

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Friday, September 11, 2020 11:25 AM  
**To:** sbwhitlow  
**Cc:** Judy Johnson; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: Please allow more time to revise the EDA with Grubb

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

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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

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**From:** stephen whitlow [mailto:sbwhitlow@gmail.com]  
**Sent:** Thursday, September 10, 2020 10:08 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Please allow more time to revise the EDA with Grubb

**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,

I watched the Council presentation about the EDA last night and have tried to read as much of the EDA and supporting materials as time today has allowed. I agree with Council-member Gu's pleas for more time to ask and address questions about the EDA. The public has not been privy to the information shared and discussed in the many closed-door sessions about the project. I believe more time for public review is warranted given the

scale of and risks associated with the project. I also share Ms. Gu's skepticism about some of the financial projections.

As I understand, the window for the use Opportunity Zone funding has been extended one year due to COVID. Given that the overall project timeline set forth in the *previous* draft of the EDA was largely driven by the window in which Opportunity Zone funds could be invested in the proposed office building, it certainly seems there is now ample time to allow to public more time to scrutinize the project.

I'll list just a few concerns I have about the EDA. This is from a quick review, and I'm trying to get these comments in before the 24 hour deadline, so I apologize if I'm misinterpreting anything.

- 1) This seems to be an economic development agreement without any specified economic development. Grubb does not have to develop the wet lab, meet any job or revenue targets, lease space to UNC or businesses, etc. Their purchase of and upgrades to 137 were in motion before the EDA was even envisioned and thus it seems disingenuous to attribute business development in that building to the activities spelled out in this EDA.
- 2) It strikes me as a terrible position for the town to be in to finance and build a \$33 million deck and then need the Wallace Deck to be redeveloped to generate revenue to pay down debt on the new deck. Council will be in a poor position to reject whatever Grubb ultimately proposes for the site. Imagine, for example, if they argue that due to the pandemic or changing business conditions that they need to build an eight story office building with no wet lab, or a one story office building topped with student apartments. Could you say no to that?
- 3) The repurchase option seems incredibly generous to Grubb. If I'm following things clearly, the town will give Grubb \$1.7m at the point of the land swap because the Wallace Deck is worth less than CVS+Investors. Then, should the town pursue the repurchase option, it will pay Grubb the current value of the Wallace Deck, plus another \$1.7 million (plus 6% interest, plus all costs associated with TRYING to entitle the new office building).
- 4) An earlier draft of the EDA, if I recall correctly, indicated that Grubb would lease ~250 parking spaces in the new deck. Now, it seems they have the option to lease...none? Not only that, but each month they have the right to claim spaces the following month that the town has leased to other parties? How will you manage parking under such uncertainty?
- 5) Given the above, plus that UNC has not yet committed to the number of spaces it will lease, how can the town be so certain of the revenue projections for the deck?
- 6) The town staff presentation last night indicated that "Grubb is not required to build anything that is not in its commercial best interest." Does that mean that the town could potentially entitle a 6 story office building with wet lab space and Grubb can still walk away without penalty?

Again, I request that you delay approval of the EDA to allow enough time for the public to understand it and improve it. The current draft is incomplete and appears to place all risk associated with the project in the hands of taxpayers.

Thanks,  
Stephen Whitlow

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Friday, September 11, 2020 11:42 AM  
**To:** magritte88@yahoo.com  
**Cc:** Judy Johnson; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** FW: Message from Website

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

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Sincerely,

Jeanette Coffin



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

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**From:** [info@townofchapelhill.org](mailto:info@townofchapelhill.org) [mailto:[info@townofchapelhill.org](mailto:info@townofchapelhill.org)]  
**Sent:** Thursday, September 10, 2020 6:42 PM  
**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>  
**Subject:** Message from Website

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

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

**Form Name:** Contact Mayor and Council  
**Date & Time:** 09/10/2020 6:41 PM

**Response #:** 342  
**Submitter ID:** 12608  
**IP address:** 2606:a000:112a:c0c0:508f:4849:3522:e34b  
**Time to complete:** 1 min. , 16 sec.

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**Survey Details**

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Page 1

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Submit the form below or email [mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org).

**1. Name**

Steve Fleck

**2. Residency\***

I am a resident of Chapel Hill

**3. Message**

I'd like to detail some points that could be addressed at the September 30 Council meeting.

1. Why were the relevant documents posted as late, I understand, as the day before the meeting?
2. The 24 hours to reply seems too brief given the late documents and the complexity of these important issues. I would ask the Town to allow significantly more time for responses.
3. At the September 30 meeting, is the entire E. Rosemary EDA to be voted upon definitively, without further public input?
4. Would the Council please make known, as part of the record, the number of public participants in official Town meetings, beyond Council members, Town employees, and invited participants (e.g., celebrants, consultants)?
5. Why would the Town have only one representative, Mr. Bassett, in discussions with UNC about the E. Rosemary project? This is a very large project, and I would think that various other Town representatives, such as the Town attorney at a minimum, ought to be party to any discussions.
6. In view of serious open questions remaining about the E. Rosemary project, such as Julie McClintock detailed yesterday, and the short time left for public reaction to this project, I would propose that a vote on this multifaceted, financially important project be delayed for at least two months.

Respectfully,  
Steve Fleck

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

[magritte88@yahoo.com](mailto:magritte88@yahoo.com)

**Note: Mail sent to or received from the Town of Chapel Hill is subject to publication under the provisions of the North Carolina public records law.**

Thank you,  
Town of Chapel Hill, NC

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**This is an automated message generated by the Vision Content Management System™. Please do not reply directly to this email.**

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Monday, September 21, 2020 10:16 AM  
**To:** joepatterson@me.com  
**Cc:** Judy Johnson; Loryn Clark; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** FW: 125 East Rosemary garage - A letter from Cobb Terrace residents  
**Attachments:** Cobb Terrace ltr to TC re parking garage.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.

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Sincerely,

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

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

From: Joe Patterson [mailto:joepatterson@me.com]  
Sent: Sunday, September 20, 2020 3:21 PM  
To: Town Council <mayorandcouncil@townofchapelhill.org>; CHRIS BLUE <CBLUE@townofchapelhill.org>; Vencelin Harris <vharris@townofchapelhill.org>  
Cc: Iris Schwintzer <earissch@gmail.com>; John Wilson <jfwmanteo@mac.com>; Jane Little <litll002@juno.com>; Carmen Cooley <carbell@aol.com>; Katherine Polk <katherine.polk@unc.edu>; Mr. Chris Belcher <jchrisbelcher@live.com>; Regina Wheeler <reginajaywheeler@gmail.com>; John Norwood <johnhnorwood@gmail.com>; melissamccnc@gmail.com  
Subject: 125 East Rosemary garage - A letter from Cobb Terrace residents

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

Submitted on behalf of Cobb Terrace residents

September 18, 2020

To: The Mayor and Town Council Members

From: Residents of Cobb Terrace

Re: The negative impact of additional traffic on North St which would result from the new parking deck at 125 East Rosemary as proposed

The undersigned residents of Cobb Terrace wish to register their strong objection to the direct connection from the north side of the proposed parking deck to North Street for cars entering and leaving the deck. The route from MLK along North St. and Henderson St. to East Rosemary is already frequently used as a cut-through for drivers wishing to avoid the Rosemary/N. Columbia intersection lights. Cobb Terrace begins at the intersection of North St. (one block east of MLKB) and Henderson St. (one block north of Rosemary). These two streets provide the ONLY means of entering or leaving Cobb Terrace. Neither of these connectors from Cobb Terrace to main arteries is safe, as currently configured, and a dramatic increase in traffic on these sections of road will make them extremely dangerous for CT residents as well as all other drivers and pedestrians. In addition, there will be gridlock on these streets at times of high traffic in the area.

Of equal importance is the destructive effect this proposed increase in traffic will have on the quality of life in the neighborhood. No more will residents feel free to walk in the street or play pick up games of basketball as they do now.

There could be 1100 or more cars entering AND leaving the garage each day. Given the proposed arrangement of entrances and exits, a driver exiting the garage who wishes to head east must either make a left turn across at least two lanes of traffic on main arteries or turn right and use the far simpler North St./Henderson St. route. Equally, drivers coming from north or south on MLKB will find it easiest to turn onto North St. to enter the garage. As locals who drive these roads daily, we know that most attractive and accessible entrance and exit will be on North St. for almost all drivers, given the perpetually backed up line of cars in the 100 block of East Rosemary.

The sections of Henderson St. and North St. in question are simply not wide enough for current, let alone dramatically increased, usage. When the existing on-street parking spaces are filled (which is 100% of the time under normal conditions) neither street is wide enough for two cars to pass each other at normal speed. One must normally stop to allow the other to pass. The sight lines for drivers turning right onto Henderson St from North St are blocked by cars and foliage. Cut through drivers heading north on Henderson generally cut the corner while travelling at high speed. Pedestrians must walk down the center of North St. as no sidewalks exist. Trash and recycling bins left in the street by both residents and town crews are constant

hazards. Existing parking configurations force drivers heading to Cobb Terrace on Henderson St. to swerve into the middle of the Henderson/North intersection, directly into the path of cars trying to turn onto Henderson from North. A few recent photos (taken midafternoon when the town is empty) below will give an indication of the situation.

In our view, providing access to the garage from North St would be dangerous to all pedestrians and drivers using these neighborhood streets, and particularly to residents who must use them frequently. The increased traffic will cause gridlock frequently making access to our homes unreasonably difficult. More importantly, this gridlock will make it impossible for any first responder (fire, ambulance, or police) to reach Cobb Terrace in an emergency. We ask that this project not be approved unless and until the access to North St from the garage is eliminated.

Regina Wheeler  
1 Cobb Terrace

Jane Little  
11 Cobb Terrace

Billy Parker  
12 Cobb Terrace

Iris Schwintzer  
19 Cobb Terrace

Chris Belcher  
5 Cobb Terrace

Tom Hostetter  
11 Cobb Terrace

Katherine Polk  
13 Cobb Terrace

Carmen Coley  
303 Henderson St.

Joe Patterson  
7 Cobb Terrace

John Wilson  
12 Cobb Terrace

John Norwood  
14 Cobb Terrace

North Street looking west to MLKB



North Street looking east toward Henderson St.



Stop sign on North Street at intersection with Henderson St.



Car heading south on Henderson Street at North Street intersection



Truck cutting corner at Henderson St/North St intersection



## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Monday, September 21, 2020 10:16 AM  
**To:** Dauderman, Corry Zuriel  
**Cc:** Judy Johnson; Loryn Clark; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: East Rosemary Redevelopment Project

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

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Again, thank you for your message.

