

Amy Harvey

From: Jeanette Coffin
Sent: Monday, June 25, 2018 12:43 PM
To: Alan Snavely
Cc: Ben Hitchings; Allen Buansi; Donna Bell; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Lindsey Bineau; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Town Council; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Rae Buckley; Ralph Karpinos; Roger Stancil; Ross Tompkins; Sabrina Oliver
Subject: email...RE: Municipal Services Center -- Green buffer

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

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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: Alan Snavely [mailto:asnaveley@bellsouth.net]
Sent: Monday, June 25, 2018 11:47 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Mary Jane Nirdlinger <mnirdlinger@townofchapelhill.org>; Aaron Frank <afrank@townofchapelhill.org>
Subject: Municipal Services Center -- Green buffer

The neighborhood adjoining the proposed Municipal Services Center is deeply appreciative of the constructive agreement forged between the Town and the residents.

It is our belief that one adjustment still needs to be made. Current architectural plans for the Municipal Services Center do not establish a green buffer for the building facing Estes Drive.

- Site Plan Exhibit C, page 34, shows this area to be cleared.
- Site Plan Exhibit D, page 35, does not show this area as a "Landscaping Opportunity."

Because of Chapel Hill's status as a Tree City there is an emphasis on commitments to sustainability. We applaud the recent approval of AIA-2030 amendment which will help reduce carbon emissions. Trees, of course, provide the same function and decrease the urban "heat-island" effect as well and help absorb stormwater. These challenges can be addressed by a large green buffer on the south side of Estes Drive at the Municipal Services Center.

The green buffer will also be an important statement to the increasing presence of "concrete corridors" in Chapel Hill -- for example, Rosemary St at the Marriott Hotel and 140 building.

The recent harsh reality of the removal of acres of forest on Estes Drive also encourages the Town to set a high standard of landscaping at the Municipal Services Center site.

-- Alan N. Snavelly

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, June 26, 2018 9:20 AM
To: Erin Crouse
Cc: Ben Hitchings; Allen Buansi; Donna Bell; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Lindsey Bineau; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Town Council; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Rae Buckley; Ralph Karpinos; Roger Stancil; Ross Tompkins; Sabrina Oliver
Subject: email...RE: I support the Municipal Service Center

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

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From: Erin Crouse [mailto:erin@erincrouse.com]
Sent: Tuesday, June 26, 2018 9:03 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: I support the Municipal Service Center

Dear Mayor and Council,

As a Justice Street resident, I am writing in support of the development agreement for the Town and University Joint Operations Center. This facility will address a desperate need for upgraded town facilities in a manner that is sensitive to both the changing urban nature of the MLK-Estes corridor and existing development.

I commend the town for selecting a central location for this facility instead of moving additional resources to transit-inaccessible areas of our community (example: Millhouse Rd), reducing length and number of car trips by both staff and visitors. The compact footprint outlined in the development agreement is in keeping with the denser, connected development recommended in the nearby 2013 Central West Small Area Plan, and has the added benefit of providing an larger buffer to the Elkin Hills neighborhood.

I live adjacent to 3 story UNC office building with a smaller buffer than that what is proposed in this development agreement and have not experienced any issues, so I do not share many of the concerns that some of my neighbors have expressed about development of the site. However, I have been impressed with the input process that Assistant Town Manager Mary Jane Nirdlinger and her team have led to receive feedback on the development agreement and address some of my neighbors' concerns. I believe that this plan is better because of this process, that this use of the property is a better fit for the neighborhood than some that have been proposed by the university and other elected boards in past discussions, and that the town will be a good steward of the site.

My hope is that this development will increase our neighborhood's connection to both town resources and to Estes Drive through a ADA accessible paved trail. I appreciate the town's sensitive approach to the site, and look forward to the development of this and other future amenities in walking distance of my home.

