

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, May 25, 2022 9:48 AM  
**To:** Victoria Shields  
**Cc:** Phillip Fleischmann; Linda Smith; Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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: Keeping Legion Park a Park

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:** Victoria Shields <[vshields@isacounseling.com](mailto:vshields@isacounseling.com)>  
**Sent:** Tuesday, May 24, 2022 5:18 PM  
**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>  
**Subject:** Keeping Legion Park a Park

**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 Hemmiger and Council Members,  
As was written by my neighbors a few weeks ago, needing to save the Legion property goes back to before any of you were in your current positions, although most of you are familiar with the request. Some of you have even visited and walked the Legion Park property with us. Our request (as an alliance of neighbors in the surrounding neighborhoods) to preserve the property as a park goes back a number of years. We are in desperate need of green space in this section of Chapel Hill, because new to this area are:  
Greenfield Place  
Berkshire Chapel hill

Elliott Square  
Trilogy Apartment Complex  
The Hartley  
New Development north of Wegmans  
New Development from Ephesus Church Road west on Fordham Blvd.  
New apartment complex to replace Kings Arms

How many new residents is that, and will that be? How many more cars? And yet no greenspace has been set aside - nothing to support this density. This stands in very stark contrast to places like Meadowmont, Southern Village, Village Gate, and the other areas of town, near Chapel Hill High School for example, and out Weaver Dairy Road Ext.

I fully support and vote for affordable housing, in fact I live in "affordable housing" on Banbury Lane (an issue that seems to have to do with zoning and "those people"). But there are and should be other options for affordable housing. There is no other option for green space in this eastern, densely populated part of our community. As has been said, making green space available addresses the needs of all levels of income, including "public housing" and "those people." Legion Park could be a wonderful park for all. The pond is ringed with wood iris and other aquatic grasses and trees - though the damn is in need of repair, that the town can well afford if the will is there to preserve this space.

For the good of our increasing population and for the ecological health of our community, as well as for racial and social equity, PLEASE SAVE THE LEGION PARK.

Sincerely,  
Victoria Shields

--

*Victoria Shields, LCAS, M.Div., M.Ed., Rev.  
Owner, ISA Counseling, LLC  
1709 Legion Rd., Ste. 117  
Chapel Hill, NC 27517*

919.903.6167  
[www.isacounseling.com](http://www.isacounseling.com)

*CONFIDENTIALITY NOTICE: This message is intended only for the use of the individual or entity to which it is addressed, as it may contain individual protected health information (PHI) that is subject to protection under state and federal laws. If you have received this message in error, please notify me immediately by email or telephone at 919-903-6167, and delete all copies of the message.*

*Email is not encrypted and therefore cannot be considered completely confidential. I do my best to read and briefly answer emails/texts within 24 hours on weekdays; however, urgent matters and confidential information should be communicated by telephone, not in writing.*

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Friday, May 27, 2022 12:51 PM  
**To:** Victoria Shields  
**Cc:** Colleen Willger; Phillip Fleischmann; Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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: Follow-up to Legion Park Remaining Fully a Park

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:** Victoria Shields <[vs Shields@isacounseling.com](mailto:vs Shields@isacounseling.com)>  
**Sent:** Friday, May 27, 2022 12:38 PM  
**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>  
**Subject:** Follow-up to Legion Park Remaining Fully a Park

**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 Hemmiger and Council Members,

I want to emphasize that this is not only a greenspace issue, but a social and racial equity issue. Let me say this simply: I included this point in my letter to you, and have mentioned it to others who see the inequities too. Not that the "wealthy" neighborhoods need to "integrate", but that greenspace, and a decent/wonderful! community park should not be limited only to wealthy (unaffordable housing?!!) neighborhoods here in town.

If we are to truly be the liberal university town we say we are, let Legion Park remain a park fully and put the resources into it to be a wonderful community park for all.

Sincerely,

Victoria Shields

--

*Victoria Shields, LCAS, M.Div., M.Ed., Rev.  
Owner, ISA Counseling, LLC  
1709 Legion Rd., Ste. 117  
Chapel Hill, NC 27517*

*919.903.6167*

*[www.isacounseling.com](http://www.isacounseling.com)*

*CONFIDENTIALITY NOTICE: This message is intended only for the use of the individual or entity to which it is addressed, as it may contain individual protected health information (PHI) that is subject to protection under state and federal laws. If you have received this message in error, please notify me immediately by email or telephone at 919-903-6167, and delete all copies of the message.*

*Email is not encrypted and therefore cannot be considered completely confidential. I do my best to read and briefly answer emails/texts within 24 hours on weekdays; however, urgent matters and confidential information should be communicated by telephone, not in writing.*

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, May 31, 2022 9:37 AM  
**To:** Thomas Grizzle  
**Cc:** Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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: Legion Park

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:** Thomas Grizzle <[griz@mindspring.com](mailto:griz@mindspring.com)>  
**Sent:** Tuesday, May 31, 2022 8:51 AM  
**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>  
**Subject:** Legion Park

**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 Town Council,

Please **do not** sell any of the Legion property. Generations to come will thank you for doing so. Merging this property with the adjacent Ephesus Park, creating trail networks for citizens to get exercise, retaining green space to reduce downstream flooding, creating a permanent space for CH Farmer's Market, these are just some of the ideas and benefits of retaining this as a park and not making it into just one more housing development, of which there are already too many.

Thank you... tom

--

Thomas B. Grizzle  
1541 Ferrell Road  
Chapel Hill  
Email: [griz@mindspring.com](mailto:griz@mindspring.com)  
Office: (919) 967-5199  
Cell: (919) 932-0704

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, May 31, 2022 9:38 AM  
**To:** Dorothy Gerard  
**Cc:** Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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: Legion Park

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:** Dorothy Gerard <dorothy.gerard7@gmail.com>  
**Sent:** Tuesday, May 31, 2022 8:35 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Legion Park

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

I am dismayed at the potential sale of a portion of the Legion Road site instead of letting it remain as originally intended to create a much needed public land park for the benefit of all citizens. Please, please do not diminish the value of this last remaining large tract of undeveloped land by carving any pieces of it away.

Sincerely,  
Dorothy Gerard



## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, May 31, 2022 9:38 AM  
**To:** Jane and Steve Gentes  
**Cc:** Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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: Legion Park

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:** Jane and Steve Gentes <oxynon@hotmail.com>  
**Sent:** Tuesday, May 31, 2022 5:44 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Legion Park

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

Honorable Mayor and Town Council Members,

I am writing in support of the town keeping the Legion property green. We walk the entire property at least 1-2 times a day with our dog. In addition to exercise, we enjoy meeting our Chapel Hill neighbors there. It is wonderful to enjoy green space in the Blue Hill district that becomes developed every day. I have volunteered to clean invasive plants from the site as well. Please vote to keep Legion property the green gem that it currently is!

Sincerely,  
Jane Gentes  
112 Turnberry Lane  
Chapel Hill

Sent from my iPhone

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, May 31, 2022 9:38 AM  
**To:** Jill Blackburn  
**Cc:** Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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: Keep Legion property a park!

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:** Jill Blackburn <jridkyb@gmail.com>  
**Sent:** Monday, May 30, 2022 10:59 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Keep Legion property a park!

**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 Town Council Members and Town Manager,

Evidently there is a or will be a petition before you to convert some of the Legion Park property to affordable housing.

I encourage you to continue to support the property for park purposes **only** as originally determined after countless meetings and public/citizen input.

Are you aware that Chapel Hill ranks last in parks in our community when compared to our surrounding neighbors? Why should this be? Chapel Hill should be leading the way in increasing the quality of life for citizens and to improve our environment.

The Legion area has many low income affordable residences. These residents need park land, parks increase the quality of life, they give access to the many children who reside in small apartments to explore and experience the natural world. These experiences are important to their growth and development. A park additionally helps our environment and issues surrounding climate change.

Now is not the time to propose sub-dividing park land for housing. Chapel Hill has far too few parks and recreational facilities. Please preserve the Legion Park property as originally envisioned and let Chapel Hill be a leader in preserving land and our environment for generations to come.

Jill and Dick Blackburn

Sent from [Mail](#) for Windows

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, May 31, 2022 1:56 PM  
**To:** stanley schwartzman  
**Cc:** Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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: Legion Park

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:** stanley schwartzman <schwartzmanstanley@yahoo.com>  
**Sent:** Tuesday, May 31, 2022 1:13 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Legion Park

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

Please act to maintain the integrity of Legion Park as it now is. Like so many of my neighbors in Colony Woods, I feel it is a vital part of our community, much visited and appreciated for all that it has to offer in the way of recreation, nature watching, and just relieving stress—to mention only a few of the things it offers. In a Chapel Hill growing increasingly crowded and hectic, it offers an oasis of quiet. Selling a portion of it or building housing on it, in fact “development” in any way would only reduce what makes it precious to so many.

Please work to keep Chapel Hill special by preserving this special park with its multiple environments as it now is—a place that my children and grandchildren can continue to enjoy, always finding something new.

Stanley Schwartzman  
403 Knob Court

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, May 31, 2022 1:56 PM  
**To:** Bluestein, Frayda S  
**Cc:** Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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: Open Meeting Law and Petition

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:** Bluestein, Frayda S <bluestein@sog.unc.edu>  
**Sent:** Tuesday, May 31, 2022 12:34 PM  
**To:** mcclintock.julie <mcclintock.julie@gmail.com>  
**Cc:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Re: Open Meeting Law and Petition

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

Hi Julie:

I can understand your concern, but if I understand the situation, one person prepared a petition, and others separately signed it. If a majority gathered together to discuss it, that would be an violation.

An since the council approved it. This is an action that doesn't require comment. I suppose if people want comment about it they use the monthly public comment period. This nuanced issue. Here is a blog post which may help: <https://canons.sog.unc.edu/2014/12/polling-the-board/>

Frayda  
Frayda S. Bluestein  
David M. Lawrence Distinguished Professor of Public Law and Government  
School of Government  
The University of North Carolina at Chapel Hill  
Campus Box 3330, Knapp-Sanders Building  
Chapel Hill, NC 27599-3330  
T: 919.966.4203

E-mails sent to or from this e-mail address that relate to the School of Government's work are public records and may be subject to public access under the North Carolina public records law.

On 5/31/22, 12:02 PM, "Julie McClintock" <[mcclintock.julie@gmail.com](mailto:mcclintock.julie@gmail.com)> wrote:

You don't often get email from [mcclintock.julie@gmail.com](mailto:mcclintock.julie@gmail.com). [Learn why this is important](#)

Frayda Bluestein  
Faculty, Institute of Government

Dear Frayda,

As a twelve year Chapel Hill council member and present and past member of several advisory boards, I've appreciated your advice over the years. In particular, I valued the training that you did for Chapel Hill elected officials and advisory board members in years past.

Last week a council member, Michael Parker, petitioned the Chapel Hill Town Council, recommending the Council jump start a planning process for Legion Park, a 36 acre tract bought by the Town for a park. The petition signed by 5 council members, a majority, gave directions to the Town Manager for actions, specifically recommending that a portion of a tract of land be sold and a portion be reserved for affordable housing.

This petition, along with others, was affirmatively approved by the Council to be referred to the Manager and the Mayor. The Legion Park appears on an upcoming Council agenda this week, but it is a work session where public comment is not normally allowed. Attached is the petition from the Council majority.

**The bottom line is that a council majority has petitioned itself to tell the Manager to take specific actions without public discussion must have involved ex partite communications and therefore would be a violation of the NC Open Meetings law.**

It would be helpful if you would supply the link to relevant laws and publications on the subject and suggest what recourse would be open to the public to ensure that the public's business is transparent.

I am copying Chapel Hill town officials so they are aware of my concern.

Thank you!

Julie McClintock



## **Petition Requesting the Development and Implementation of a Plan for the Use of the Town's American Legion Property**

On December 5, 2016, the Council voted to authorize the Town Manager to carry out the purchase of the approximately 35-acre American Legion property. Based on discussions held by the Council leading up to this authorization, the resolution called for the property to accommodate multiple uses, including commercial, and for part of the acquisition costs to be covered by selling, leasing, or otherwise using a portion of the property to generate revenues. Thus, the resolution authorizing this purchase included the following provisions:

*NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council authorizes the Town Manager to execute an offer to purchase and contract to purchase the 35-acre American Legion property and lease of the buildings substantially in the form and under the terms presented to the Council on December 5, 2016, and to complete all necessary steps to finalize the transactions described therein and as presented to the Council.*

*BE IT FURTHER RESOLVED that the Council affirms its intent that the American Legion property be used for a mix of purposes, both public and private, consistent with the guiding principles approved by the Council in June 2016 and that Council expects the Town will recoup a portion of the purchase price by making some portions of the American Legion property available for private development.*

*BE IT FURTHER RESOLVED that the Council directs the Town Manager to initiate the steps, as outlined in the report to the Council, as soon as practicable to begin a planning process to consider potential future uses of the American Legion property.*

The purchase price was negotiated to be \$7.9 million to be paid in three installments:

- \$3.6 million at closing
- \$2.15 million one year following closing
- \$2.15 million two years following closing

The sources for these funds were as follows:

- The initial payment came from the previous fiscal year's excess fund balance
- The remaining two payments were drawn from bond funds that had originally been authorized as follows: \$3.4 million for construction of Community Programming Space and \$0.9 million Parks & Recreation Administrative Space.

Following the acquisition, a task force composed of community members, with a Council liaison, and assisted in their work by Town staff and an outside consultant (Dan Jewell of Coulter, Jewell, Thames) worked for some months on developing a master plan for the site. Although a number of laudable ideas were generated, no final plan was delivered to nor ratified by the Council.

Given that it has been over five years since the acquisition and no plan for this valuable site's use has been developed, the undersigned request that the Town Manager begin a process of developing an implementable plan based on the 2016 resolution that would use the following as a framework:

1. Work with an outside party through a sale, lease, or other remunerative arrangement to develop a reasonable portion of the front of the site, i.e., that portion closest to Legion Road, for missing middle/middle income housing or retail/office space. Annual tax revenues resulting from such development would be used to fund, at least in part, the ongoing upkeep of the park.
2. Explore using a portion of the site, possibly that portion currently (or formerly) occupied by the dance studio for affordable housing, possibly for those with developmental or other disabilities.
3. Use the funds from No. 1 above to invest in making the remainder of the land into a first-class park, including active and passive recreational opportunities, consistent with the 2013 Parks Master Plan.

It is further requested that the Town Manager bring forth a preliminary version of such a plan in the fall of this year so that a public engagement process can be initiated to ensure that the plan developed meets the needs and wishes of Town residents. Following this public engagement, it is expected that the plan could be fully developed and brought to Council for final action by early in the first quarter of 2023. Implementation of the plan would take place promptly following approval according to the timelines to be included in the plan.

Camille Berry  
Tai Huynh  
Paris Miller-Foushee  
Michael Parker  
Karen Stegman

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, May 31, 2022 3:12 PM  
**To:** Julie McClintock  
**Cc:** Amy Harvey; Ann Anderson; Carolyn Worsley; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver; Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh  
**Subject:** RE: Open Meeting Law and Petition

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:** Julie McClintock <[mcclintock.julie@gmail.com](mailto:mcclintock.julie@gmail.com)>  
**Sent:** Tuesday, May 31, 2022 2:43 PM  
**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>  
**Subject:** Open Meeting Law and Petition

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

All

Pertinent passages from Frayda Bluestein's blog. The last few sentences sums it up.

—Julie

## **The Spirit of the Law?**

Some might argue that polling the board violates the spirit of the open meetings law. That argument might be strongest when individuals or small groups provide input into the process of developing policy or informing specific decisions. Isn't that "deliberation" and transaction of public business away from the public eye? It may well be, but our law requires at least a majority of the board to be gathered together simultaneously in order to trigger the right of public access to the process.

## **Gathering Together by Email?**

What if the manager, the chair, or the council member in these scenarios polled the board by emailing them all at the same time? Does this actually constitute a meeting? Very likely not. Although North Carolina courts have not addressed this issue, cases from other states have required more than the passive receipt of an email to find that a meeting has occurred. See *Lambert v. McPherson*, 98 So. 3d 30, 34 (Ala. App. 2012) (citing *Wood v. Battle Ground School District*, 27 P.3d 1208, 1217 (Wash. App. 2001)), *Hill v. Fairfax County School Board*, 727 S.E.2d 75, 78-9 (2012). And if the council members, one-by-one, respond to the polling email, this does not involve enough engagement to constitute an official meeting under the open meetings law.

## **Avoiding the Slippery Slope**

One final cautionary note: A very common use of polling is for scheduling and other transactional matters. The clerk may send an email to find out if there will be a quorum at a special meeting, or to determine when to schedule a meeting. Even if there is some near real time back and forth about the scheduling among a majority of the board, it's unlikely that a court would find this to be a violation of the law. **It might be tempting, however, to use the scheduling email to also get consensus on other matters, such as what should be on the agenda, or whether everyone approves of a final draft of a proposed policy to be discussed at the meeting. It's difficult to define or describe the point at which a scheduling or transactional email poll becomes a policy discussion. Board members and staff should be careful to avoid using email to do the substantive work of the board, especially if the process engages a majority of the board in the discussion.**

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, May 31, 2022 3:13 PM  
**To:** Julie McClintock  
**Cc:** Amy Harvey; Ann Anderson; Carolyn Worsley; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver; Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; Michael Parker; Pam Hemming; Paris Miller-Foushee; Tai Huynh  
**Subject:** RE: Open Meeting Law and Petition

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:** Julie McClintock <[mcclintock.julie@gmail.com](mailto:mcclintock.julie@gmail.com)>  
**Sent:** Tuesday, May 31, 2022 2:35 PM  
**To:** Bluestein, Frayda S <[bluestein@sog.unc.edu](mailto:bluestein@sog.unc.edu)>  
**Cc:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>  
**Subject:** Re: Open Meeting Law and Petition

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

Frayda

Thanks for your reply. I misspoke. The Council received and referred the Michael Parker petition, among other petitions that said different things. They did not approve it.