Sincerely,

Jeanette Coffin



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

---

**From:** Dauderman, Corry Zuriel [mailto:[zuriel@live.unc.edu](mailto:zuriel@live.unc.edu)]  
**Sent:** Saturday, September 19, 2020 9:37 PM  
**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>  
**Subject:** East Rosemary Redevelopment Project

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The redevelopment project should include public restrooms. I think we can all agree that the current public restrooms associated with the public parking deck are dismal at best. Public restrooms are necessary for the general welfare of the public; people must go somewhere. To prevent the largest criticism of public restrooms, the town could use a portion of the space to include a small police office and holding cell. This would have the added benefit of providing security in the generally high crime area of parking decks and restrooms while also providing officers a safe annex to operate out of during high volume events.

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Monday, September 21, 2020 12:24 PM  
**To:** Janet Smith  
**Cc:** CHRIS BLUE; Meg McGurk; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: 135 East Rosemary Street Parking Deck

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

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

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

From: Janet Smith [mailto:janet@jlfsmith.net]  
Sent: Monday, September 21, 2020 11:49 AM  
To: Town Council <mayorandcouncil@townofchapelhill.org>  
Subject: 135 East Rosemary Street Parking Deck

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 -

I've just become aware of this proposed project and I applaud the development of underutilized 135 East Rosemary lot. It appears some good trades have been made.

As a local resident who both walks and drives through this area regularly, I have a serious concern about one aspect of this proposal. - the exit from the parking deck onto North Street. In the abstract, having entrance/exits to the garage from two different streets is a good plan and would distribute traffic rather than clustering it. However North Street is a poor candidate for this for the following reasons:

- North Street is very narrow and with parking on one (sometimes both) side(s) of the street, it does not currently allow for the free flow of traffic. Two-way traffic requires drivers yielding right of way, a courtesy that only works currently because the traffic load is light.
- North Street sees considerable pedestrian traffic and lacks sidewalks, forcing pedestrians to walk in the street. Since the street is heavily parked-in, with trash cans and debris often left in the street. This forces pedestrians, often in groups, to walk down the middle of the street. There is heavy pedestrian traffic in this area as students who live on North Street as well as adjacent areas traverse the street to buses, campus and downtown.
- Visibility at the intersection of North and Henderson is limited, in part by parked vehicles close to the intersection, by vegetation and pedestrians making it dangerous to turn onto either street. Local traffic appreciates this but that accommodation can't be expected by those unfamiliar with the area.
- Likewise, those unfamiliar with the area and the resulting confusion and congestion at the North/Henderson intersection caused by an exit onto North Street could send drivers onto Cobb Terrace as they seek a more convenient exit. This would be disastrous for the residents of Cobb Terrace and for all the students who walk through that area from the Lark Apartments. There is no amount of signage that would prevent this. I live on a cul-de-sac off a cul-de-sac that is clearly marked "No Outlet" and yet there is a daily parade of cars trying to find a thru route or a workaround for congestion.

While I appreciate that the congestion currently (pre-COVID) experienced on westbound Rosemary Street at afternoon rush hour is aggravating and would likely get worse with the advent of a new garage, it does not make sense to create yet another problem in attempting to solve that one. The risks of increased vehicular and pedestrian accident are too great. The impact on a fragile, already beleaguered neighborhood cannot be justified.

I fully support the petition submitted by Joe Patterson and the residents of Cobb Terrace and urge you to reconsider the proposed exit from 135 East Rosemary Parking Deck onto North Street.

Thank you for considering my voice in your deliberations.

Janet Smith  
108 Rose Lane  
Chapel Hill, NC

919-345-0524

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Monday, September 21, 2020 12:24 PM  
**To:** Nick Strange  
**Cc:** Judy Johnson; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: Rosemary Street Development

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

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Sincerely,

Jeanette Coffin



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[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

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**From:** Nick Strange [mailto:ncstrange@mindspring.com]  
**Sent:** Monday, September 21, 2020 10:31 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Rosemary Street 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 elected Representatives:

How would you respond to Nancy Oates' column in the Local Reporter? <https://thelocalreporter.press/trading-parking-places/>

I think you all (including the Planning Dept.) have drunk the Kool Aid Mr. Grubb is providing you at no charge (the only thing he isn't charging for)! Haven't we made similar assumptions in the past that have come back to bite us financially?

Exactly who is the downtown for, residents or developers?

Nick Strange

510 Caswell Rd.

Chapel Hill, NC 27514

(919) 933-2942

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, September 22, 2020 11:50 AM  
**To:** Doug Brower  
**Cc:** Judy Johnson; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: proposed parking deck

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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[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

---

**From:** Doug Brower [mailto:[dcbrower@gmail.com](mailto:dcbrower@gmail.com)]  
**Sent:** Tuesday, September 22, 2020 10:38 AM  
**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>  
**Subject:** proposed parking deck

**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 ,

I am opposed to spending 33 million dollars on a new parking garage . We are in a Climate Emergency !!! We need to spend money to make our town more friendly to bikers and walkers . Also we need affordable housing in the downtown district .

Please vote against this proposal .

Thank you ,

Deborah Olive Russell MD

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Tuesday, September 22, 2020 3:30 PM  
**To:** Melissa McCullough  
**Cc:** Judy Johnson; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: Rosemary parking deck and new building

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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[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
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---

**From:** Melissa McCullough [mailto:[melissamccnc@gmail.com](mailto:melissamccnc@gmail.com)]  
**Sent:** Tuesday, September 22, 2020 2:58 PM  
**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>  
**Subject:** Rosemary parking deck and new building

**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,

I am writing again, after more time and thought, in opposition to the parking deck proposed on Rosemary on the grounds that it is counter to Chapel Hill's professed top priority of climate action. This parking project will stimulate more vehicle miles traveled (VMT) while also having an incredibly high carbon cost from concrete wasted and produced.

(Of course, there are also the issues of the cost:benefit of the investment, amply addressed in Nancy Oates' op-ed in the Local Reporter, and the unsafe intrusion of traffic to a small residential street, addressed by a letter from the neighborhood. I will focus here on the climate issues.)

UCLA urban planning professor Donald Shoup noted, in his book, *The High Cost of Free Parking*, that there is significant evidence that induced demand plays in adding urban parking, just as it does in adding road lanes, noting that, if you build it, they will come... in their cars. He showed that the more cheap, abundant parking that cities build, the more traffic congestion and automobile dependence cities get. This is counterproductive for us at a time when we are expanding our transit and funding a north-south BRT just adjacent to the proposed parking structure. So putting in this lot will undermine our transit investments and increase VMT (mobile sources contribute 40% of US GHGs) while exacerbating existing traffic problems.

Regarding the climate burden of concrete, the destruction of the Wallace Deck wastes its embedded energy, i.e. the GHG cost of its construction. Then it adds the GHG burden of replacing a perfectly good deck with a new deck just across the street. Concrete has a massive GHG footprint. A great Guardian article calls concrete "the most destructive material on earth". *"After water, concrete is the most widely used substance on earth. If the cement industry were a country, it would be the third largest carbon dioxide emitter in the world... responsible for 4-8% of the world's CO2"* (<https://www.theguardian.com/cities/2019/feb/25/concrete-the-most-destructive-material-on-earth>).

I know that some of you consider this agreement as a way to save downtown. I would hope that you would explore other options that do not counter town priorities for climate and transit. For example, why not add the additional layer onto the Wallace Deck, as previously discussed, and let the building be built in the proposed parking structure location?

Of course, the town would get two small green spaces, but while pocket parks are nice, what we really need downtown is a significantly sized plaza or linear park with trees that can serve us as a conveniently located "third place," similar to this Downtown Mall linear park (below) in Charlottesville, VA. This kind of destination would advance walkable vibrancy downtown, where families could eat ice cream and musicians play on weekends. Destinations are what create vibrancy and walkability, not tall office buildings and parking decks, notwithstanding a token retail porch and a couple of green spots.



I well know that it is harder, as a municipal government, to advance what you want than it is to simply say yes to something proposed, but I believe that this parking deck agreement is a poor bargain. Sometimes I feel that things are presented to the planning board and council as virtually *fait accompli* (here's the Titanic, how would YOU like to arrange these lovely deck chairs?) I encourage you to vote this project down and to look for a creative solution that will actually advance Chapel Hill priorities, our principles and a prudent use of town funds.

thank you,  
Melissa McCullough

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Friday, September 25, 2020 10:48 AM  
**To:** Joe Patterson  
**Cc:** Judy Johnson; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: Proposed 125 Rosemary St. garage exit/entrance on North St.

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

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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

---

**From:** Joe Patterson [mailto:joepatterson@me.com]  
**Sent:** Friday, September 25, 2020 10:38 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Cc:** melissamccnc@gmail.com; Jane Little <litl002@juno.com>; Carmen Cooley <carbell@aol.com>; John Norwood <johnhnorwood@gmail.com>; John Wilson <jfwmanteo@mac.com>; Mr. Chris Belcher <jchrisbelcher@live.com>; Katherine Polk <katherine.polk@unc.edu>; Iris Schwintzer <earissch@gmail.com>; Regina Wheeler <reginajaywheeler@gmail.com>  
**Subject:** Proposed 125 Rosemary St. garage exit/entrance on North St.

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

Madame Mayor and Town Council Members,

In addition to the letter to the Town Council from Cobb Terrace residents on this subject, I add the following.

I just re-read the N&O article on the project and was stunned to find something that I had missed the first time. This was this: "The Town's traffic study has estimated **3,980 cars could use the new parking deck each day — roughly 800 more trips than the CVS and Wallace decks generate now.**"

There is no reason to use either North or Henderson Streets to access those existing decks now, so any of this volume using a North Street exit from the proposed structure would be a marginal increase in daily car trips on these streets.

If only 50% of those trips use North/Henderson (which is a conservative estimate I believe), that means **1,990 new car trips per day on those narrow unsafe streets.** There are only 21 residential structures fronting the street on those blocks. That means, assuming 1,990 new trips per day, **that it will be the equivalent of 95 trips per day per residence, or 4 per hour 24 hours per day.** That is just insane, in my view.

No competent planner, or legislator, would even consider approving that kind of traffic on residential streets that are unable to permit normal two way traffic and are without sidewalks.

Joe Patterson  
7 Cobb Terrace  
Chapel Hill, NC 27514

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Monday, September 28, 2020 10:06 AM  
**To:** Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** FW: PLEASE STOP the \$33M parking deck plan!!!!