Thank you,
Erin Crouse

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, June 26, 2018 9:22 AM
To: Jason Baker
Cc: Ben Hitchings; Allen Buansi; Donna Bell; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Lindsey Bineau; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Town Council; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Rae Buckley; Ralph Karpinos; Roger Stancil; Ross Tompkins; Sabrina Oliver
Subject: email..RE: In support of Municipal Service Center and neighborhood connectivity

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

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From: jehbaker@gmail.com [mailto:jehbaker@gmail.com] **On Behalf Of** Jason Baker
Sent: Monday, June 25, 2018 9:23 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: In support of Municipal Service Center and neighborhood connectivity

Dear Mayor and Council,

My name is Jason Baker, and I live at 124 Justice Street, just a few hundred feet down from the proposed site of our town's future municipal services center, and I write to voice my strong support for the project.

To be clear, my home and the Elkin Hills neighborhood are already immediately adjacent to institutional uses today. Aside from the single-family home to the left and right, the closest property to me where I sit and compose this email to you is a three-story University building housing with approximately 200 parking spaces, housing the UNC Office of Sponsored Research. It sits as close to me today as the buildings planned as a part of the joint operations center will sit to other homes in our neighborhood. I can in no way identify any detriment to my ability to live in and enjoy my home due to my adjacency to an institutional land use.

I chose to purchase my home in this neighborhood because I wanted to find a good balance between market rate affordability and proximity to all of the great non-residential uses that make Chapel Hill a great place to live. I love being able to walk just a few hundred yards out my door to catch a bus to downtown, or to the park and ride from which I catch a bus to work in Raleigh most days of the week. My wife and love walking to dinner at the Root Cellar and enjoying the new greenway on Bolin Creek, and we look forward to someday having even more retail and dining options within walking distance of my house as the Estes/MLK area continues to evolve and grow. **In other words, the location next to other uses increased the value I was willing to pay for my home here in Elkin Hills.**

I recognize that as Chapel Hill and our entire region continues to grow, we absolutely must make changes in order to accommodate the infrastructure and services necessary to keep our community safe and livable. Those services need to be distributed both equitably and in a way that maximizes efficiency. Evolution and change are a natural part of any place, and it makes far more sense to concentrate our growth along existing corridors to protect more ecologically sensitive areas far from our urban areas from needlessly expanding outwards.

The only specific point I wish to make regarding the project is a request to **please uphold pedestrian and bicycle connectivity with an ADA accessible, greenway-type connection between the Municipal Service Center and Justice Street.** I am a cyclist and would greatly value the ability to shortcut my westbound trips down Estes Drive by being able to use a bicycle path connecting this property to Justice Street. I want to make sure this connection is safe, clear, weather-resistant, and accessible to all regardless of any disabilities they may have.

Alternative commuters are a significant and growing part of our neighborhood, and we have a number of people who utilize bicycles, walking, and public transit as their primary mode of transportation on my street who would benefit from this connection. In fact, the ability to live car-free is one of the reasons my own brother chose to move to the neighborhood a few weeks ago, joining me in the neighborhood where our parents too lived some 35 years ago because of its easy walking commute to campus. I hope you'll approve this project as a means to greatly improving our neighborhood's non-vehicular connections to the surrounding area.

Jason Baker

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, June 27, 2018 12:49 PM
To: Ann Jamison Loftin
Cc: Ben Hitchings; Allen Buansi; Donna Bell; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Lindsey Bineau; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Town Council; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Rae Buckley; Ralph Karpinos; Roger Stancil; Ross Tompkins; Sabrina Oliver
Subject: email...RE: Municipal Services Complex vote tonight

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

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From: Ann Jamison Loftin [mailto:annjloftin@gmail.com]
Sent: Wednesday, June 27, 2018 10:49 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: elkinhills@yahoo.com
Subject: Municipal Services Complex vote tonight

June 27, 2018

Dear Council Members,

I understand that you are voting tonight on the Municipal Services Complex. Many of my neighbors, who have fought this project valiantly, will be in the council chambers gamely trying to persuade you to mitigate the damage. I urge any of you who may be wavering about whether to approve this project to consider again what you are doing to our environmental, psychological and fiscal health.

Many residents of Chapel Hill campaigned for Mayor Pam on the strength of her Triangle Land Conservancy board membership, in hopes that she would slow the rampant development in Chapel Hill, which in the view of

nearly all residents has been a destabilizing, destructive force. I've since heard that building the MSC in our backyards was her idea.

Psychologist Abraham Maslow once remarked, a coinage now widely used, that "if all you have is a hammer, everything looks like a nail." I wonder what guidance was given to the search committee charged with finding a place for a new police station.

