Hill/Old Durham Roads, where it would be markedly discordant and destructive to these communities. This is not what FLUM envisions. The denser development that FLUM postulates belongs on the north side of the road, which consists only of a very few houses which a number of the occupants are apparently willing to relinquish, and woodlands. Larger scale building there will not destroy any existing neighborhoods.

I hope also that the importance of a point made by several of the meeting participants was noted, namely, why would the town even consider such a problematic and developer-appeasing step of now pushing out the boundaries of FLUM into an incompatible area, when the *current* boundaries within this FLUM focus have so far hardly begun the process of being built out. Currently the Gateway and the Chapel Hill Crossing North projects are the only proposals moving forward. The White Oak property is now apparently again actively up for a new developer to step forward, and apparently SECU may be open to discussion of proposals for further development of 26 acres adjacent to its building. And it has long been felt that the Red Roof Inn will be redeveloped at some point. It just makes no sense to be amending FLUM to inflict such density in a very wrong place, when there is so much opportunity to do so within the already existing bounds of the approved FLUM focus area between Old Chapel Hill Rd. and 15/501 where it would be far more compatible.

Note also that the current FLUM map was a project that had extensive community input, whereas now considering granting an amendment to this developer allowing FLUM to annex his property at his request would only allow a far smaller level of community input, belying the original collective discussion process of the current FLUM map.

And note there has been some informal comment from council in prior discussions that because this small area will be an important visual "gateway" for entering Chapel Hill, whatever eventually gets sited there should reflect well on the town (while this proposal does the opposite with a proposed building literally the size of the Berkshire, up on a hill, towering over everything else that surrounds it, right at this Chapel Hill "gateway").

I hope the concerns here, which represent not only my own perspective but that of many others (especially the White Oak, Huse St., Cricket Ground, and Clark Lake neighborhoods, which would bear the most direct impact of this proposed development) may be thoughtfully considered.

Respectfully,
Charles Berlin
C

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, April 26, 2023 11:14 AM
To: Tas Lagoo
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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Possible FLUM expansion amendment for Chapel Hill Crossing development 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.

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: Tas Lagoo <tlagoo@townofchapelhill.org>
Sent: Tuesday, April 25, 2023 5:33 PM
To: Berlin, Charles S <cberlin@pitt.edu>
Cc: Jacob Hunt <jhunt@townofchapelhill.org>; Judy Johnson <jjohnson@townofchapelhill.org>; Town Council <mayorandcouncil@townofchapelhill.org>
Subject: RE: Possible FLUM expansion amendment for Chapel Hill Crossing development proposal

Charles,

Apologies for my very belated response as I was out of the office last Thursday and Friday.

Regarding the genesis of the FLUM amendment, it's correct that the developer is requesting the amendment. I do want to clarify that staff informed the developer that they would need to request consideration of the FLUM amendment alongside their conditional zoning application. Providing this advice is consistent with staff's role of advising applicants on the appropriate processes associated with a development application.

Thanks very much for your comments on the merits of the amendment. Please let me know if you would like to meet sometime in the next few weeks to discuss the amendment in further detail. I'm happy to continue the conversation at any time.

All the best,
Tas

Tas Lagoo, Senior Planner
Planning Department | Town of Chapel Hill
Planning Main: 919-968-2728 | Direct: 919-969-5054
Mobile: 919-260-9341 | tlagoo@townofchapelhill.org
405 Martin Luther King Jr Blvd | Chapel Hill, NC 27514

From: Berlin, Charles S <cberlin@pitt.edu>
Sent: Thursday, April 20, 2023 3:39 PM
To: Tas Lagoo <tlagoo@townofchapelhill.org>
Cc: Jacob Hunt <jhunt@townofchapelhill.org>; Judy Johnson <jjohnson@townofchapelhill.org>; Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Possible FLUM expansion amendment for Chapel Hill Crossing development proposal

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Dear Tas,

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I'm writing hoping to get some further sense as to how this potential step, which would only benefit the developer at very significant detriment to the immediate surrounding community, might have come about. I did inquire about this at our meeting, and the response was that this idea is being floated at the request of the developer. That would hardly be surprising, as changing the rules on this piece of property would make it significantly easier for him to gain approval for the hyperdense and enormous amount of building mass he'd like to be allowed to put there without having to deal with otherwise potential more extensive conditional zoning request issues, irrespective of the serious problems with it. While you and Jacob indicated that you are only gathering information at this point and haven't formed an opinion so far, I must say I did wonder if perhaps the planning department has genuinely maintained a true position of neutrality about this to this point. I am somewhat concerned as to whether this developer's ask might possibly have been abetted by the planning department for it to get even this far. If that is the case, that would be rather distressing, as it might imply that the planning department may have already taken a position that appears markedly at odds with the larger community and even more with what I understand the intents are of FLUM and the Complete Community guidelines. It might also raise the question as to whether the developer's desires were potentially being given higher priority than the best interest of the community.

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I hope also that the importance of a point made by several of the meeting participants was noted, namely, why would the town even consider such a problematic and developer-appeasing step of now pushing out the boundaries of FLUM into an incompatible area, when the *current* boundaries within this FLUM focus have so far hardly begun the process of being built out. Currently the Gateway and the Chapel Hill Crossing North projects are the only proposals moving forward. The White Oak property is now apparently again actively up for a new developer to step forward, and apparently SECU may be open to discussion of proposals for further development of 26 acres adjacent to its building. And it has long been felt that the Red Roof Inn will be redeveloped at some point. It just makes no sense to be amending FLUM to inflict such density in a very wrong place, when there is so much opportunity to do so within the already existing bounds of the approved FLUM focus area between Old Chapel Hill Rd. and 15/501 where it would be far more compatible.