I want to emphasize that while one person wrote the petition, a total of five signed it and therefore must have engaged in detailed deliberations before signing.

—Julie

On May 31, 2022, at 12:34 PM, Bluestein, Frayda S <[bluestein@sog.unc.edu](mailto:bluestein@sog.unc.edu)> wrote:

Hi Julie:

I can understand your concern, but if I understand the situation, one person prepared a petition, and others separately signed it. If a majority gathered together to discuss it, that would be an violation.

And since the council approved it. This is an action that doesn't require comment. I suppose if people want comment about it they use the monthly public comment period. This nuanced issue. Here is a blog post which may

help: <https://canons.sog.unc.edu/2014/12/polling-the-board/>

Frayda

Frayda S. Bluestein

David M. Lawrence Distinguished Professor of Public Law and Government

School of Government

The University of North Carolina at Chapel Hill

Campus Box 3330, Knapp-Sanders Building

Chapel Hill, NC 27599-3330

T: 919.966.4203

E-mails sent to or from this e-mail address that relate to the School of Government's work are public records and may be subject to public access under the North Carolina public records law.

On 5/31/22, 12:02 PM, "Julie McClintock" <[mcclintock.julie@gmail.com](mailto:mcclintock.julie@gmail.com)> wrote:

You don't often get email from [mcclintock.julie@gmail.com](mailto:mcclintock.julie@gmail.com). [Learn why this is important](#)

Frayda Bluestein

Faculty, Institute of Government

Dear Frayda,

As a twelve year Chapel Hill council member and present and past member of several advisory boards, I've appreciated your advice over the years. In particular, I valued the training that you did for Chapel Hill elected officials and advisory board members in years past.

Last week a council member, Michael Parker, petitioned the Chapel Hill Town Council, recommending the Council jump start a planning process for Legion Park, a 36 acre tract bought by the Town for a park. The petition signed by 5 council members, a majority, gave directions to the Town Manager for actions, specifically recommending that a portion of a tract of land be sold and a portion be reserved for affordable housing.

This petition, along with others, was affirmatively approved by the Council to be referred to the Manager and the Mayor. The Legion Park appears on an upcoming Council agenda this week, but it is a

work session where public comment is not normally allowed. Attached is the petition from the Council majority.

**The bottom line is that a council majority has petitioned itself to tell the Manager to take specific actions without public discussion must have involved ex partite communications and therefore would be a violation of the NC Open Meetings law.**

It would be helpful if you would supply the link to relevant laws and publications on the subject and suggest what recourse would be open to the public to ensure that the public's business is transparent.

I am copying Chapel Hill town officials so they are aware of my concern.

Thank you!

Julie McClintock

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, May 31, 2022 1:56 PM  
**To:** Simon Palmore  
**Cc:** Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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: In support of Legion Park plan

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:** Tuesday, May 31, 2022 12:13 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** In support of Legion Park plan

**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 Hemminger and Town Council,  
I am writing in full support of Councilmember Parker's petition regarding the Legion Rd. property, signed by Councilmembers Miller Foushee, Berry, Stegman, and Huynh. We are in a housing crisis, so the decision to use some of this land for affordable housing, some for market rate housing, and retain some of the land as parkland is logical and necessary.



When we are not in a housing crisis, our choices will be easy. We will be able to preserve as much land as possible for parks *and* people will be easily able to afford to live in our town. Unfortunately, this is not the current circumstance, so our choices are more difficult.

Councilmember Parker's proposal represents the best possible use of this significant parcel of land. I urge Mayor Hemminger and the entire Town Council to support this plan, indicating that they regard addressing our housing crisis with the seriousness it deserves.

Sincerely,

Simon Palmore  
Chapel Hill renter

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, May 31, 2022 1:57 PM  
**To:** vagray@email.unc.edu  
**Cc:** Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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:** FW: Citizens' Comments about Legion Park  
**Attachments:** Legion Comments 515.pdf

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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

---

**From:** Gray, Virginia <vagray@email.unc.edu>  
**Sent:** Tuesday, May 31, 2022 12:11 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Citizens' Comments about Legion Park

**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 Ms. Mayor and Council Members,

Recently I presented a citizen petition to you asking that the entire Legion site be made Legion Community Park. Apparently many citizens agree. That petition has been circulating in the community with hundreds of citizens signing onto the petition. Many also left individual comments about what the Park means to them. I have downloaded and attached the 15 pages of personal comments left so far. I urge you to read through these heartfelt comments from your constituents before tomorrow night's meeting where you will again discuss the Legion property.

Thank you,

Virginia Gray

COMMENTS FROM CITIZEN PETITION PRESENTED TO TOWN COUNCIL ON MAY 25, 2022

A community Park on the Legion site is essential to Chapel Hill, especially at a time of diminishing green space in our community. Once that is gone, it is gone forever. Such spaces are essential for our spiritual well-being. One can always build UP, but by avoiding building OUT, we can preserve the true gifts of nature.

I vote and will remember how you voted.

Hundreds of participants and thousands of hours of hard work by the community, Council members, and staff, went in to buying the Legion property, studying it, participating in a community charette, giving hundreds of ideas for the park, assessing the building and the dam, and advocating for the Legion property plus Ephesus Park being a community park, since the mid 1990's when the elementary school, the town, and the Legion people negotiated to let volunteers build some trails. Finally let's not squander this final opportunity to keep this land open and green as a park for everyone! We need this entire property to be a park!!

No More High Rises or Retail in the Blue Hill District! Have you driven down Ephesus Church? It's scandalous. Have you driven down Legion Road? We need space to breathe fresh air and enjoy green grass and green trees.

Please do not sell this exceptional parcel of land. It has been nurtured and attended to by countless chapel hill residents for decades, increasingly so as the value of such open spaces in a growing town has become more widely appreciated. Please think of the value it will add to living in chapel hill for future generations.

I served for a number of years on the CH Parks & Rec Commission. I attended the 2017 community charrette. This park is located in a rapidly growing area with significant density. There is not a lot of park space available. CH should not lose the opportunity to make this a truly amazing space for the community. I urge the Council to look forward decades not mere years on the impact this space could have. Protect and make this a community park.

While many concerns weigh on the CH Town Council, this usage of land for a park could be a no brainer as traffic congestion is already a growing problem in this area. Keep the space green. My friends on Jackie Robinson St. and all of this part of town will honor and utilize this property as a public park for decades and decades into the future. Peace.

I feel physically violated. So much for all of the hundreds of hours of community involvement, the work of the Council-appointed Legion Task Force, the community charette (held in April 2017), and subsequent work by the Friends of Legion Park and all of its volunteers to rid the park of invasive species and plant native plants! For shame. The Council must not let the petition of Council members Parker, Stegman, Miller-Foushee, Berry, and Huynh pass. What a way to indicate to Chapel Hill residents that citizen involvement is a waste of time, that the Council acts in bad faith, and that paving paradise always wins. For shame.

Northeast Chapel Hill has been built up in the blue zone with little regard to open space. The Legion property is the only open space left, and when we campaigned to keep it from being developed and helped get this mayor and council elected, we believed you would keep to your promises at the time to make a park of it. As shown by the event last November, there is a huge need. There are also acts to reduce runoff into Briarcliff and downstream. To pave it over would be a travesty and would ensure we all campaign against you next election.

Why is OUR Town Council even considering less of a park when the approved explosion in high density housing has come with no open area, much less any natural park area? The total Legion Park is still substandard with respect to the tremendous increase in population. This is the only opportunity for a true park within walking/biking distance of the high-rise residents. Much green space has been eliminated. We owe it to the new residents and the children. More affordable housing with a decrease in outdoor public space is a disservice to not only those residents, but impacts the quality of life for all residents of Chapel Hill. Nice if we could try to have some semblance or feel of a "Town within a Park."

This area of town needs a real park. The town needs to engage in environmental Justice by providing the people living in the low-income housing there with a wooded park. The inept Blue Hill debacle has caused downstream stormwater problems. Removing any mature trees or adding significant impervious surface to the Legion property would exacerbate them. It is unconscionable that the town would sell property to be exploited when the town only recently acquired the property for public purposes. Don't do it!

The Legion site should be used as a public green space (park) and NOT for more housing. Our area has been overrun by new ugly high-rise apartments which will cause great traffic congestion. Our neighborhood has gone to great lengths to rid the area of invasive species and plant native plants. Please stop destroying our area of town by taking away green space and adding endless apartments. I have lived here my whole life and am dismayed at overdevelopment in Chapel Hill.

I vote in Chapel Hill.

As someone living in modestly priced rental housing my entire adult life and being an advocate for affordable housing and for children & families with special needs, I am also an advocate for green space & parks for safe places for them to play and be nurtured physically, mentally, spiritually in Mother Nature. This is denied too many children and adults who are forced to choose affordable rent that does not provide them with yards or green space. This is the case on Legion Road where already there are several affordable housing developments with no place for the children and residents to play or walk except on sidewalks and pavement. In addition many more apartments have been built in this area in addition to the already existing neighborhoods. It is inconceivable to me--and unconscionable--that members of the town council & town staff would further deprive the people living in this area with a safe place to play and breathe fresh air and recreate among trees and flowers and birds, bunnies, butterflies, and bees, and instead divide up the property & develop it and put even more housing in an already congested area. The Parks & Rec Board voted to have the entire 36 acres for park--NOT some of it. It is on the town website as "land acquired for CONSERVATION"--NOT development! It is also in the Parks &

Rec recommendations for 2013-2022 that The Community Center & Park on Estes has been stretched beyond its capacity and is not capable of serving the great need for its gardens and gym--there are also two affordable housing developments who live within a mile of the Community Center. It is also on the town parks & rec website that it recommended that The American Legion property be bought and a Community Park be created to serve the side of town the Estes Drive Community Center serves--and also serve those who live in the Ephesus Road area which has been greatly added to in density in apartment buildings and population since the redoing of Ephesus-Fordham Small Area Plan into the Blue Hill district. By no means SHOULD ANY of the 36 acres of American Legion property be used for anything other than a Community Park! It will serve people and be justice for those who have no place to play that they can afford AND it will be environmental justice and help curb global warming and help with storm water and save birds, bees, trees, and the health of wildlife and humans alike. This area of town needs a real park. It does not need more development of anything other than a true Community Park on all 36 acres. A handful of people should not have the ability to undo what has already been put into place for creating a Community Park for the benefit of everyone--including people who live in the Legion Road area without the economic ability to afford to pay for recreation. Do NOT allow the people there or the land there to be exploited! Respect the people & the environment & do Justice & Mercy and keep the entire 36 acres for a Community Park!

Please LISTEN to your constituents.

I grew up in Boulder CO in the 1970s. That city pioneered ways to control growth. A greenbelt was created to prevent sprawl. The city also aggressively created and preserved a network of public parks throughout the city. Leaders realized that density would increase due to the greenbelt, and open spaces would need to be protected. Our town council should follow Boulder's effective policies.

Loosing Legion Park to more development would be a tragedy not only for Colony Woods but for all are new neighbors on Legion Rd. and soon to be neighbors on Ephesus Church. It is an invaluable resource for anyone within 7 miles that offers respite from all the massive development happening around us. We should cherish the small habitat that provides shelter for so many. Deer, foxes, opossum, geese, raccoons (to name a few), whose numbers will inevitably be reduced if not eliminated from our area. Having moved from Phoenix in 2008, the abundant wildlife was one of the things that made me fall in love with Chapel Hill. It would break my heart if that were lost.

With a fence, and maybe a splash pad. Look at the parks in Greenville, SC. We don't regret moving here, but their park plan is far superior to any parks here.

Given the ton of increased residents in this specific area of town that will come right away, when all these apts are finished, the need for a park is real, while the need for yet another dense development doesn't exist. In fact, it needs to be curtailed. I'm very familiar with this tract, having been to many events over the last 50 years, having 2 daughters attend the Dance Center, that operated for decades at the back of the tract and played with my dog often, in that section. It's an ideal place for a park, complete with a giant pond, existing parking and buildings that could be repurposed. Please do not let this opportunity to serve the Public Well-being slip away.

This decision should be a no brainer. The area around the Legion Road/Blue Hill area is getting so dense with development. Open space and a place for outdoor recreation will be important.

I am a strong supporter of converting the American Legion land into a community park. The surrounding area has seen explosive growth in the last few years and the increasing number of residents would benefit greatly from this park. Using this land for more housing units would be irresponsible on behalf of the town of Chapel Hill. Not only would it put many Colony Woods residential homes at high risk for flooding but the proposed housing units would unlikely be affordable. The town of CH likes to go on about affordable housing plans. However, I've yet to see a single affordable unit in any of the new apartment complexes built in the last few years. Instead of building affordable units, the town of CH allows developers to come in to raze existing affordable apartments only to then build "luxury apartments." A studio apartment in the new Blue Hill complex starts at \$1397 a month. It should be noted that one of the proposals suggests using the dance studio land to build affordable housing. Anyone who has walked around that area after a recent rain can clearly see that the drainage is not great, making that area prone to flooding. This is a 100-year flood plain, and should clearly not be developed. The town should be ashamed of even proposing this. People who need affordable housing deserve to live in a safe area just as much as anyone else. Yet, we continue to have them grasping at straws just so this town and its leaders can benefit. Existing affordable housing should be protected, current luxury apartments should be made financially accessible, and the Legion land should be used as a community park.

The green space near Legion Hall, the Dance Studio, and Ephesus Road Elementary is a much needed haven for wildlife and nature explorers. I raised my kids there when we lived in Colony Woods. Please preserve this space by creating a Community Park to serve the community for ages.

I am vociferously apposed to using the Legion property for any purpose other than a park, playground, recreation area open to all Chapel Hill residents. I am particularly apposed to selling or leasing any portion of the property for commercial purposes or the building affordable housing. This property was purchased by the city for the sole purpose of creating a park for all residents of Chapel Hill.

Keeping Legion property GREEN is essential and necessary for the absolute best use of the land and for the health of this community!! Tom Earnhardt is an advocate for public parks and was an important voice in acquiring Raleigh's Dorathea Dix as a community park for everyone! Dwayne Patterson, Director of the Division of State Parks "understands the important role that parks and trails play in improving the health and quality of life! We should see the importance of expanding access to parks throughout NC, especially among families and children!" THANK YOU FOR YOUR EFFORT IN MAINTAINING THIS A PARK FOR THE GOOD OF THIS COMMUNITY!

I live very near Legion Road and I support making the entire site a community park. We have ENOUGH housing and business development existing, being built or in the planning process in this Blue Hill district. We need the Legion Road site to be 100% dedicated as recommended by

the Legion Task Force and Charette - we need to preserve this property along with the Ephesus park as parkland for all residents. We don't need anything else on that site!

I support the creation of a Community Park on the Legion Site. Green spaces are essential to our well-being.

Developers and UNC need to provide affordable/workforce housing. Sacrificing precious green space and repurposing bond funds meant for parks is unconscionable.

Our community need for a park on this land has grown drastically since this wise planning occurred. Use all the land for that purpose and thereby meet both our park and climate needs.

I enjoy using the property for fishing with my grandchildren and walks 2-3 times per week. I strongly support this petition.

We support the use of this property as a park, especially in light of the increasing development of property along Old Chapel Hill Road, plus the development on Ephesus Road, now and planned.

Please save at least some green space for the future. The massive building in Chapel Hill of these ugly boxed dwellings has done enough damage to Blue Hill and changed our community forever. Please stop!!!!

With all of the apts now being built in this Legion area - there is all the more reason to have this area as a park and green space !

This is precious green space in a town that is seeing incredibly rapid commercial growth. Please preserve this oasis of nature. Now more than ever, people need outdoor spaces for peace and tranquility.

I have been a resident of the Ephesus Road area of Chapel Hill since 1975 and have been waiting since then to have a park nearby.

I have lived in Chapel Hill since 1975., first on Tinkerbelle Road, then on Lark Circle. During this time, Our if family wanted some outdoor walking in a park, we had to travel by car to another location. We now have the opportunity to have a park adjacent to our neighborhood. Do not fail us.

Chapel hill needs more park space and less apartment complexes.

"Blue hill" is not a hill. It is becoming the densest population area in Chapel Hill. Please let us have some breathing space!

We need this green space to keep down the pollution and to preserve clean air and ground water.

I am all for affordable housing but not on open green space. Find an existing paved spot.

We need a park, not more construction, in this area.



In my opinion the town has overdeveloped Blue Hill in recent years allowing massive apartment complexes in a small area. The ongoing investment of community groups in this area speaks to nearby residents desire to maintain this open space permanently.

With the rise in development in Chapel Hill, we need to preserve open space for community use and park land.

What's not to support?! This beautiful land is vital to our community and to the wildlife it maintains. When the old Legion building comes down this would then be the perfect location for Chapel Hill Farmer's Market.

Chapel Hill desperately needs green space - a park for all to enjoy! the over abundance of building, cutting down trees, putting up huge, ugly apartment complexes - is taking all the charm away from our sweet town. We do not need another ugly complex - we do need a PARK!!

