

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, October 01, 2020 9:33 AM
To: Del Snow
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 St 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

From: Del Snow [mailto:djdsnow@msn.com]
Sent: Wednesday, September 30, 2020 5:54 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Rosemary St Parking Deck

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

Dear Mayor Hemminger and Town Council,

Although there are a number of significant negative issues with this proposal, I plan to address one that should be easy to remedy.

Unless you all have a real crystal ball, there is no way to know if Grubb Properties will definitely build his proposed building. There is no incentive at all for the construction should future conditions change.

Chapel Hill, on the other hand, is taking ALL of the risk. Not only will the current parking deck be torn down, but the Town will be borrowing a large amount of money in order to build a new one. Additionally, if Grubb Properties does decide to build, the pressure on you will be intense for you to approve it, even if it is not to your liking.

The remedy really is simple. Add a commitment to construct the building that includes significant penalties should it not be built. Is there REALLY a reason for the Town to not be protected? And, of course, it is not "the Town" but the people who live in the town who will be picking up the bill.

Please represent residents' interests as well.

Thank you,

Del Snow

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, October 01, 2020 9:34 AM
To: Ed Murray
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: parking deck

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

From: Ed Murray [mailto:edmurray@chccs.k12.nc.us]
Sent: Wednesday, September 30, 2020 5:02 PM
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

Please don't build this parking deck as you have decided to. I don't see it solving the problems. If you must, build it down by 15-501 on the other side of campus for UNC people. Downtown doesn't need that much crap.

Sent from my mobile device. Please excuse any errors.

Ed Murray, UNC MSW Student

Social Work Intern, Chapel Hill High School

edmurray@chccs.k12.nc.us | chhs.chccs.k12.nc.us

Mobile: (919) 813-0859

1709 High School Rd. Chapel Hill, NC 27516

All mail correspondence to and from the Chapel Hill-Carrboro City Schools is subject to the North Carolina Public Records Law, which may result in monitoring and disclosure to third parties, including law enforcement.

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Amy Harvey

From: Jeanette Coffin
Sent: Friday, October 02, 2020 9:31 AM
To: Fang Liu, Med.SC.D.
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: Oppose parking deck proposal

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.

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Jeanette Coffin



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

From: Fang Liu, Med.SC.D. [mailto:fl58@duke.edu]
Sent: Thursday, October 1, 2020 7:53 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Oppose parking deck proposal

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

Dear Mayor and members of council,
I fundamentally oppose Chapel Hill's current parking deck proposal for the following reasons.

1. COVID-19 will shape our society fundamentally. More and more people will work from home in the future, so office building in downtown is less needed prospectively.

2. The deck of Chapel Hill town has a better location (closer to the center), better construction quality (no big rocks underground), and a higher appraisal appraisal. It does not require the other party to change to a worse piece of land, but also chase the other party for fun Paying an extra 1.7 million to exchange for a worse piece of land, plus a lot of shackles on the head makes the exchange completely irreversible.

3. If you have to rebuild the parking deck, why can't you rebuild it on your own deck? As long as the height is enough, you can also have 250 more positions. The reason for not building is that the technical difficulty is higher and the cost is higher. But if you put the wasted money on it, you can build ten times the height without a problem!

4. The reason for inverted posting is very strange, just because you want the other party to ask for more money. Not only does it require more money, but it also requires the town to rent back its deck at a high price after the exchange (30,000 a month). Now that there are no tenants at all, it is actually letting everyone pay for it and rent it for a period of time. Account.

5. Why do you need to sign the contract quickly? It's even weirder, because the other party gave Addiemedden (the deadline)! Do you want? On this condition, don't get down! Strange? If we post so much money, it depends on their winks?

6. In order to ensure that the other party will be able to get the benefits, first add a set to the city. As long as tonight is over, if we want to break the contract, we have to pay 2.5 million to 2.8 million. Take a look, we must do it, or we will lose nearly 3 million yuan. For the benefit of the city, we must rush forward! Isn't it ruthless enough?

7. Another way to go back is that after the exchange, the city can still buy our original land for 4.9 million.

8. Using 100% occupancy rate/utilization rate and 10% annual rental increase rate to see the balance of payments is the most conservative estimate! Are all other people in the world stupid?