Note also that the current FLUM map was a project that had extensive community input, whereas now considering granting an amendment to this developer allowing FLUM to annex his property at his request would only allow a far smaller level of community input, belying the original collective discussion process of the current FLUM map.

And note there has been some informal comment from council in prior discussions that because this small area will be an important visual "gateway" for entering Chapel Hill, whatever eventually gets sited there should reflect well on the town (while this proposal does the opposite with a proposed building literally the size of the Berkshire, up on a hill, towering over everything else that surrounds it, right at this Chapel Hill "gateway").

I hope the concerns here, which represent not only my own perspective but that of many others (especially the White Oak, Huse St., Cricket Ground, and Clark Lake neighborhoods, which would bear the most direct impact of this proposed development) may be thoughtfully considered.

Respectfully,
Charles Berlin
C

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 17, 2023 2:51 PM
To: michael zimmerman
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: RE: Chapel Hill Crossing

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: michael zimmerman <michaelszimmerman@me.com>
Sent: Wednesday, May 17, 2023 1:44 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Chapel Hill Crossing

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To whom it may concern,

I am a local resident of Chapel Hill, who is a supporter of the residential project, Chapel Hill Crossing. It is my understanding, that the planning department has removed this project from next weeks agenda and I would like them to reconsider adding it back onto the calendar.

Thanks,

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 17, 2023 2:52 PM
To: Jacob Torbert
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: Chapel Hill Crossing

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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: Jacob Torbert <trailtravel@icloud.com>
Sent: Wednesday, May 17, 2023 1:49 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Chapel Hill Crossing

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Hello,

I'm reaching out to voice support for this project. As a business owner who can barely afford to live in chapel hill, I believe it's time we make it easier for local developers to expand housing options here in our community. Especially those who want to build a true community.

Jacob

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 17, 2023 2:52 PM
To: Simon Palmore
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: In support of Chapel Hill Crossing

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: Simon Palmore <simonpalmore@gmail.com>
Sent: Wednesday, May 17, 2023 1:20 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: In support of Chapel Hill Crossing

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

Dear Mayor Hemminger and members of the Town Council,
I hope this email finds you all well. I am writing in support of the Chapel Hill Crossing development that is currently trapped in the development review process. In my view, the Old Chapel Hill Rd corridor is a clear candidate for development, and it's clear that the developer has been thoughtful in incorporating feedback from you all, advisory boards, and town staff. I think this is a good project, and I would hate to see it fail because of a drawn-out and circuitous development review process.

I also appreciate this project as a young person. As I write, I am packing up my belongings and preparing to move to Durham, where there's plenty of housing that I can afford. There is not in Chapel Hill. Even as I think 5 or 10 years into the future, I can't imagine making enough money to be able to buy a house here—that's in large part because so many of the houses here are massive single-family homes whose construction has clear-cut the tree canopy and contributed to car dependence. I really appreciate that this project includes smaller units, gentle density, and just the sort of housing stock that can serve as a "starter home" for someone like me.

I hope you will not delay in reviewing and approving this project. The time is now to build housing for this generation and the next. Much gratitude for all you do.

Sincerely,
Simon Palmore

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 17, 2023 2:52 PM
To: Francisco J Martinez
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: RE: Deeply concerned about 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: Francisco J Martinez <pacomartinezmd@gmail.com>
Sent: Wednesday, May 17, 2023 2:40 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Deeply concerned about development

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

Good afternoon Chapel Hill mayor and council members,

I would like to share my deep concern about further development in the town of Chapel Hill, and my disapproval of the potential "Chapel Hill crossing" development.

The character of our town has already been negatively impacted by development projects that have transpired in the past 5 years, which currently seem to have no end in sight.

When we moved to Chapel Hill for the first time in 2009, my family and I were impressed by its quintessential, All-American college town spirit, embedded in thickly wooded areas. Now, we have the impression that it has been irreversibly transformed into an all too common urban landscape. Hopefully, our voices are taken into consideration when deciding upon rezoning in town areas that are still considered rural.

Regards.

Francisco J. Martinez-Torres, MD
Colony Woods neighborhood, Chapel Hill, NC

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 17, 2023 3:23 PM
To: Phillip Folsom
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: RE: Chapel Hill Crossings

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: Phillip Folsom <pcf0819@gmail.com>
Sent: Wednesday, May 17, 2023 3:06 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Chapel Hill Crossings

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As a resident of Chapel Hill, I am advocating for this project to stay on the agenda next week. I feel it provides a complete community that provides sense of place for the residents surrounding the project. Thank you for your time!

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 17, 2023 3:23 PM
To: Justin Frye
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: RE: inquiry

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: Justin Frye <justin.frye@duke.edu>
Sent: Wednesday, May 17, 2023 2:27 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: inquiry

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

Hi there! I have been following quite a few projects including the "Chapel Hill Crossings" project for Old Chapel Hill Road. This project is very exciting and the type of development that is desperately needed in our area (housing diversity, amenity rich, primed for transportation flexibility). I wish there were more projects like this in the pipeline for closer to our [Chapel Hill's] downtown.

I was happy to see the planning board approved the project 7-1. However, I just found out that this project has been removed from the Council's agenda for next week, and a new date has not been set. This is upsetting and confusing. I am emailing you to ask why this has occurred. Thanks in advance for information about this.