Was the committee asked to find a way to rebuild on the existing land? Clearly not, although some developer will remediate that property using brownfields funding, and something will get built there, because it's "prime real estate in midtown."

Was the committee asked to repurpose land and/or buildings that were already developed, in order not to worsen the downstream flooding that occurs every time we have heavy rains?

Was the committee asked to consult prospective neighbors about a major building initiative?

Was the committee asked to weigh the relative costs of building on potential sites?

Or was the committee simply asked to find a big piece of land to develop from scratch, and cost be damned? I think we all know the answer. Carpenters see nails.

Residents of Elkin Hills heard about the project on the very night our long campaign to establish a Neighborhood Conservation District culminated in a yes vote by the council. One hand gives what the other hand takes away!

I've since attended a couple of the meetings in which Elkin Hills residents were asked to give their input on the complex. Not on *whether* to build. **We are unanimously opposed to building.** But on the placement and design of buildings. Would you like this form of devastation, or this form? "Neither" is not an option!

In the time it took to survey the property and alienate everyone in this neighborhood, you could have remediated the police station site and rebuilt there. You could have found temporary housing for the police in an existing empty building. No doubt you had many options that would not be so traumatic for residents.

Recently, when the clear-cutting of several acres on the other side of Estes took place, people went berserk. Neighborhood listservs filled up with angry and bewildered emails from Chapel Hill residents. People started tree petitions. Wait until they see 23 acres of trees bulldozed to the ground. Everyone will go berserk. Now other landowners are planning to eliminate more trees and create more air pollution and stormwater runoff at this busy intersection.

The 23 acres of forest in the Elkin Hills neighborhood are what's left of Horace Williams' bequest to the university of a beautiful forest. The other acres were spoken for when UNC decided to build "Carolina North," now on hold indefinitely.

When Biohabitats surveyed the entire property in preparation for that development agreement, the forested land that abuts our neighborhood was deemed least suitable for development, so the plan excluded it. The final document grandly spoke of the university's commitment to environmental principles and practices.

I find it all too predictable that UNC plans to build a solar farm on the north side of Estes Ext. while joining forces with the town to destroy the environment on the south side!

Other neighborhoods have parks, swimming pools, recreation fields and the like. Elkin Hills had something even better: a natural refuge with no signage, no paving, no mountain bikers, no rules. Just a bunch of mature trees doing their miraculous thing: absorbing stormwater, cleaning the air pollution, and muffling the noise from one of the most heavily trafficked intersections in town. A place for almost-quiet (even the trees can't compensate for that much traffic) contemplation.

Our neighborhood was built after WWII for UNC employees. These folks bought houses and cars for the privilege of serving UNC. You might think the university would take into account the wishes of the descendants of those original buyers, but no. These woods have for a long time been viewed as spare property the university might exploit at any moment. While I was not living here at the time, I gather that it took the concentrated efforts of my neighbors over months and years to prevent UNC from allowing some sort of 24-hour fueling station to be built here.

Now the university has joined forces with the town to claim our natural refuge, on the grounds that it's "prime real estate in midtown" (Mayor Hemminger's words), which is developer-speak for the kind of clear-cutting that should be a federal crime. And by the way, everyone knows you can't "restore" tree canopy. You can plant little umbrellas, but it takes more than half a century to build a canopy. The neighbors are left to beg for crumbs. Can we have tiny native plants, pretty please? A slightly wider buffer? (100 feet is an insult.) Flooding no worse than it is now?

I've heard that university administrators and/or trustees have changed their minds about the length of time it will allow the town to "rent" our woods. We have grounds not to trust the university's good intentions, and so should you.

Sincerely,
Ann J. Loftin
308 Barclay Road
Chapel Hill
(860) 248-0505 cell

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, June 27, 2018 3:05 PM
To: Allison De Marco
Cc: Ben Hitchings; Allen Buansi; Donna Bell; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Lindsey Bineau; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Town Council; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Rae Buckley; Ralph Karpinos; Roger Stancil; Ross Tompkins; Sabrina Oliver
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[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
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From: Allison De Marco [mailto:allsd@hotmail.com]
Sent: Wednesday, June 27, 2018 2:50 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: In support of Municipal Service Center

Hello Mayor Hemminger and Council-members.