9. You can also exchange your own deck. The current price is 6.3 million, and the annual premium is 6%. After the year, it will become 8.43 million, plus the reversed 1.7 million, and the administrative cost of 0.8-1.1 million. Buy it back for 11.23 million, and only those who are looking for rebelliousness will do this!

Sincerely
Fang Liu

Amy Harvey

From: Jeanette Coffin
Sent: Friday, October 02, 2020 9:32 AM
To: May Z
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 construction

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.

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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

From: May Z [mailto:jiangmaysky@gmail.com]
Sent: Thursday, October 1, 2020 9:55 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>; Planning Department <planning@townofchapelhill.org>
Subject: New parking deck construction

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

Dear Mayor and council members,

I am writing this letter to express my concerns about the development of the new parking deck on East Rosemary St. Actually I was shocked to know about this hefty high cost parking deck plan during

the pandemic while everyone of us is fighting COVID-19 devastatingly. I believe that it will end up being a great burden to the residents of Chapel Hill in the coming years.

COVID-19 will shape our society fundamentally. More and more people will work from home in the future, so office building in downtown is less needed prospectively.

The deck of Chapel Hill town has a better location (closer to the center), better construction quality (no big rocks underground), and a higher appraisal. It does not require the other party to change to a worse piece of land, but also chase the other party for fun. Paying an extra 1.7 million to exchange for a worse piece of land, plus a lot of shackles on the head makes the exchange completely irreversible.

If you have to rebuild the parking deck, why can't you rebuild it on your own deck? As long as the height is enough, you can also have 250 more positions. The reason for not building is that the technical difficulty is higher and the cost is higher. But if you put the wasted money on it, you can build ten times the height without a problem!

Chapel Hill has about \$110 million in annual revenue, \$68 million of which comprises the general fund budget. To use \$54.9 million dollars of the allocated budget to build a high-risk, low-reward development requires far more scrutiny and deliberation. Should the project fail, the burden will fall squarely upon the shoulders of the homeowners.

I urge you to delay any action on the project and consider the input of the people of Chapel Hill before making any decisions.

Sincerely,

Limei (May) Zhu

Amy Harvey

From: Jeanette Coffin
Sent: Friday, October 02, 2020 9:32 AM
To: Aileen Zhu
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: Object to approve the rosemary parking lot 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.

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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: Aileen Zhu [mailto:3020garden@gmail.com]
Sent: Thursday, October 1, 2020 9:19 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Object to approve the rosemary parking lot project

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Dear Mayor and all the councils:
I am a long time resident of Chapel Hill.

I guess you and all the councilor already received a lot of objection emails. You are all aware what bother people in town

I am just joining those people and organizations in town .

I am living this town for more than 15 years. I treat it like my hometown. If I could, I will try my best to make it better and better Now I want you are know I will excise my voting power wisely next time. I guess that is the only thing I can do for our loved town now.

Aileen

A long term resident of Chapel Hill

Sent from my iPhone

Amy Harvey

From: Jeanette Coffin
Sent: Friday, October 02, 2020 9:32 AM
To: airong wan
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 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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Chapel Hill, NC 27514
(o) 919-968-2743 | (f) 919-969-2063

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

From: airong wan [mailto:wanairong@yahoo.com]
Sent: Thursday, October 1, 2020 8:39 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Planning Department <planning@townofchapelhill.org>
Subject: Rosemary Parking Deck project

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Dear Mayor and members of council,

I fundamentally oppose Chapel Hill's current parking deck proposal for the following reasons.

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Sincerely
Airong Wan

Sent from my iPhone

Amy Harvey

From: Jeanette Coffin
Sent: Friday, October 02, 2020 9:33 AM
To: kloovis
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 approval of the East Rosemary Street Redevelopment Project Agreement