**Jeanette Coffin**  
Office Assistant  
**Manager's Office**  
[Town of Chapel Hill](#)  
405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514-5705



Phone: (919) 968-2743  
Fax: (919) 969-2063



---

**From:** Fay Zou [mailto:fayabc@gmail.com]  
**Sent:** Monday, September 28, 2020 10:05 AM  
**To:** Jeanette Coffin <jcoffin@townofchapelhill.org>  
**Cc:** Judy Johnson <jjohnson@townofchapelhill.org>; Allen Buansi <abuansi@townofchapelhill.org>; Amy Ryan <aryan@townofchapelhill.org>; Hongbin Gu <hgu@townofchapelhill.org>; Jeanne Brown <jbrown2@townofchapelhill.org>; Jess Anderson <janderson@townofchapelhill.org>; Karen Stegman <kstegman@townofchapelhill.org>; Michael Parker <mparker@townofchapelhill.org>; Pam Hemminger <phemminger@townofchapelhill.org>; Shakera Vaughan <sVaughn@townofchapelhill.org>; Tai Huynh <thuynh@townofchapelhill.org>; Amy Harvey <aharvey@townofchapelhill.org>; Ann Anderson <aanderson@townofchapelhill.org>; Carolyn Worsley <cworsley@townofchapelhill.org>; Flo Miller <fmiller@townofchapelhill.org>; Laura Selmer <lselmer@townofchapelhill.org>; Mary Jane Nirdlinger <mnirdlinger@townofchapelhill.org>; Maurice Jones <mjones@townofchapelhill.org>; Rae Buckley <rbuckley@townofchapelhill.org>; Ran Northam <rnortham@townofchapelhill.org>; Ross Tompkins <rtompkins@townofchapelhill.org>; Sabrina Oliver <soliver@townofchapelhill.org>  
**Subject:** Re: PLEASE STOP the \$33M parking deck plan!!!!

Thanks Jeanette. Just realized a typo in my previous email which I corrected below:

Dear Mayor and council members,

I was totally shocked when I heard about this \$33M parking deck plan yesterday. How can you push such a high cost project during the time when everyone is devastatingly fighting COVID-19 and financially struggled? Seriously, can you really place such a financial burden on our property tax payers to subsidize developers? We are requesting more public hearings before you rush to approve the plan on Sept 30!!!

Concerned CH resident  
Fay  
111 Perry Creek Dr, 27514

On Monday, September 28, 2020, Jeanette Coffin <[jcoffin@townofchapelhill.org](mailto:jcoffin@townofchapelhill.org)> wrote:

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

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin

Jeanette Coffin

Office Assistant



[Town of Chapel Hill Manager's Office](#)

[405 Martin Luther King Jr. Blvd.](#)

[Chapel Hill, NC 27514](#)

(o) 919-968-2743 | (f) 919-969-2063

---

**From:** Fay Zou [mailto:[fayabc@gmail.com](mailto:fayabc@gmail.com)]  
**Sent:** Monday, September 28, 2020 8:47 AM  
**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>  
**Subject:** PLEASE STOP the \$33M parking deck 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 and council members,

I was totally shocked when I heard about this \$33M parking deck plan yesterday. How can you push such a high cost project during the time when everyone is devastatingly fighting COVID-19 and finally struggled? Seriously, can you really place such a financial burden on our property tax payers to subsidize developers? We are requesting more public hearings before you rush to approve the plan on Sept 30!!!

Concerned CH resident

Fay

[111 Perry Creek Dr, 27514](#)

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Monday, September 28, 2020 3:22 PM  
**To:** Worthington, Erin Nicole  
**Cc:** Judy Johnson; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: Chapel Hill Parking Deck vote

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

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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

---

**From:** Worthington, Erin Nicole [mailto:nikki@unc.edu]  
**Sent:** Monday, September 28, 2020 2:57 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Chapel Hill Parking Deck vote

**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,

I am writing as a concerned citizen about the upcoming vote on the parking deck in downtown Chapel Hill. I am opposed to this expensive plan and urge you to reconsider voting on this during a time when many of your constituents focus and energies are focused elsewhere (pandemic) and during a time of financial uncertainty (again pandemic). This is a very expensive project which based on the numbers reported do not seem to add up as a win for the town.

Sincerely,  
Erin Worthington

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Monday, September 28, 2020 4:44 PM  
**To:** Jiangbo Wang  
**Cc:** Judy Johnson; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: My opposition to the Chapel Hill downtown parking deck 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.

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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:** Jiangbo Wang [mailto:jiangbowang2038@gmail.com]  
**Sent:** Monday, September 28, 2020 4:25 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** My opposition to the Chapel Hill downtown parking deck 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 and Town Council members,

I am writing as a concerned citizen about the upcoming vote on the parking deck in downtown Chapel Hill. I am opposed to this expensive plan and urge you to reconsider voting on this during a time when many of your constituents focus and energies are focused elsewhere (pandemic) and during a time of financial uncertainty

(again pandemic). This is a very expensive project which based on the numbers reported do not seem to add up as a win for the town.

Sincerely,

Jiangbo Wang  
105 Big Meadows PL, Chapel hill

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Monday, September 28, 2020 4:44 PM  
**To:** Shang Yin  
**Cc:** Judy Johnson; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: Concerns about a parking garage development project in Chapel Hill (Discussion #10-12)

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:** Shang Yin [mailto:shangyin@yahoo.com]  
**Sent:** Monday, September 28, 2020 4:18 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Concerns about a parking garage development project in Chapel Hill (Discussion #10-12)

**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 members:

I am just aware of a parking garage development project in Chapel Hill town involved in many millions dollars and complicated deals described in Nancy Oats's article. As an experienced and responsible investor and over 20-years town resident, I urge you do not agree with the deals until you fully understand its impact.

Thank you!

Best wishes,  
Shang Yin  
at 503 Lonebrook Drive, Chapel Hill

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, September 29, 2020 8:51 AM  
**To:** Joel Levy  
**Cc:** Judy Johnson; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: Strong Support of the East Rosemary Street Redevelopment Project

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

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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:** Joel Levy [mailto:jlevy@jilcpnc.net]  
**Sent:** Tuesday, September 29, 2020 8:13 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Strong Support of the East Rosemary Street Redevelopment Project

**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,

Please consider this my official notice, as a downtown business, of my strong support of the East Rosemary Street Redevelopment Project, and encourage you to vote to support it.

Thank you,

Joel



Joel I. Levy, CPA, MST, PFS, CGMA  
410 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514  
Phone: (919) 370.7631  
Fax: (919) 903.8097  
Email: [jlevy@jilcpanc.net](mailto:jlevy@jilcpanc.net)  
Website: <https://jilcpanc.net/>

*Sign Up for Our Tax Newsletter at: <https://jilcpanc.net/newsletter-sign-up-form/>*

*"Working Together Towards a Successful Financial Future"*

Disclaimer: This is to inform you that any tax advice contained in this communication, including any attachments, is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding tax-related penalties under the Internal Revenue Code or (ii) promoting, marketing, or recommending to another party any transaction or matter addressed herein.

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, September 29, 2020 8:51 AM  
**To:** Acme Food & Beverage Co.  
**Cc:** Judy Johnson; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: East Rosemary Street Redevelopment Project

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

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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:** Acme Food & Beverage Co. [mailto:zoe@acmecarrboro.com]  
**Sent:** Tuesday, September 29, 2020 5:16 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** East Rosemary Street Redevelopment Project

**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,

As a member of the Chapel Hill Chamber of Commerce Board of Directors and as an independent local business owner, I am writing to express my enthusiastic support of the vision for 137 E. Franklin and 136 E. Rosemary.

I encourage you to move forward this evening with a public hearing and approve the 125 and 135 East Rosemary Street Parking Garage rezoning – an important part of a strong vision for downtown.

Thank you for your consideration.

Zoë Dehmer

919.260.2335 (p)

Director of Operations & Planning

Acme Food & Beverage Co. | 110 E Main St | Carrboro, NC

[zoe@acmecarrboro.com](mailto:zoe@acmecarrboro.com)

[Website](#) | [Facebook](#) | [Instagram](#) | [Twitter](#)

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, September 29, 2020 8:52 AM  
**To:** Eksq Sun  
**Cc:** Judy Johnson; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: opposition to the proposed parking deck on East Rosemary in Downtown CH

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

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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

---

**From:** Eksq Sun [mailto:eksq.fam@gmail.com]  
**Sent:** Monday, September 28, 2020 10:43 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** opposition to the proposed parking deck on East Rosemary in Downtown CH

**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,

I am writing as a concerned citizen about the upcoming vote on the parking deck in downtown Chapel Hill. I am opposed to this expensive plan and urge you to reconsider voting on this during a time when many of your constituents focus and

energies are focused elsewhere (pandemic) and during a time of financial uncertainty (again pandemic). This is a very expensive project which based on the following numbers reported do not seem to add up as a win for the town.

1. The exchange of parking deck with Grubb Properties : \$1.7 million of appraisal value, \$1.4 million of existing loan, and \$30k/month renting back fee for 5 years which is \$1.8 million, so total \$4.9 million is needed for the exchange.

2. Building the new deck: \$32.9 million, plus 2% interest for 20 years, total \$39.94million, if building actually cost is 25% more, then it will be about \$50 million, plus exchange cost, total debt will be \$54.9 million.

3. Expected income from parking deck: now 307 of capacity generates \$300-\$500k income (much less now due to pandemic), the new one will have 1100 capacities, minus 100 reserved for UNC, at current rate (also the new one will be further away from business center), 1000 parking lots may generate \$980-\$1,630k income, way lower than 6% opportunity cost of \$3,294k. So it really is a very bad investment based on the financial sense.

4. Future expectation: the building of this deck is a precondition for Grubb Properties to build an office complex, not to mention if Grubb does not build the office complex at the end, (BUT KEEP IN MIND, IT IS REALLY POSSIBLE THE GRUBB DOES NOT), and the rental cost is expected at \$45/sf, which is way higher than average class A rental in RTP area at \$20-\$25/sf, it almost impossible to rent out at this kind of high price, so it may not be a real good choice for the town to go ahead with this kind of uncertainty.

5. In order for the Parking Enterprise Fund to cover the cost of the parking deck, it will require the area to generate 4-5 times of parking revenues from its current level. this is definitely impossible without the office building or other significant/sudden expansion of economic activities.

6. Walk back plan: if Grubb Properties will not build the proposed office complex, the town may buy its parking deck back at 6% annual appreciation (way higher than the actual one), which is \$6.3 million now, and after 5 years at \$8.43 million, after town already borrowed and spent \$54.9 million to build the new deck, I do not think that the town could borrow more to get it back, so it is a one-way no-return road, only benefits Grubb Properties with a better location and a better building site.

Chapel Hill has \$110 million revenue with \$68 million of general fund budget, the \$54.9 million mentioned above which is high risk and possible no future development needs every citizen at Chapel Hill to consider carefully and the rush voting on this project does not bring any goods to anyone, so we strongly oppose its voting this Wednesday, thanks for your consideration!

Sincerely,

Shuang Li  
109 Windhover Place  
Chapel Hill, 27514

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, September 29, 2020 8:52 AM  
**To:** Peter Calingaert  
**Cc:** Judy Johnson; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: East Rosemary Street Development

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

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Again, thank you for your message.

