

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Monday, April 13, 2020 5:01 PM  
**To:** Bob/Chris Berndt  
**Cc:** Judy Johnson; 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: Email comments for East Rosemary Parking Deck Proposal 4.13.20 Council

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  
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[Chapel Hill, NC 27514](#)  
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**From:** Bob/Chris Berndt [mailto:bberndt500@aol.com]  
**Sent:** Monday, April 13, 2020 4:59 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Cc:** All Agenda Materials <allclerk@townofchapelhill.org>  
**Subject:** Email comments for East Rosemary Parking Deck Proposal 4.13.20 Council

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

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