Warmly,
Justin Frye

Justin Frye, PA-C
Division of Infectious Diseases
Duke University School of Medicine
Office: 919-668-3271

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 17, 2023 4:15 PM
To: Ken Faulkner
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: Chapel Hill Crossings application

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: Ken Faulkner <kgfaulkner@gmail.com>
Sent: Wednesday, May 17, 2023 4:12 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Chapel Hill Crossings application

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

Hello to the Mayor and Council -

Last night I attended the Planning Committee session to hear about the Chapel Hill Crossing application. I was impressed with the developer's presentation as well as the thought and planning that went into this project. I believe it would be a valuable addition to the community and a great use for the property.

This development is at the intersection of 15/501 and Interstate 40 - one of the largest and busiest intersections in Chapel Hill. It is surrounded by a lot of commercial development, including Wegmans, Eastowne Medical Center, New

Hope Commons, Patterson Place - and it is very close to the Chapel Hill Blue District. Honestly, given the density of roadway traffic and surrounding commercial developments on the other three corners of the intersection, this is an ideal place for such a project.

I was sorry to hear several public comments from residents in the area that did not like the idea. The major complaint was that they did not want their neighborhood to change and that they have lived there for many years and wanted it to stay R1 designated. To be honest, this makes no sense to me. This area is already highly developed in all directions, and the area proposed for development is directly adjacent to major roadways and existing expansion. If there is any place in Chapel Hill that would be ideal for such a mixed unit development, this is it!

I do feel sorry for those that have lived there for some time, but in my opinion that is not a valid reason to postpone or delay progress. If that logic were sound, we never would have seen the development of UNC in Chapel Hill and all the wonderful progress and development across our area. Indeed, these people may well have objected to the building of the original chapel that gave our town its name - which by the way was eventually destroyed to build the UNC Campus and Carolina Inn.

I am not for unrestrained building by any means, but I am for progress and thoughtful planning. The Chapel Hill Crossings development provides for several different types of housing, with apartments facing Interstate 40 and single family homes facing existing residential areas to minimize disruption. While I do see the opportunity to refine some of the developer's ideas to make it more community friendly, the basic plan is well thought out and would be a great addition to our Town. It would provide a destination for local residents (both new and existing), provide additional housing of all types, increase both local spending and tax revenues, and likely improve the property values of the homes close by.

I have heard that this agenda item was taken off the Council Agenda - if that is true, I encourage you to bring it back on the agenda so that we can continue the discussion and not be delayed by the unsupported and emotional objections of a few residents who fail to see the benefits of this project.

Thank you for your consideration.

Ken Faulkner

--
Kenneth G. Faulkner, PhD
kgfaulkner@gmail.com
(919) 748 0510

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, May 18, 2023 11:28 AM
To: Dave Anna
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: RE: Chapel Hill Crossing 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.

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: Dave Anna <DAnna@ResoluteInc.com>
Sent: Thursday, May 18, 2023 10:29 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Chapel Hill Crossing project

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Ladies and Gentlemen –
We were informed by the developer of the Chapel Hill Crossing project that this project was on the agenda for the next Town Council meeting. However, we have just now been informed that this project is being moved off that agenda by the planning department. I understand that this project has been delayed previously. I believe that the developer has been very

cooperative in making changes to the project as requested by the planning department and the Town Council.

Ernest Brown of EB Capital Partners is a hometown developer. My company, Resolute Building Company, is a hometown building contractor. We both respectfully request that the Chapel Hill Crossing project be put back on the agenda for the next Town Council meeting.

Thank you for your consideration and thank for your service to the Town of Chapel Hill.

Dave Anna
Founder & Chairman
Resolute Building Company

RESOLUTE BUILDING COMPANY

danna@resoluteinc.com
+1 919 933 1000 work
resoluteinc.com/
PO Box 3656
Chapel Hill, NC 27515
211 Cloister Court Chapel Hill
NC 27514

SAVE CONTACT

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, May 18, 2023 11:30 AM
To: Christian Matthaeus
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: RE: Yes to Chapel Hill Crossings

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: Christian Matthaeus <christian.matthaeus@gmail.com>
Sent: Thursday, May 18, 2023 9:59 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>; Planning Department <planning@townofchapelhill.org>
Subject: Yes to Chapel Hill Crossings

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Dear council and planning committee –

I am a resident of Lake Forest, Chapel Hill and am writing in support of the proposed Chapel Hill Crossing development. I drive by this area daily, and I am very familiar with the neighborhood – it would be a great addition to our town.

Specifically, I am supportive of this development for the following reasons:

1. Improves housing stock mix – provides a chance for a variety of new residents.

   I love the variety of unit sizes (from 750 sqft studios to 2,800 townhouses). It will make for a vibrant, diverse community that we should encourage more of – diversity is a real strength of our nation's heritage, and we should be proud to be building this in Chapel Hill.

2. Shortens commutes and takes cars off the road – benefiting the environment.

   Opponents, in their shortsightedness, claim the development will add cars. Just the opposite is true – most of the future residents are already driving to Chapel Hill to work – shortening that commute (and even completely replacing cars with e-bike trips to work or grocery stores) should be a key goal.

3. Fits well into the neighborhood.

   The developer has gone to great lengths to design a beautiful community – with many thoughtful details like co-working spaces, e-bike shop, wine shop, fitness center and a playground.

   Opponents say the seven-story building doesn't fit – in fact, it will create a barrier to the nearby I-40 and provide for a more beautiful community.