Sincerely,

Jeanette Coffin



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

---

**From:** Peter Calingaert [mailto:pc@cs.unc.edu]  
**Sent:** Monday, September 28, 2020 9:18 PM  
**Cc:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** East Rosemary Street 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)

The town has been offered an "opportunity" to make a capital investment of \$32.9 million (not counting interest) to increase the number of available parking spaces downtown by 125. That exceeds \$219,000 per space, the cost of a small two-bedroom house. Another way to understand that cost is to compare it with \*WGI's statistical estimate of the May 2020 median

national cost of a parking structure at \$22,200 per space (and less than \$19,000 in Charlotte). This “opportunity” is very far from a bargain.

Peter and Isabel Calingaert  
39 Clover Drive

\* “WGI is a national design and professional services firm leading in technology-based solutions for the construction of public infrastructure and real estate development.”

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, September 29, 2020 8:52 AM  
**To:** catherine wang  
**Cc:** Judy Johnson; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: Against Parking Deck project - downtown Chapel Hill

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

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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

---

**From:** catherine wang [mailto:[ywwang7@yahoo.com](mailto:ywwang7@yahoo.com)]  
**Sent:** Monday, September 28, 2020 9:12 PM  
**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>  
**Subject:** Against Parking Deck project - downtown Chapel Hill

**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,

I am writing as a concerned citizen about the upcoming vote on the parking deck in downtown Chapel Hill.

I am opposed to this expensive plan and urge you to reconsider voting on this during a time when many of your constituents focus and energies are focused at covid-19 pandemic and during a time of financial uncertainty.

This is a very expensive project. The projected numbers don't seem to have been thoroughly validated, therefore, it's not a win for the town.

Sincerely,

Yiwen Wang

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, September 29, 2020 8:52 AM  
**To:** Fay Zou  
**Cc:** Judy Johnson; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: PLEASE STOP the \$33M parking deck 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.

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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:** Fay Zou [mailto:fayabc@gmail.com]  
**Sent:** Monday, September 28, 2020 8:33 PM  
**To:** Pam Hemminger <phemminger@townofchapelhill.org>; Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Re: PLEASE STOP the \$33M parking deck 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,

Thanks for your reply. Can you let me know why it's so urgent to approve the plan during the pandemic? Any responsible government would not do so during the most devastating time of his citizens, and given the uncertain financial situation of the town affected by the pandemic.

I don't have much time to check each one of the numbers listed in your website, but for those I checked, none adds up. Please clarify if you or other council members can:

1. The building of this deck is a precondition for Grubb to build an office. Given that the firm's commitment is not binding, what happens if the deck is built but not the office? Also does the town have the money now to buy the land back? If not, where will the money come from in the future?
2. it is mentioned that the office will be rented at 45\$/sq with additional charge on parking. How did this fancy number come from? For your information, the market price in RTP area is about \$20~\$25/sq with free parking.
3. expected income from parking deck: currently the 307-space Wallace Deck only generates \$300-\$500K income (probably much less now given the pandemic), the new 1000-space deck generate at most would generate \$980-\$1630K income, way lower than 6% opportunity cost of \$3294K. To me, this is a very bad invest financially.

Thanks and looking forward to your reply,  
Fay

On Mon, Sep 28, 2020 at 6:23 PM Pam Hemminger <[pheimminger@townofchapelhill.org](mailto:pheimminger@townofchapelhill.org)> wrote:

Dear Dr. Zou,

I appreciate your reaching out to share your concern as a taxpayer and Chapel Hill resident. Below, please find an explanation about how this project and how it will be paid for:

What will the project cost and how will it be paid for?

The cost of building the parking deck is estimated to be \$32.9 million, which would be self-financed through the Town's Parking Enterprise Fund at an interest rate of 1.5–2 percent over 20 years.

According to our analysis, the project will not have to draw money from the Town's main Debt Fund or General Fund and will not affect our ability to undertake future town projects. Furthermore, it will not require an increase in local property taxes.

Modeling by our business office and project consultants shows Parking Fund revenues will be sufficient to cover payments on the debt, producing positive cash flow in five or so years. To cover shortfalls before the new deck reaches capacity, we will receive an upfront payment through a financial arrangement with UNC that will allow them to acquire the rights to 100 dedicated spaces during the daytime for their new Admissions Office on Franklin Street.

Additional information on the project are outlined in a recent column about "What the East Rosemary Deck will mean for our downtown" <<https://chapelboro.com/town-square/viewpoints-what-a-new-east-rosemary-parking-deck-will-mean-for-chapel-hill>> that has been published by various news agencies or on the Town's East Rosemary Redevelopment Project webpage <<https://www.townofchapelhill.org/businesses/east-rosemary-street-redevelopment-project#ad-image-0>>.

Sincerely,  
Pam Hemminger

From: Fay Zou [mailto:[fayabc@gmail.com](mailto:fayabc@gmail.com)]

Sent: Monday, September 28, 2020 10:05 AM

To: Jeanette Coffin <[jcoffin@townofchapelhill.org](mailto:jcoffin@townofchapelhill.org)>

Cc: Judy Johnson <[jjohnson@townofchapelhill.org](mailto:jjohnson@townofchapelhill.org)>; Allen Buansi <[abuansi@townofchapelhill.org](mailto:abuansi@townofchapelhill.org)>; Amy Ryan <[aryan@townofchapelhill.org](mailto:aryan@townofchapelhill.org)>; Hongbin Gu <[hgu@townofchapelhill.org](mailto:hgu@townofchapelhill.org)>; Jeanne Brown <[jbrown2@townofchapelhill.org](mailto:jbrown2@townofchapelhill.org)>; Jess Anderson <[janderson@townofchapelhill.org](mailto:janderson@townofchapelhill.org)>; Karen Stegman <[kstegman@townofchapelhill.org](mailto:kstegman@townofchapelhill.org)>; Michael Parker <[mparker@townofchapelhill.org](mailto:mparker@townofchapelhill.org)>; Pam Hemminger <[pthemming@townofchapelhill.org](mailto:pthemming@townofchapelhill.org)>; Shakera Vaughan <[sVaughn@townofchapelhill.org](mailto:sVaughn@townofchapelhill.org)>; Tai Huynh <[thuynh@townofchapelhill.org](mailto:thuynh@townofchapelhill.org)>; Amy Harvey <[aharvey@townofchapelhill.org](mailto:aharvey@townofchapelhill.org)>; Ann Anderson <[aanderson@townofchapelhill.org](mailto:aanderson@townofchapelhill.org)>; Carolyn Worsley <[cworsley@townofchapelhill.org](mailto:cworsley@townofchapelhill.org)>; Flo Miller <[fmiller@townofchapelhill.org](mailto:fmiller@townofchapelhill.org)>; Laura Selmer <[lselmer@townofchapelhill.org](mailto:lselmer@townofchapelhill.org)>; Mary Jane Nirdlinger <[mnirdlinger@townofchapelhill.org](mailto:mnirdlinger@townofchapelhill.org)>; Maurice Jones <[mjones@townofchapelhill.org](mailto:mjones@townofchapelhill.org)>; Rae Buckley <[rbuckley@townofchapelhill.org](mailto:rbuckley@townofchapelhill.org)>; Ran Northam <[rnortham@townofchapelhill.org](mailto:rnortham@townofchapelhill.org)>; Ross Tompkins <[rtompkins@townofchapelhill.org](mailto:rtompkins@townofchapelhill.org)>; Sabrina Oliver <[soliver@townofchapelhill.org](mailto:soliver@townofchapelhill.org)>

Subject: Re: PLEASE STOP the \$33M parking deck 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)<<mailto:reportspam@townofchapelhill.org>>

Thanks Jeanette. Just realized a typo in my previous email which I corrected below:

Dear Mayor and council members,

I was totally shocked when I heard about this \$33M parking deck plan yesterday. How can you push such a high cost project during the time when everyone is devastatingly fighting COVID-19 and financially struggled? Seriously, can you really place such a financial burden on our property tax payers to subsidize developers? We are requesting more public hearings before you rush to approve the plan on Sept 30!!!

Concerned CH resident

Fay

111 Perry Creek Dr, 27514

On Monday, September 28, 2020, Jeanette Coffin

<[jcoffin@townofchapelhill.org](mailto:jcoffin@townofchapelhill.org)<<mailto:jcoffin@townofchapelhill.org>>> wrote:

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

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin

[Description:]<<http://www.townofchapelhill.org/>>

Jeanette Coffin

Office Assistant

Town of Chapel Hill Manager's Office<<http://www.townofchapelhill.org/>>

405 Martin Luther King Jr.

Blvd.<[Chapel Hill, NC](https://maps.google.com/maps?psj=1&bav=on.2,or.r_cp.&bvm=bv.96041959,d.dGc&biw=1280&bih=895&dpr=1&um=1&ie=UTF-8&fb=1&gl=us&geocode=KQfLMUvcwqyJMTIZ1yapXjvV&daddr=405+Martin+Luther+King+Jr+Blvd,+Chapel+Hill,+NC+27514&sa=X&ei=38GCVc2SH4Pj8AWgr4MQ&ved=0CB8QwwUwAA></a></p></div><div data-bbox=)

27514<[\(o\) 919-968-2743 | \(f\) 919-969-2063](https://maps.google.com/maps?psj=1&bav=on.2,or.r_cp.&bvm=bv.96041959,d.dGc&biw=1280&bih=895&dpr=1&um=1&ie=UTF-8&fb=1&gl=us&geocode=KQfLMUvcwqyJMTIZ1yapXjvV&daddr=405+Martin+Luther+King+Jr+Blvd,+Chapel+Hill,+NC+27514&sa=X&ei=38GCVc2SH4Pj8AWgr4MQ&ved=0CB8QwwUwAA></a></p></div><div data-bbox=)

From: Fay Zou [mailto:[fayabc@gmail.com](mailto:fayabc@gmail.com)<mailto:[fayabc@gmail.com](mailto:fayabc@gmail.com)>]

Sent: Monday, September 28, 2020 8:47 AM

To: Town Council

<[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)<mailto:[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>>

Subject: PLEASE STOP the \$33M parking deck 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)<mailto:[reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)>

Dear Mayor and council members,

I was totally shocked when I heard about this \$33M parking deck plan yesterday. How can you push such a high cost project during the time when everyone is devastatingly fighting COVID-19 and finally struggled? Seriously, can you really place such a financial burden on our property tax payers to subsidize developers? We are requesting more public hearings before you rush to approve the plan on Sept 30!!!