Environmental concerns: We need every tree Open space for nearby residents, especially given the new development Flooding issues.

Please, this is only right if we are to be a university town that does truly value social and racial equity, (stop ghettoizing "affordable housing" only in certain areas of town), and that values inclusive community quality of life with a decent park and greenspace. Thank you.

Create a Community Park on the Legion Site! We need a park to balance all of the high density housing units being built nearby.

High density housing must be accompanied by public green space.

We need a permanent home for the Farmers Market and green space for the eastern part of Chapel Hill to accommodate all the apartments being built in the Blue Hill district.

I go on walks through legion park frequently.

This is our last opportunity to have a park on this side of town & so many of us have been expecting the council to support this. Apartments are being built everywhere.

Need breathing space among the mass new development.

This park is needed to support and balance the major increase in housing units in the area.

This land should not be developed! There is already too much high-density apartments and housing in the area. This land should be preserved as open land.

PLEASE use all of the American Legion site as a community park. There is so little remaining open land in the Blue Hill district, and it should be given as park land to all of us taxpayers who live here. Keep Chapel Hill a good place to live!!

We need this park! It provides a home for wildlife and a place of serenity and peace for many.

Blue Hill needs a park. So many new apartments adding so many folks...please! We need a park!

We need a park, not more apartments!

Please preserve this land as a community park.

keep the legion site area a green space for community. We need it!

This is an invaluable resource for our community.

We emphatically want Legion Park to remain undeveloped. Please no limited development in this area. We must keep spaces undeveloped so that our children and other people of all ages can enjoy what nature is still left in this area. It is not at all what Chapel Hill used to be about. Chapel Hill used to be about protecting the environment. Maybe at least protect this small part of Chapel Hill? I certainly hope so.

The addition of so many new apartments demands that park space be preserved for new and old residents alike. Many people have worked on the land in that area to clear invasive and make it walkable and enjoyable. Please save the little bit of green space left in the Blue Hill district. I have lived in Briarcliff since 1987. We need our park!

Every new redevelopment is of very high density. The only open undeveloped areas are RCD swamplands. such as the rainbow fields. It would be nice to have areas not at risk of flooding.

I don't want to lose any of this beautiful green space. We enjoy walking through it to Studio A and Ephesus Elem.

Too much development in the Eastgate/Ram's Plaza/15-501/etc... area lately! Time to slow it down and preserve/invest in much-needed shared community space like the proposed park.

We are tired of torn up roads, construction ongoing all around us making it difficult to get where we need to go. Our neighborhood and volunteer groups have worked tirelessly to clear and improve the Legion Road site and we desperately need green space in the overdeveloped Blue Hill District.

Safe this land for community park and keep it for enjoyment of all (people, trees, animals, birds ...) This park is only park in Walking distance for me. I love to spend my time there saving native trees from wisteria. I see how park is more alive than few years ago. Thanks to heart centered volunteers. Nature will remember and thank you for saving this park for all. With light,

Don't lose this opportunity to preserve open space.

I live in Colony Lake. I strongly support making a Community Park on the Legion Site. With all the new apartment complexes, complexes currently under construction, and pending construction, this is a critical need for the community. I strongly oppose any of the land being sold for commercial space or for other private uses.

It is crucial that we preserve open spaces in Chapel Hill. As crowded as the city is becoming areas like this are havens for the many of us that crave space to spend time with our families and friends in areas like this.

Please save all of this wonderful undeveloped space. There are so many big apartment buildings being built in this section of town, so many trees being destroyed, so much traffic congestion

occurring, that this island of peace will be tremendously important to the quality of life of old and new residents. Save our health! Save our sanity!

Please keep the Legion property a public park for resident families can enjoy!

We've lived in Chapel Hill for 47 years in three different residences on Willow Dr. We've always longed for a big park, not more and more apartments! Commit to developing this all of this land as a park.

We need more park land and not more apartments after the voluminous development of them over the last 2 years.

With the added density of the Berkshire, Elliott, Trilogy, Hartley, Greenfield to the Blue Hill Zone, we need and deserve green space to accommodate all the added people and traffic. PLEASE!!!

Have the courage to seek affordable housing elsewhere and require future builders to provide it, not just pay. Make this space a park.

Wholeheartedly support the park creation at the Legion Road location.

Don't lose this green space. Make it into a park for the people! I've lived in Chapel Hill for 40 years, and not far from the Legion site for 33 of those years.

Please save the last little bit of green-space in this area. We have had our neighborhoods destroyed with construction and high end apartments with no consideration for green space, community space or the environment.

LEAVE SOME GREEN SPACE AMID ALL OF THIS DENSITY!! There are no dog parks and few parks of any kind East of Hwy 54/Fordham Blvd. A huge number of apartments are being or have just been built in the vicinity of this park. Give these new residents a place to walk to and see grass for goodness sake! Slow down the rate of development and stop filling every last green space with residential living.

We have more than enough development, crowding, loss of trees, water run off, etc. in this area of town! Please PRESERVE LEGION PARK as a park!

This is our only remaining chance to create an open-space park in Chapel Hill. Legion Park is open to all, regardless of income. Chopping up this community resource would be deeply regressive.

We need this space for our families!

I grew up in this area and my mother still lives nearby. This space needs to stay green for the good of the community and the planet.

Chapel Hill needs another park! We don't have very many choices for large, open spaces to recreate in our town. A water feature/fountain for children would be an amazing addition.

As a near neighbor, I feel strongly that this property should be a park! Thank you.

We need to have some natural spaces left to enjoy as a community.

With the significant amount of land clearing and high density housing development, it's really important for the health of this community to protect this land and allow people to enjoy the natural beauty.

I fully support the Legion property be maintained in full to conserve ALL of the 36 acre tract and its natural woodland and streams.

To reduce the size of the planned park before implementing any of the original plan would be a betrayal of the trust and patience of Chapel Hill citizens.

Create a Community Park on the Legion Rd Site and do NOT develop the land for more apartments or housing! It should have opportunities for people to play (softball, pickleball, soccer, etc) and recreate (like walking along the trails in nature.) There are few such places left in Chapel Hill ~ please save this land from development!

Land kept as a park and will be needed more than ever.

Please keep this area green and don't build more homes- we need this SPACE (and dance studio).

We have been so disappointed by the massive apartment complexes built on the borders of our neighborhood. It feels suffocating at times. One of the breathing spots has been the Ephesus trails leading to Legion Road Park. Please maintain the park as promised.

Preserve what little green space we have left. Large development is happening all around. More of that should be made affordable housing. Please also explore existing housing options that can be made into affordable housing. Green space cannot be replaced once it's gone.

Need place for folks to gather in that increasingly crowded part of town.

My family goes to the beautiful Legion Site every week - please create a Community Park at the Legion Site to conserve woods and streams!

There has to be balance in our town - not just more and more new condos. Green space is critical to the quality of life for us and our children.

The kids need better park options here, and this is a perfect opportunity. We especially like that the wooded area feels mature -- a feature less and less common these days in residential areas. We value the trees, we value the space, we value the nature, we value the options, and this is our last chance to create such a space for Chapel Hill.

This park should be one place in Chapel Hill that dogs can be OFF leash. Many communities have these. I am not suggesting a small dog park but the whole place should be off leash.

Please, please preserve the Legion Site for a park or other green uses-not more buildings.

Preserving a bit of green space is particularly important for this side of Chapel Hill, which abuts Durham County and does not have the rural buffer of the rest of town. There are many new

apartment developments going in near this space, making a shared bit of nature all the more pertinent.

People living in all those nearby high rises need somewhere to get outdoors.

Present and most previous town council members have ruined the town as far as high rise buildings. Save this small parcel of green space before it's too late.

We need this green space more than ever,, people must have somewhere to walk and play.

We have ENOUGH new developments - keep this green space as a community park - ALL OF IT!!

The master plan calls for a park in that quadrant of town. The land was purchased with Parks & Rec money and Cultural Arts money. With the hundreds of new apartments added to that area, a park is needed more than ever for people who don't have access to other outdoor space.

We need a gathering place...someplace green, not concrete! Someplace away from a highway.

The woods are very important as a natural habitat for families to explore.

Stop the green-space slaughter.

We need more parks and green space in Chapel Hill! Also more bike and pedestrian trails!

I encourage Chapel Hill to continue to price current and future residents out of the town by reducing any possible housing expansion and allowing a small group of motivated incumbent home owners to collect unearned economic rents. Making a site near major transportation nodes unavailable for new housing and commercial use will be quite effective in achieving this goal.

Create a Community Park on the Legion ste. No more future slums.

Strongly agree on the much needed green space!

Orange County is in desperate need of park land!

Create a Community Park on the Legion Site. NO to building housing on Legion site.

Please give us a park!!

With the amount of apartments and commercial building in this area, Please preserve this area for a Park — for All!

Our community would very much benefit from this park. So much land in the vicinity has been developed over the last decade. Let's step up as local citizens and make this Community Park happen. The benefits for young and old and for all of us in between will be so worthwhile and life affirming.

We definitely need a community park on all of this land, especially critical now with the influx of so many more people needing this green space to unwind and recreate. Instead, work on eliminating single family zoning throughout the city so families can erect multi-family dwellings

on their properties. Then the city should use its affordable housing money to buy up existing houses in a variety of neighborhoods that they can offer to developers to tear down and build affordable housing more evenly distributed throughout the community.

It is essential to provide open space and recreational opportunities for people of all ages, housing, income, abilities, especially as Chapel Hill builds too much and squeezes its residents too strongly.

I live within walking distance of the proposed Community Park and already value the green space and trails and would welcome having a Community Park in our neighborhood.

The community Park would be good for the environment and the thousands of new residents.

Leave something peaceful to rejoice and exist in, in for wildlife and us. Elbow room for all. Take care to preserve a gently living space in perpetuity. Thank you!

We do not need any more appt development and/or 'cookie cutters' condos in Chapel Hill.

Preserving mature trees on this land is critical in our goals to ameliorate climate change. Access to a natural environment is critical to our mental health. Please keep our community park.

Keep the Legion tract for a green park for all to enjoy. With all the developments being built around Chapel Hill, there won't be many parks available for children, families, walkers for exercise with or without dogs.

Create a Community Park on the Legion Site. NO to building housing on Legion site.

Please give us a park!!

With the amount of apartments and commercial building in this area, Please preserve this area for a Park — for All!

Keep all the Legion property as park. Do not ignore all the community input from prior years calling for this property to be a park.

A park is needed so many trees have been removed to accommodate the housing in the area we need greenspace.

The petition states it quite concisely and nicely.

Chapel Hill does not need any more concrete. We will create the kind of flooding problems we had in Houston from overdevelopment.

Please create a Community Park on the Legion site. It would be of great benefit to the community.

Chapel Hill is building far too many expensive apartments and townhomes! Save the Legion park as was originally planned. We need more outside space and less high rise apartments for the wealthy!

I strongly support this petition. Losing this very limited recreational area in this part of town that is not in a flood plain will be an erroneous choice that can never be recovered.

Please do not build on this site! Enough with the apartments! We need this natural open space park for our mental health.

This neighborhood and the community would suffer a significant loss if the city builds houses and stores in this area.

Please no more apartments!! We need more parks!

The town is adding population rapidly. Residents whether old or recent need open green space. Today's town council members need to represent townspeople and look out for their needs over those of get-rich-quick-and-leave companies, and stick to the plan the town made.

Fully Support a nice city park.

As a resident of Colony Woods that backs up onto the Legion property, I ask that you please keep the entire Legion site as green space. This is our final and only chance to create such a park in Chapel Hill, and we desperately need it with all the many, many new developments in this very small area of Chapel Hill.

Stop selling off public properties! Need to create a Community Park instead.

The Legion property is the most peaceful place in Chapel Hill. We need open space more than still more housing!

Please create a Community Park on the Legion site. It would be of great benefit to the community.

We need parks and nature way more than helping some developer get richer.

PLEASE do not succumb to the pressures and temptations of the commercial developers. We have an excess of high density housing in this area. This site has flooding, wetlands, and swamps. it is not an appropriate location. thank you

Chapel Hill needs its public green space more than ever as developers privatize formerly accessible property. Housing density is growing and will continue to grow, making nearby green space all the more important for residents. Once lost, open parkland can rarely be recovered. Keep the Legion property intact for public use, please!

A park makes the most sense in that area. Please use it for the good of all people.

Do what you know is the right thing to do.

Great location and we all need more parks, more areas to enjoy nature in our community. It is a beautiful space that would be appreciated by all!

Please save this area as a public park.

I agree with this petition. We need this park and others in Chapel Hill to help reduce greenhouse emissions and continue to provide quality of life in our town.

Don't slander this opportunity, please.

We must balance all this new development with more green space.

Please slow down the development and preserve green space for the health of our community!

Do The right thing! Parks and environment vs. concrete! Easy choice.

No more Building!! More Parks! Hi.

City council- Please stop selling off our town.

Please consider the wishes of the community, not many chances to save places for parks. Please let this be one of them.

We don't want the 36 acres to be developed. Create a community park!!!

Keep the property as a park to benefit current and future residents of the city!

Please turn into community park with pickleball courts. Thank you.

Commercial development decreases the quality of life in the neighborhoods.

The development in the Chapel Hill and Durham areas has escalated to the point where residents are going to be facing extreme traffic issues. In addition this is directly opposed to the type of work area community should be engaging in to fight climate change.

When will all of these new developments stop? Invest in creating a park that people can enjoy. It's good for the environment and good for people's mental health.

As mentioned, the low area already is subject to flooding. Removing trees, putting in hardscape (buildings and parking lots) will cause even more run-off and those downstream will suffer more flooding.

We wholeheartedly endorse this petition concerning how the taxes we pay to Chapel Hill should be spent and the public spaces in the town should be managed.

We the undersigned call on the Chapel Hill Town Council to create a Community Park at the Legion Site that will conserve all of the 36 acre tract with its natural features of woods and streams. Affordable housing is not going to matter if we don't preserve and protect green spaces where we can. This land is the perfect space to KEEP GREEN for ALL of our survival!

The land taken up by the front development and the "affordable housing" will turn out to be far greater than initial drawings will show. Much of the so-called "affordable housing" will be market rate, as has always been the case. The prime land for a public park will disappear into these other uses.

Affordable homes, community gardening. Also, Chapel Hill Farmers Market.



Please stop the senseless development and destruction of green spaces in Chapel Hill and preserve this park in its entirety.

We need parkland and green space in this part of town much more than we need more apartments or other buildings.

I know this area well. It's seen much growth, including several large apartment complexes. This area sorely needs a park, and the legion site would be perfect.

Please use the Legion Property for a Community Park. This area is losing all our trees and open space to high rise housing. We don't need more housing, we need green space! Please reserve this beautiful land for outdoor activities for the entire town.

Keep Legion land as public park.

Please keep this area as green space! This a valuable recreational asset for this part of Chapel Hill. Please do not sacrifice this land for housing. It is all we have left in this part of Chapel Hill. Please save the trees and the green space! Please!

This is the only land available to create a park in a rapidly growing area with dense population!

It's vital that the town save one of the last open areas for a park. It will help residents' physical and mental health, plus helping save the planet. Save the trees!

Considering the population growth already underway & expanding as years go by, this seems like a golden opportunity to protect one of the few remaining green spaces in this part of town (Legion). Please vote for a green legacy that will last for all time; our grateful ancestors will thank you for it.

Please do the right thing and create a much needed community park on this site. This was promised years ago, we cannot renege on this promise!

We need the Legion site to be a community park. It is perfect for it.

There will be no further green space available in the future. Green space is critically important to mental health. Please don't give it away to business over the people.

The points made in this petition are cogent and the need to preserve green space in CH is urgent. The Town Council needs to pay attention to this important petition.

In favor of park. Strongly opposed to any further multi occupation housing units. We have enough. Prove that you have greater than 50% occupancy of new units on Fordham, Legion, Ephesus or new build on Mt Moriah. This is now ridiculous. How much tax basis are you looking for Mayor Pam?

Have Legion Park stay a park. Develop it as a park for all in the Blue Hill District to enjoy. There is enough commercial and residential development in Chapel Hill where we need to preserve some park areas for now and future use.

The intention is a start. However, we need to create "Homeownership" instead generations of "Renters". By not providing opportunities for "the PURCHASE of affordable homes", we continue to reinforce generations of citizens with no ability to build sustainable financial futures for themselves or their families and therefore will continue to be an ongoing syphon on town resources, instead of contributing to the town's strength and success.

My neighbors, my family and I want the Legion property to be a Community Park for all to use. We need this natural setting to be a refuge- a public space for all to enjoy. We need natural areas in our town for people, the fauna, and the flora to flourish. We also have so many issues with water management and flooding. We need to keep this space natural. Please keep as a public space for all to enjoy. The Legion property as a Community Park would be a huge benefit to our town! Thank you.

It would be unconscionable of the Council to sell, or to build on this land, the only land on the east side of town for a park. With the Council's poor decision to allow the eastern side of CH to become rental city, we do not need another detrimental decision to the well being of CH.

We walk the Legion property at least 1 to 2 times a day with our dog. It is a beautiful green space in a rapidly growing commercial, residential, and busy area of our town. Please keep the Legion property green!

I own house at 7 Lark Circle Chapel Hill 27517 We already have low rent housing on Legion and this needs to be dispersed to another area.

The Legion field has been in debate for many years with no resolution. There isn't much land with community use potential in town as developers gobble everything up.

My understanding is that this purchase was made with funds designated as open land/park funds. Please leave it all green!