4. Mixed-use will take more cars off the road and support small businesses and entrepreneurs.

   I really like that this is not just a residential community – we need Chapel Hill to embrace more mixed use (I frankly wish there was more commercial space in this community). Mixed use is critical to reducing the number of cars on our street. This community provides very small commercial spaces – perfect for small businesses and entrepreneurs – not the big box centers just down the street. We should nurture more of this.

I hope the planning committee and the council approve this proposal and drown out the few, very loud voices that constantly say no - I hope you realize that a no vote will have a detrimental impact on our town. I strongly believe this community will be a big benefit to our town.

Sincerely,

Christian

Lake Forest, Chapel Hill

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, May 18, 2023 11:30 AM
To: Miller-dixon, Christine
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: RE: Chapel Hill Crossings

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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: Miller-dixon, Christine <Millec8@labcorp.com>
Sent: Thursday, May 18, 2023 9:36 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Chapel Hill Crossings

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Good Morning,

My name is Christine, I currently work in Raliegh and love visiting Chapel Hill, whenever the time allows. Within the next year I plan on making the move to Chapel Hill and would love to live in a community that has so much to offer, such as Chapel Hill Crossings. Through my travels, I have witnessed and experienced the community atmosphere that Chapel Hill Crossings will offer its residents. I sincerely hope that the council for

Chapel Hill will decide to let a community such as Chapel Hill Crossings add another top-of-the-line living experience, into this great city.

Thank you in advance for your time.

V/R,

Christine D.

Christine D. Dixon
RTC-Raleigh, NC
millec8@labcorp.com
919-231-3997
910-527-0479

labcorp

it takes courage to be kind !!

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Amy Harvey

From: Jeanette Coffin
Sent: Thursday, May 18, 2023 11:32 AM
To: Doug Halverson
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: Feedback on Chapel Hill Crossing North and South, Huse 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: Doug Halverson <doug.halverson21@gmail.com>
Sent: Wednesday, May 17, 2023 9:23 PM
To: Emily Kiser <emilykiser522@gmail.com>
Cc: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Feedback on Chapel Hill Crossing North and South, Huse Street

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

Mayor Hemminger and Chapel Hill Town Council,

My wife and I would like to add our voice to the discussion regarding the proposed projects near our neighborhood (White Oak/Alba Lane). We attended the planning commission meeting on Tuesday night regarding the FLUM amendment for Chapel Hill Crossing North/South and Huse Street projects.

We want to lead with the positive and say that we appreciated the developer's attention to varied housing within the south side of the development. We have seen several presentations in this area that simply focused on the desire of the developer to cram the largest apartment complex they could into a space, so this was an improvement from those previous experiences. We expect that Council is likely to approve multiple concurrent projects in this area and we are ready for changes to come, but we feel Council needs to do their due diligence in making sure things are done well. With that in mind, we'd like to offer the following points about our concerns:

1. Traffic - Old Durham/Chapel Hill was recently renovated to great time and expense and unfortunately we feel maybe without the knowledge or foresight of what was coming in these areas. It now seems a turn lane or other option(s) may be needed to handle the impending traffic, but with the recent additions of bike lanes and sidewalks, it seems that Old Chapel Hill is likely locked into its current structure for the foreseeable future. However, this road is not ready for the influx of people that will be living here in 3-5 years time as we are hearing about hundreds of units and parking spaces being added just within this one proposal which we understand is one of several for this very small area. We hope a more realistic and thorough traffic impact assessment is performed and an appropriate action plan is put in place. We also continue to hear from former Town Council member, Ed Harrison, about the lack of ability to add any improvements to Pope Road due to its odd placement in a governmental "no man's land". If this project is approved, we hope that this area would be properly annexed into Durham or Orange such that appropriate road improvements could be made.

2. FLUM/7 story apartment building - While we can see the value of the 7 story complex where the parking deck underneath avoids a large amount of surface parking, we're unsure why the tallest of the buildings proposed in the White Oak area would be proposed for the south side of the development, effectively landing closer to the current neighborhoods of 1-2 story homes as opposed to on the north side where they wouldn't so dramatically abut a differing zoning/development type. We do not believe any of the proposed buildings on the north side of White Oak fall into this height category and it seems out of place to have a downtown-sized building so close to the small neighborhoods. It does conflict with the rest of the proposal where the developer worked to create varied housing options that matched the current neighborhoods. A smaller version of this proposed building would certainly feel more appropriate for the space. Additionally, we agree with one of the planning commission members who said amending the FLUM on the south side of old Durham felt like a "gerrymandering" of the FLUM. As stated earlier, the tallest buildings on the north side are recommended to be 4-6 stories per the FLUM. Changing the FLUM for this parcel of land and then placing a building even taller than the articulated 4-6 range feels like a dangerous precedent to set, particularly when so many areas of the FLUM which were already designated for this type of higher density development have not yet been developed. This would be "pushing the boundaries" on multiple fronts: 1) on the actual boundaries of the FLUM itself which was painstakingly developed and defined in partnership with town residents, and 2) on the boundaries of the definition of this type of zoning/development, stretching the 4-6 story guideline to 7. We worry about this pushing of boundaries, not only for what it would mean for this individual project and the surrounding areas but what it would mean for Chapel Hill development as a whole as other developers see the ability to push boundaries of the FLUM regions and zoning/development definitions.