Concerned CH resident

Fay

111 Perry Creek Dr,  
27514<<https://www.google.com/maps/search/111+Perry+Creek+Dr,+27514?entry=gmail&source=g>>

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, September 29, 2020 8:53 AM  
**To:** Anja Ryada  
**Cc:** Judy Johnson; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: \$33M parking deck

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

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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

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

From: Anja Ryada [mailto:anjaryada@gmail.com]  
Sent: Monday, September 28, 2020 7:54 PM  
To: Town Council <mayorandcouncil@townofchapelhill.org>  
Subject: \$33M parking deck

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

Council Members:

As a Chapel Hill resident and faculty member at UNC I am completely opposed to the wasteful expenditure of taxpayer dollars to subsidize developers. Please vote against this proposal. It is fiscally irresponsible.

Best wishes,  
Robin Visser

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, September 29, 2020 8:53 AM  
**To:** Ming Zeng  
**Cc:** Judy Johnson; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: Objection against building the downtown parking deck

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:** Ming Zeng [mailto:mzen2000@hotmail.com]  
**Sent:** Monday, September 28, 2020 5:03 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Objection against building the downtown parking deck

**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,

I am writing this letter to express my strong worry about this project, and believe it will make a huge burden for the future of the town based on the following numbers:

1. The exchange of parking deck with Grubb Properties : \$1.7 million of appraisal value difference (is it based on three different appraisals?), \$1.4 million of existing loan and \$30k/month renting back fee for 5 years (\$1.8 million), so total **\$4.9 million** is needed for the exchange.
2. Building the new deck: \$32.9 million, plus 2% interest for 20 years, total \$39.94million, if building actual cost is 25% more, then it will be about \$50 million, plus exchange cost, total debt will be **\$54.9 million**.
3. Expected income from parking deck: now 307 of capacity generates \$300-\$500k income (much less now due to pandemic), the new one will have 1100 capacities, minus 100 reserved for UNC, at current rate (also the new one will be further away from business center), 1000 parking lots may generate **\$980-\$1,630k** income, way lower than 6% opportunity cost of **\$3,294k**. So it must be a very bad investment based on the financial sense.
4. Future expectation: the building of this deck is a precondition for Grubb Properties to build an office complex (it is not a firm commitment, right?), and the rental cost is expected at \$45/sf, which is way higher than average class A rental in RTP area at \$20-\$25/sf, it almost impossible to rent out at this kind high price, so it may not be a real good choice for the town to go ahead with this kind of uncertainty.
5. Walk back plan: if Grubb Properties will not build the proposed office complex, the town may buy its parking deck back at 6% annual appreciation (way higher than the actual one), which is **\$6.3 million** now, and after 5 years at **\$8.43 million**, after town already borrowed and spent **\$54.9 million** to build the new deck, I am afraid that the town can ever borrow more to get it back, so it is a one-way no-return road, only benefits Grubb Properties with a better location and a better building site.
6. Chapel Hill has **\$110 million** revenue with **\$68 million** of general fund budget, this kind **\$54.9 million** high risk no future development needs every citizen at Chapel Hill to consider carefully and the rush voting on this project does not bring any goods to anyone, so we strong oppose its voting this Wednesday!

Yours sincerely,

Five voting citizens of Chapel Hill: Ming, Elena, Andrew, Katherine and Guangjun

Voting citizens from Ming, Elena, Andrew, Kathinge an Guangjun.

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, September 29, 2020 10:29 AM  
**To:** Marcin, Denny  
**Cc:** Judy Johnson; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: East Rosemary St Development Project

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

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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:** Marcin, Denny [mailto:Denny.Marcin@pnfp.com]  
**Sent:** Tuesday, September 29, 2020 10:17 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** East Rosemary St Development Project

**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 Members of the CH Town Council:

It is my understanding that the East Rosemary St Development Project is scheduled to be discussed at tomorrow evening's Town Council Meeting.

I am writing to express my strong support for the East Rosemary Project and encourage you to vote to support it. This project will provide much needed commercial and wet lab space, and will help to improve the downtown parking situation. I worked at the corner of Rosemary and Columbia for nearly 20 years, and can't wait to see this project get out of the ground!

Thank you for your consideration and service to this community.

Denny Marcin

---

**Denny Marcin**

Financial Advisor

Senior Vice President

Pinnacle Financial Partners

5925 Farrington Rd.

Chapel Hill, NC 27517

Phone: 919.433.9466

Fax: 919.401.8949

Mobile: 919.630.2315

[www.pnfp.com](http://www.pnfp.com)

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, September 29, 2020 12:53 PM  
**To:** Robert Saunders  
**Cc:** Judy Johnson; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: East Rosemary Project

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

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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:** Robert Saunders [mailto:rsaunders@brookspierce.com]  
**Sent:** Tuesday, September 29, 2020 12:02 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** East Rosemary Project

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

Greetings all:

As a longtime member of the Chamber, I want to encourage your support for the East Rosemary Redevelopment Project.

As a UNC student during the 80s and my return to the area in the 90s, I have fond memories of this location in its various incarnations as the heart of our downtown. However, I have never been so excited about the future of this area after learning about the latest efforts to reshape and reimagine this vital spot in Chapel Hill.

I have reviewed the plans and fully support the project. You will no doubt receive other lengthy expressions of support which will offer more detailed arguments and facts for your consideration. All I can add is simply: "I second the emotion"

Again, please vote in favor of moving forward with the East Rosemary Redevelopment Project.

Thanks for all you do.

Bob Saunders

[Robert Saunders](#)



t: 336.271.2561

f: 336.232.9161

2000 Renaissance Plaza  
230 North Elm Street  
Greensboro, NC 27401  
P.O. Box 26000 (27420)

**Confidentiality Notice:**

The information contained in this e-mail transmittal is privileged and confidential intended for the addressee only. If you are neither the intended recipient nor the employee or agent responsible for delivering this e-mail to the intended recipient, any disclosure of this information in any way or taking of any action in reliance on this information is strictly prohibited. If you have received this e-mail in error, please notify the person transmitting the information immediately.

This email has been scanned for viruses and malware by Mimecast Ltd.

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, September 29, 2020 12:54 PM  
**To:** Aaron Nelson  
**Cc:** Judy Johnson; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: Please Support the East Rosemary Street Redevelopment Project

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

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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:** Aaron Nelson [mailto:anelson@carolinachamber.org]  
**Sent:** Tuesday, September 29, 2020 11:56 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Cc:** kloovis <kloovis@carolinachamber.org>; Ellen Shannon <ellenshannon@chapelhillmagazine.com>; tom@terranovaglobal.com; betsy.brucker@armacell.com  
**Subject:** Please Support the East Rosemary Street Redevelopment Project  
**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 Chapel Hill Mayor and Council,

In my personal capacity as a 30-year resident of Chapel Hill and in my professional capacity as President and CEO of The Chamber, **I write to ask you to support the exciting East Rosemary Redevelopment Project.**

More than 60 business and community leaders serve on the on the Chamber's [Board of Directors](#) and [Government Affairs Committee](#) and I write to share our *enthusiasm* for the [East Rosemary Redevelopment Project](#) and extend our *sincere appreciation* to you and town staff for working so diligently to structure such a thoughtful and comprehensive economic development agreement.

As you know, among its many positive benefits, this agreement will help transform 40-year old deteriorating buildings into state-of-the-art modern structures, deliver 200,000 SF of wet lab/office space (an \$80 million private investment), support relocating UNC Admissions to downtown, add desirable green space, and improve access to customer and employee-serving infrastructure, including parking.

This agreement is critical to the future and sustained success of our downtown and will play an important role as we rebound from the current recession and public health crisis. You have received letters of support for this project from my colleague Katie Loovis, longtime downtown champion and business owner Scott Maitland (both pasted below), and others. Today, after reviewing the agreement even more closely, we want to add two more points for your consideration:

1. First, ***the agreement structure is well-defined and has well-managed risk.*** It is clear that staff have used very conservative financial models, structured the agreement to leverage the town's self-sustaining parking revenues, and ensured that the agreement will not impact Chapel Hill's debt capacity or the Town's ability to borrow for other priorities. With your due diligence and third party review, you are meeting and exceeding your fiduciary responsibilities.
2. Second, as we learned during the Inter-City Visit to Bloomington, Indiana, ***Town investment in infrastructure is necessary*** to attract the private capital investments required for an activated and sustainable downtown and is necessary to support the office and lab space we desire. Structured parking, coupled with a strong transit system, are essential elements to attract investment and to bank the redevelopment and new development we will need to make downtown a hub for innovation and a regional employment center.

In closing, this is a ***transformative agreement*** that will bring to life our community's long-held vision for our downtown and accelerate our economic recovery. The team at Grubb Properties has shown again and again their commitment to our community and our values, and they have proven to be a ***trusted and valued development partner.*** We encourage you to vote to ***approve this agreement,*** move forward with the land exchanges, and make this remarkable partnership a reality.

Sincerely,

Aaron Nelson



**Aaron M. Nelson, IOM**  
President and CEO

**The Chamber For a Greater Chapel Hill-Carrboro**  
104 South Estes Drive, Chapel Hill, NC 27514  
o: 919.967.7075 | m: 919.260.0981  
[anelson@carolinachamber.org](mailto:anelson@carolinachamber.org)

Thank You to our Community Champions!



THE UNIVERSITY  
of NORTH CAROLINA  
at CHAPEL HILL

**From:** Katie Loovis

**Sent:** Wednesday, September 9, 2020 3:03 PM

**To:** [mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org);

**Subject:** Support from the Chamber for the 125 and 135 E Rosemary Street Parking Garage Rezoning

Dear Chapel Hill Mayor and Town Council,

On behalf of the Chamber, our Government Affairs Committee, and our 700+ members that employ more than 95,000 workers throughout the region, we want to express our enthusiastic support of the vision for 137 E. Franklin and 136 E. Rosemary.

We encourage you to move forward this evening with a public hearing and approve the 125 and 135 East Rosemary Street Parking Garage rezoning – an important part of the overall vision for downtown.

There are so many elements to this deal that make it an incredible opportunity for Chapel Hill, namely:

- First and foremost, we need more commercial space and employees in downtown, and this vision will help bring that to reality.
- This concept consolidates surface lots and delivers highest and best use of space, and is consistent with the comprehensive plan.
- The funds for the parking arrangement are from the town's enterprise fund, which is part of the infrastructure to spur economic growth. These funds are designed to deliver on exactly what is being presented and the market-based approach to these funds make it self-sustaining as the demand remains strong for the parking spaces despite the recession.
- The timing is ideal, as it makes sense to press forward with the project so that it is ready and activated as we come out of this recession. This is what we are seeing occur all across the country.
- Grubb Properties have shown again and again their commitment to our community and values, and they have proven to be a trusted and valued development partner. They deserve a fair and reasonable process without delay and with our utmost appreciation.

Thank you for your consideration.