The north east section of Chapel Hill is becoming overly dense with apt. /condo housing. We need more additional open space and park venues. Please do NOT approve this locatio for additional housing.

More development on Legion Road will lead to more traffic and congestion. Already the huge housing complex near the intersection of Legion and Ephesus Church Roads threatens to overwhelm the streets. We need more green parks, NOT less due to the incoming masses of people there. Please do not develop the Legion site. Thanks.

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, May 31, 2022 1:57 PM  
**To:** Daniel Romm  
**Cc:** Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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: Don't develop the Legion Site

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: Daniel Romm <danromm@gmail.com>  
Sent: Tuesday, May 31, 2022 10:16 AM  
To: Town Council <mayorandcouncil@townofchapelhill.org>  
Subject: Don't develop the Legion Site

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

More development on Legion Road will lead to more traffic and congestion.

Already the huge housing complex near the intersection of Legion and Ephesus Church Roads threatens to overwhelm the streets. We need more green parks, NOT less due to the incoming masses of people there.

Please do not develop the Legion site.

Thanks.

Dan Romm, MD

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, May 31, 2022 1:57 PM  
**To:** David Tuttle  
**Cc:** Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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: Legion Park

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: David Tuttle <tuttledavs@aol.com>  
Sent: Monday, May 30, 2022 10:21 PM  
To: Town Council <mayorandcouncil@townofchapelhill.org>  
Subject: Legion Park

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

Mayor and Council Members,

I ask that you take my concerns to heart for a sustainable better Chapel Hill to provide the increasing population with the quality of life that Chapel Hill has the potential to provide.

Why is OUR Town Council even considering less of a park when the approved explosion in high density housing has come with no open area, much less any natural park area? The total Legion Park in full size will still be substandard with respect to the tremendous increase in population, but will be substantial.

This is the only opportunity for a true park within walking/biking distance of the high-rise residents. Much green space has been eliminated. We owe it to the new residents and the children. More affordable housing with a decrease in outdoor public space is a disservice to not only those residents, but impacts the quality of life for all residents of Chapel Hill. Nice if we could try to regain some semblance or feel of a "Town within a Park."

Thanks for your consideration.

David Tuttle  
Estes Drive, Chapel Hill

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, May 31, 2022 1:58 PM  
**To:** Geoffrey F. Green  
**Cc:** Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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: American Legion council members' petition

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:** Geoffrey F. Green <[geoff@stuebegreen.com](mailto:geoff@stuebegreen.com)>  
**Sent:** Monday, May 30, 2022 9:46 PM  
**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>  
**Subject:** American Legion council members' petition

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

Mayor and members of Council:

I am thrilled that the Council will be discussing five council members' petition that establishes a path forward towards the development of a park on the American Legion site. The petition proposes a thoughtful process that could not only lead to the development of a park, but also serve other much-needed town goals such as providing new office or commercial space and additional affordable housing opportunities. Aside from jump-starting an effort that has been stalled since the American Legion task force completed its work nearly five years ago, the petition is entirely consistent with the Town Council's intention when it purchased the site and the public's expectation back in 2016.

Please also see the article I wrote at Triangle Blog Blog on the topic: <https://triangleblogblog.com/2022/05/30/paying-for-a-park-at-the-american-legion-site/>

Thanks very much for all you do.

Geoff Green



## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, May 31, 2022 1:58 PM  
**To:** Steve Fleck  
**Cc:** Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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: Legion Park

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:** Steve Fleck <magritte88@yahoo.com>  
**Sent:** Monday, May 30, 2022 9:03 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Legion Park

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

Good Evening,

A quick note that I'm completely opposed to the Town selling off chunks of Legion Park for other purposes than what it was bought, on a voter-approved bond issue: to be and remain a park.

We have allowed so much destruction of green space, especially via clearcutting of trees for major commercial and residential developments, that every remaining green space is of ever-greater value.

I hope that the Town will decide to honor the voters' wish when they took on debt for this purpose, and this purpose alone.

Best Regards,  
Stephen Fleck  
102 Sycamore Drive

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, May 31, 2022 1:58 PM  
**To:** Suzanne Haff  
**Cc:** Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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: Legion Road Park

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:** Suzanne Haff <suzhaff@gmail.com>  
**Sent:** Monday, May 30, 2022 8:19 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Legion Road Park

**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 town leaders, though my residence is in Northwood, I've had the pleasure to have my son and his partner nearby for the last two years in The Meadows off Legion Road. For this reason I have had the opportunity to drive in that area often. I've been happy for the economy that the area seems to be thriving with even more density in the works for that part of town.

If you break up the Legion Road parkland, where will there be space for soccer fields for adults to play after work? Where will you put pickle ball courts? Picnic areas, all the things young adults who live in all those new apartments in Blue Hill want to do. I do not think it will be an exciting vibrant place to live if you sell part of the park and put affordable housing in another part. That is very shortsighted. You will never have enough affordable housing and once open space

is used you cannot have it open again. Open Space helps support good mental health. Please design for tomorrow and leave Legion Road Park primarily open. Thank you for considering my view. FYI : I served on the planning board for six years.

Suzanne Haff  
107 Hunter Hill Road  
Chapel Hill, 27516  
9192609277

--

*Suzanne Haff  
107 Hunter Hill Road  
Chapel Hill, NC 27516  
(919) 260-9277*

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, May 31, 2022 1:58 PM  
**To:** Isabel Calingaert  
**Cc:** Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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: the future of the Legion property

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:** Isabel Calingaert <isabelcal@bellsouth.net>  
**Sent:** Monday, May 30, 2022 8:00 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** the future of the Legion property

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

To the Mayor and Town Council members,

There is no second chance. Massive development has taken place in the northeast corner of Chapel Hill since the 2017 purchase of the Legion property. Literally thousands of apartments are rising within a mile of

the property. The best use of the Legion property is to make it a green jewel to benefit all in Chapel Hill's future, a respite from the concrete and asphalt that continue to expand. Many other locations can accommodate commercial buildings and affordable housing. But no other space can host a full-sized community park. Do the right thing for the residents of Chapel Hill – DESIGNATE THE ENTIRE PROPERTY AS A PARK.

Peter Calingaert

Isabel Calingaert

39 Clover Drive  
Chapel Hill

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, May 31, 2022 1:58 PM  
**To:** Richard Chady  
**Cc:** Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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: Please save the entire Legion property for a park

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:** Richard Chady <[rchady1@gmail.com](mailto:rchady1@gmail.com)>  
**Sent:** Monday, May 30, 2022 7:48 PM  
**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>  
**Subject:** Please save the entire Legion property for a park

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

It's vital for the health and well-being of residents to save one of the town's LAST undeveloped areas. And the trees help to save the planet.

NYC could create more housing by taking Central Park, but would they? Never!

With the park gone, Chapel Hill will have to change its slogan from "The Southern Part of Heaven" to "RTP Southwest Commuter Lot."

Thanks for considering this.

Dick Chady  
Chapel Hill



## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, May 31, 2022 1:59 PM  
**To:** Gulzhan Menzeleeva  
**Cc:** Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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: Please save Legion park

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:** Gulzhan Menzeleeva <gulzhanm@gmail.com>  
**Sent:** Monday, May 30, 2022 6:18 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Please save Legion park

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

Legion park has to be saved. This is only one walking distance park from few neighborhoods and new apartments. I will feel heartbroken if trees saved from wisteria will not be saved from putting them down to build new buildings. Animals and birds will loose their homes. This park became place for me to meet my volunteers friends where we work for great purpose. Where we feel we make Chapel Hill better place to live. This is great park to connect with nature just in walking distance from many people. You can feel big difference in temperature just stepping on the hot summer morning from any close by neighborhoods into this park. Those trees contribute to better air quality around. Come listen to birds, look at deer walking by and enjoy. There should be other solutions for affordable housing than sacrificing last green space in town and murdering trees, birds, animals.

This place will be the big loss for this part of town.

With Light,

Gulzhan Menzeleeva  
313 Saint Thomas Dr Chapel Hill

--

Sent from Gmail Mobile

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, May 31, 2022 1:59 PM  
**To:** Sally Binkowski  
**Cc:** Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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: Legion Land

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:** Sally Binkowski <sallybinkowski@gmail.com>  
**Sent:** Monday, May 30, 2022 12:36 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Legion Land

**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 Members,  
Where's our park?

In 1975, we purchased a house on Tinkerbell Road, close to what is now the "Blue Hill" area. We loved our house and our neighborhood but— unlike our homes in other towns- there was no nearby park for us and our four children. There were many houses with nice yards that kids

could run around in, but even then there were folks living in apartments who badly needed a chance to get outside.

We did our part. As Ephesus PTA presidents, we helped to organize parents to build the first playground at Ephesus School, after which the school system expanded and continues to maintain outdoor recreation areas at the school. And, of course, we paid our taxes, which helped to pay for parks in other parts of town.

Now it should be our turn. We are old now, our children are grown and we are living in a smaller house in The Meadows, off Legion Road. We are among the lucky ones; we have a tiny yard and access to a small area of common land. But now we have thousands of new neighbors living in apartments surrounded by acres of asphalt and still no park.

The town has one chance – the last one it will ever have – to provide a park in our part of town. The Legion land, combined with the mainly wooded Ephesus Park, is large enough to provide recreation for all of us, not just a playground for little ones and ball courts for the athletic, but a real park, with areas where folks like us and most of the Chapel Hill population, will have a place to take a hike, walk our grandkids and pets, have a picnic, sit and watch the beauty of nature.

Affordable housing is an important goal but the Legion Road area already has several such projects and there are areas in other parts of town which could be used for this purpose but there the Legion property is the only one large enough for a community park.

Please, after all these years: give us our park!

Francis S. Binkowski, PhD  
Sarah H. Binkowski  
10 Lark Circle, Chapel Hill, NC 27517  
[sallybinkowski@gmail.com](mailto:sallybinkowski@gmail.com)

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, May 31, 2022 1:59 PM  
**To:** joycebrown  
**Cc:** Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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: Legion Park

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: joycebrown <joycebrown@peoplepc.com>  
Sent: Monday, May 30, 2022 9:38 AM  
To: Town Council <mayorandcouncil@townofchapelhill.org>  
Subject: Legion Park

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

I am a resident of the Meadows and have been a resident of Chapel Hill since 1984.

Therefore, I have seen too much growth in our charming community over the past several years - but especially over the last 2 years!

If you drive down Ephesus - Legion Road area, you will see an abundance of high rise apartment buildings recently completed or in progress.

With this increasing number of dense residences, there is a DECREASE IN GREEN SPACE for all of these residents to enjoy.

Therefore there is ALL THE MORE REASON for this Legion property on this side of town to be developed as a park and recreation area such as the Southern Village park on the other side of town with a variety of park options - not just pickleball courts!

Please listen to the voices of the residents who live in this area and KNOW what the needs of our community are!!!

Joyce Brown

5 Lark Circle

Chapel Hill NC

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, May 31, 2022 2:00 PM  
**To:** rob.daniel.anderson@gmail.com  
**Cc:** Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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:** FW: Future use of American Legion Property  
**Attachments:** May 2022 Petition from Council Members.pdf

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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

---

**From:** Rob Anderson <rob.daniel.anderson@gmail.com>  
**Sent:** Sunday, May 29, 2022 11:44 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Future use of American Legion Property

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

Good morning,

Our neighbors have shared this petition from the Town Council. I purchased the home at 1540 Ferrell Rd in early 2019, and have since enjoyed the wooded park property behind my house. It is an enjoyable place to get outside and meet new neighbors or folks from the adjacent neighborhood who are also enjoying the recreational opportunity provided by the park.

I believe affordability is a major issue in Chapel Hill, and that additional housing supply is a key way to address this. However, there have been too many missed opportunities for affordable housing in better locations. As an example, existing housing, which offered much more affordable housing to residents of lesser means, has been bulldozed in the last several years to be replaced by the Hartley At Blue Hill.

From the Hartley's website, a studio unit appears to cost \$1397, which is only a few dollars less than my mortgage payment for our 3 bedroom house. The fact that this development replaced more affordable condo units and costs more than existing single-family homes in the area is a disgrace. Further, the construction has moved bus stops and broken up the road, so transportation and interconnectedness in the area has been severely limited.

Among the plans I've seen for the future use of the land, none of it mentions the environmental impact. I would think that the land where the Hartley now stands would have been prime for affordable housing considering it sits on higher land, and it would have been a like-for-like replacement.

It is unconscionable now to consider developing affordable housing on sections of the Legion property that are so close to the 100-year flood plain. A development near the dance studio, or on that section of land, would be vulnerable to flooding, and its evacuation route could be flooded. The thought of putting housing for residents of lesser means or different abilities there is shameful. This would mark a continuation of development policy in the United States that places the underprivileged in areas that are at risk of climate-change related disasters. I would be sorely disappointed if the Town demonstrates that it has not learned lessons of the past, especially given the high level of education of the members of local government and the community as a whole. I understand the Mayor and Council likely feel some guilt for squandering better opportunities for affordable housing development, but placing that development on low-lying Legion land would be an ill-willed act of oppression.

I have an interest in the Legion land, and specifically the flood plain, to remain untouched as our entire lot sits in the flood plain. I consider myself very fortunate to have been able to purchase our home and become a resident of the Town, especially now as a person of my means would not be able to buy this house today. I bought the house with the intent of starting a family here, so the thought of being displaced by flooding is unsettling, to say the least.

I hereby request that the Town Manager bring forth a study of the environmental impact of the proposed developments on the American Legion property. I further request that a development plan be brought forth that incorporates the findings of that study which ensures any future and existing residents not be threatened by flooding or other environmental concerns.

My hope is that my family, along with existing and future residents of the area, have the opportunity to live with the peace of mind that they will not suffer economic hardship as a result of irresponsible development of the land.

Regards,  
Rob Anderson

University of North Carolina - Chapel Hill  
Economics, Spanish, Entrepreneurship  
(828) 279-9654



## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, May 31, 2022 4:30 PM  
**To:** David Anderson  
**Cc:** Amy Harvey; Ann Anderson; Carolyn Worsley; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver; Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh  
**Subject:** RE: Legion Road input for 6/1/22

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 Anderson <david.anderson@gmail.com>  
**Sent:** Tuesday, May 31, 2022 4:28 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Legion Road input for 6/1/22

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

Good evening --

I would like to voice my support for the council's current plans to sell portions of the Legion Road site for high density, multi-family, multi-use housing and retail use. I believe that Chapel Hill is an incredible place to live and as a result, many families want to live here. Without new housing and development, we will price families out of the town. I also support the financially responsible decision to grow our park system only to the extent that we as a community can reasonably maintain over the long run.

I will be attempting to attend the meeting tomorrow evening, but if I can not make it, I want to let the town government know of my opinion and support for the current plan.

Dave  
920 Shady Lawn Rd Ext, Chapel Hill, NC 27514

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, May 31, 2022 4:30 PM  
**To:** Cora Martin  
**Cc:** Amy Harvey; Ann Anderson; Carolyn Worsley; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver; Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh  
**Subject:** RE: Support of Legion Park plan

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:** Cora Martin <coramartin@protonmail.com>  
**Sent:** Tuesday, May 31, 2022 4:02 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Support of Legion Park plan

**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 Hemminger and Council,

I am writing to express my support for the plan to sell a portion of the American Legion land in order to fund the creation of a new park there, as well as to fund the upkeep of existing parks.

Development is not an enemy of the future of our town, and the creation of mixed-income housing on this land is critical to ensuring that the future of our town is accessible to all. Councilmember Parker's plan for the use of this land is the most logical solution to the challenges posed by the current housing crisis, and I urge the Council to support this plan.

Best,  
Cora Martin  
Chapel Hill resident

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 01, 2022 8:50 AM  
**To:** Gray, Virginia  
**Cc:** Colleen Willger; Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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: Questions for Town Staff

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:** Gray, Virginia <[vagr@email.unc.edu](mailto:vagr@email.unc.edu)>  
**Sent:** Tuesday, May 31, 2022 5:32 PM  
**To:** Jeanette Coffin <[jcoffin@townofchapelhill.org](mailto:jcoffin@townofchapelhill.org)>  
**Subject:** Questions for Town Staff

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

Could you please forward the message below to those staff members responsible for drawing up the staff report and map of the proposed changes to the Legion site shown on page 9?

Maybe I am not reading your map correctly but I have several questions about the map. Could you please try to respond to my questions before Wednesday night's work session?

- 1) It seems to show the pond in a different place from where it actually is—backing up to the Meadows property.
- 2) The RCD portion which cannot be built upon does not appear on the map as far as I can tell.

- 3) A number of buildings are shown, mostly in purple. What are these building to be used for? Commercial? Housing? Recreation? What?
- 4) "Potential Other Use, 9 acres" seems like a very large area for the proposed commercial property along Legion Road? Why so many acres?
- 5) "Potential Other Use, 4.5 acres" is that for affordable housing? How many acres of trees will be cut? How many acres will be left. The majority of existing trails that people use are in these woods.
- 6) Since the Legion site is 36.2 acres, once you subtract the 13.5 acres allocated to other uses, that leaves only 22.7 acres for the Park. Is that correct?
- 7) Is the green area shown on the map the only area left for a Park? If so, that does not look like 22.7 acres.

Thank you very much for answering my questions.

Sincerely,

Virginia Gray

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 01, 2022 1:20 PM  
**To:** Caroline Spencer  
**Cc:** Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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: Legion Road Development Plan

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:** Caroline Spencer <cclaytonr@gmail.com>  
**Sent:** Wednesday, June 1, 2022 12:45 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Legion Road Development Plan

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

I am writing in support of the petition put forward by council member Parker advocating for development of the American Legion site to include both affordable housing and recreational components.