3. Storm Water Mgmt - We consistently hear the concerns our neighbors from Cricket Ground and Clark Lake regarding storm water management, and those concerns seem very valid considering our topography. We also hear the developer and the Town talk of the 100 year flood preparations that will be required of these developments. What seems to be missing from the presentation is how Town Council will ensure these measures are performed properly. What happens if there is increased flooding? We think it's fair to anticipate that the coming decades will bring weather events that have never been seen before -- and in ever-shortening intervals. What support will the town offer to our neighbors in these situations? Council should take a more proactive approach in laying out the enforcement and follow up plans, otherwise the discussions of "100 year flood preparations" feel like empty words and will not allay the fears of our neighbors. We believe these neighbors need something formal, in writing, about the accountability measures that will be in place and the recourse they have (e.g. who to contact) if they have ongoing issues or concerns related to the stormwater they're experiencing. Our neighbors feel unheard and this is a big part of that emotion. Lastly, while we do not fully understand the specific mechanics of Clark Lake in the town's storm water management, there appears to be a significant dam

holding the lake back from flooding the neighborhoods that sit below the lake. It seems that this is another area that deserves special attention to ensure development and progress do not endanger our current communities.

4. Affordable Housing - We agree with some of the members from the planning commission who felt with all of the talk in Chapel Hill of creating affordable housing there were far too many "for rent" options and not enough "for purchase" options.

Thanks for taking the time to hear our feedback

Doug Halverson
Emily Kiser
110 Alba Lane

On Sun, May 1, 2022 at 12:45 PM Emily Kiser <emilykiser522@gmail.com> wrote:

> Dear Town Council members and Mayor Hemminger,
>
> We are Town of Chapel Hill residents at 110 Alba Lane and live in close vicinity to four currently proposed projects for the immediate surrounding area. (The four projects are linked at the bottom of this message). We are aware that the Council is set to discuss one of these developments at your upcoming May 4 meeting and wanted to voice our concerns about (1) the specific development up for discussion and (2) the four proposed projects as a whole.
>
> 1) The North White Oak Drive multifamily development for Council review and discussion on May 4 is of particular concern. While we have many concerns related to infrastructure (traffic, schools, etc.) we are aware that many of our neighbors will be contacting you to outline these concerns. Therefore, we'd like to focus our message on the comments made by the Community Design Commission at their April 26 meeting following their review of the N White Oak development proposal. As you know, this Commission reviews many development proposals and, in their objective review of this particular development, made the following strongly worded comments which we feel accurately express many of our concerns as well:
>
> - "These buildings are very long - very big - you can easily see where you could cut them off at certain junctions just to make them smaller. That's sort of the goal of this Commission is to not have these sort of 'cruise ships', especially not next to single family homes. I feel like there really needs to be a way to have that transition because it does feel pretty stark next to just one story homes. And I also just worry about the whole topography. We all know we see a lot of giant brick walls that don't relate to anything... I just wish it was smaller." - Megan Patnaik
>
> - "I am also kind of scared by the scale of these things and to think that we're just looking at one of several in the area is just doubly - triply - scary... I think I'm just going to stay scared about this whole thing." - Edward Hoskins
>
> - "I see no reason for our town to approve a project that is so awful from a design perspective and requires zoning relief! So we're going to encourage with zoning relief a project that doesn't fit, that's overscaled, that the architectural design is banal. I am totally opposed to this project." - Scott Levitan
>
> - "I just want to say this is one of the worst site plans I have ever seen. It basically is a developer's dream and a town's nightmare. And the complete lack of concern for the neighborhood, for the town, and the only concern is their return on their investment. It really makes me - I was a developer once - and this makes me sick to see the attitude of this project... I don't think this project should move forward in its current state at all. If it moves at all it's got to be drastically reduced and, even then, I'm not sure this developer should be developing in Chapel Hill." - John Weis
>
> - "This needs to be looked at by the town staff in a more contextual way with the other projects, and I think we might have similar feedback for the other projects as well. But I'm very disappointed in this. This is not what we need. This looks like a product that somebody brought in and is just trying to force feed on this town instead of thinking about what *we* need." - Susan Lyons
>
> 2) In addition to our concerns on the individual project up for Council review and discussion on May 4, we are also concerned about the additional three projects that are being proposed for this area. We feel a more strategic and

comprehensive approach should be taken when evaluating these projects as they are in such close proximity to each other. We recognize this is an area prime for significant development, especially given the recent completion of the sidewalks and bike lanes on Old Durham/Chapel Hill Road, but we feel it would be a disservice to the current community and the proposed additions if these projects were not coordinated with a grander plan and vision in mind. We are hoping the planning of any projects in the area will be coordinated such that each of these projects are less discordant with the surrounding area (i.e. single family homes and small/low profile businesses like Bouncing Bulldogs) and with each other and satisfy a diversity of needs relative to housing (Stevens Report, 2021), green space, retail, etc. (e.g. Meadowmont and Southern Village). With the bike lane and sidewalk projects on Old Chapel Hill nearing completion, it is prime time to comprehensively consider the best overall development plan for this area of town, and prioritize spaces that will in fact encourage foot and bike traffic, making the most out of the recent investments and in acknowledgement of the single lane traffic that has been further locked in by these new developments on each side of the road.