Kindly,

Katie

---

**Katie R. Loovis**

Vice President for External Affairs

**The Chamber & Carrboro Business Alliance**

[kloovis@carolinachamber.org](mailto:kloovis@carolinachamber.org) | 919-696-0781 (cell)

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

From: scott thetopofthehill.com <[scott@thetopofthehill.com](mailto:scott@thetopofthehill.com)>  
Sent: Wednesday, September 9, 2020 4:29 PM  
To: [mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)  
Subject: Please Support Grubb Building/Parking Deck

To the Mayor and Council Members,

First of all, thank you all for your selfless service. No matter if I agree or disagree with you on any given issue, I am so very thankful for citizens like you who are willing to serve our community in what is surely a thankless job most of the time.

I am writing tonight to express my support for the Grubb Building/Parking Deck. For the almost 25 years I have operated Top of the Hill, I have been advocating for a project like this. There are so many positives to this project that I am not sure I can list them here. But here are a few:

- 1) Would help end the perception that there is no parking downtown.
- 2) Would make it easier for visitors to navigate the downtown parking issue and facilitate visitors to downtown from far away or just from in town.
- 3) Would help bring more WORKERS downtown which I have long believed was more important than residents. WORKERS spend more money as they buy coffee, lunch, and after work cocktails and dinner.
- 4) Would facilitate use of the deck all around the clock. The deck would be able to host workers during the day, and then be ready to accept dining and entertainment patrons at night.
- 5) Would be a higher and better use than just surface lots and an old parking deck which is inefficient and considered to be unsafe.
- 6) Would be coming online at the right time and facilitating a skill set (wet labs) that the University has pegged as being one of their most important needs since I was chair of the UNC board of visitors in 2004.
- 7) Would position downtown as a place to start a business leveraging off of the wetlands and office workers.

I could go on and on. Parking has been an issue for the 25 years I have been here. This project would do a lot to help address some of the structural challenges that have always existed. Please don't miss this chance to create a lasting positive impact on our downtown's well being.

Cheers!

Scott Maitland  
Proprietor  
Top of the Hill

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, September 29, 2020 12:54 PM  
**To:** Perry, John  
**Cc:** Judy Johnson; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; 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.

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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

---

**From:** Perry, John [mailto:john.perry@fidelitybanknc.com]  
**Sent:** Tuesday, September 29, 2020 11:50 AM  
**To:** Town Council <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)

Dear Chapel Hill Mayor and Town Council,

On behalf of the Chamber, our Government Affairs Committee, and our 700+ members that employ more than 95,000 workers throughout the region, I want to express our enthusiastic support of the vision for 137 E. Franklin and 136 E. Rosemary. I encourage you to move forward this evening with a public hearing and approve the 125 and 135 East Rosemary Street Parking Garage rezoning – an important part of the overall vision for downtown.

Thank you!

**John A. Perry**

Senior VP / Area Supervisor

1805 East Franklin St.  
Chapel Hill, NC 27514  
Office Phone: 919-314-2030  
Cell phone: 919-630-2106  
Internal Extension: 1413  
Fax: 919-590-5111  
[john.perry@fidelitybanknc.com](mailto:john.perry@fidelitybanknc.com)  
<http://www.fidelitybanknc.com>



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## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Tuesday, September 29, 2020 2:50 PM  
**To:** Tom Wiltberger  
**Cc:** Judy Johnson; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: East Rosemary Project is exactly what downtown Chapel Hill needs

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

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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

---

**From:** Tom Wiltberger [mailto:tom@terravaglobal.com]  
**Sent:** Tuesday, September 29, 2020 2:44 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** East Rosemary Project is exactly what downtown Chapel Hill needs

**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 Town Council,

I'm writing to express my strong support for the East Rosemary Redevelopment and Parking Project. I am a long-time resident and business owner in this community, and am also the Vice Chair of the board of The

Chamber for a Better Chapel Hill-Carrboro. I feel strongly that this project will deliver on much of what is needed in Downtown Chapel Hill and it is terrific to see Council working hard to make it happen.

Downtown Parking - converting surface lots to multi-story structured parking will provide much needed downtown parking to support downtown businesses.

Downtown Sustainability - developing office and wet lab space means more people working downtown, which will support the local business and restaurants, hoping to insulate them somewhat from dependency on the UNC student population and its seasonal fluctuations. It would be good to see less turnover in downtown businesses.

Commercial Tax base - converting surface parking to multi-story commercial space will contribute more to the tax base, easing the continued burden on residents.

Improving Infrastructure - with the Town of Chapel Hill providing the infrastructure, this commercial development and more will be possible - all increasing our chances as a town to compete for keeping businesses, start-ups, and economic improvement here in Chapel Hill.

I am also confident that Grubb Properties will be a great partner in this effort. They care about Chapel Hill and have a proven track record.

Thank you for considering this project and for your devoted service to our community.

Regards,  
Tom

**Tom Wiltberger**  
Broker, Owner, REALTOR  
Terra Nova Global Properties, Inc.  
(o) 919.929.2005  
(m) 919.451.0740  
Tom@TerraNovaGlobal.com

*Real Estate Services in Residential, Commercial, Land, New Construction, & International*



## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, September 29, 2020 2:59 PM  
**To:** Scott Levitan  
**Cc:** Judy Johnson; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: East Rosemary Redevelopment Project

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

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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

---

**From:** Scott Levitan [mailto:levitan@rtp.org]  
**Sent:** Tuesday, September 29, 2020 2:55 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Cc:** Aaron Nelson <anelson@carolinachamber.org>; kloovis <kloovis@carolinachamber.org>  
**Subject:** East Rosemary Redevelopment Project

**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 Chapel Hill residing at 314 Granville Road. I am writing in **SUPPORT** of the East Rosemary Redevelopment Project.

As we have experienced acutely during the epidemic, the vitality of Franklin Street's retail viability. Many long- and recent favorites like Kipo's, and Lula have given up the ghost and announced their departure for other venues. There

are at least 10 vacant retail spaces on Franklin Street right now. If our community does not support well-planned, new development that draws all-day customers (besides students) to our main street, the decline of Franklin Street as a differentiator among our peers in North Carolina will continue. The East Rosemary Redevelopment Project is a partnership among the Town, a private developer and UNC to deliver innovation space and potentially lab space to our urban core. This PPP model has delivered exceptional results in equally desirable communities like Cambridge, MA, Atlanta, GA, Sacramento and San Jose, CA and Denver, CO.

The East Rosemary Redevelopment Project will replace a decrepit eyesore and obsolete public parking with new (and new-to-you) structures that will rejuvenate the liveliness and economic viability of downtown Chapel Hill.

Please support this initiative and demonstrate that Chapel Hill is a community that embraces well-designed buildings that engage the community in planning and that we look ahead to a bright future for Franklin Street.

Thank you. Scott Levitan

**Scott Levitan**

President and CEO



---

D: 919-433-1661 M: 410-916-2241

E: levitan@rtp.org W: rtp.org

**Research Triangle Foundation of NC**

12 Davis Drive, P.O. Box 12255  
Research Triangle Park, NC 27709



## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, September 29, 2020 3:45 PM  
**To:** Ellen Shannon  
**Cc:** Judy Johnson; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: Support for the 137 E. Franklin and 136 E. Rosemary projects

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

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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

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**From:** Ellen Shannon [mailto:ellenshannon@chapelhillmagazine.com]  
**Sent:** Tuesday, September 29, 2020 3:38 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Support for the 137 E. Franklin and 136 E. Rosemary projects

**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,

First and most importantly, I hope that you are all healthy and managing as well as one can during this time. I'm very grateful for your service, especially under these pandemic circumstances.

I'm writing today because I want to express my strong support of the vision for 137 E. Franklin and 136 E. Rosemary projects.

I hope that you'll move forward with a public hearing and approve the 125 and 135 East Rosemary Street Parking Garage rezoning – a very important part of the overall vision for downtown. This is a unique opportunity that we have.

As a co-owner of Shannon Media, Inc. (a business located in Chapel Hill) and Chapel Hill Magazine, and Chair of the Board of The Chamber for a Greater Chapel Hill-Carrboro, I see a great need for this project. Our downtown businesses urgently need it, and our residents and visitors will also benefit from it.

- Most importantly, we need more commercial space and employees in downtown, to create a downtown that keeps businesses thriving and attracts residents and visitors.
- This concept consolidates surface lots and delivers highest and best use of space, and is consistent with the comprehensive plan.
- The timing is ideal, so this project can help us with economic recovery in the next several years.
- This will help us grow entrepreneurship and innovation in Chapel Hill, Orange County and at UNC.
- Grubb Properties has proven itself as a trusted development partner. They deserve a reasonable process, without delays.

Thank you so much for your hard work on this very creative idea and project, and for your consideration of this note. Be well.

Best, Ellen

Ellen Shannon

Shannon Media, Inc.  
(c) 919-923-6003



## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, September 29, 2020 4:00 PM  
**To:** Lori Doherty  
**Cc:** Judy Johnson; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: East Rosemary Street Redevelopment Project

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

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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

---

**From:** Lori Doherty [mailto:lori@dohertyhomeinspections.com]  
**Sent:** Tuesday, September 29, 2020 3:48 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** East Rosemary Street Redevelopment Project

**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 Members,

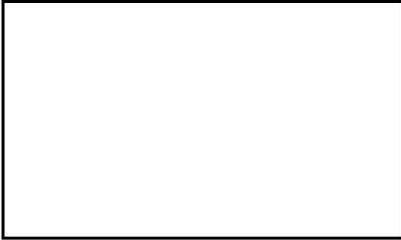
I am writing to express my strong support of the East Rosemary Street Redevelopment Project. As a Chapel Hill resident and business owner, I am a frequent visitor to the downtown area and feel that this area in particular needs this revitalization. Bringing in updated and expanded parking, new businesses, and more workers is so important to the ongoing success of our community.

I appreciate all that you do, especially during these challenging times. Thank you for your time and consideration!

Lori Doherty

Doherty Home Inspections

Board Member, Chamber for a Greater Chapel Hill-Carrboro



**LORI DOHERTY**

**President**

**DOHERTY HOME INSPECTIONS, LLC**

**919-914-0606**

w: [dohertyhomeinspections.com](http://dohertyhomeinspections.com) e: [lori@dohertyhomeinspections.com](mailto:lori@dohertyhomeinspections.com)

*Serving Chapel Hill, Raleigh, Durham & all surrounding areas*

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, September 29, 2020 4:26 PM  
**To:** Linda Brown  
**Cc:** Judy Johnson; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: Rosemary Street Parking Deck and Wet Lab

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

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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

---

**From:** Linda Brown [mailto:lkbrown9478392@gmail.com]  
**Sent:** Tuesday, September 29, 2020 4:15 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Cc:** Pam Hemminger <pshemminger@gmail.com>; Jessica Anderson <jcooperanderson@gmail.com>; Hongbin Gu <hongbin.gu@gmail.com>; Amy Ryan <amymorrisryan@gmail.com>; Michael Parker <mparker@townofchapelhill.org>; Karen Stegman <kstegman@townofchapelhill.org>; Tai Huynh <thuynh@townofchapelhill.org>; abusansi@townofchapelhill.org  
**Subject:** Rosemary Street Parking Deck and Wet Lab

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

September 29, 2020

Mayor and Town Council;

I have several major concerns about your readiness to approve plans for the Rosemary Street parking deck and wet lab.