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

From: Katie Loovis [mailto:kloovis@carolinachamber.org]
Sent: Thursday, October 1, 2020 7:14 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>; Dwight Bassett <dbassett@townofchapelhill.org>; Laura Selmer <lselmer@townofchapelhill.org>; Maurice Jones <mjones@townofchapelhill.org>; Judy Johnson <jjohnson@townofchapelhill.org>; Amy Oland <aoland@townofchapelhill.org>; Kumar Neppalli <kneppalli@townofchapelhill.org>
Cc: Ellen Shannon <ellenshannon@chapelhillmagazine.com>; tom@terranovaglobal.com; betsy.brucker@armacell.com; Aaron Nelson <anelson@carolinachamber.org>; holly@hbadoc.com; Daniel.Lehman@unchealth.unc.edu; chris.simmons@duke.edu; vakesia.graves@duke-energy.com; Manish@atmahotelgroup.com; brettbushnell@gmail.com; Daniel@ellercapital.com; scott@topodistillery.com; NRMilian@aol.com; jmorris@morriscommercial.com; rperry@ewp-nc.com; philip.n.post@gmail.com; rsaunders@brookspierce.com; terri@weaverstreetrealty.com; tom@terranovaglobal.com; tom@vacuumhospital.com; Justin Simmons <JSimmons@carolinachamber.org>; john.perry@fidelitybanknc.com; Emily.Ziegler@unchealth.unc.edu; betsy.brucker@armacell.com; mattnash1957@gmail.com; Elizabeth.B.Harris@armacell.com;

nora@hoperenovations.org; Dan Jewell <djewell@cjtpa.com>; Scott Levitan <levitan@rtp.org>; kellydockham@unc.edu; Chad.Beck <Chad.Beck@kimley-horn.com>; cblackwell@coastalfcu.org; brettbushnell@gmail.com; joel.curran@unc.edu; zoe@acmecarrboro.com; lori@dohertyhomeinspections.com; chris@boldnc.com; Daniel@ellercapital.com; vakesia.graves@duke-energy.com; kim.grooms@YMCATriangle.org; Pam Hemminger <phemminger@townofchapelhill.org>; ajackson@enitechsolutions.com; jsk817@gmail.com; llavelle@townofcarrboro.org; Daniel.Lehman@unhealth.unc.edu; jlevy@jilcpnc.net; denny.marcin@pnfp.com; masonly@piedmonthealth.org; emckee@orangecountync.gov; Poonam.Nandani@HendrickAuto.com; tola@shinebig.com; jaypatel@wintergreenhospitality.com; chris.peronto@bcbsnc.com; Eliazar Posada <eposada@elcentronc.org>; puech1@aol.com; rsaunders@brookspierce.com; ellenshannon@chapelhillmagazine.com; connolly.walker.usx6@statefarm.com; tom@terranovaglobal.com; pzinn@jenningsco.com; Jensen Anderson <janderson@carolinachamber.org>; Elizabeth.B.Harris@armacell.com; Creighton Blackwell <cblackwell@coastal24.com>; Curran, Joel <jgcurran@email.unc.edu>; connolly.walker.vaaj5a@statefarm.com; Manish@atmahotelgroup.com; karin.demarco@aicpa-cima.com; Joe Dye <jdye@grubbproperties.com>; Whitney St. Charles <wstcharles@grubbproperties.com>; Rebecca Dickenson <rdickenson@carolinachamber.org>

Subject: Thank you for your approval of the East Rosemary Street Redevelopment Project Agreement

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

Dear Chapel Hill Mayor and Council,

On behalf of The Chamber's Board of Directors, Government Affairs Committee, and staff, we want to thank you for approving the [East Rosemary Redevelopment Project](#) Agreement last night, moving forward with the land exchanges, and making this remarkable public-private partnership a reality.

We know several of you and many town staff members were deeply involved in shaping and structuring this thoughtful and comprehensive economic development agreement, and we recognize your hard work.

This will be a transformative partnership for our downtown and one that will help our local business community. While there are many months to go before the full vision becomes reality, last night was an important step forward. We want to recognize this milestone and say THANK YOU!

With gratitude and appreciation,

Katie



Katie R. Loovis
Vice President for External Affairs

The Chamber For a Greater Chapel Hill-Carrboro
104 South Estes Drive, Chapel Hill, NC 27514
o: 919.967.7075 | m: 919.696.0781
kloovis@carolinachamber.org

Thank You to our Community Champions!



