

## Amy Harvey

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**From:** Bob/Chris Berndt <bberndt500@aol.com>  
**Sent:** Thursday, April 23, 2020 12:28 PM  
**To:** Amy Harvey  
**Subject:** FW: Email comments for East Rosemary Parking Deck Proposal 4.13.20 Council

**Categories:** Yellow Category

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Hi Amy,

Last night the Mayor said that comments from the public could be added into the record for the Parking Deck concept plan review. I would like these comments I sent in for the 4/13/20 Council work session to be entered into the record for the 4/22/20 concept plan review also if possible. As stated within it, these are my personal comments.

I appreciate your help.

Sincerely,

Chris Berndt

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**From:** Bob/Chris Berndt <bberndt500@aol.com>  
**Sent:** Monday, April 13, 2020 4:59 PM  
**To:** 'mayorandcouncil@townofchapelhill.org' <mayorandcouncil@townofchapelhill.org>  
**Cc:** 'clerk@townofchapelhill.org' <clerk@townofchapelhill.org>  
**Subject:** Email comments for East Rosemary Parking Deck Proposal 4.13.20 Council

Dear Mayor and Council,

Tonight, you will be having a work session on this economic development proposal. I would like to submit the following comments for your consideration. These are based on my review of information available on-line and the material presented at the Community Design Commission's April 2 virtual meeting. I want to make it clear that the following are my personal comments related to the economic development proposal.

- I believe that public parking for the downtown area should be placed underground to the extent possible; and should be done in conjunction with redevelopment. Stand-alone parking decks should not be a preferred alternative for downtown. The Council seems to be accepting the idea of a stand-alone deck without considering other options?
- The structure of this Memorandum of Understanding is such that the Town is being asked to commit to a major investment in parking before any public consideration of the office/wet lab development proposal under the Town's Land Use Management Ordinance. The overall proposal is not being presented as a complete package. I think it is premature to commit the Town to a deck when no review of the proposal has occurred (and will not occur until after the MOU has been finalized).
- I have so far found very little information analyzing the economics of the deck proposal in depth on the Town's web page. I believe this information needs to be made available to the public at an early stage. The developer should also make his numbers available as they relate to the tax credits being sought.

- The contemplated overall project will have a transformative effect on the 100 block of East Rosemary and Franklin Streets. I think the public process to arrive at a community consensus should be much more extensive and involved than that proposed to date. The coronavirus situation makes that process more difficult. I believe Council should negotiate a coronavirus delay in the schedule with the developer.
- The 100 block of Franklin Street was placed on the National Register of Historic Places in 2015, and there are nearby local historic districts in place. The proposed deck and office/wet lab will have a major impact on these districts. These districts have been the heart of Chapel Hill and are the icons by which we value our heritage and history. No work has been done to evaluate the impact of these proposals on the community's historic fabric.
- So far, I have not seen much discussion of the impact of demolishing the Wallace Deck. It does not seem sustainable to demolish a structure which is serving its purpose well, in order to create a new one across the street. I understand that the Wallace Deck was designed to have additional structural capacity to bear the weight of more floors. Has this option been considered?
- All the pieces of the proposal should be public information, including possible participation by UNC in the deck, and disclosure of the intended tenants of the office/wet lab. Could this project result in the extension of the UNC campus into downtown at the potential expense of our history and Town character?

My questions and comments are those of an individual citizen trying to understand the specifics of this proposal and its impacts on the character of Chapel Hill. I hope that the Council and developer will provide a process that will result in a more complete community understanding of this economic development proposal.

Sincerely,

Christine S. Berndt

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Thursday, April 23, 2020 12:01 PM  
**To:** info@chalt.org  
**Cc:** Judy Johnson; Dwight Bassett; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver  
**Subject:** FW: David Schwartz comments on East Rosemary Parking Deck Concept Plan  
**Attachments:** Comments Concept Plan East Rosemary Street Parking Deck.final.docx  
**Categories:** Yellow Category

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

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**From:** CHALT [mailto:info@chalt.org]  
**Sent:** Thursday, April 23, 2020 11:25 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Cc:** Amy Harvey <aharvey@townofchapelhill.org>; Susana Dancy <susana.dancy@gmail.com>  
**Subject:** David Schwartz comments on East Rosemary Parking Deck Concept Plan

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Mayor and Town Council

Attached are the comments about the proposed parking deck made to the Council at last night's virtual meeting by David Schwartz. Please share with the staff and incorporate into the public record.

We hope you will make widely available the CDC's comments on the aesthetics of the project after they meet again next week.

Thanks!