First and foremost is that there has been far too little opportunity for citizen input. Only a small number of people have been aware of, and participating in, virtual meetings. This is totally inadequate for making a decision on this, or any, large scale project. Not everyone has a computer, or access to the very limited local and area press.

Second there is the issue of health and safety. Who knows what toxins will be vented into the air from the wet lab—right next to restaurants and a residential community? Is the town responsible for hiring someone to monitor compliance? And what happens when there is an accident? What liability will the town face? (There is a reason why Research Triangle Park was NOT built in a residential area. Wouldn't the Homestead Road industrial area be a better location for a wet lab?)

Third, the town is assuming all of the financial risk. In this time of economic uncertainty, the current contract--as written--exposes the town to extreme financial risk by making the town entirely liable for all cost overruns. Isn't it obvious that the town is clearly holding the short end of this stick here? Given the town's existing financial obligations, and the already high county and town property taxes, should there be problems increasing such taxes to cover additional financial obligations is NOT a viable option. And there are limits to how many bonds can be issued before the town's bond rating is jeopardized.

I have said before that the town does a very poor job negotiating contracts, and this is yet another example. The town needs to engage independent attorney--skilled in the art of negotiating real estate and development contracts, and agreements--to work on behalf of the town.

Fourth there are numerous issues with the traffic analysis, especially concerning ingress and egress from the parking structures, pedestrian access, and impact on already failing intersections.

Last, but not least, again the Northside community will have to live with the impact of another town decision. Building this deck will result in part of their community facing a high unsightly wall, along with increased traffic through this quiet residential area.

If you are determined to go along with this as poorly planned project, please consider making changes needed to improve the vehicular and pedestrian traffic issues but more importantly, before signing on the dotted line, make sure you have a better contract; a contract that protects the financial interests and liability of the town.

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, September 30, 2020 9:13 AM  
**To:** Jennifer Keady  
**Cc:** Judy Johnson; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: New parking deck

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

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

From: Jennifer Keady [mailto:jennifer\_keady@ymail.com]  
Sent: Tuesday, September 29, 2020 11:58 PM  
To: Town Council <mayorandcouncil@townofchapelhill.org>  
Subject: New parking deck

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 do not approve the \$30M parking deck project between franklin and rosemary.

Jennifer keady

Sent from my iPhone



## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, September 30, 2020 9:14 AM  
**To:** Colin Thomson  
**Cc:** Judy Johnson; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: E Rosemary Parking Deck Vote

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

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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

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

From: Colin Thomson [mailto:cfcthomson@gmail.com]  
Sent: Tuesday, September 29, 2020 9:26 PM  
To: Town Council <mayorandcouncil@townofchapelhill.org>  
Subject: E Rosemary Parking Deck Vote

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 Whom it May Concern:

I send this email in hopes that you will not vote to erect a new parking deck on E Rosemary Street tomorrow night. The plan, as it seems to me, depends too much on 1) the hope for development, rather than the promise of it, and 2) a type of development that detracts, rather than adds, to the culture of downtown Chapel Hill. The parking deck, and associated building projects, seem like short-sighted attempts to stimulate the center of Chapel Hill, but to what end? What exactly will be stimulated, and will it best serve the community in the long-term? Thus far, I have not seen a specific outcome for the project that advances the town in a sustainable, positive way.

Sincerely,

Colin Thomson

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, September 30, 2020 9:14 AM  
**To:** Brian Wittmayer  
**Cc:** Judy Johnson; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: East Rosemary Street Redevelopment

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



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

---

**From:** Brian Wittmayer [mailto:bw@bwitt.com]  
**Sent:** Tuesday, September 29, 2020 8:37 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** East Rosemary Street Redevelopment

**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 & Town Council Members,

Good evening.

I hope you and your families are well.

I am writing in support of the East Rosemary Street Redevelopment Project.

Several years ago, while I served on the Town's Planning Commission, I wrote an article about downtown Chapel Hill:  
<https://www.newsobserver.com/news/local/community/chapel-hill-news/chn-opinion/article18196196.html>

I am sharing it with you again now, because I believe it is still highly relevant today.

The East Rosemary Street Redevelopment Project is exactly the type of investment that I was promoting in the article. This development will aid in making downtown a more interesting and accessible destination, while also providing more work, education, and community spaces. The development should also further encourage future private developments in downtown Chapel Hill that will continue to increase its vitality.

Thank you for all of your continuing efforts to make this Project as worthwhile as possible.

Best regards,

Brian Wittmayer

Town Resident and Former Sustainability Committee Chair & Planning Commission Member

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, September 30, 2020 9:14 AM  
**To:** Chris Yahoo  
**Cc:** Judy Johnson; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: East Rosemary Street Redevelopment Project

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

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Again, thank you for your message.

Sincerely,

Jeanette Coffin



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

---

**From:** Chris Yahoo [mailto:chris.peronto@yahoo.com]  
**Sent:** Tuesday, September 29, 2020 8:34 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** East Rosemary Street Redevelopment Project

**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 Council,

First of all, thank you for your service. I am forever appreciative for leaders like you who are willing to serve and work tirelessly to better our community.

As a member of the Chamber Board, I am writing to express my support of the vision for the East Rosemary Street Redevelopment Project. I encourage you to move forward with a public hearing and approval of the 125 and [135 East Rosemary Street Parking Garage](#) rezoning. Purposeful development such as this is an important part of the overall vision for downtown. The additional parking will address structural gaps that have long existed and encourage patrons to come downtown, continuing to revitalize businesses at a time when they surely can use it.

Thank you again for your leadership in this important effort.

Chris Peronto

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, September 30, 2020 9:15 AM  
**To:** mcclintock.julie@gmail.com  
**Cc:** Judy Johnson; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** FW: Comments Rosemary St Projects  
**Attachments:** 9-27-2020 East Rosemary TIA Full Submittal Comments.1.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.

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Again, thank you for your message.

Sincerely,

Jeanette Coffin



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

---

**From:** Julie McClintock [mailto:mcclintock.julie@gmail.com]  
**Sent:** Tuesday, September 29, 2020 6:08 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Comments Rosemary St Projects

**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 members,

We see many good points to the Rosemary combined wet lab/office building and parking deck project. However, we see significant risks given the uncertainty of a post covid economy affecting the Town and the University, as well as the important deficiencies noted below.

If we had our druthers we would say no to proceeding with this project at this time. However, given there is sufficient support for the project on the Council, it's essential for the Town to resolve these important details, in particular:

- The building access/egress design needs to match up with TIA consultant recommendations;
- Contract documents must provide a safety net for Chapel Hill if Grubb fails to perform;
- Hire an outside expert or "Owner's Representative" who works for the Town Manager and reports to the Town Council who will be independent of the developer.

Attached are our detailed comments on the updated Traffic Impact Analysis.  
"Updated 9-27-2020 East Rosemary TIA Full Submittal Comments.1.docx"

Fred Lampe  
Julie McClintock  
CHALT

## East Rosemary TIA Full Submittal Comments

Updated: 9-27-2020

Both the East Rosemary parking garage and the office/lab building represent key components required to capture viable economic growth for Chapel Hill that has historically been grasped by neighboring counties.

This review of the East Rosemary TIA is written from the point of view of the patron going to, parking and returning from the proposed E Rosemary parking deck, as well as the user of the underground parking garage in the office/lab building replacing the Wallace Deck.

### **General comments:**

The following observations are based on the "Full TIA" document, "East Rosemary Street Town Parking Deck & Office Building Redevelopments Transportation Impact Analysis" of Sept. 2020 prepared by the HNTB consultants along with various developer and staff presentations. Of necessity, these comments must not be viewed as comprehensive due to the massive volume of the available documentation and presentation materials.

The required "TIA Procedure" content is well stated and summarized in the TIA "Executive Summary". The assumptions listed in the TIA that contribute to the future conditions of traffic at the intersections analyzed are conservative in that all these predictions tend to reduce the impact of the projects on future traffic growth, e.g. background traffic growth of 1%/year, 700 employees in the office/lab building, peak PM hour traffic accessing the new parking deck of 292 vehicles/hour (P. 9 Table 5 in Full TIA), and the 10% trip reduction via transit and 5% trip reduction from bicyclists for the office/lab building garage yielding an AM peak of 229 vehicles/hour (P. 9 Table 6 in Full TIA; this is *interesting* given the garage capacity of 200 vehicles).

Of note, these conservative projections are not of particular concern because many of the intersections studied are not and will not become points of major congestion.

The following comments include: (A) Items not answered in the Full TIA; (B) Serious problem areas, (C) Design plan/TIA recommendation conflicts; and (D) Recommendations we consider critical.

A. **Items not answered in TIA.** The over-arching concern not covered adequately in the "Full TIA" is the actual impact on patrons of both the 1143 spaces in the E Rosemary deck and the 200 spaces of underground parking in the garage of the office/lab building as they use these parking facilities.

- As drivers approach and leave the parking facilities in their vehicles, the driver will be met by a few congested intersections that will be significantly impacted by the new traffic, e.g. Columbia/Franklin and Columbia/Cameron, which are

already in trouble today. No remediation steps for these intersections are proposed in the TIA study, likely due to the location of surrounding structures at these troublesome intersections.

- Once parked, patrons must walk to their destination using either the stairs (and potential) pedestrian overpass or elevator. Needed is the evaluation of the financial tradeoff between the cost of expanding the number of elevators provided in the deck design versus the expense of a pedestrian overpass.

## **B. Serious problem areas.**

- No practical solution is proposed to eliminate failing AM, Noon and PM peak traffic on Columbia at Franklin. The new traffic only makes this intersection worse. Reference Table 14, P 28 and Table 9, P 22 Full TIA.
- No practical solution is proposed to eliminate failing PM peak traffic on Columbia at Cameron Ave. The new traffic only makes this intersection worse. Reference Table 14 (cont.), P 29 and Table 9, P 22 Full TIA.
- No practical solution is proposed to eliminate failing PM peak traffic on Rosemary at Columbia. The new traffic only makes this intersection worse. Reference Table 14, P. 28 and Table 9, P 22 Full TIA. (Note: E Rosemary line item is mislabeled as W Rosemary on P 28.)
- If built, the W parking deck entrance on E Rosemary *must not be* used during PM peak traffic period. It will be inaccessible due to stacking of westbound E Rosemary traffic. This developer planned west entrance *is contrary* to the TIA recommendation and TCAB review comments as well as adding significant cost.
- No mitigation is recommended for addressing the already high historical crash rates at key locations:
  - at the Columbia/Rosemary intersection crashes are already 3 to 4 times higher than the NC statewide average for similar roads;
  - along downtown Columbia where crash rates are 2 times higher.
- The proposed west access to the office/lab building needs to be eliminated, or at least relocated much farther east. The required main E Rosemary deck access point proposed to be located at the far E side of the parking deck *will cause congestion* with the proposed W office/lab building access. This problem is best visualized on Figure 16A on P. 68 of the Full TIA and also shown in the graphic at the end of this review.