Thank you in advance for your thoughtful review and consideration,
Emily Kiser & Doug Halverson
(110 Alba Lane)

Four proposed projects for this area:

- 5500 Old Chapel Hill Residential: https://www.townofchapelhill.org/government/departments-services/planning/active-development/5500-old-chapel-hill-residential
- Gateway – East Lakeview: https://www.townofchapelhill.org/government/departments-services/planning/active-development/gateway-east-lakeview-dr
- Huse Street Residential:https://www.townofchapelhill.org/government/departments-services/planning/active-development/huse-street-residential-5503-old-chapel-hill-rd
- North White Oak Drive:https://www.townofchapelhill.org/government/departments-services/planning/active-development/n-white-oak-dr-multifamily-development

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, May 18, 2023 11:33 AM
To: Deborah Bullard
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: Keeping chapel hill crossing

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: Deborah Bullard <mbullard0321@icloud.com>
Sent: Wednesday, May 17, 2023 8:20 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Keeping chapel hill crossing

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

Please review the submission of the Chapel Hill Crossings Site. The concept plans provide missing middle housing that is non-existent in Chapel Hill, and as a Chapel Hill resident I believe this complete community would be great for this town and it's expected growth

Sent from my iPhone

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, May 18, 2023 11:33 AM
To: robin miller
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: RE: Chapel Hill Crossings

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: robin miller <scroungiecat@yahoo.com>
Sent: Wednesday, May 17, 2023 7:55 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Chapel Hill Crossings

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My name is Robin Miller and i currently reside in Fayetteville, NC. I will be retiring on 1 January 2024 and I would like to move to Chapel Hill to be closer to family. I have seen the presentation on Chapel Hill Crossings and I would like to live my senior years in a community like that. I like the fact that UNC Medical Center is close by. I am an avid walker and I like the fact that they will have walking trails in the community where I could safely walk. After my walk, I could go to the coffee shop in the community and have my morning coffee. How convenient is that! I am looking forward to Chapel Hill Crossings being my home. Thank you for taking the time to read my email.

Sincerely,
Robin Miller

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, May 18, 2023 11:34 AM
To: Daria Siegel
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: Chapel Hill Crossings

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: Daria Siegel <dariasiegel1994@gmail.com>
Sent: Wednesday, May 17, 2023 7:46 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Chapel Hill Crossings

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Good afternoon,

I am reaching out to advocate for this project (the Chapel Hill Crossings Site). I am personally a Chapel Hill resident that rents and would love to buy a home in the area that is new and different such as the property they are proposing. Chapel Hill, overall, lacks housing and is a quickly growing area. As a result, growing housing availability, especially something as unique as this project is needed. Thank you for your time and consideration to this matter.

Thanks,

Daria Siegel, LCMHC, CRC
Clinical Director
Youth Extensions, Inc.

1915 Chapel Hill Rd. Suite A
Durham, NC 27707
Main Office: (919) 246-5664
Fax: (919) 321-0351

The information contained in this email is private and confidential and is the property of Daria Siegel. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure of this information is strictly prohibited. If you have received this in error, please immediately notify us. This information may have been disclosed to you from records whose confidentiality is protected by federal law. Federal regulations (42CFR Part 2) prohibit you from making any further disclosure of it without the specific written consent of the person to whom it pertains, or as otherwise permitted by such regulation. A general authorization for the release of medical or other information is not sufficient for this purpose. The federal rules restrict any use of the information to criminally investigate or prosecute any alcohol or drug abuse patients.

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, May 18, 2023 12:00 PM
To: Jaden Soular
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: Chapel Hill Crossing

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: Jaden Soular <jadensoular28@gmail.com>
Sent: Thursday, May 18, 2023 11:36 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Chapel Hill Crossing

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To Whom It May Concern,

I am writing you to voice my support for the Chapel Hill Crossing project. As a young person, it is important to me to have expanding housing options in our town. I value having a sense of a true community, and being able to connect with my neighbors. I think that is what Chapel Hill is known for and what it should continue to uphold.

Jaden Soular

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, May 18, 2023 3:43 PM
To: Patty Smith
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: Chapel Hill Crossing--don't approve!

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: Patty Smith <unc75pss@gmail.com>
Sent: Thursday, May 18, 2023 2:52 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Chapel Hill Crossing--don't approve!

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Hi,
As a Chapel Hill and Colony Woods resident, I am deeply concerned about the proposed Chapel Hill Crossing development at Pope Road and Old Chapel Hill Road intersection. I am against this development because it is much too massive--3 or 4 stories should be the maximum, certainly not 7 stories. In addition, the proposed units won't be affordable housing and will be primarily rentals, not owner-occupied housing (condos, etc). I am hoping the Mayor and Town Council will NOT approve this proposed development. I do not see any positives, but only negatives for the town and its residents.

Patricia Smith, 413 Thornwood Rd, Chapel Hill, NC 27517

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, May 18, 2023 4:49 PM
To: Christopher Carini
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: Support for Chapel Hill Crossings - Expanding Housing Options and Promoting True Community

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: Christopher Carini <carini@eastcoastelectricspeedshop.com>
Sent: Thursday, May 18, 2023 4:46 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Support for Chapel Hill Crossings - Expanding Housing Options and Promoting True Community

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Subject: Support for Chapel Hill Crossings - Expanding Housing Options and Promoting True Community

Dear Mayor and Chapel Hill Town Council,

I hope this letter finds you in good health and high spirits. I am writing to express my enthusiastic support for the proposed development project, Chapel Hill Crossings, and to highlight the significant benefits it offers to our community. As a resident of Chapel Hill, I firmly believe that embracing this project will not only expand housing options but also contribute to place making and foster a true sense of community.
The concept of expanding housing options is crucial in a vibrant and inclusive town like Chapel Hill. Our community thrives on diversity, and providing a range of housing choices is essential to accommodate the needs of our growing population. Chapel Hill Crossings presents an opportunity to address this pressing issue by offering a mix of affordable housing, rental units, and diverse homeownership options. By providing a broader range of housing choices, we can ensure that people from different socioeconomic backgrounds can continue to call Chapel Hill home, fostering a sense of inclusivity and promoting social equity.

