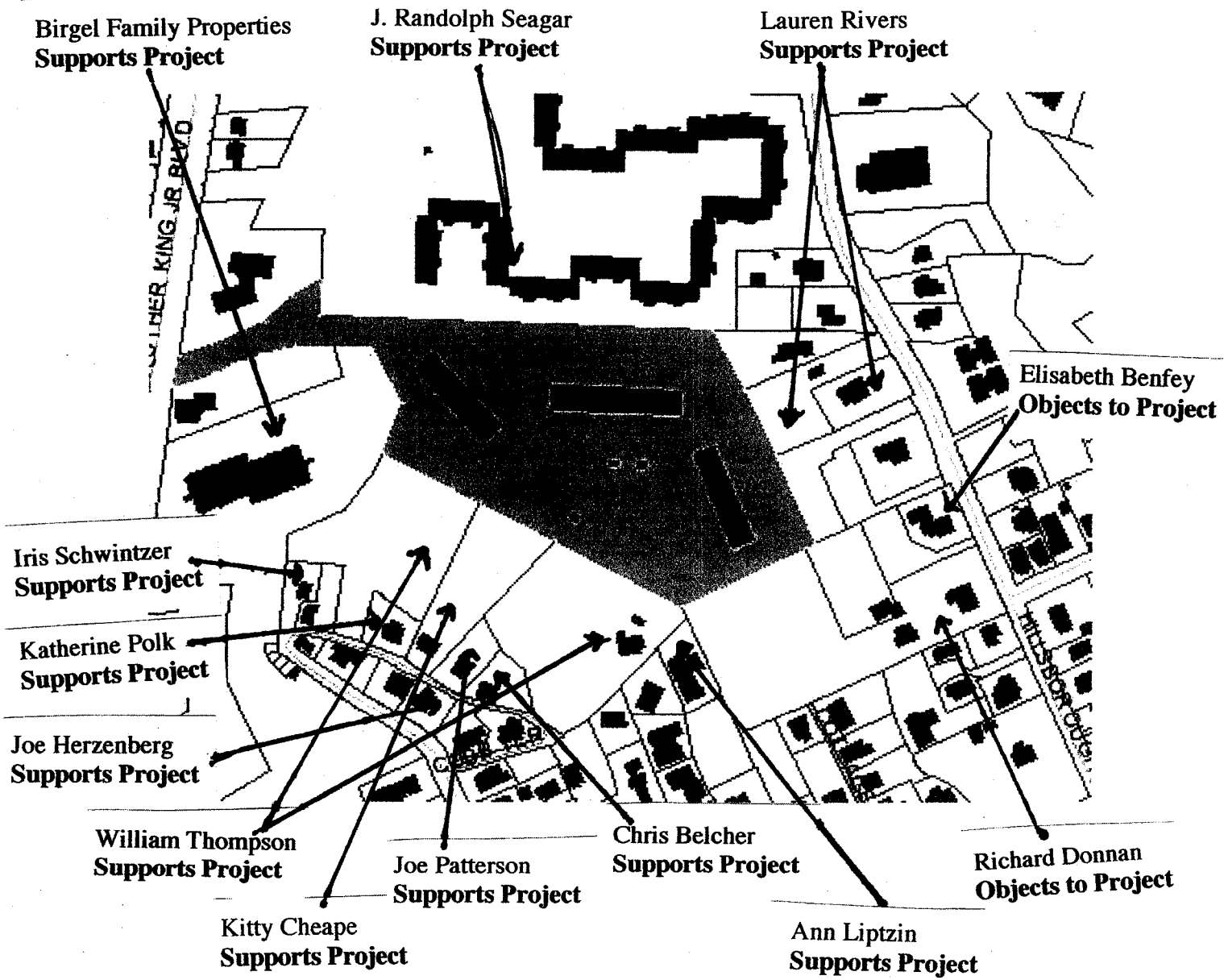


# The MLKB Project

## Response of Area Property Owners



From: "william thompson" <wmjthompson@msn.com>  
Subject: **MLKB Project Concept Plan**  
Date: April 28, 2006 8:50:00 AM EDT  
To: <kevinfoy@townofchapelhill.org>  
Cc: "Joe Patterson" <joepatterson@mindspring.com>

Mayor Foy:

I am a 36-year resident of Cobb Terrace in the Franklin-Rosemary historic district. I own lots 19 (1.7 acre) and 24 (1.9 acre) on Tax Map 80. These two lots have boundaries of more than 200 feet each on the south-west side of 604 Martin Luther King Boulevard (Northampton Terrace Apartments) which is being proposed for redevelopment to condominiums and affordable housing. On April 25, 2006, I attended the meeting of the Community Design Commission at which a concept plan for the MLKB Project was presented. I would like here to summarize and augment the remarks I made at the meeting.

My property would be most affected by the proposed increase in land use, density and building heights, since the north-east parts of both my lots average about 20 feet lower than the land on which the new buildings are intended to be located. At present there is no visual buffer between my land and the MLKB site. The two proposed condominium buildings would be about 75 feet high, an increase of about 30 feet from the present 35- to 40-foot elevations. However, the present buildings are more than 40 years old and do not make good use of land that is so near downtown Chapel Hill. Therefore I think it is completely appropriate that they be redeveloped carefully to meet two of the planning goals of the Town, namely increased density and affordable housing close to downtown.