**C. Design plan/TIA recommendation conflicts:** It is important to note that both the parking deck access and egress design and the office building garage access and egress offered in the developer and consultant's recommendations *don't match up with what the TIA reports is needed to provide adequate flow on E Rosemary.*

The developer design plan for the new office/lab building is stated in the TIA study to have 200 underground parking spaces with 2 access/egress points on E Rosemary and a third (emergency) access only point behind the building off the alley at the back of the building.

- The TIA study *recommends a single main access/egress point* for the office/lab building far from the parking deck access point and nearer Henderson St. Developer *design intent* shows two access points with the west office/lab parking access nearly opposite the E access for the parking deck. This design would cause *significant AM and PM peak hour congestion*.

The deck design has no pedestrian overpass while the TIA study recommends a pedestrian overpass for pedestrian use from the parking deck to cross over above E Rosemary. Key points are:

- Only the most athletic able-bodied lease patrons will accept the daily need to transit 6 -7 levels of stairs. A sufficient number of elevators required to handle peak AM and PM patron usage needs to be modeled such that a single elevator outage does not doom patrons to using only the stairs.
- A pedestrian overpass improves pedestrian safety and adds greatly to deck user convenience by eliminating the interminable wait for an available elevator. Stated intent by the Town to only use the upper deck levels for lease patrons does not mitigate this issue of overpass and/or adequate elevators. Senior citizens and wheel chair occupants will require elevator(s).

The parking deck access design states that, "The current plans and preliminary deck design incorporate two full movement access points along E. Rosemary Street only, with single lane entry/exits to the deck."

- The TIA study *recommends a single main access/egress point* on E Rosemary for the parking deck.

## D. Critical Recommendations:

The Full TIA recommendation labeled “1)” (P. 31) proposes a single E Rosemary deck access point and states, “At this primary access point, provide separate left-turn and right-turn exit lanes” (inside the deck). This is a key recommendation, but does not go far enough. The TIA proposed design postulates 3 lanes for the E Rosemary access point, with 2 lanes dedicated to exit traffic.

- A better solution would be for the deck’s single E Rosemary entrance/exit to allow the center of the 3 deck access lanes to be used in the AM peak period as a second entrance lane and during the PM peak as the suggested left-turn exit lane. Remote control signage to provide this functionality is highly desirable.
- Should fraud become a problem when managing over 1100+ parking spaces, access and egress control devices, e.g. lease patron ID reader or hourly ticket printer, may become necessary for this large parking deck. Switchable center lane functionality would alleviate an “instant traffic jam” should a control device fail.
  - It will be difficult to manage an 1100+ space multistory deck and an estimate for tighter control may be needed. Access/egress control may become necessary should the current parking spot reservation process be ignored by a significant number of deck users.

Given the requirement for the parking deck full access point on North Street and the current LOS of “F” at the Columbia St/North St/MLKjr Blvd intersection, redesign of this intersection is mandatory before the parking deck becomes operational. If not done, this intersection is likely to replace the high traffic accident champion Columbia/Rosemary intersection which has had 42 crashes over the last 5 years. Reference Table 16, P 32 and Summary Statistics (Rosemary at Columbia) P. 848 of Full TIA.

- The plan for the North St/Columbia St/MLKjr Blvd intersection needs further development and an *implementation schedule that completes before the deck opens*.
- For the parking deck, North Street access is critical to relieving E Rosemary traffic at Columbia. The access/egress lanes design needs to allow for using both lanes as either access or egress depending on AM or PM traffic. Remote control signage to provide this functionality is highly desirable.
- Should fraud become a problem when managing over 1100+ parking spaces, access and egress control devices, e.g. lease patron ID reader or hourly ticket printer, may become necessary for this large parking deck. Switchable lane functionality would alleviate an “instant traffic jam” should a control device fail.

The single office/lab building E Rosemary entrance/exit needs the same design as the parking deck entrance/exit due to the significant AM and PM peak hour usage of this smaller garage.

- This single access location on E Rosemary to the office/lab building needs to be a 3 lane access point, with the center lane switchable to entrance use for AM peak traffic and egress use for PM exit traffic. Remote control signage to provide this functionality is highly desirable.
- Should fraud become a problem when managing the planned 200 parking spaces, access and egress control devices, e.g. lease patron ID reader or hourly ticket printer, may become necessary for this parking garage. Switchable lane functionality would alleviate an “instant traffic jam” should a control device fail.

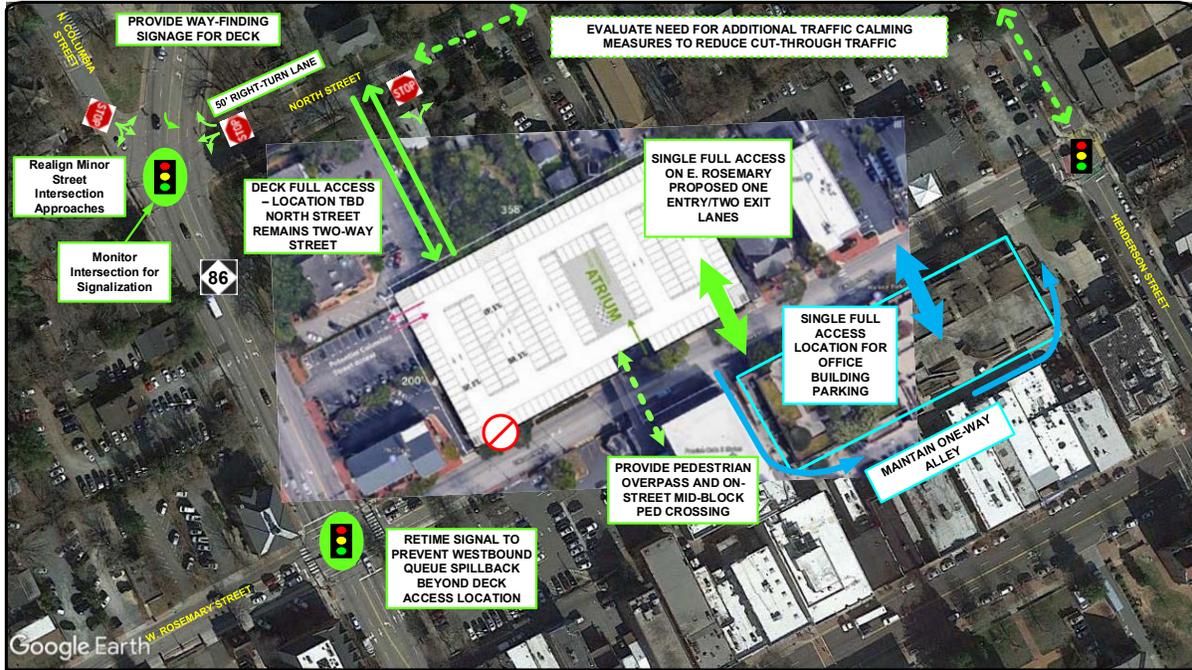
## **Conclusion**

This memo has highlighted a number of problem areas and has identified where the TIA does not mirror the building design. We call upon the town to resolve these conflicts between the TIA Recommendations and the Developer Plans before this project moves forward.

Again, the scope of this review is intended solely to improve the patron experience when going to, parking and returning from the proposed parking deck and underground garage in the office/lab buildings. Poor design decisions will significantly impact patronage and thus funds need to help pay for the new E Rosemary parking deck.

end.

Note: The following diagram shows the TIA study recommended approximate access locations for both the parking deck and the office/lab building.



NOT TO SCALE

East Rosemary Street Parking Deck & Office Building  
Transportation Impact Analysis

DATE: September 2020

RECOMMENDED IMPROVEMENTS INSET

FIGURE 16A

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, September 30, 2020 9:15 AM  
**To:** Tola  
**Cc:** Judy Johnson; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: I Support the East Rosemary Redevelopment Project

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

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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

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

From: Tola [mailto:tola@shinebig.com]  
Sent: Tuesday, September 29, 2020 5:26 PM  
To: Town Council <mayorandcouncil@townofchapelhill.org>  
Subject: I Support the East Rosemary Redevelopment Project

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 Council,

Hi, my name is Tola. I've been a Chapel Hill resident since I came to UNC in 1991 and I'd like to express my strong support for the East Rosemary Development project.

This project would not only add much needed parking downtown (don't even want to get started on that), but most importantly it would be key in making innovation and new business generation an integral part of our downtown experience (something our downtown area is not especially known for). In my view, innovation and new business generation are going to be even more critical in the coming years; this is a worthwhile project that I fully support.

Thanks for your time, attention, and community stewardship!

Best,

Tola Oguntoyinbo  
919.622.4176

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, September 30, 2020 3:45 PM  
**To:** Amey Miller  
**Cc:** Judy Johnson; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: rosemary street parking deck

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

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Sincerely,

Jeanette Coffin

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

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

From: Amey Miller [mailto:amey@mindspring.com]  
Sent: Wednesday, September 30, 2020 3:23 PM  
To: Town Council <mayorandcouncil@townofchapelhill.org>  
Subject: rosemary street parking deck

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 & Council:

I very much hope that you will stay your hand in voting in favor of the proposed parking deck on Rosemary Street. It promises to significantly hurt a very special long-established neighborhood just off of Rosemary St. and the stated need for it is unconvincing. I know you are receiving some very detailed well-thought-out letters and statements in opposition, and I hope that these remarks can be given the most serious hearing.

Many thanks as always for your service — — — Amey Miller

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, September 30, 2020 3:45 PM  
**To:** Jim Kitchen  
**Cc:** Judy Johnson; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: East Rosemary Street Project

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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:** Jim Kitchen [mailto:jim@jimkitchen.org]  
**Sent:** Wednesday, September 30, 2020 3:24 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** East Rosemary Street Project

**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 –

I've lived in Chapel Hill since 1982, have had a business on Franklin Street since 1987, and over the past decade have helped to grow the entrepreneurial ecosystem in Chapel Hill.

In my opinion, the East Rosemary Street Project is the biggest opportunity that the Town of Chapel Hill has ever had to define and anchor our downtown, for generations to come.

I am hopeful you will move this project forward.

Jim Kitchen

[jim@jimkitchen.org](mailto:jim@jimkitchen.org)