Furthermore, Chapel Hill Crossings has the potential to enhance place making within our town. The project's emphasis on thoughtful design, community-oriented spaces, and integration with the existing urban fabric will create an inviting environment that encourages social interactions and a strong sense of place. As we strive to maintain our town's unique character and charm, Chapel Hill Crossings can serve as a model for sustainable development, seamlessly blending with the surrounding neighborhoods while bringing new vitality to the area. It has the potential to become a vibrant hub, offering residents and visitors a variety of amenities, services, and recreational opportunities that will enrich the quality of life for all.
Moreover, Chapel Hill Crossings has the potential to foster a true sense of community. By promoting mixed-use development, the project will bring together residential, commercial, and public spaces, encouraging residents and visitors to engage with one another. This integration facilitates the creation of a thriving community where people can live, work, and socialize within close proximity, thus promoting connectivity and a stronger sense of belonging. I believe that a project like Chapel Hill Crossings will encourage active participation, collaboration, and a shared responsibility for the betterment of our town.

In conclusion, I urge the Chapel Hill Town Council to consider the long-term benefits that Chapel Hill Crossings brings to our community. By expanding housing options, promoting place making, and fostering a true sense of community, this project has the potential to strengthen Chapel Hill's reputation as a progressive and inclusive town. I believe that by embracing this development, we will be taking a positive step forward in ensuring that Chapel Hill remains a place where all residents can thrive.

Thank you for your time and consideration. I trust that you will make a decision that reflects the best interests of our community. Please do not hesitate to contact me if you require any further information.

Sincerely,
Christopher Carini
Owner
Linda's Bar and Grill, 203 E. Franklin St. Chapel Hill, NC

--
Christopher Carini
Owner / CEO / Custom Builder
Linda's Bar and Grill
East Coast Electric Speed Shop, LLC.
203 E Franklin St
Chapel Hill, NC 27514
C: 814.312.4612

Amy Harvey

From: Jeanette Coffin
Sent: Friday, May 19, 2023 9:22 AM
To: Brian Reid
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 site at 5500 Old Chapel Hill 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: Brian Reid <Brian.A.Reid@hotmail.com>
Sent: Thursday, May 18, 2023 7:50 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: New site at 5500 Old Chapel Hill Rd

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The fact that I have to even write this is lunacy.

What is the problem? The Problem is people can't afford to live in Chapel Hill! The majority of people either cant pay for a million dollar home or they don't qualify for affordable housing. I at one time qualified for affordable housing but no longer would.

The idea behind affordable housing is so people that worked in Chapel Hill and served the community could live here. Well we have out grown that model so you are avoiding the middle class. This development at on Old Chapel Hill Road is what we actually need.

I live at 140 West under the affordable housing plan, now making six figures, But I can't afford to move out because of the housing market. If I were to sell my 500 sqft condo on the free market it would go for 500,000 easily. The idea that there is a sub city outside of the city is genious. People don't want to come into downtown because its expensive and no person can afford it AND, I REPEAT AND, THE TOWN REFUSES TO ADDRESS THE HOMELESS Poplulation. IN Fact, there is one single homeless person that chooses to walk the streets naked and nothing is done. In fact, it's my understanding that the city paid for this homeless person to stay in a hotel for the weekend during graduation and mothers day so they could clean where he lives near Suttons Drug Store. People don't want to bring their kids here because of this problem, I mean would you bring your kid to a city knowing there is a drunk homeless guy swinging his penis around?

This proposal would not only let the actual middle class live in the town but would generate more revenue than you can fathom instead of them going to Durham to spend their dollar. It also would allow for a sense of community where people aren't getting stabbed or harrassed because the police won't police. It would make it that you had to want to get there rather than just end up there as it currently is on Franklin Street.

Thanks and Good God, Stand up for your citizens for once.

Amy Harvey

From: Jeanette Coffin
Sent: Friday, May 19, 2023 9:28 AM
To: Tyler Cox
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: RE: Chapel Hill Crossings

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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: Tyler Cox <cox.tyler@gmail.com>
Sent: Thursday, May 18, 2023 5:17 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Chapel Hill Crossings

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Good evening folks,

I'm writing in support of Chapel Hill Crossings, a needed development in a key area of Chapel Hill. I support these small communities, as they offer easy access to shopping and a walkability that isn't often found outside of downtown. I think the city would be remiss to ignore its potential. Please keep it on the agenda, at least, as we look toward the future of our town.

Thank you,

Tyler Cox

Amy Harvey

From: Jeanette Coffin
Sent: Friday, May 19, 2023 9:28 AM
To: Tony Craver
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: RE: Chapel Hill Crossings

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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: Tony Craver <tonycraver@gmail.com>
Sent: Thursday, May 18, 2023 5:08 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Chapel Hill Crossings

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

To All It May Concern,

I have been a Realtor for 56 years and spent over 30 years of my life in the Triangle, including 6 years of service on the North Carolina Real Estate Commission. I want to urge you to reinstate the Chapel Hill Crossings project to your next week's agenda so it can proceed in a timely manner. The location and quality of this project will be a great asset to Chapel Hill and the region.