THE UNIVERSITY
of NORTH CAROLINA
at CHAPEL HILL

From: Aaron Nelson <anelson@carolinachamber.org>

Sent: Tuesday, September 29, 2020 11:56 AM

To: mayorandcouncil@townofchapelhill.org

Cc: Katie Loovis <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

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

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;

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 | 919-696-0781 (cell)

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

From: scott thetopofthehill.com <scott@thetopofthehill.com>

Sent: Wednesday, September 9, 2020 4:29 PM

To: 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: Friday, October 02, 2020 11:42 AM
To: Jenny Zheng
Cc: Judy Johnson; Dwight Bassett; 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 East Rosemary Parking Deck 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: Jenny Zheng [mailto:attyjzheng@gmail.com]
Sent: Friday, October 2, 2020 11:26 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>; Planning Department <planning@townofchapelhill.org>
Subject: Concerns about East Rosemary Parking Deck Project

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

Dear Mayor and the Members of Town Council,

With a great concern, I am writing this email to urge the Town to hold off on execution of the East Rosemary Parking Deck project, hold another public hearing for this proposal and reconsider your decision on this project.

I first knew of this project on social media. Unfortunately, I, along with others, did not have access to obtain sufficient information to tell the reasonableness of the expenditures, efficiency of the project plan, and executability in terms of the financial burden to be imposed on the residents of Chapel Hill Town. Until the Town meeting on September 30, to my astonishment, we were thrown at a large amount of details at this meeting and witnessed the proposal was passed without giving the Public a proper chance to review the crucial details ahead of time. Put in another word, I believe that the residents in Chapel Hill Town were improperly denied a right/opportunity to thoroughly review this million dollars project and make an informed decision (to attend the Town meeting and to dispute the decision on the meeting).

After I read the East Rosemary TIA Submittal Comments from CHALT dated on September 27, I felt more compelled to write this letter to urge our Mayor and the Town Council members to give the public more time to review the project details and also an opportunity to evaluate its financial projections.

Please remember the trust and reliance we've been having on each of the Council members. We have faith in your unselfishness, integrity, capability and courage. Please do not let us, your sincere supporters, down.

Thank you.

Sincerely,

Jenny Zheng

Email: attyjzheng@gmail.com

October 12, 2020

To: The Mayor and Town Council Members

From: Residents of Cobb Terrace

Re: Involvement of Cobb Terrace residents in planning for the 125 E. Rosemary St. project

Further to our letter of September 18, 2020, regarding the proposed garage deck at 125 East Rosemary St., and given that the development agreement for the project has been approved, we ask the Town Council to attach a stipulation to any rezoning approval that would require the staff to include and involve nearby residents in traffic mitigation planning when that part of the process begins, and that among those residents, at least one would be an individual chosen by the homeowners of Cobb Terrace.

Regina Wheeler
1 Cobb Terrace

Jane Little
8 Cobb Terrace

Billy Parker
12 Cobb Terrace

Iris Schwintzer
19 Cobb Terrace

Chris Belcher
5 Cobb Terrace

Tom Hostetter
8 Cobb Terrace

Katherine Polk
11 Cobb Terrace

Carmen Coley
303 Henderson St.

Joe Patterson
7 Cobb Terrace

John Wilson
12 Cobb Terrace

John Norwood
14 Cobb Terrace

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, October 21, 2020 11:25 AM
To: Lark Hayes
Cc: Judy Johnson; Dwight Bassett; 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 Proposed 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.

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: Lark Hayes [mailto:larkhayes@gmail.com]
Sent: Wednesday, October 21, 2020 11:04 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: East Rosemary St Proposed projects

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

Greetings, Mayor Hemminger and Council members:

>

> I am writing you with deep concern over the excessive scale of the planned parking deck and associated office building which I believe will greatly exacerbate already problematic traffic issues in the project area. I urge you to pursue more direct access to/from the new deck directly to 4-lane MLK via a previously identified corridor behind the PNC bank building as well as scaling back the size of the project to avoid downtown gridlock.

>

> Let me be clear, I agree that downtown Chapel Hill needs “a shot in the arm” and that public investment in infrastructure can be one mechanism for delivering that. Nonetheless, just like with Covid-19 vaccines, decision makers must be sure that the “shot” to be delivered to downtown with this project is both safe and effective, and does not have serious unintended consequences.

>

> I focus here only on the remaining issues of transportation impacts. Unfortunately, even as I write, one week from the final vote on October 28, there is no final revised TIA available to the public so I must rely on the info in the September 2020 report. But, thank you, Ms. Ryan, for your sharp eyes in detecting the error in the “growth factor” in that report which caused under estimations in traffic projections.