David Schwartz and additional signers

## Comments on the Concept Plan for East Rosemary Street Parking Deck

Good evening Mayor and Council. My name is David Schwartz and I am speaking for myself and for many others who want new downtown development to enhance Chapel Hill's strengths as an historic and attractive college town.

We support the goals of creating modern wet lab space downtown and a more lively and attractive streetscape along the 100 block of East Rosemary. There are other important Town goals, however, that also need to be part of the conversation. I will briefly address three of them: Financing, traffic flow, and building design.

- **Financing:** The Town is proposing to take on a significant financial liability and additional debt at a time when we are likely entering a recession. Town finances may be constrained for some time to come. Before moving forward with the project, the public should be given an opportunity to review the Town staff's detailed business case that the \$28 million dollar bond issue will pay for itself, so that the public can assess whether the cost and revenue assumptions are sound. If the parking revenue does not cover bond payments then our bond rating may be adversely affected across the board making it necessary to raid the general fund to finance other projects. We consider Tax-Increment Financing generally undesirable because it relies on projected future revenues that may not materialize.
- **Traffic:** We do not yet know the results of the Traffic Impact Analysis (TIA) and we urge you to get those results before you commit the Town to a decision regarding this project. Common sense suggests that a volume of over 1000 cars entering and exiting a parking structure along narrow Rosemary street during rush hour will create dangerous turning movements and serious congestion. It may be necessary to make sections of North St, Henderson St. and E. Rosemary one way and create another entrance to the parking garage on North Street. (By way of comparison, the Wallace Deck contains a fraction of spaces proposed.)
- **Building design:** We fully endorse the comments provided by the Town's Community Design Commission. In general, we feel redevelopment along the 100 block of East Rosemary should conform to the adopted West Rosemary Street guidelines, which

recommend that buildings along the north side of the street be no more than four stories tall. If it is truly necessary to create 1100 parking spaces along that block there are other ways to do it, including putting one or more levels of parking underground, using a mechanized car stacking system to reduce the amount of space needed per vehicle, and coordinating with other Rosemary St. property owners to include some structured parking in the redevelopment of their parcels. In addition to getting the scale right, the parking structure should be attractive and should fit in well with the character of the adjacent historic downtown and historic residential area. How do we achieve that? The slide presentation that accompanies my comments contains photos of several recently built parking garages—some not far from here— that are attractive and that blend in well with their surroundings. The parking garage we build on Rosemary should equal, if not surpass, the architectural quality of these examples.

We want this redevelopment project to succeed financially, aesthetically, and in terms of traffic impact. If it fails in one or more of these areas of concern, the project will become an albatross for the town for a very long time. This is an important project that will be a major part of your legacy to the town, for good or for ill. Please take the time to get it right.

Finally, one very important question. What piece (s) of this project must be approved by June and why?

Thank you for listening.

David Schwartz, David Adams, Linda Brown, Joan Guilkey, Tom Henkel, Charles Humble, Bruce Henschel, Fred Lampe, Julie McClintock, Del Snow.

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Thursday, April 23, 2020 8:53 AM  
**To:** Elizabeth.B.Harris@armacell.com  
**Cc:** Judy Johnson; Dwight Bassett; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: Comment on 125 E Rosemary St Parking Deck Concept Plan Review  
**Categories:** Yellow Category

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
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**From:** Elizabeth.B.Harris@armacell.com [mailto:Elizabeth.B.Harris@armacell.com]  
**Sent:** Wednesday, April 22, 2020 6:06 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Cc:** All Communications & Public Affairs <publicaffairs@townofchapelhill.org>  
**Subject:** Comment on 125 E Rosemary St Parking Deck Concept Plan Review

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Dear Chapel Hill Town Council,

I hope each of you and your loved ones are well.

I'm writing today as Chair of The Chamber's Government Affairs Committee and on behalf of our 800+ members with our support of the E. Rosemary Project.

These are complicated and changing times, but one thing we know for sure is that diversifying our tax base is more important now than ever.

This brings me to my request. We understand that, tonight, you are considering the [E. Rosemary Street Parking Deck concept plan](#).

Our support for this project remains strong for several reasons:

- It will ultimately support the increase in downtown office space, which is more important than ever as our retail and restaurant businesses suffer through a major shock and loss of customers. Office users are vital customers for these businesses.
- More parking will be needed as we continue to grow our downtown.
- The Opportunity Zone will likely not be extended and the economics of this project will not work without it. We don't want to miss this opportunity to turn a street that is 90% parking into something much more vital and full of people.

Thank you for considering our feedback and support, and we hope you will encourage this project forward.

Sincerely,

**Betsy Brucker Harris**  
IT Project Coordinator  
Armacell LLC  
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