By approving land use in the manner outlined by the petition, council members would be serving as good stewards of the town's commitment to both environmental stewardship *and* affordable housing.

Respectfully,  
Caroline Spencer

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 01, 2022 1:20 PM  
**To:** Phyllis d'Hoop  
**Cc:** Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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: Create a community park on the Legion site

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:** Phyllis d'Hoop <phyllisdhoop@gmail.com>  
**Sent:** Wednesday, June 1, 2022 12:34 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Create a community park on the Legion site

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

I am writing to request that the Chapel Hill Council create a community park at the Legion Site that will conserve all of the 36 acre tract with its natural features of woods and streams and especially the pond.

I moved down from DC almost 4 years ago during my pregnancy and thought how wonderful it would be that my daughter would grow up near such a wonderful green space with the woods, streams, and pond! I was saddened to hear about the plans to develop such a beautiful natural space. When I learned that the legion property is the only available



open space for a park left in the town, I was even more shocked that Chapel Hill was not acting to preserve the site for the community. I had had the impression that Chapel Hill was more forward looking than that and would understand the intrinsic and irreplaceable value of such a space, especially given climate change. I grew up in Belgium where there are many beautiful parks and ponds, and it is understood the positive effect they have on the quality of life. Preserving such spaces is a reflection of the values the community and shows that in this technology driven, fast-paced world we understand how preserving such spaces is important for everyone, but especially our children!

Please act to preserve the Legion site for our community and future communities.

Sincerely,

Phyllis d'Hoop  
7 Heather Court  
Chapel Hill, NC 27517

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 01, 2022 1:21 PM  
**To:** Tab Combs  
**Cc:** Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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: In support of Council's petition regarding the American Legion property.

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:** Tab Combs <tab.combs@gmail.com>  
**Sent:** Wednesday, June 1, 2022 12:28 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** In support of Council's petition regarding the American Legion property.

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

I am writing in support of the petition by Chapel Hill Council members to sell a small portion of the American Legion site for development. This sale would simultaneously create more space for desperately needed housing and generate revenue for desperately needed park expansions, upgrades, and maintenance. Thank you!

Tab Combs

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 01, 2022 1:21 PM  
**To:** Elyse Keefe  
**Cc:** Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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: American Legion Site

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:** Elyse Keefe <elyse.m.keefe@gmail.com>  
**Sent:** Wednesday, June 1, 2022 12:17 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** American Legion Site

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

Hello,

I would like to express my strong support for including housing on the American Legion site. As a long-term resident and renter in the Chapel Hill/Carrboro area (15 years), we are being priced out of our own community as housing prices soar. I work in Chapel Hill, but I'm looking at houses in Hillsborough and Durham. I was an undergraduate and graduate student at UNC 10-15 years ago, but now several graduate students I know are commuting in from Graham. This was unheard of when I was in school.

I listened to the report commissioned by the mayor and council on housing in Chapel Hill and it seemed clear to me and was stated very clearly by the consultant that Chapel Hill has to build more housing--much, much more.

This site could easily accommodate both a park and multi-family housing. With its close proximity to bus lines, grocery stores, and schools, such a development would be in line with the Chapel Hill community's purported goals of addressing climate change and housing affordability.

Thank you for your consideration,  
Elyse Keeffe

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 01, 2022 1:21 PM  
**To:** Sharon McClellan  
**Cc:** Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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:

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:** Sharon McClellan <[sharonkaymcclellan@gmail.com](mailto:sharonkaymcclellan@gmail.com)>  
**Sent:** Wednesday, June 1, 2022 12:04 PM  
**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>  
**Subject:**

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

I think there are more children in this area of chapel hill than any other . They play in one small park on Adalaid Walthers street or in the road. We could really use a nice park. Please do it!

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 01, 2022 1:22 PM  
**To:** David Adams  
**Cc:** Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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: Council petition to sell portions of and place housing on the American Legion property

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 Adams <david.adams.4383@gmail.com>  
**Sent:** Wednesday, June 1, 2022 11:13 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Council petition to sell portions of and place housing on the American Legion property

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

Mayor Hemminger and Chapel Hill Town Council:

I am a 38 year member of the Chapel Hill community and I *support* increasing both affordable housing and the commercial tax base in Chapel Hill.

However, I urge the Council to keep *all* the American Legion property for a community park.

These two positions are not mutually exclusive.

The primary issue here is equity; equity between the Chapel Hill community and the developers who profit by it.

- Equity for those living in affordable housing adjacent to the Legion property and the thousands of residents in the new mega apartment complexes nearby who need open green space;
- Equity for the loss of affordable housing and commercial opportunities in Blue Hill;

- Equity to offset the conversion of affordable housing at the Park Apartments without meaningful compensation; indeed the opposite has happened with the town paying for a road that primarily benefits that developer.

All this while similar development is being proposed for another forty-one acres close by on Pope Road.

*This is the place* where an affordable neighborhood with commercial development should go! It is one of *many* alternatives to create such housing that does not sacrifice community parkland.

Public engagement has shown time and again that citizens prioritize saving our precious green space. Your own Parks, Greenways and Recreation Commission - another public voice - voted *unanimously* for a petition in 2020 to retain the entirety of the Legion property for a community park. The Council petition you are considering tonight has five signatures. An opposing community petition, not being considered, has 500 signatures and counting.

Finally, the town has recognized the need for resource conservation districts, has committed to fighting climate change and to preserving our tree canopy; all goals met by Legion Park. We as a community do not need to “make the numbers work” for developers. Community needs should come before developer profits.

Equity and good governance dictate that the entire Legion property be preserved as a community park to be enjoyed by all our citizens now and in the future.

Thank you for your consideration and for your service to Chapel Hill.

David Adams  
1700 Ferrell Rd  
Chapel Hill, NC 27517  
919-880-6097

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 01, 2022 1:35 PM  
**To:** David Adams  
**Cc:** Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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: Council petition to sell portions of and place housing on the American Legion property

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 Adams <david.adams.4383@gmail.com>  
**Sent:** Wednesday, June 1, 2022 11:13 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Council petition to sell portions of and place housing on the American Legion property

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

Mayor Hemminger and Chapel Hill Town Council:

I am a 38 year member of the Chapel Hill community and I *support* increasing both affordable housing and the commercial tax base in Chapel Hill.

However, I urge the Council to keep *all* the American Legion property for a community park.

These two positions are not mutually exclusive.

The primary issue here is equity; equity between the Chapel Hill community and the developers who profit by it.

- Equity for those living in affordable housing adjacent to the Legion property and the thousands of residents in the new mega apartment complexes nearby who need open green space;
- Equity for the loss of affordable housing and commercial opportunities in Blue Hill;



- Equity to offset the conversion of affordable housing at the Park Apartments without meaningful compensation; indeed the opposite has happened with the town paying for a road that primarily benefits that developer.

All this while similar development is being proposed for another forty-one acres close by on Pope Road.

*This is the place* where an affordable neighborhood with commercial development should go! It is one of *many* alternatives to create such housing that does not sacrifice community parkland.

Public engagement has shown time and again that citizens prioritize saving our precious green space. Your own Parks, Greenways and Recreation Commission - another public voice - voted *unanimously* for a petition in 2020 to retain the entirety of the Legion property for a community park. The Council petition you are considering tonight has five signatures. An opposing community petition, not being considered, has 500 signatures and counting.

Finally, the town has recognized the need for resource conservation districts, has committed to fighting climate change and to preserving our tree canopy; all goals met by Legion Park. We as a community do not need to “make the numbers work” for developers. Community needs should come before developer profits.

Equity and good governance dictate that the entire Legion property be preserved as a community park to be enjoyed by all our citizens now and in the future.

Thank you for your consideration and for your service to Chapel Hill.

David Adams  
1700 Ferrell Rd  
Chapel Hill, NC 27517  
919-880-6097

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 01, 2022 3:03 PM  
**To:** vagray@email.unc.edu  
**Cc:** Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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:** FW: Second Attempt to Send Citizens' Comments about Legion Park  
**Attachments:** Legion Comments Rearranged.docx

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:** Gray, Virginia <vagray@email.unc.edu>  
**Sent:** Wednesday, June 1, 2022 2:25 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Second Attempt to Send Citizens' Comments about Legion Park

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

I sent this file to you yesterday as a PDF file but at least some Council members did not receive it. So now I am trying it again, but as a Word file.

Dear Ms. Mayor and Council Members,

Recently I presented a citizen petition to you asking that the entire Legion site be made Legion Community Park. Apparently many citizens agree. That petition has been circulating in the community with hundreds of citizens signing

onto the petition. Many also left individual comments about what the Park means to them. I have downloaded and attached the 15 pages of personal comments left so far. I urge you to read through these heartfelt comments from your constituents before tonight's meeting where you will again discuss the Legion property.

Thank you,

Virginia Gray

COMMENTS FROM CITIZEN PETITION PRESENTED TO TOWN COUNCIL ON MAY 25, 2022

A community Park on the Legion site is essential to Chapel Hill, especially at a time of diminishing green space in our community. Once that is gone, it is gone forever. Such spaces are essential for our spiritual well-being. One can always build UP, but by avoiding building OUT, we can preserve the true gifts of nature.

I vote and will remember how you voted.

Hundreds of participants and thousands of hours of hard work by the community, Council members, and staff, went in to buying the Legion property, studying it, participating in a community charette, giving hundreds of ideas for the park, assessing the building and the dam, and advocating for the Legion property plus Ephesus Park being a community park, since the mid 1990's when the elementary school, the town, and the Legion people negotiated to let volunteers build some trails. Finally let's not squander this final opportunity to keep this land open and green as a park for everyone! We need this entire property to be a park!!

No More High Rises or Retail in the Blue Hill District! Have you driven down Ephesus Church? It's scandalous. Have you driven down Legion Road? We need space to breathe fresh air and enjoy green grass and green trees.

Please do not sell this exceptional parcel of land. It has been nurtured and attended to by countless chapel hill residents for decades, increasingly so as the value of such open spaces in a growing town has become more widely appreciated. Please think of the value it will add to living in chapel hill for future generations.

I served for a number of years on the CH Parks & Rec Commission. I attended the 2017 community charrette. This park is located in a rapidly growing area with significant density. There is not a lot of park space available. CH should not lose the opportunity to make this a truly amazing space for the community. I urge the Council to look forward decades not mere years on the impact this space could have. Protect and make this a community park.

While many concerns weigh on the CH Town Council, this usage of land for a park could be a no brainer as traffic congestion is already a growing problem in this area. Keep the space green. My friends on Jackie Robinson St. and all of this part of town will honor and utilize this property as a public park for decades and decades into the future. Peace.

I feel physically violated. So much for all of the hundreds of hours of community involvement, the work of the Council-appointed Legion Task Force, the community charette (held in April 2017), and subsequent work by the Friends of Legion Park and all of its volunteers to rid the park of invasive species and plant native plants! For shame. The Council must not let the petition of Council members Parker, Stegman, Miller-Foushee, Berry, and Huynh pass. What a way to indicate to Chapel Hill residents that citizen involvement is a waste of time, that the Council acts in bad faith, and that paving paradise always wins. For shame.

Northeast Chapel Hill has been built up in the blue zone with little regard to open space. The Legion property is the only open space left, and when we campaigned to keep it from being developed and helped get this mayor and council elected, we believed you would keep to your promises at the time to make a park of it. As shown by the event last November, there is a huge need. There are also acts to reduce runoff into Briarcliff and downstream. To pave it over would be a travesty and would ensure we all campaign against you next election.

Why is OUR Town Council even considering less of a park when the approved explosion in high density housing has come with no open area, much less any natural park area? The total Legion Park is still substandard with respect to the tremendous increase in population. This is the only opportunity for a true park within walking/biking distance of the high-rise residents. Much green space has been eliminated. We owe it to the new residents and the children. More affordable housing with a decrease in outdoor public space is a disservice to not only those residents, but impacts the quality of life for all residents of Chapel Hill. Nice if we could try to have some semblance or feel of a "Town within a Park."

This area of town needs a real park. The town needs to engage in environmental Justice by providing the people living in the low-income housing there with a wooded park. The inept Blue Hill debacle has caused downstream stormwater problems. Removing any mature trees or adding significant impervious surface to the Legion property would exacerbate them. It is unconscionable that the town would sell property to be exploited when the town only recently acquired the property for public purposes. Don't do it!

The Legion site should be used as a public green space (park) and NOT for more housing. Our area has been overrun by new ugly high-rise apartments which will cause great traffic congestion. Our neighborhood has gone to great lengths to rid the area of invasive species and plant native plants. Please stop destroying our area of town by taking away green space and adding endless apartments. I have lived here my whole life and am dismayed at overdevelopment in Chapel Hill.

I vote in Chapel Hill.

As someone living in modestly priced rental housing my entire adult life and being an advocate for affordable housing and for children & families with special needs, I am also an advocate for green space & parks for safe places for them to play and be nurtured physically, mentally, spiritually in Mother Nature. This is denied too many children and adults who are forced to choose affordable rent that does not provide them with yards or green space. This is the case on Legion Road where already there are several affordable housing developments with no place for the children and residents to play or walk except on sidewalks and pavement. In addition many more apartments have been built in this area in addition to the already existing neighborhoods. It is inconceivable to me--and unconscionable--that members of the town council & town staff would further deprive the people living in this area with a safe place to play and breathe fresh air and recreate among trees and flowers and birds, bunnies, butterflies, and bees, and instead divide up the property & develop it and put even more housing in an already congested area. The Parks & Rec Board voted to have the entire 36 acres for park--NOT some of it. It is on the town website as "land acquired for CONSERVATION"--NOT development! It is also in the Parks &

Rec recommendations for 2013-2022 that The Community Center & Park on Estes has been stretched beyond its capacity and is not capable of serving the great need for its gardens and gym--there are also two affordable housing developments who live within a mile of the Community Center. It is also on the town parks & rec website that it recommended that The American Legion property be bought and a Community Park be created to serve the side of town the Estes Drive Community Center serves--and also serve those who live in the Ephesus Road area which has been greatly added to in density in apartment buildings and population since the redoing of Ephesus-Fordham Small Area Plan into the Blue Hill district. By no means SHOULD ANY of the 36 acres of American Legion property be used for anything other than a Community Park! It will serve people and be justice for those who have no place to play that they can afford AND it will be environmental justice and help curb global warming and help with storm water and save birds, bees, trees, and the health of wildlife and humans alike. This area of town needs a real park. It does not need more development of anything other than a true Community Park on all 36 acres. A handful of people should not have the ability to undo what has already been put into place for creating a Community Park for the benefit of everyone--including people who live in the Legion Road area without the economic ability to afford to pay for recreation. Do NOT allow the people there or the land there to be exploited! Respect the people & the environment & do Justice & Mercy and keep the entire 36 acres for a Community Park!

Please LISTEN to your constituents.

I grew up in Boulder CO in the 1970s. That city pioneered ways to control growth. A greenbelt was created to prevent sprawl. The city also aggressively created and preserved a network of public parks throughout the city. Leaders realized that density would increase due to the greenbelt, and open spaces would need to be protected. Our town council should follow Boulder's effective policies.

Loosing Legion Park to more development would be a tragedy not only for Colony Woods but for all are new neighbors on Legion Rd. and soon to be neighbors on Ephesus Church. It is an invaluable resource for anyone within 7 miles that offers respite from all the massive development happening around us. We should cherish the small habitat that provides shelter for so many. Deer, foxes, opossum, geese, raccoons (to name a few), whose numbers will inevitably be reduced if not eliminated from our area. Having moved from Phoenix in 2008, the abundant wildlife was one of the things that made me fall in love with Chapel Hill. It would break my heart if that were lost.

With a fence, and maybe a splash pad. Look at the parks in Greenville, SC. We don't regret moving here, but their park plan is far superior to any parks here.

Given the ton of increased residents in this specific area of town that will come right away, when all these apts are finished, the need for a park is real, while the need for yet another dense development doesn't exist. In fact, it needs to be curtailed. I'm very familiar with this tract, having been to many events over the last 50 years, having 2 daughters attend the Dance Center, that operated for decades at the back of the tract and played with my dog often, in that section. It's an ideal place for a park, complete with a giant pond, existing parking and buildings that could be repurposed. Please do not let this opportunity to serve the Public Well-being slip away.

This decision should be a no brainer. The area around the Legion Road/Blue Hill area is getting so dense with development. Open space and a place for outdoor recreation will be important.

I am a strong supporter of converting the American Legion land into a community park. The surrounding area has seen explosive growth in the last few years and the increasing number of residents would benefit greatly from this park. Using this land for more housing units would be irresponsible on behalf of the town of Chapel Hill. Not only would it put many Colony Woods residential homes at high risk for flooding but the proposed housing units would unlikely be affordable. The town of CH likes to go on about affordable housing plans. However, I've yet to see a single affordable unit in any of the new apartment complexes built in the last few years. Instead of building affordable units, the town of CH allows developers to come in to raze existing affordable apartments only to then build "luxury apartments." A studio apartment in the new Blue Hill complex starts at \$1397 a month. It should be noted that one of the proposals suggests using the dance studio land to build affordable housing. Anyone who has walked around that area after a recent rain can clearly see that the drainage is not great, making that area prone to flooding. This is a 100-year flood plain, and should clearly not be developed. The town should be ashamed of even proposing this. People who need affordable housing deserve to live in a safe area just as much as anyone else. Yet, we continue to have them grasping at straws just so this town and its leaders can benefit. Existing affordable housing should be protected, current luxury apartments should be made financially accessible, and the Legion land should be used as a community park.

