

## Sandy Kline

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**From:** Carol Abernethy  
**Sent:** Tuesday, March 06, 2007 10:01 AM  
**To:** 'Phyllis Pomerantz'  
**Cc:** JB Culpepper; Bill Strom; Bill Thorpe; Cam Hill; Ed Harrison; Jim Ward; Jim Ward (w) ; Kevin Foy; Laurin Easthom; Mark Kleinschmidt; Sally Greene (w); Adam Schaefer; Catherine Lazorko; Roger Stancil; Sabrina Oliver; Sandy Kline; Bruce Heflin; Flo Miller; Ralph Karpinos; Toni Pendergraph  
**Subject:** Email RE: Northwest Chapel Hill - Work Session on March 7

Thank you for your email. A copy has been forwarded to each Council Member and to senior staff members.

*Carol Abernethy*  
*Exec. Asst., Manager's Office*  
*Town of Chapel Hill*

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**From:** Phyllis Pomerantz [mailto:pomerantzphyllis@yahoo.com]  
**Sent:** Tuesday, March 06, 2007 8:00 AM  
**To:** Town Council  
**Subject:** Northwest Chapel Hill - Work Session on March 7

Dear Mayor and Council Members:

I want to thank all of you for the careful thought and attention you are paying to North and Northwest Chapel Hill. Development in this area is a difficult balancing act: there is a need to increase density along the MLK corridor, but to do so in a way that enhances – rather than harms – the quality of life for the existing neighborhoods along Weaver Dairy (WDR) and MLK.

I have been struck that most of us – council and citizens alike – seem to have an unspoken "mental model" for development in our heads. It's that mental model that led us to reject University Station and to be less than thrilled with the proposals for both sides of the corner of WDR and MLK. I believe we need to work together to articulate that mental model and make it a shared vision.

I think the two hour work session on Wednesday will be a great start, but it is only a start. I am not sure what to call what we need, but some intensive work is needed now to inform future approvals in the area. Like the mayor, I am not sure a comprehensive small area plan that would take two years is the right path, especially if project approvals will continue in the meanwhile. But we urgently need a shared, comprehensive vision for the area.

To stimulate your discussion, I would like to suggest the following steps – to be completed over a concentrated period of a few months (as opposed to years):

1. **Formulate a "high level vision"** : Council, staff, residents (together) – just as a start, my own "vision" includes some of the following:
  - the corner of MLK and WDR is an opportunity for a gateway statement for Chapel Hill and its values.
  - increased density, walkability, and safety must go hand in hand.
  - infrastructure (with a particular emphasis on road improvements) and public services need to be "synched up" with development and planned in a comprehensive (not piecemeal) fashion.
  - the town needs to be on the leading edge of health and environmental issues (including noise and storm water drainage).
  - as we go forward, we need to be respectful of and responsive to the needs of residents – and particularly those residents who are the most needy....and frequently the least vocal.
2. **Gather and review data and information** based on previous questions and new questions provoked

by the vision - information is particularly needed to look at cumulative effects.

3. Based on the data analysis, establish some planning and development principles and guidelines for the area. This would include area building guidelines that take into account the needs of existing residential communities within the area, as well as broader town concerns and plans.
4. Review compatibility with existing zoning and area plans -- and introduce any needed changes (iterative process for both principles and zoning and plans).
5. Use the vision, principles and guidelines, and existing zoning and plans to review all new proposed developments.

Steps 1-4 could be done by a committee comprised of citizens, staff, and council members over the span of a few months. After completion. Step 5 would then resume as usual with the staff and council doing their work, with citizen input. During Steps 1-3, no new developments or changes to the LUMO or zoning would be permitted in the area. After Step 4, new development approvals and other special use or change requests would resume.

I hope you find this useful. I plan to attend Wednesday's work session and look forward to hearing the discussion.

Thank you very much for your time and efforts.

Sincerely,

Phyllis Pomerantz  
108 Cross Creek Drive

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