I have read the developer's Concept Plan Proposal (March 21, 2006) and I find the proposal generally acceptable. Although Northampton Terrace Apartments abut the Franklin-Rosemary historic district on the north-east and east sides, there is plenty of arboreal buffer between the contiguous properties on Hillsborough Street and the apartments. In my opinion, the proposed building height increase would not have a negative impact on these properties. For comparison, my lot 19 has a boundary of nearly 300 feet with the south-east boundary of the seven-story Northampton Plaza building on MLK Boulevard opposite the Town Hall. I consider that having the tallest apartment building in Chapel Hill so close to my property is something that, as a property owner near downtown, I am willing to accept in the interests of increasing density and reducing dependence on vehicular transportation.

At the Community Design Commission meeting a citizen expressed concern about increased traffic on Hillsborough Street from occupants of the larger buildings. There is no access to this street from Northampton Terrace and it is unlikely that such access would ever be feasible. For access to MLK Boulevard from the MLKB site the Town estimated an increase in vehicular trips per day of 526, but this must be miniscule compared to the total traffic per day on this thoroughfare. However, I think it is a very good idea to have a town bus stop at MLKB, since although it is only about a quarter mile to downtown in a direct line, it is about a half mile using access through Northampton Plaza and Cobb Terrace.

I hope that these remarks will be helpful to the deliberations of the Town Council.

Sincerely

William J. Thompson, Ph.D., D.Sc.



## J. Randolph Segar, Jr. - Real Estate Investor

P.O. BOX 631, MIDLOTHIAN, VIRGINIA 23113  
804 794-8101

FAX: 794-1486

FRONTENAC APARTMENTS  
INDIANAPOLIS, INDIANA  
SHERWOOD APARTMENTS  
INDIANAPOLIS, INDIANA  
TOWNE HOUSE APARTMENTS  
CHAPEL HILL, NORTH CAROLINA

CAPRI CONDOMINIUMS  
OCEAN CITY, MARYLAND  
STURBRIDGE SQUARE APARTMENTS  
BLACKSBURG, VIRGINIA  
RALEIGH DOCTOR'S BUILDING  
RALEIGH, NORTH CAROLINA

May 9, 2006

Joe Patterson  
7 Cobb Terrace  
Chapel Hill, NC 27514

Re: Town House Apartments LLC, 425 Hillsborough Street,  
Chapel Hill, North Carolina 27514

Dear Joe:

Town House Apartments LLC is supportive of your application to rezone Northampton Terrace for condominium units.

We extend our best wishes to you in this endeavor as we believe it will be good for the neighborhood and particularly our property, which Ram Development Company is seeking to rezone.

Best wishes for your continued success.

Sincerely,

J. Randolph Segar, Jr.

JRS:vr

BEPT 11

JULY 22, 2006

Town Council

Chapel Hill, NC 27514

Ref: Redevelopment of Northampton Terrace Apartments

Dear council members:

I am the owner-operator of Northampton Plaza Apartments which shares a boundary with the above property on the west side.

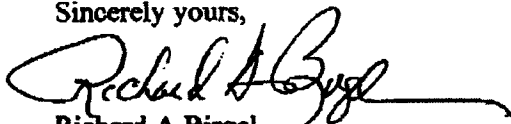
I have examined the plans and proposal that Joe Patterson and his group are submitting to you to redevelop the property into luxury condominiums.

It is my opinion that this redevelopment would vastly improve the area

in and around the property and I support approval of the request to

redevelop wholeheartedly.

Sincerely yours,



Richard A. Birgel

General Partner

Birgel Family Partnership

My friend and neighbor,  
 Joseph Patterson and his associates  
 have purchased the Northampton  
 property back of me with the  
 purpose of building town houses  
 and other developments. I support  
 this enterprise. Since my  
 property adjoins the property in  
 question, I should have standing.  
~~Should our governing~~ The partners  
 have already been to help me  
 by ~~is~~ keeping the budget ~~from~~  
 from coming from Northampton & onto  
 my property.  
 I should our governing body still  
~~with~~ plan for more people to live  
 up town, this project will be a  
 step in the right direction.

Yours very truly  
 Kathleen Chapin  
 9 Cobb Terrace  
 Chapel Hill, N.C.

(29)

MRS. DAVID H. LINEBERGER, SR  
2 COBB TERRACE  
CHAPEL HILL, N. C. 27514

20 June, '06

Dear Joe Pat,

David and I are delighted about  
your upgrade of the Northampton  
Property.

In the years we have lived on  
Cobb Terrace we have seen a steady  
decline in the character and behavior  
of the people using the Terrace as a  
route to Franklin Street and the  
Campus — more and more beer cans  
and now the occasional prank.

We wish you the best of  
luck and look forward to its  
completion.

Sincerely,  
Helen Lineberger