As a happy resident of Elkin Hills, I'm writing to you today to express my strong support for the Municipal Services Center in my neighborhood along with the improvements in infrastructure that it will bring us. I encourage a yes vote tonight.

Thanks so much,
Allison De Marco
120 Justice Street

Allison De Marco, MSW PhD
Scientist
Frank Porter Graham Child Development Institute
University of North Carolina at Chapel Hill
Sheryl Mar North Building, #126
517 S. Greensboro Street
Carrboro, NC 27514
Phone: 919-843-9911
Fax: 919-962-1786

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, June 27, 2018 3:06 PM
To: E.S. Jack
Cc: Ben Hitchings; Allen Buansi; Donna Bell; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Lindsey Bineau; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Town Council; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Rae Buckley; Ralph Karpinos; Roger Stancil; Ross Tompkins; Sabrina Oliver
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From: E.S. Jack [mailto:emilysjack@gmail.com]
Sent: Wednesday, June 27, 2018 12:49 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Municipal Services Complex vote

That's the trouble with people, their root problem. Life runs alongside them, unseen. Creating the soil. Cycling water. Trading in nutrients. Making weather. Building atmosphere. Feeding and curing and sheltering more kinds of creatures than people know how to count.

Trees stand at the heart of ecology, and they must come to stand at the heart of human politics.

- Richard Powers, *The Overstory*

Dear Council Members,

What's better than clearing acres of trees to build a LEED-certified building? Not clearing acres of trees. Trees will always be better for the health of a community and the health of an ecosystem than buildings.

I'm writing in regard to the Municipal Services Complex proposed for Estes Drive. I'm a resident of the Elkin Hills neighborhood. And when I talk about community health, I'm being quite literal: I contracted Lyme Disease three years ago from a tick bite I got in my own yard right in the heart of town. Lyme and other tick-borne diseases thrive in disturbed habitats because disease vectors, especially mice, thrive in those habitats. When we fracture habitats and disrupt ecosystems, Lyme-carrying hosts flourish. On the other hand, keeping intact the habitats of foxes and other predators drives down the populations of hosts such as mice. To quote [an article](#) that explains this more thoroughly:

"What this means is that we should expect that our intrusions on natural systems will have unforeseen side effects. If we disturb fox habitats, we leave ourselves more vulnerable to Lyme disease and other tick-based illnesses. Managing our relationship with the environment — even for our own good — calls for a delicate touch."

If you've ever driven down Estes Drive at night, you know that those woods are home to many mouse-eating foxes.

I worry that NCD conversation has caused the Town Council to paint the Elkin Hills neighborhood as a community full of NIMBYs. That's not the case. Although there are may be a scarce few in the neighborhood (as there are in any neighborhood) who believe that all growth and development is negative, the vast majority of us are reasonable people who understand and expect that Chapel Hill grow and change, and that some of that change will affect our neighborhoods and homes. But we, like all Chapel Hill residents, love this community for its green spaces, and we see those disappearing quickly.

I know that the purpose of tonight's vote is not to decide whether the complex should be built, but to vote on the final version of the development agreement. I still would like you to know, so that it doesn't get lost in the details of the agreement, that I (along with my husband and every neighbor I've heard from) object outright to the construction of the complex. Because it's not in their backyards, other citizens of the town may not be paying attention to this process right now, but when trees start coming down, they will.

When, in recent months, owners started clear-cutting their properties on other parts of Estes Drive, I heard about it from citizens everywhere I went: in overheard conversations on the UNC campus where I work, in the checkout line at the grocery store, on the bus, from strangers on bikes stopped next to me at traffic lights during rush hour. Every one of them expressed dismay about the loss of trees, and with it the loss of an essential part of the town's character. People don't care whether the trees being cut down are on private property or public land. Seeing trees fall just makes people unhappy, and seeing three big parcels of land being cleared, on the same road, in the heart of town, in rapid succession will come as a hard pill to swallow. If you ran on a platform that included environmental protection and/or a more careful approach to development, I encourage you to ask yourself: Is it really impossible to find an already-cleared site for the construction of this complex?

Respectfully,
Emily Jack
273 Severin St.