>

> It is undisputed that the intersection of East Rosemary and MLK is already congested, earning ratings of D, E and F for certain traffic maneuvers at p.m. peak, along with generating vehicular delays and long queues both east and west bound. Table 9. Even the addition of the proposed access via narrow North Street still leaves this critical intersection in worse shape in 2023 after project completion. Table 14. As far as I could tell, the narrative of the TIA does not address future traffic beyond the 2023 horizon and of course there will be other new developments down town adding to traffic issues after that. Facile assurances that somehow better traffic signaling and signage will mitigate all these problems does not put my mind at ease.

>

> It seems to me that a fundamental problem may be that the new project shifts the vast majority of the parking to the north side of Rosemary in the new 1100 space deck whereas currently the parking capacity is more evenly split between the north and south sides of the street. Loading so much parking capacity to one side of the street compounds the access issues significantly, especially for egress. And, the significant inherent constraints at the site, including no additional available right of way, means that no easy fixes are obvious got the proposed large-scale project.

>

> Speaking of egress from the new deck to East Rosemary, I urge you to take a closer look at the projections in the TIA. At present, the majority of those using all current facilities turn east when exiting at p.m. peak. Figure 5A. This makes sense to me as most population centers to which drivers are returning are to the east of Chapel Hill, including Raleigh and some of Durham. Also, living on E. Rosemary St. just west of the Hillsborough intersection, I know from personal experience that I cannot reliably turn east out of my driveway in the late afternoon due to the long queue approaching that intersection from downtown.

>

> Accordingly, it seems odd to me that the TIA would project that in 2023 the overwhelming majority of the cars exiting to Rosemary Street would turn west. Figure 13 A. Is this because turning east on Rosemary out of the new deck (as most drivers now do) will be near impossible given the heavy traffic coming east bound thru the intersection at MLK? And, of course, the proposed North Street egress would be of no use to drivers morning to go east from downtown. My point is that if the directional preferences of those exiting the deck are not adequately taken into account there may be much greater back up into the deck by frustrated drivers, not to mention more accidents as they persist in trying to turn left through heavy traffic on to Rosemary St.

>

> The best solution to all this seems to be getting the deck users more directly to and from MLK rather than using smaller streets like Rosemary and North Street. A potential access was shown through the PNC bank parking area in a preliminary site concept plan in the TIA (Figure 2A) but the TIA is silent on whether this access was evaluated, and if so, why it was not pursued.

>

> Finally, if a project of whatever design and scale goes forward, I plead with you to ban construction traffic from using the smaller streets like Rosemary to access the project site. All contractors should be required in the bidding process and in any construction contracts to utilize MLK as the default access, thus limiting the expected cut through traffic in nearby neighborhoods. Otherwise, the impact of the two-year+ demolition and construction process could have truly devastating effects on nearby neighborhoods, including but not limited to the Franklin – Rosemary historic district.

>

> Thank you for your consideration of these comments though I regret that our national crisis has prevented other citizens from being more actively involved in this critically important decision. I also thank you for your service to our Town.

>

> Lark Hayes

>

> Sent from my iPad

Amy Harvey

From: Jeanette Coffin
Sent: Monday, October 26, 2020 10:09 AM
To: Bill Camp
Cc: Judy Johnson; CHRIS BLUE; 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.

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: Bill Camp [mailto:pamc99@bellsouth.net]
Sent: Sunday, October 25, 2020 3:21 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

I would hope that you will not rush to approve the new Rosemary Parking Deck project at the upcoming meeting. I would hope that you will recognize the changing environment and pause this until there is more visibility about what effects from the pandemic are lasting and which ones are less so.

I am going to skip over the fact that the numbers are startlingly outrageous -- really, less than 300 additional parking slots for almost \$30 million! \$100,000+ per new parking space is more than a bit steep, but I am sure that you have some rationale that sounds good but falls apart with any real test, like we get more downtown office space. But that is exactly the aspect that you should be very wary of now. Who knows how the

commercial real estate market is going to look in the near to midterm? Who knows what the University will even look like shortly and its impact on the town. Taking on so much debt to build something (and cause something else to be built) that the world does not need in the future will not play out well for the town when you all have moved on. Basing decisions on the assumption that the future looks like the past has not worked for many NC towns that thought they had sure-fire situations, with industries that would never go away. Until they did. Going forward with this project, when so many fundamental changes could happen due to the pandemic is simply not responsible behavior.

Bill Camp,
Chapel Hill resident