The green space near Legion Hall, the Dance Studio, and Ephesus Road Elementary is a much needed haven for wildlife and nature explorers. I raised my kids there when we lived in Colony Woods. Please preserve this space by creating a Community Park to serve the community for ages.

I am vociferously apposed to using the Legion property for any purpose other than a park, playground, recreation area open to all Chapel Hill residents. I am particularly apposed to selling or leasing any portion of the property for commercial purposes or the building affordable housing. This property was purchased by the city for the sole purpose of creating a park for all residents of Chapel Hill.

Keeping Legion property GREEN is essential and necessary for the absolute best use of the land and for the health of this community!! Tom Earnhardt is an advocate for public parks and was an important voice in acquiring Raleigh's Dorathea Dix as a community park for everyone! Dwayne Patterson, Director of the Division of State Parks "understands the important role that parks and trails play in improving the health and quality of life! We should see the importance of expanding access to parks throughout NC, especially among families and children!" THANK YOU FOR YOUR EFFORT IN MAINTAINING THIS A PARK FOR THE GOOD OF THIS COMMUNITY!

I live very near Legion Road and I support making the entire site a community park. We have ENOUGH housing and business development existing, being built or in the planning process in this Blue Hill district. We need the Legion Road site to be 100% dedicated as recommended by

the Legion Task Force and Charette - we need to preserve this property along with the Ephesus park as parkland for all residents. We don't need anything else on that site!

I support the creation of a Community Park on the Legion Site. Green spaces are essential to our well-being.

Developers and UNC need to provide affordable/workforce housing. Sacrificing precious green space and repurposing bond funds meant for parks is unconscionable.

Our community need for a park on this land has grown drastically since this wise planning occurred. Use all the land for that purpose and thereby meet both our park and climate needs.

I enjoy using the property for fishing with my grandchildren and walks 2-3 times per week. I strongly support this petition.

We support the use of this property as a park, especially in light of the increasing development of property along Old Chapel Hill Road, plus the development on Ephesus Road, now and planned.

Please save at least some green space for the future. The massive building in Chapel Hill of these ugly boxed dwellings has done enough damage to Blue Hill and changed our community forever. Please stop!!!!

With all of the apts now being built in this Legion area - there is all the more reason to have this area as a park and green space !

This is precious green space in a town that is seeing incredibly rapid commercial growth. Please preserve this oasis of nature. Now more than ever, people need outdoor spaces for peace and tranquility.

I have been a resident of the Ephesus Road area of Chapel Hill since 1975 and have been waiting since then to have a park nearby.

I have lived in Chapel Hill since 1975., first on Tinkerbelle Road, then on Lark Circle. During this time, Our if family wanted some outdoor walking in a park, we had to travel by car to another location. We now have the opportunity to have a park adjacent to our neighborhood. Do not fail us.

Chapel hill needs more park space and less apartment complexes.

"Blue hill" is not a hill. It is becoming the densest population area in Chapel Hill. Please let us have some breathing space!

We need this green space to keep down the pollution and to preserve clean air and ground water.

I am all for affordable housing but not on open green space. Find an existing paved spot.

We need a park, not more construction, in this area.



In my opinion the town has overdeveloped Blue Hill in recent years allowing massive apartment complexes in a small area. The ongoing investment of community groups in this area speaks to nearby residents desire to maintain this open space permanently.

With the rise in development in Chapel Hill, we need to preserve open space for community use and park land.

What's not to support?! This beautiful land is vital to our community and to the wildlife it maintains. When the old Legion building comes down this would then be the perfect location for Chapel Hill Farmer's Market.

Chapel Hill desperately needs green space - a park for all to enjoy! the over abundance of building, cutting down trees, putting up huge, ugly apartment complexes - is taking all the charm away from our sweet town. We do not need another ugly complex - we do need a PARK!!

Environmental concerns: We need every tree Open space for nearby residents, especially given the new development Flooding issues.

Please, this is only right if we are to be a university town that does truly value social and racial equity, (stop ghettoizing "affordable housing" only in certain areas of town), and that values inclusive community quality of life with a decent park and greenspace. Thank you.

Create a Community Park on the Legion Site! We need a park to balance all of the high density housing units being built nearby.

High density housing must be accompanied by public green space.

We need a permanent home for the Farmers Market and green space for the eastern part of Chapel Hill to accommodate all the apartments being built in the Blue Hill district.

I go on walks through legion park frequently.

This is our last opportunity to have a park on this side of town & so many of us have been expecting the council to support this. Apartments are being built everywhere.

Need breathing space among the mass new development.

This park is needed to support and balance the major increase in housing units in the area.

This land should not be developed! There is already too much high-density apartments and housing in the area. This land should be preserved as open land.

PLEASE use all of the American Legion site as a community park. There is so little remaining open land in the Blue Hill district, and it should be given as park land to all of us taxpayers who live here. Keep Chapel Hill a good place to live!!

We need this park! It provides a home for wildlife and a place of serenity and peace for many.

Blue Hill needs a park. So many new apartments adding so many folks...please! We need a park!

We need a park, not more apartments!

Please preserve this land as a community park.

keep the legion site area a green space for community. We need it!

This is an invaluable resource for our community.

We emphatically want Legion Park to remain undeveloped. Please no limited development in this area. We must keep spaces undeveloped so that our children and other people of all ages can enjoy what nature is still left in this area. It is not at all what Chapel Hill used to be about. Chapel Hill used to be about protecting the environment. Maybe at least protect this small part of Chapel Hill? I certainly hope so.

The addition of so many new apartments demands that park space be preserved for new and old residents alike. Many people have worked on the land in that area to clear invasive and make it walkable and enjoyable. Please save the little bit of green space left in the Blue Hill district. I have lived in Briarcliff since 1987. We need our park!

Every new redevelopment is of very high density. The only open undeveloped areas are RCD swamplands. such as the rainbow fields. It would be nice to have areas not at risk of flooding.

I don't want to lose any of this beautiful green space. We enjoy walking through it to Studio A and Ephesus Elem.

Too much development in the Eastgate/Ram's Plaza/15-501/etc... area lately! Time to slow it down and preserve/invest in much-needed shared community space like the proposed park.

We are tired of torn up roads, construction ongoing all around us making it difficult to get where we need to go. Our neighborhood and volunteer groups have worked tirelessly to clear and improve the Legion Road site and we desperately need green space in the overdeveloped Blue Hill District.

Safe this land for community park and keep it for enjoyment of all (people, trees, animals, birds ...) This park is only park in Walking distance for me. I love to spend my time there saving native trees from wisteria. I see how park is more alive than few years ago. Thanks to heart centered volunteers. Nature will remember and thank you for saving this park for all. With light,

Don't lose this opportunity to preserve open space.

I live in Colony Lake. I strongly support making a Community Park on the Legion Site. With all the new apartment complexes, complexes currently under construction, and pending construction, this is a critical need for the community. I strongly oppose any of the land being sold for commercial space or for other private uses.

It is crucial that we preserve open spaces in Chapel Hill. As crowded as the city is becoming areas like this are havens for the many of us that crave space to spend time with our families and friends in areas like this.

Please save all of this wonderful undeveloped space. There are so many big apartment buildings being built in this section of town, so many trees being destroyed, so much traffic congestion

occurring, that this island of peace will be tremendously important to the quality of life of old and new residents. Save our health! Save our sanity!

Please keep the Legion property a public park for resident families can enjoy!

We've lived in Chapel Hill for 47 years in three different residences on Willow Dr. We've always longed for a big park, not more and more apartments! Commit to developing this all of this land as a park.

We need more park land and not more apartments after the voluminous development of them over the last 2 years.

With the added density of the Berkshire, Elliott, Trilogy, Hartley, Greenfield to the Blue Hill Zone, we need and deserve green space to accommodate all the added people and traffic. PLEASE!!!

Have the courage to seek affordable housing elsewhere and require future builders to provide it, not just pay. Make this space a park.

Wholeheartedly support the park creation at the Legion Road location.

Don't lose this green space. Make it into a park for the people! I've lived in Chapel Hill for 40 years, and not far from the Legion site for 33 of those years.

Please save the last little bit of green-space in this area. We have had our neighborhoods destroyed with construction and high end apartments with no consideration for green space, community space or the environment.

LEAVE SOME GREEN SPACE AMID ALL OF THIS DENSITY!! There are no dog parks and few parks of any kind East of Hwy 54/Fordham Blvd. A huge number of apartments are being or have just been built in the vicinity of this park. Give these new residents a place to walk to and see grass for goodness sake! Slow down the rate of development and stop filling every last green space with residential living.

We have more than enough development, crowding, loss of trees, water run off, etc. in this area of town! Please PRESERVE LEGION PARK as a park!

This is our only remaining chance to create an open-space park in Chapel Hill. Legion Park is open to all, regardless of income. Chopping up this community resource would be deeply regressive.

We need this space for our families!

I grew up in this area and my mother still lives nearby. This space needs to stay green for the good of the community and the planet.

Chapel Hill needs another park! We don't have very many choices for large, open spaces to recreate in our town. A water feature/fountain for children would be an amazing addition.

As a near neighbor, I feel strongly that this property should be a park! Thank you.

We need to have some natural spaces left to enjoy as a community.

With the significant amount of land clearing and high density housing development, it's really important for the health of this community to protect this land and allow people to enjoy the natural beauty.

I fully support the Legion property be maintained in full to conserve ALL of the 36 acre tract and its natural woodland and streams.

To reduce the size of the planned park before implementing any of the original plan would be a betrayal of the trust and patience of Chapel Hill citizens.

Create a Community Park on the Legion Rd Site and do NOT develop the land for more apartments or housing! It should have opportunities for people to play (softball, pickleball, soccer, etc) and recreate (like walking along the trails in nature.) There are few such places left in Chapel Hill ~ please save this land from development!

Land kept as a park and will be needed more than ever.

Please keep this area green and don't build more homes- we need this SPACE (and dance studio).

We have been so disappointed by the massive apartment complexes built on the borders of our neighborhood. It feels suffocating at time. One of the breathing spots has been the Ephesus trails leading to Legion Road Park. Please maintain the park as promised.

Preserve what little green space we have left. Large development is happening all around. More of that should be made affordable housing. Please also explore existing housing options that can be made into affordable housing. Green space cannot be replaced once it's gone.

Need place for folks to gather in that increasingly crowded part of town.

My family goes to the beautiful Legion Site every week - please create a Community Park at the Legion Site to conserve woods and streams!

There has to be balance in our town - not just more and more new condos. Green space is critical to the quality of life for us and our children.

The kids need better park options here, and this is a perfect opportunity. We especially like that the wooded area feels mature -- a feature less and less common these days in residential areas. We value the trees, we value the space, we value the nature, we value the options, and this is our last chance to create such a space for Chapel Hill.

This park should be one place in Chapel Hill that dogs can be OFF leash. Many communities have these. I am not suggesting a small dog park but the whole place should be off leash.

Please, please preserve the Legion Site for a park or other green uses-not more buildings.

Preserving a bit of green space is particularly important for this side of Chapel Hill, which abuts Durham County and does not have the rural buffer of the rest of town. There are many new

apartment developments going in near this space, making a shared bit of nature all the more pertinent.

People living in all those nearby high rises need somewhere to get outdoors.

Present and most previous town council members have ruined the town as far as high rise buildings. Save this small parcel of green space before it's too late.

We need this green space more than ever,, people must have somewhere to walk and play.

We have ENOUGH new developments - keep this green space as a community park - ALL OF IT!!

The master plan calls for a park in that quadrant of town. The land was purchased with Parks & Rec money and Cultural Arts money. With the hundreds of new apartments added to that area, a park is needed more than ever for people who don't have access to other outdoor space.

We need a gathering place...someplace green, not concrete! Someplace away from a highway.

The woods are very important as a natural habitat for families to explore.

Stop the green-space slaughter.

We need more parks and green space in Chapel Hill! Also more bike and pedestrian trails!

I encourage Chapel Hill to continue to price current and future residents out of the town by reducing any possible housing expansion and allowing a small group of motivated incumbent home owners to collect unearned economic rents. Making a site near major transportation nodes unavailable for new housing and commercial use will be quite effective in achieving this goal.

Create a Community Park on the Legion ste. No more future slums.

Strong agree on the much needed green space!

Orange County is in desperate need of park land!

Create a Community Park on the Legion Site. NO to building housing on Legion site.

Please give us a park!!

With the amount of apartments and commercial building in this area, Please preserve this area for a Park — for All!

Our community would very much benefit from this park. So much land in the vicinity has been developed over the last decade. Let's step up as local citizens and make this Community Park happen. The benefits for young and old and for all of us in between will be so worthwhile and life affirming.

We definitely need a community park on all of this land, especially critical now with the influx of so many more people needing this green space to unwind and recreate. Instead, work on eliminating single family zoning throughout the city so families can erect multi-family dwellings

on their properties. Then the city should use its affordable housing money to buy up existing houses in a variety of neighborhoods that they can offer to developers to tear down and build affordable housing more evenly distributed throughout the community.

It is essential to provide open space and recreational opportunities for people of all ages, housing, income, abilities, especially as Chapel Hill builds too much and squeezes its residents too strongly.

I live within walking distance of the proposed Community Park and already value the green space and trails and would welcome having a Community Park in our neighborhood.

The community Park would be good for the environment and the thousands of new residents.

Leave something peaceful to rejoice and exist in, in for wildlife and us. Elbow room for all. Take care to preserve a gently living space in perpetuity. Thank you!

We do not need any more appt development and/or 'cookie cutters' condos in Chapel Hill.

Preserving mature trees on this land is critical in our goals to ameliorate climate change. Access to a natural environment is critical to our mental health. Please keep our community park.

Keep the Legion tract for a green park for all to enjoy. With all the developments being built around Chapel Hill, there won't be many parks available for children, families, walkers for exercise with or without dogs.

Create a Community Park on the Legion Site. NO to building housing on Legion site.

Please give us a park!!

With the amount of apartments and commercial building in this area, Please preserve this area for a Park — for All!

Keep all the Legion property as park. Do not ignore all the community input from prior years calling for this property to be a park.

A park is needed so many trees have been removed to accommodate the housing in the area we need greenspace.

The petition states it quite concisely and nicely.

Chapel Hill does not need any more concrete. We will create the kind of flooding problems we had in Houston from overdevelopment.

Please create a Community Park on the Legion site. It would be of great benefit to the community.

Chapel Hill is building far too many expensive apartments and townhomes! Save the Legion park as was originally planned. We need more outside space and less high rise apartments for the wealthy!

I strongly support this petition. Losing this very limited recreational area in this part of town that is not in a flood plain will be an erroneous choice that can never be recovered.

Please do not build on this site! Enough with the apartments! We need this natural open space park for our mental health.

This neighborhood and the community would suffer a significant loss if the city builds houses and stores in this area.

Please no more apartments!! We need more parks!

The town is adding population rapidly. Residents whether old or recent need open green space. Today's town council members need to represent townspeople and look out for their needs over those of get-rich-quick-and-leave companies, and stick to the plan the town made.

Fully Support a nice city park.

As a resident of Colony Woods that backs up onto the Legion property, I ask that you please keep the entire Legion site as green space. This is our final and only chance to create such a park in Chapel Hill, and we desperately need it with all the many, many new developments in this very small area of Chapel Hill.

Stop selling off public properties! Need to create a Community Park instead.

The Legion property is the most peaceful place in Chapel Hill. We need open space more than still more housing!

Please create a Community Park on the Legion site. It would be of great benefit to the community.

We need parks and nature way more than helping some developer get richer.

PLEASE do not succumb to the pressures and temptations of the commercial developers. We have an excess of high density housing in this area. This site has flooding, wetlands, and swamps. it is not an appropriate location. thank you

Chapel Hill needs its public green space more than ever as developers privatize formerly accessible property. Housing density is growing and will continue to grow, making nearby green space all the more important for residents. Once lost, open parkland can rarely be recovered. Keep the Legion property intact for public use, please!

A park makes the most sense in that area. Please use it for the good of all people.

Do what you know is the right thing to do.

Great location and we all need more parks, more areas to enjoy nature in our community. It is a beautiful space that would be appreciated by all!

Please save this area as a public park.

I agree with this petition. We need this park and others in Chapel Hill to help reduce greenhouse emissions and continue to provide quality of life in our town.

Don't slander this opportunity, please.

We must balance all this new development with more green space.

Please slow down the development and preserve green space for the health of our community!

Do The right thing! Parks and environment vs. concrete! Easy choice.

No more Building!! More Parks! Hi.

City council- Please stop selling off our town.

Please consider the wishes of the community, not many chances to save places for parks. Please let this be one of them.

We don't want the 36 acres to be developed. Create a community park!!!

Keep the property as a park to benefit current and future residents of the city!

Please turn into community park with pickleball courts. Thank you.

Commercial development decreases the quality of life in the neighborhoods.

The development in the Chapel Hill and Durham areas has escalated to the point where residents are going to be facing extreme traffic issues. In addition this is directly opposed to the type of work are community should be engaging in to fight climate change.

When will all of these new developments stop? Invest in creating a park that people can enjoy. It's good for the environment and good for people's mental health.

As mentioned, the low area already is subject to flooding. Removing trees, putting in hardscape (buildings and parking lots) will cause even more run-off and those downstream will suffer more flooding.