Thank you for your consideration,

Tony Craver

Owner/Broker-in-Charge

Craver Real Estate, LLC

3614 Larson Lane

Roanoke, VA 24018

919-604-5289 (cell)

Email: tonycraver@gmail.com

Webpage: www.craverhomes.com

2007 Realtor of the Year, Durham Regional Association of Realtors

NCAR Region 4 Vice President for 2011 and 2012

NCAR 2012 Regional Service Award

To order my new book, From the Ground Up, click here: http://www.tonycraver.com

Amy Harvey

From: Jeanette Coffin
Sent: Friday, May 19, 2023 10:38 AM
To: Michael Hugelmeyer
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: RE: Chapel Hill Crossings

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: Michael Hugelmeyer <mhugelmeyer@gmail.com>
Sent: Friday, May 19, 2023 10:08 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Chapel Hill Crossings

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

Please accept this message in resounding support for the proposed development of Chapel Hill Crossings on Huse Street. The variety of property types, sizes, cost and housing options seen in the project specifically address the "missing middle" within our market, specifically post-COVID. The project is also ideally located and sits harmoniously within the area, beset by major roads to handle any increase in volume. We need more of these types of proposals...ones that provide solutions to better house and support families in Chapel Hill.
Thank you,
Michael Hugelmeyer

Sent from my iPhone

Amy Harvey

From: Jeanette Coffin
Sent: Friday, May 19, 2023 10:45 AM
To: carolyneastwood021@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: Message from Website

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Sincerely,

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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: info@townofchapelhill.org <info@townofchapelhill.org>
Sent: Friday, May 19, 2023 9:48 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Message from Website

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

Form Name:	Contact Mayor and Council
Date & Time:	05/19/2023 9:48 AM
Response #:	706
Submitter ID:	16202
IP address:	76.204.56.243

Time to complete: 16 min. , 14 sec.

Survey Details

Page 1

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

1. Name

Carolyn Eastwood

2. Residency*

(○) I am a resident of Chapel Hill

3. Message

The rezoning plans will not help either students or people who work for less than average salaries. They will make buyers and contractors wealthy, create the loss of old forest pines and vegetation, and not fix the open storm water ditches. I live in North Forest Hill and 8 parking slots/8 bedrooms would be ridiculous on a 1/2 acre plot. Do you really want to infiltrate student housing in every neighborhood?

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

carolyneastwood021@gmail.com

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 Granicus. Please do not reply directly to this email.

Amy Harvey

From: Jeanette Coffin
Sent: Friday, May 19, 2023 12:21 PM
To: Dalton Miller
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: Support for Chapel Hill Crossing

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: Dalton Miller <dmichaelunc06@gmail.com>
Sent: Friday, May 19, 2023 12:10 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Support for Chapel Hill Crossing

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

Dear Mayor and Town of Chapel Hill Council,

I hope that you consider the proposal for the development of Chapel Hill Crossings to stay on the agenda in this upcoming Town Council meeting.

This proposed development is unique for the town and could greatly benefit the growth of jobs coming to Chapel Hill. Chapel Hill Crossings provides a sense of place with a complete community that gives efficiency in addressing the need

for housing here in Chapel Hill. As a former UNC student who still resides in Chapel Hill, it would be great to have more housing options and to also see the town grow in a respectful manner, as I would love to live here long-term.

I'm excited to see this development transpire and I hope you give it a chance to be presented.

Thank you for your time.

Amy Harvey

From: Jeanette Coffin
Sent: Friday, May 19, 2023 3:52 PM
To: sid.joyner@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: RE: Support of Chapel Hill Crossing 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.

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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: sid.joyner@gmail.com <sid.joyner@gmail.com>
Sent: Friday, May 19, 2023 3:32 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Support of Chapel Hill Crossing Development

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

Mayor and Town Council:

I would like to express my support for the Chapel Hill Crossing development. I attended (online) the Planning Commission's meeting regarding the project and have also been made aware of the project by online blogs and the Triangle Business Journal. The town is desperately in need of additional housing, especially for those people who work in town. And I applaud the development's goals: an all-encompassing sense of community providing an array of housing choices for various household types with commercial and recreational accommodations for those living in the community without the need to travel. Please vote to APPROVE this project. Thank you for your consideration.

Sid Joyner
400 West Rosemary Street, #110
Chapel Hill, NC 27516
(919) 338-2905

Amy Harvey

From: Jeanette Coffin
Sent: Friday, May 19, 2023 3:53 PM
To: Larry Shampine
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: Chapel Hill Crossing

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Sincerely,

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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

-----Original Message-----
From: Larry Shampine <lawrence.shampine@duke.edu>
Sent: Friday, May 19, 2023 3:24 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Chapel Hill Crossing

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

As 30 year residents of Colony Woods on Fountain Ridge, we are writing to voice or strong opposition to the proposed Chapel Hill Crossing now being discussed. We understand that this would include a 7 story apartment building of 390 units with parking lot as well as a 4 story 160 unit high rise and parking lot encompassing Old Chapel Road and Pope Road.

The reasons we oppose this development are numerous: high traffic impact, clear cutting, water conservation, storm water issues, transient renters, safety issues, not to mention it's a direct violation of the Future Land Map setting aside the land for single family housing.

If you drive around our local area, you'll discover that we are already surrounded by high rise multi-unit apartment complexes on Mount Moriah Road, Ephesus Church Road, Farrington Road, University Mall, Eastowne Drive, and Legion Road area. It's difficult enough to get around already (and they're not all full yet!). Adding even more of these tall, intrusive, eyesores filled with transients we feel is only an effort to expand your tax base priority and will only exacerbate an already difficult situation for current residents like us.

These high rises are going up WAY too fast. Chapel Hill Crossing should be shelved immediately in our opinion. At the very least, a delay on CHC should be seriously considered until the full impact of current area projects can be thoroughly assessed.

Thank you for your time and consideration.

Larry and Karen Shampine
2119 Fountain Ridge Road
Chapel Hill, NC 27517

Sent from my iPad