

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 19, 2021 3:10 PM
To: Charles Humble
Cc: Dwight Bassett; Colleen Willger; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Michael Simms; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Comments re Redevelopment of U Place

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
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From: Charles Humble [mailto:chashumble@gmail.com]
Sent: Wednesday, May 19, 2021 2:51 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Comments re Redevelopment of U Place

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Hello, Mayor and Councilors:

I have registered to present the following points tonight.

Here's an idea: let's make University Place more beautiful than the buildings in Blue Hill. **That should not be hard.** People want buffers with trees and the experience of walking in pleasant and shaded areas. Renovations to U Place cannot be accomplished unless the Town Council grants a variance. I

urge you to ask for amenities that will benefit the town. In particular, please retain buffers and setbacks and do not grant the requested modifications.

The developer's plan seems to follow the Form Base Code standards for setbacks rather than the LUMO. Buffers and setbacks are climate friendly and provide opportunities for rain gardens, trees and stormwater filtration. Eliminating room for large trees by pulling buildings up to the street runs counter to the strong environmental values Chapel Hill claims to practice. Let's Walk that Talk. Retain the existing willow oaks; maximize existing rain gardens - add more; break up the parking lot with tree islands.

This property is ever more prone to flooding - it lies only a few inches above Camelot. Upstream projects with large impervious surfaces such as Aura will exacerbate this problem. How carefully this land is redeveloped will determine the impact on contiguous properties slightly downhill – Camelot, Brookwood, the public housing on South Estes, and Little Ridgefield. Briarcliff and Ridgefield Park want to **reduce** flooding in our area, not guarantee it.

Finally, in Blue Hill the development targets for residential units were more than exceeded while we fell far short of the targets for commercial and office spaces. **Those targets were there for a reason.** Let's insist on extra commercial and office spaces in the new University Place to correct previous shortfalls.

One clarification please: **Will new buildings be allowed in the flood plain?**

Thank you for your time & service.

Charles Humble
919-423-5355