We wholeheartedly endorse this petition concerning how the taxes we pay to Chapel Hill should be spent and and the public spaces in the the town should be managed.

We the undersigned call on the Chapel Hill Town Council to create a Community Park at the Legion Site that will conserve all of the 36 acre tract with its natural features of woods and streams. Affordable housing is not going to matter if we don't preserve and protect green spaces where we can. This land is the perfect space to KEEP GREEN for ALL of our survival!

The land taken up by the front development and the "affordable housing" will turn out to be far greater than initial drawings will show. Much of the so-called "affordable housing" will be market rate, as has always been the case. The prime land for a public park will disappear into these other uses.

Affordable homes, community gardening. Also, Chapel Hill Farmers Market.



Please stop the senseless development and destruction of green spaces in Chapel Hill and preserve this park in its entirety.

We need parkland and green space in this part of town much more than we need more apartments or other buildings.

I know this area well. It's seen much growth, including several large apartment complexes. This area sorely needs a park, and the legion site would be perfect.

Please use the Legion Property for a Community Park. This area is losing all our trees and open space to high rise housing. We don't need more housing, we need green space! Please reserve this beautiful land for outdoor activities for the entire town.

Keep Legion land as public park.

Please keep this area as green space! This a valuable recreational asset for this part of Chapel Hill. Please do not sacrifice this land for housing. It is all we have left in this part of Chapel Hill. Please save the trees and the green space! Please!

This is the only land available to create a park in a rapidly growing area with dense population!

It's vital that the town save one of the last open areas for a park. It will help residents' physical and mental health, plus helping save the planet. Save the trees!

Considering the population growth already underway & expanding as years go by, this seems like a golden opportunity to protect one of the few remaining green spaces in this part of town (Legion). Please vote for a green legacy that will last for all time; our grateful ancestors will thank you for it.

Please do the right thing and create a much needed community park on this site. This was promised years ago, we cannot renege on this promise!

We need the Legion site to be a community park. It is perfect for it.

There will be no further green space available in the future. Green space is critically important to mental health. Please don't give it away to business over the people.

The points made in this petition are cogent and the need to preserve green space in CH is urgent. The Town Council needs to pay attention to this important petition.

In favor of park. Strongly opposed to any further multi occupation housing units. We have enough. Prove that you have greater than 50% occupancy of new units on Fordham, Legion, Ephesus or new build on Mt Moriah. This is now ridiculous. How much tax basis are you looking for Mayor Pam?

Have Legion Park stay a park. Develop it as a park for all in the Blue Hill District to enjoy. There is enough commercial and residential development in Chapel Hill where we need to preserve some park areas for now and future use.

The intention is a start. However, we need to create "Homeownership" instead generations of "Renters". By not providing opportunities for "the PURCHASE of affordable homes", we continue to reinforce generations of citizens with no ability to build sustainable financial futures for themselves or their families and therefore will continue to be an ongoing syphon on town resources, instead of contributing to the town's strength and success.

My neighbors, my family and I want the Legion property to be a Community Park for all to use. We need this natural setting to be a refuge- a public space for all to enjoy. We need natural areas in our town for people, the fauna, and the flora to flourish. We also have so many issues with water management and flooding. We need to keep this space natural. Please keep as a public space for all to enjoy. The Legion property as a Community Park would be a huge benefit to our town! Thank you.

It would be unconscionable of the Council to sell, or to build on this land, the only land on the east side of town for a park. With the Council's poor decision to allow the eastern side of CH to become rental city, we do not need another detrimental decision to the well being of CH.

We walk the Legion property at least 1 to 2 times a day with our dog. It is a beautiful green space in a rapidly growing commercial, residential, and busy area of our town. Please keep the Legion property green!

I own house at 7 Lark Circle Chapel Hill 27517 We already have low rent housing on Legion and this needs to be dispersed to another area.

The Legion field has been in debate for many years with no resolution. There isn't much land with community use potential in town as developers gobble everything up.

My understanding is that this purchase was made with funds designated as open land/park funds. Please leave it all green!

The north east section of Chapel Hill is becoming overly dense with apt. /condo housing. We need more additional open space and park venues. Please do NOT approve this locatio for additional housing.

More development on Legion Road will lead to more traffic and congestion. Already the huge housing complex near the intersection of Legion and Ephesus Church Roads threatens to overwhelm the streets. We need more green parks, NOT less due to the incoming masses of people there. Please do not develop the Legion site. Thanks.

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 01, 2022 3:40 PM  
**To:** Katherine Leith  
**Cc:** Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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: Legion Park

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: Katherine Leith <katherineleith1941@icloud.com>  
Sent: Wednesday, June 1, 2022 10:45 AM  
To: Town Council <mayorandcouncil@townofchapelhill.org>  
Subject: Legion Park

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

Madam Mayor and Council Members,

I hope that you will embrace Legion Park with the thought that "what God has put here, man should not put asunder". My property is adjacent to Legion Park and I see people of all ages using both the field and woods. They are reaping the benefits of this wonderful peaceful place. Did you know that some physicians write patients prescriptions to be out in nature to improve their health?

Especially with all the apartments in the area, green spaces are needed. People need more than concrete and asphalt to have a healthy life.

Madam Mayor, as I remember, you said that the town should not cluster affordable housing in one area, but they should be spread throughout the town to avoid segregating people. There are currently many units in this area and more are not needed.

Please vote to keep Legion Park natural and quiet.

Katherine Leith

Sent from my iPhone

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 01, 2022 3:40 PM  
**To:** Shane, Patricia M.  
**Cc:** Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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: Legion property

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:** Shane, Patricia M. <pshane@unc.edu>  
**Sent:** Wednesday, June 1, 2022 10:00 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Legion property

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

I am writing about future use of the Legion Road property. I urge you to reserve this for recreation and a dog park only with no additional housing or commercial buildings. This is not because I oppose affordable housing or commerce, but rather because the N.E. Corridor of Chapel Hill cannot handle more housing and the traffic that comes with it! The terribly poor decisions of the Town Council to build the myriad of housing complexes without needed infrastructure has already exacerbated the roadways in the area beyond reasonable capacity, and the Ephesus Road complex isn't even

open to add its glut yet! Almost no change has been made to the roadways in greater than 50 years in this area while the number of housing units has increased enormously. NO MORE!

What has not increased in the same area to any measurable degree is recreational space. This is desperately needed, as is a dog park. Since previously the Town Council, in its total lack of wisdom, insisted on stuffing unseemly numbers of people into a relatively small area...building vertically many stories to disrupt the tenor of the neighborhood look and feel due to lack of space to cram even more into this small area...the very least it can do now is to show wisdom and courage now and leave the ENTIRE Legion Road area for recreation rather than cramming even more buildings and people into the small amount of open space that remain in N.E. Chapel Hill. People here need a place to go; they do not need more buildings and people!

This area of Chapel Hill used to be a lovely place to live. Instead it is turning into a nightmare due to the absurd decisions that have been made in the name of the all mighty dollar rather than the quality of life that has been the hallmark of Chapel Hill for so long! I urge you in the strongest way possible not to have anything but recreation, open areas, a dog park, and items of similar ilk on the Legion Road property! This will do a slight bit to overcome the ills that are creating havoc in the so called Blue Hill area and has turned the N.E. entrance to Chapel Hill into a traffic nightmare and environmental disaster.

Thank you.

Pat Shane  
1289 N. Fordham Blvd., #266  
Chapel Hill, NC 27514-6110

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 01, 2022 3:40 PM  
**To:** Abby Parcell  
**Cc:** Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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: Parks and Rec Priorities

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:** Abby Parcell <[abby.parcell@gmail.com](mailto:abby.parcell@gmail.com)>  
**Sent:** Wednesday, June 1, 2022 9:24 AM  
**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>  
**Subject:** Parks and Rec Priorities

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

Good morning,

I am writing to express support for the petition that council members Berry, Huynh, Miller-Foushee, Parker, and Stegman have put forward for the development of the American Legion site that meets town housing *and* recreation priorities. Developing a portion of this site in order to meet affordable housing goals is critical and I hope the Town can make this trade off, especially since spending on this site has already consumed so many resources that could have been spent elsewhere to benefit more residents. In addition, rather than postpone needed repairs and enhancement on other park facilities, I hope that the mayor and council will allocate ARPA funds toward the repair and project priorities of

recreation staff and the Parks, Greenways, and Recreation Commission--with a particular hope for a splash pad and an adaptive playground.

Thank you for your consideration and your service,

Abby Parcell  
5A Silver Cedar Lane



## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 01, 2022 3:41 PM  
**To:** Andrew Gary  
**Cc:** Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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: Housing is Based and We Should Take the Housing Pill

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:** Andrew Gary <agary2020stm@gmail.com>  
**Sent:** Wednesday, June 1, 2022 12:50 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Housing is Based and We Should Take the Housing Pill

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

In the movie The Matrix, Neo is presented with a choice of two pills: the blue pill and the red pill. The Chapel Hill Town Council is currently presented with the choice of taking the housing pill or the park pill. The Chapel Hill Town Council should obviously take the housing pill and wake up to the true reality of the situation we are living in. Access to affordable housing is a critical issue facing the United States. As homelessness rates continue to rise and homeless people migrate to urban centers hoping for housing opportunities, it is going to become incumbent for every municipality to take an active role in fighting this problem. I would further urge the adoption of housing first policies which grant homeless people housing unconditionally and have been proven successful in Finland. I urge the Town Council to listen to the voices of all their constituents and not just an extremely vocal minority.

From,  
Andrew Gary  
UNC '24

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 01, 2022 3:42 PM  
**To:** Ewington, Angus William  
**Cc:** Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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: CHALT Hates Poor Peo... Whoops I mean, BUILD HOUSING

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:** Ewington, Angus William <anguse@live.unc.edu>  
**Sent:** Wednesday, June 1, 2022 8:12 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** CHALT Hates Poor Peo... Whoops I mean, BUILD HOUSING

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

To the Mayor and Members of the CHTC:

I write to support the sale of parts of the American Legion Property for development. To many current residents, the privileges and comforts that come with residing in Chapel Hill are too great, apparently, to share with anyone below their own income-bracket.

Chapel Hill's cost of living has become untenable (literally). Moreover, we have the **highest cost of living** in the state and the average cost of a home is approximately **twice** the median cost in the state.

There are two positions currently lobbying you to believe that Chapel Hill should not do anything about these costs, and both are quite obviously self-serving and their contempt of anyone outside of upper income brackets is palpable.

First are those who claim that the problem is now so bad nothing is to be done. This position is just wrong – there isn't too much to say beyond that. Anyone with google has access to the wide body of literature demonstrating the obvious steps the town can take to address prices: **construction of new housing** at or below the market-rate will control the runaway housing costs.

Second are those who just don't like poor people very much but need a sanitized reason to say so. I am speaking here of CHALT and the rest of the anti-housing effort in Chapel Hill. The policies actively supported by CHALT demonstrate that its primary policy goal, especially with this effort to prevent the construction of affordable housing, is to ensure they don't have to be neighbors with those who they perceive as "underlings" or perhaps "peasantry."

The ploy to keep it entirely as a park is also a gross, cynical attempt at sanitizing CHALT's lack of human regard for those they perceive as lower-class citizens. Some of these people seem to also offer you a Freudian slip of their true intentions when they say that to sell the property would not be to keep it "clean" (to spell it out: they think poor people are dirty). Also, I think people being able to **live somewhere at a good cost** is probably a higher human priority than whether or not your neighborhood pharma-guy gets to see the requisite amount of wisteria.

People deserve to be able to live. I believe that there are few greater causes the town could support to promote Chapel Hill's standard of living than to lower outrageous property costs. Please promote the wellbeing of the whole community, and not just those who can afford the time to come yell at you in well-coordinated T-shirts while the rest of us have to work.

I implore you to pursue this sale and to continue to pursue actions which will reduce the cost of housing.

**Angus Ewington**  
425 Hillsborough St.  
Chapel Hill, NC

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 01, 2022 3:42 PM  
**To:** Mary Andrews  
**Cc:** Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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: 2050

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:** Mary Andrews <muandrews@gmail.com>  
**Sent:** Wednesday, June 1, 2022 8:01 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>; Maurice Jones <mjones@townofchapelhill.org>  
**Subject:** 2050

**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 Town Leaders,

Fast forward a few years. The residents of Blue Hill in Chapel Hill will be far healthier and grateful for the green space of Legion Park as it enriches the lives of the young and old alike. We do not need to add to the concrete density by adding more apartments and retail space in an already crowded community. Be smart about this decision please. And be forward thinking. Keep the entire Legion property a park-- in 2050 you will have no regrets.

Together,

Mary Andrews  
Fountain Ridge Rd

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 01, 2022 3:42 PM  
**To:** Evelyn Moses  
**Cc:** Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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: Support of Legion Park 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:** Evelyn Moses <erosam13@gmail.com>  
**Sent:** Wednesday, June 1, 2022 3:27 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Support of Legion Park Development

**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 Chapel Hill Council,

I am a current Chapel Hill resident and student of the university. I would like to point your attention to the housing crisis in the area, rent is climbing and makes the cost of living very high. As a student, I have help from my family but I know simply being here puts constraints on the local community. I urge you to support the plan of selling a portion of the American Legion Park in order to build more accessible housing and mixed-use spaces while also providing a green space for the area and the greater Chapel Hill community. I think selling a portion of the land to pay for the park and use the

profit to help maintain other parks is a wonderful idea! However, I am concerned about how this would occur without supporting the sale of part of this land as the budget and taxpayers cannot account for this.

Simply put, I am in **strong support of the American Legion Park sale and development** as it provides affordable mixed-use living options for the residents of Chapel Hill. I know this is the best option for current and future Chapel Hill residents, thank you!

Signed,

A current Chapel Hill resident



## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 01, 2022 3:42 PM  
**To:** Andrew Richards  
**Cc:** Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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: American Legion Site Housing

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:** Andrew Richards <[andrew.richards67@gmail.com](mailto:andrew.richards67@gmail.com)>  
**Sent:** Wednesday, June 1, 2022 1:56 AM  
**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>  
**Subject:** American Legion Site Housing

**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 Hemminger and members of the Chapel Hill Town Council,

I am writing to express my strong support for the sale of portions of the American Legion property for development. Chapel Hill is a place which provides incredible opportunity to its residents because of its school system, presence in the Research Triangle, and proximity to and relationship with the University. Unfortunately, those opportunities come at too high a cost for many of our neighbors. Chapel Hill has the highest cost of living in North Carolina, almost entirely due to housing costs. The median home in Chapel Hill costs almost twice the state median.

Some residents of Chapel Hill claim that this situation is inevitable: that Chapel Hill's many advantages mean that housing will necessarily be expensive and that even attempting to address this problem is futile. This position is self-serving, defeatist, and untrue. There exists an incredibly large body of evidence for the fact that the construction of new housing, both affordable and market-rate, exerts a downward pressure on costs in existing stock. The anti-housing position held by a vocal minority of Chapel Hill residents, including CHALT, amounts to an active campaign to keep prices high and to push the less well-off out of Chapel Hill, in defense of either property values or a prelapsarian vision of the Town, depending on your level of cynicism.

I urge you to consider the wellbeing of the whole community and of those who will join our community in the future when making your decision. To continue to pursue an anti-housing agenda amounts to an abdication of a community's most basic obligation: to provide a safe, affordable place to live for its members.

Respectfully yours,

Andrew Richards

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 01, 2022 3:42 PM  
**To:** Maddox A  
**Cc:** Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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: Housing Is Genius And Here's Why

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:** Maddox A <m.addy05030@gmail.com>  
**Sent:** Wednesday, June 1, 2022 1:01 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Housing Is Genius And Here's Why

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

Housing is the single greatest issue facing America today. The housing crisis is an issue that has kept millions of Americans in poverty - barely able to feed themselves, much less accumulate savings or wealth, due to increasing rent costs. This threat of poverty is only larger for minorities across America, including queer people and people of color. I am a lover of parks and nature, and am grateful for the many parks Chapel Hill provides, but the simple fact of the matter is that the town council has an obligation to ensure the wellbeing of all members of our community - especially those that have been historically and systemically advantaged. That is why, in short, refusing to build houses on pride month is home-phobic. Please build houses. Here is a YouTube video that has more information. Please build housing. Chapel Hill needs to grow. Build it.

<https://youtu.be/4ZxzBcxB7Zc>

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 01, 2022 3:43 PM  
**To:** Grodsky, Logan Hunter  
**Cc:** Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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: Support Housing

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:** Grodsky, Logan Hunter <lgrodsky@unc.edu>  
**Sent:** Wednesday, June 1, 2022 12:38 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Support Housing

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 Chapel Hill town leaders,

I am a UNC student writing to urge you to support the construction of housing on the current American Legion site. Like many areas nationwide, Chapel Hill suffers from a severe housing shortage which drives up housing costs and undermines the affordability of the area. Frankly, Chapel Hill is not in need of any more greenspace, but we desperately

need more housing. I hope that you resist the protests of a vocal minority that opposes more housing, and support the development that our community so urgently needs.

Yours sincerely,  
Logan Grodsky

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 01, 2022 3:43 PM  
**To:** Anna Fiore  
**Cc:** Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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: American Legion Site

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: Anna Fiore <annakfiore@gmail.com>  
Sent: Wednesday, June 1, 2022 12:24 AM  
To: Town Council <mayorandcouncil@townofchapelhill.org>  
Subject: American Legion Site

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 Chapel Hill Council,

My name is Anna Fiore. I recently graduated from UNC Chapel Hill and am happily settled here in Chapel Hill for more permanent residence. While I love this town, I am extremely troubled by an emerging pattern here. We have a massive housing shortage on our hands, and CHALT's opposition to any possibility for new housing construction is dragging down

this town and actively harming its residents. Simply put, housing is extremely expensive and drags up the cost of living here, a problem easily solved by allowing more housing to be built.

