



TO: Mayor and Town Council

FROM: Grubb & Ellis | Thomas Linderman Graham

SUBJECT: Public Hearing for Closure of a Section of Rosemary Street Right-of-way

DATE: November 14, 2005

We are in favor of the downtown project and applaud the efforts to redevelop these parcels.

Our firm represents the ownership entity of 151 E. Rosemary that is located between the BB&T and Bub O'Malley's, directly across from the Wallace Parking Deck on the North side.

Within this proposed redevelopment project, the Town's desire to permanently close a 7' section of the Rosemary Street right-of-way raises several concerns that could negatively affect the flow of vehicular and pedestrian traffic, cause safety concerns, lead to a more crowded and less inviting place to live, work and do business, and directly impact the value of local businesses and real estate investments in the immediate area. We sincerely request that the Design Team and Town consider the implications these changes will have on both sides of the street.

Earlier this year we embarked on a redevelopment of our small office building. In that process we granted the Town an 8' right of way where our sidewalk now exists. We understand the current plan for changes, incorporating the 7' of right-of-way and future plans for this section of Rosemary Street. We also understand that there are no plans or intentions to move, relocate or disturb the North curb line or anything beyond. That being said, we know that plans can change.

For the record, we request that the North Rosemary curb line not be altered in any fashion, leaving the sidewalk, a means for pedestrian traffic, undisturbed. Likewise, we urge the Town to retain the three existing traffic lanes on Rosemary Street, inclusive of the middle turn lane, that is frequently used for large trucks 'parking' to deliver supplies to our neighbor. Otherwise, Rosemary would become a traffic hazard, a "bottleneck" for through traffic that would lead to delays and safety concerns as motorists stop to turn into parking areas without the help of a turning lane. Should these routes be compromised solely for the benefit of the new construction and developers of the Wallace Parking Deck project, we believe the area will be irreparably damaged and the community will lose a valuable downtown route way and asset, as well as possibly affecting the desirability and value of neighboring properties.

Sincerely yours,

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Senior Vice President

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