

**From:** Dr. Harvey Krasny [hkrasny@mindspring.com]  
**Sent:** Sunday, April 21, 2002 1:41 PM  
**To:** Kevin Foy; FBateman@UNCH.UNC.edu; PatEvans@BellSouth.net; Ed.Harrison@mindspring.com; Mark@CDPL.ORG; BillStrom@nc.rr.com; DVerkerk@mindspring.com; WardJL@email.unc.edu; EWigg123@aol.com  
**Cc:** Sandy Cook  
**Subject:** New Issue, et al relating to Council's review Apr 22 of Europa Office permits-- Chapel Hill  
**Importance:** High

To: Mayor and Chapel Hill Town Council  
cc: Ms. Sandy Cook, Town Clerk's Office  
From: Dr. Harvey C. Krasny, Homeowner

Re: New issue and Citizen expression of concern regarding the application to build the Europa Office Building.

Dear Mayor Foy and Town Council members:

On the above referenced matter I would like to hi-light for your immediate attention some new and we believe important information that has just surfaced on Apr 15 regarding this matter, and I would also like to add some additional brief observations I have regarding this application.

BACKGROUND

I am sure you are all aware of the sincere concerns that I and my neighbors have brought to the Council on numerous occasions about building the above referenced high-density office structure, as well as other high-density facilities in our neighborhood that is near Erwin Rd and 15-501. We have asked, at the very least, that Council please withhold permission for this high-density structure and others (in the same NE area) coming before Council UNTIL the SuperStreet fix is completed, and we are assured that this fix--

- (i) will correct the serious traffic problems existing at Erwin/Europa Dr and 15-501 intersection, and
- (ii) will allow for the additional traffic volume that will come from these same high-density facilities being proposed such that there is NO degradation of the level of service (LOF) promised after the fix is completed.

NEW INFORMATION

There is a hand-written letter attached to your package of information for the Europa Office application. It is located in: 1. Attachment 5 on p. 28 of Review of Issues Related to Europa Application..." 2. Attachment 2 on p. 24 of Europa Office Building-Application for Special Use Permit." This letter is from Julie Coleman, member of the Town Planning Board. Ms. Coleman acknowledges that she voted against recommending this permit last May, 2001 and that she voted for the permit in the Board's recent meeting Apr. 2. Ms. Coleman indicates in her letter that she now realizes that she made a mistake in her Apr 2 vote (for the permit). She states-- He or she (new owner) of this property should have realized at the time of purchase that the former owner had asked and received permission to build his hotel with more square footage than was permitted because (with emphasis) he was leaving the rest of the land in low density usage."

This information is a very surprising revelation, and surely bears some further investigation and perhaps more elaboration by Ms. Coleman BEFORE the Council votes on this permit. We ask that there at least be some expedited determination as to whether there previously was a valid agreement or assurances to the Council/Town by the then owner of the property to use this land ONLY for low density occupancy. Perhaps this could help explain why the area was left undeveloped for the last 22 years, and has been used instead as an over-flow parking area and a tennis court for the adjacent hotel.

ADDITIONAL OBSERVATIONS ON THE APPLICATION

In recent discussions with NC DOT it is now my understanding that the SuperStreet is believed to be effective for only ten (10) years from time of installation. Then some other correction will be needed. Some think that light rail will be the fix in that time, and some have commented that an overpass (15-501) built over the existing intersection would be necessary. These are all costly measures, and we have to wonder whether the financial conditions of the State would make either possible after the ten year time period. We think there is a simpler solution-- cease building high-density facilities in this area (Erwin/Europa and 15-501). This may not allow for addition to the tax base from these new facilities in the short-run, but PLEASE consider what it will cost in the long-run in terms of requiring more expensive traffic fixes to the area. If they do not work, then we believe there will continue to be a diminished quality of life and safety (traffic hazards) for those who live and work in this area, and eventually a decline in area property values will likely occur.

Please vote RESOLUTION D denying this application (or at least until the SuperStreet is completed and functioning at the level of service promised). Resolution D is based on the unanimous vote by the Community Design Commission which opposed this Special Use Permit application (see Attachment 5, p. 49, "Europa Office Building Application...").

Thank you once again for your kind attention.

Sincerely,

Harvey C. Krasny, Ph.D.  
North East Area Homeowner