I am delighted to hear that the American Legion site will likely be developed into a park! I hope the Council will take into account budget constraints and the taxpayers who fund this budget and will sell a small portion of the lot to fund the rest of this project. I am excited at the prospect of the new development and the economic infusion the sale of this parcel will create, as well as ensuring the possibility of a park for the use of all residents and their guests.

I trust the Council will consider the concerns of all Chapel Hill residents, as opposed to the self-serving preferences of a vocal minority.

Yours very truly,  
Anna Fiore



## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 01, 2022 3:43 PM  
**To:** Samuel Gee  
**Cc:** Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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: American Legion Site — Build Housing!

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: Samuel Gee <samuellewisgee@gmail.com>  
Sent: Wednesday, June 1, 2022 12:18 AM  
To: Town Council <mayorandcouncil@townofchapelhill.org>  
Subject: American Legion Site — Build Housing!

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

Hello!

I'm writing in STRONG support of building housing on the current American Legion site. The country's gripped by a housing crisis and Chapel Hill is no exception. We need to build more homes — more homes means more people, means more people spending money, means more tax dollars, means a more vibrant and inclusive place to live. Everyone wins.

Thank you,  
-Sam Gee, a Chapel Hill resident

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 01, 2022 3:43 PM  
**To:** Joe Henry Williams  
**Cc:** Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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: Please do develop the American Legion site

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:** Joe Henry Williams <williamsjoehenry@gmail.com>  
**Sent:** Tuesday, May 31, 2022 11:48 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Please do develop the American Legion site

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

Hello!

As a lifelong resident of Orange County and citizen of Chapel Hill, I am fully in favor of the council's plan to develop a portion of the American Legion site to pay for the construction of a park on the remainder.

This plan just makes sense, economically and socially. Economically, it frees up funding by paying for the new park without drawing down the city budget. Socially, the citizens of Chapel Hill still get to enjoy a beautiful new park, but for free and with some new housing or community space nearby.

Thank you!  
Henry Williams

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 01, 2022 3:43 PM  
**To:** Yue Li  
**Cc:** Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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 about the Legion park

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:** Yue Li <yueli186@gmail.com>  
**Sent:** Tuesday, May 31, 2022 10:39 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Concerns about the Legion park

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 Chapel Hill Mayor and town council members, We have been living in Chapel Hill since 2009. We love Chapel hill. We love the greenways and the community parks. Recently, we heard that there is a plan to sell part of the legion park to commercial interests. Please consider not to do so.

We need more places for our kids and families' recreational activities. It is good for our environment too. We already have so many apartments built nearby in recent years. It is packed. People needs places to relax and enjoy our lives. Please don't turn the park to commercial uses.

Thank you very much,

Yue Li and family

Sent from my iPhone

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 01, 2022 3:43 PM  
**To:** Ralph Perrine  
**Cc:** Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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: Legion Park

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:** Ralph Perrine <rcperrine@gmail.com>  
**Sent:** Tuesday, May 31, 2022 10:11 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Legion Park

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

This section of Chapel Hill has experienced a dramatic and unwarranted increase in new housing units. So many that it suggests to me that our leaders have abdicated their responsibility to keep Chapel Hill livable, pristine and beautiful - not crowded, polluted and haphazardly commercialized. The denser population that will soon be living here will need nearby natural space to spend time in. It is important for mental health and productivity.

The developer narrative glosses over the fact that remediating the dam and overall location to make it suitable for more housing units will essentially nullify the plan to create a community park.

The pro developer narratives also fail to mention the significant volunteer work that has been done to beautify the park.

Finally the pro developer narrative overstates the cost to develop or maintain a park, alluding to some park in Cary that costs \$60m.

I have spent time at Legion Park. There isn't 60m worth of repairs to be done there. Not even close.

There is however something priceless about being able to step away from the noisy news cycles and stress of this world to take a quiet walk through this beautiful unspoiled hideaway. On a recent walk I noted 28 different bird species there.

1 in 5 Americans will experience mental health needs in a given year  
(<https://www.cdc.gov/mentalhealth/learn/index.htm>)

Employers spend an average of 15k per year on each employee experiencing a mental health issue.  
See <https://www.nsc.org/newsroom/new-mental-health-cost-calculator-demonstrates-why>

There are various estimates of how many housing units have been added in recent years to this side of town. If we assume there are 5000 individuals in this area and 1 in 5 or 1000 will experience mental health issues in a year, this adds up to  $1000 \times 15,000 = 15m$  in costs \*per year\* borne by employers.

An abundance of research shows that convenience access to natural spaces has a strong connection to mental health.

A natural space such as Legion Park has the potential to reduce what would otherwise be a 15m per year costs. And do so while providing other benefits to air quality, biodiversity and preservation of pollinators.

Over the life time of this park, the economic benefits to the community will be far more valuable than if we allow a developer to extract private profits and leave the rest of us with a more crowded less peaceful, less healthy town.

The pro developer narrative bemoans the passing of time as if this natural space was worthless and doing nothing. It actually has been doing people a world of good. What's worthless is the flawed math that is repeatedly used to justify the deletion of nature's capabilities.

Legion Park is a special place that belongs to the health and well-being of the people who live here.

Let's keep it that way.



## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 01, 2022 3:44 PM  
**To:** pengpeng lu  
**Cc:** Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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: Keep the park

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:** pengpeng lu <pengpenglu@yahoo.com>  
**Sent:** Tuesday, May 31, 2022 10:06 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Keep the park

**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 Chapel Hill Mayor and town council members,

Chapel Hill is a very nice collage town. Please do not sale the legion park and save the whole site for our community. First of all, we need more places for our kids and families recreational activity. Second, there are a lot of apartments built in this area recently, and the schools already packed. Third, keep the park instead build the houses will save our environment.

Please consider our thoughts!

Thank you very much for listening our voices!

Pengpeng

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 01, 2022 3:44 PM  
**To:** catherine wang  
**Cc:** Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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: Do not sale legion park

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:** catherine wang <ywwang7@yahoo.com>  
**Sent:** Tuesday, May 31, 2022 9:27 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Do not sale legion park

**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 Chapel Hill Mayor and town council members,

I have lived at Chapel Hill for over ten years and deeply love our college town.

I am writing to urge you not sale the legion park and save the whole site for our community.

First of all, we need more recreational space for residents, including our kids and families.

Second, a lot of apartments have been built in recent years, which have caused schools overcrowded.

Third, keep the park will save our environment.

Thanks for your time and consideration of our thoughts!

Sincerely,

Yiwen Wang

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 01, 2022 3:44 PM  
**To:** Ellen Boylan  
**Cc:** Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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: Public Engagement Process re: Legion property

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:** Ellen Boylan <egboylan@gmail.com>  
**Sent:** Tuesday, May 31, 2022 8:55 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Public Engagement Process re: Legion property

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

Ahhh, the charade of the charette! I believe we have been here before. Pardon my skepticism, but I have participated in numerous exercises in public engagement since 2014 and have yet to see one with a result that "meets the needs and wishes of Town residents." Unless, I suppose, the residents are presumed not to "know" their own needs, which appear to be predetermined by certain members of the Town Council and town staff. The wishes of the majority in attendance have certainly been ignored for the most part.

I participated in the Legion property charettes and believe that the majority of the residents were advocating for all of the property to be dedicated to public park usage. ESPECIALLY because this part of town has been approved for development of unprecedented numbers of apartments. We need that green space for all these new people, on top of the existing local neighborhood needs identified in the Parks Master Plan.

An earlier Town Council blew it when they approved the E-Fing form-based code without including tradeoffs in zoning for affordable housing. Oh, yes, I remember those meetings when it was evident that certain town employees were working in the interests of developers rather than residents. Buzz words and drawings of pretty streetscapes were presented to distract us from the reality of large blocks of land being approved for development. I heard saner voices pleading for incentives for affordable housing and environmental considerations. Really smart people with great ideas were ignored and we got the Anywhere USA ugly apartment blocks. So many lost opportunities for creative, innovative solutions with community input sacrificed to the expediency of green-lighting developers.

We need all of the Legion property dedicated to a community park. Children, especially, need a safe place to explore and have adventures in nature, not just another playground structure. Please do not carve up this property. Do the right thing and prove the cynic in me wrong.

Thank you,

Ellen Boylan  
1306 Willow Drive, since 1987

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 01, 2022 3:44 PM  
**To:** timothyakuhn@bellsouth.net  
**Cc:** Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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: American Legion Property

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:** timothyakuhn@bellsouth.net <timothyakuhn@bellsouth.net>  
**Sent:** Tuesday, May 31, 2022 8:54 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** American Legion Property

**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 Town Council,

My name is Tim Kuhn and I live at 37 Clover Drive and I can see the American Legion Property.

I am genuinely concerned with the PDF of the proposed changes to the property. Please keep it clean and green!

The thought of more high rises and retail along the Legion Road corridor which the intersects the monstrosity at Ephesus Church Road is scandalous.

I appreciate the Town may feel they need to recoup some of the investment made to purchase the property.

Let's not re-open that egregious bucket of worms...

However, perhaps they should have considered the same criteria before selling the cemetery for \$1 for affordable housing.

Also, an apartment complex that supplied low rent housing was demolished for the high end high rise apartments and retail at Ephesus Church.

Perhaps the Town should insist that a tract of that new development be made available for workforce housing or affordable housing.

The Blue Hill district does not to be the new affordable housing district, given the number of affordable housing units already in our neighborhood.

With all these high rises, where are the renters going to walk their dogs; play outdoors with their children; get fresh air and exercise?

Details with respect to housing units, buildable land, the RCD, have all been articulated much more eloquently by others.

Please take the time to consider the views of the property owner tax payers who will be directly impacted by more development at the American Legion property.

Thank you very much,  
Tim

Timothy A Kuhn  
37 Clover Drive  
Chapel Hill, NC 27517



## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 01, 2022 3:45 PM  
**To:** Steven Jones  
**Cc:** Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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: Legion Property

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: Steven Jones <sdjones242003@gmail.com>  
Sent: Tuesday, May 31, 2022 8:52 PM  
To: Town Council <mayorandcouncil@townofchapelhill.org>  
Subject: Legion Property

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

Hello,

As a long time resident of Colony Woods (since 2007), I am writing today to support selling a portion of the Legion Property assist in certain development priorities, while utilizing the revenue from the development to create a great public park on the remaining land. This is the practical and rational way forward.

Thanks,

Steven Jones  
294 Highview Dr

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 01, 2022 3:45 PM  
**To:** 郭洁  
**Cc:** Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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: Protect our Legion Park

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:** 郭洁 <guojj1969@gmail.com>  
**Sent:** Tuesday, May 31, 2022 6:19 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Protect our Legion Park

**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 all town council members,

We live in Chapel Hill for a number of years. As a college town, Chapel Hill is not only famous for her high quality education and also the beauty of nature. We are surrounded by all kinds of parks and these parks are the heavens for kids and families. We already have a lot of apartments built up recently nearby the Legion Park and we can not afford to sacrifice further just for apartments or any other commercial activities. Furthermore, Chapel Hill schools are fully packed and under the huge burden.

We write this email to let our voice heard and we need your support to protect Legion Park and save our environment!

Best regards,

Jie Guo

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 01, 2022 3:45 PM  
**To:** Jihong Wu  
**Cc:** Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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: Please do not sale the legion park and save the whole site for our 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

-----Original Message-----

**From:** Jihong Wu <jihongwu@hotmail.com>  
**Sent:** Tuesday, May 31, 2022 5:21 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Please do not sale the legion park and save the whole site for our community

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 Chapel Hill Mayor and town council members, We live in the Chapel Hill for over ten years. It's a very nice collage town. Please do not sale the legion park and save the whole site for our community.

First of all, we need more places for our kids and families recreational activity. Second, there are a lot of apartments built in this area recently, and the schools already packed. Third, keep the park instead build the houses will save our environment.

Please consider our thoughts!

Thank you very much for listening our voices!

Jihong Wu

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 01, 2022 3:45 PM  
**To:** John Quintero  
**Cc:** Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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: Selling of Public Assets Is Unwise

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:** John Quintero <[john.quintero@gmail.com](mailto:john.quintero@gmail.com)>  
**Sent:** Tuesday, May 31, 2022 4:59 PM  
**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>  
**Subject:** Selling of Public Assets Is Unwise

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

Mayor Hemminger & Council Members: Your upcoming discussion regarding the future of the American Legion property raises a number of complex issues regarding multiple town needs.

Although I personally feel that many residents at the time understood that the parcel was to be used in its entirety for a much-needed park, I recognize that other views may exist. Yet, even if the council were to decide to develop a portion of the property for other purposes, it is inherently unwise and undesirable to sell the land. Land in Chapel Hill is finite and relinquishing public land for a one-time infusion of cash would be an incredibly myopic decision. It would be far better to maintain ownership of the underlying land, such as by working with a nonprofit developer for affordable housing, say, or

by entering into a longer-term lease with private actors. But simply selling off land to the private sector is the worst outcome.

Further, I am alarmed by the argument I've seen circulating that an asset sale is the only way to finance park improvements. Parks and recreation are a traditional core municipal service. An inability to maintain existing park resources, to say nothing of expanding them, without resorting to one-time asset sales points to a serious failure of financial stewardship, in particular in regards to the predictable upkeep of the town's capital assets.

While residents can differ on the use of the American Legion parcel, resorting to one-time asset sales, to say nothing of the likely financial gimmickry that likely will follow, would be an inherently unwise, irresponsible decision that would raise serious questions about the town's long-term financial management.

Thank you for your service to the community.

John Q.

--

John Quintero  
108 Weatherstone Drive, Unit D  
Chapel Hill, NC 27514  
United States of America

(919) 622-2392



## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 01, 2022 3:46 PM  
**To:** Morfeld, Patricia  
**Cc:** Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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: American Legion site Parking and housing support

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:** Morfeld, Patricia <Patricia.Morfeld@unchealth.unc.edu>  
**Sent:** Tuesday, May 31, 2022 4:53 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** American Legion site Parking and housing support  
**Importance:** High

**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 Hemminger and honorable members of the Chapel Hill City Council,


I write today as a longtime resident and renter in Chapel Hill and a member of the university and hospital communities in support of the American Legion site purchase with plans to create **both** an additional recreation area and affordable housing. I have lived in North Carolina since December 2009 and sent two sons through the middle and high schools while working hard as a single parent. During those years I spent a much higher portion of my monthly income on housing than was entirely sensible because I wanted to be close to work and able to participate as much as possible in

my sons school activities. That was entirely my choice and it meant I didn't have money for other things. I do not regret that decision. Today my sons are 22 and 24, one also rents property here in Chapel Hill and one lives at home with me while he is in school and working at the Chapel Hill YMCA. Financially, I am in a better position today as a nurse with close to 20 years' experience, but that is not the case for many of the young healthcare and other professionals working here at both the hospital and university. Additionally there are many para professional staff at both the hospital and university who are part of what helps make this community thrive and economically supports both Chapel Hill and Carrboro.

Pricing all of these people out of living in the town they work in, adding the stress of parking and shuttles to people working 10,12, or 14 hour shifts is thoughtless particularly in light of the pandemic and the innumerable sacrifices healthcare workers and their families have been asked/told to make and I prevail on each of you to do more than make another pretty green space for a small portion of the people who live here to use. Our use of the limited green spaces we have must be thoughtfully planned to incorporate housing, transportation, education, and quality of life and that means welcoming all kinds of neighbors-not just the ones who can purchase property. The petition by CHALT does not accurately represent the housing needs of our community, and reflects an elitist tone that is no longer acceptable by people of good conscience.\*

Sincerely,  
Patti Morfeld  
170 Ridge Trail, 27516

\*Opinions expressed are my own, not my employer. Thank you.

Patti Morfeld RN BSN OCN | Clinical Nurse IV  
Adult Outpatient Infusion Center and Lab Draw Station  
She/Her/Hers   
UNC Health MC Cancer Hospital  
101 Manning Drive, Chapel Hill NC 27514  
p 984.974.8200 | c 817.209.7825  
[patricia.morfeld@unchealth.unc.edu](mailto:patricia.morfeld@unchealth.unc.edu)



----- Confidentiality Notice -----

*The information contained in (or attached to) this electronic message may be legally privileged and/or confidential information. If you have received this communication in error, please notify the sender immediately and delete the message.*

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 01, 2022 3:46 PM  
**To:** Mark Shelburne  
**Cc:** Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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: American Legion site

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:** Mark Shelburne <mhs14800@gmail.com>  
**Sent:** Tuesday, May 31, 2022 4:47 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** American Legion site

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

I write to you as a former member of the Housing Advisory Board.\* At a high level, the question is does the Council want to be to affordability what Sen. Manchin is to gun control: makes positive statements but refuses to take obvious opportunities to make a real difference.

If you'd like to move past answering yes to the above (as you've done for decades), then vote for some of it into housing. Better yet, make it a lot, which could get approved and built starting this calendar year.

Or you could make it all a park, delay deciding, or otherwise continue to be like the surgeon looking at an X-ray of an instrument left behind. (The instrument being the Town's affordability crisis, which is ultimately your fault.)

\*I stepped down because of realizing it was a part of the problem.

Mark Shelburne  
sent from my iPhone