

*Agenda # 13
Village Plaza
11-11-02*

To: Chapel Hill Town Council
From: Buffie Webber, PTA Thrift Shop Executive Director
Date: November 11, 2002

Re: Village Plaza Theaters Phase I & II

The PTA Thrift Shop is fortunate to have Whole Foods as the anchor where we lease retail space. During its recent renovation, Whole Foods worked with the shopping center owner to insure adequate space for the Thrift Shop. We have a highly coveted 20-year lease. Our lease coincides with Whole Foods.

In response to concerns raised by the fire marshal, the Whole Foods Center has installed scansiones to keep people from parking or stopping in the fire lane in the front of the shopping center. Because of traffic concerns and the issue of congestion, the PTA Thrift Shop leased space to accept and process donations within one mile of our retail site. That move caused us to lose donors who in part because of the traffic and distance to cross 15-501 but we did attract new ones from the other side of 15-501. We have four (4) more years on our lease at Yarnell-Hoffer.

Currently, we are in the construction phase in the rear of our retail space that would enable us more convenient access for deliveries. While we plan for rear deliveries we now would not attempt to attract the public to the rear of the center until construction of the Village Plaza Theaters Phase I and II is complete in up to ten (10) years. My ideal would be a large rear parking area enabling access to all of the shopping centers -- Eastgate, Staples, Mark Properties, Village Plaza Theaters and, of course, Whole Foods Center.

My primary concern about the Village Plaza Theaters - Phase I and Phase II is the staging for the parking during demolition, during construction as well as upon completion. Mark Properties visitors and construction workers will park during demolition of the theater and existing retail space. Both will park during construction. But where?

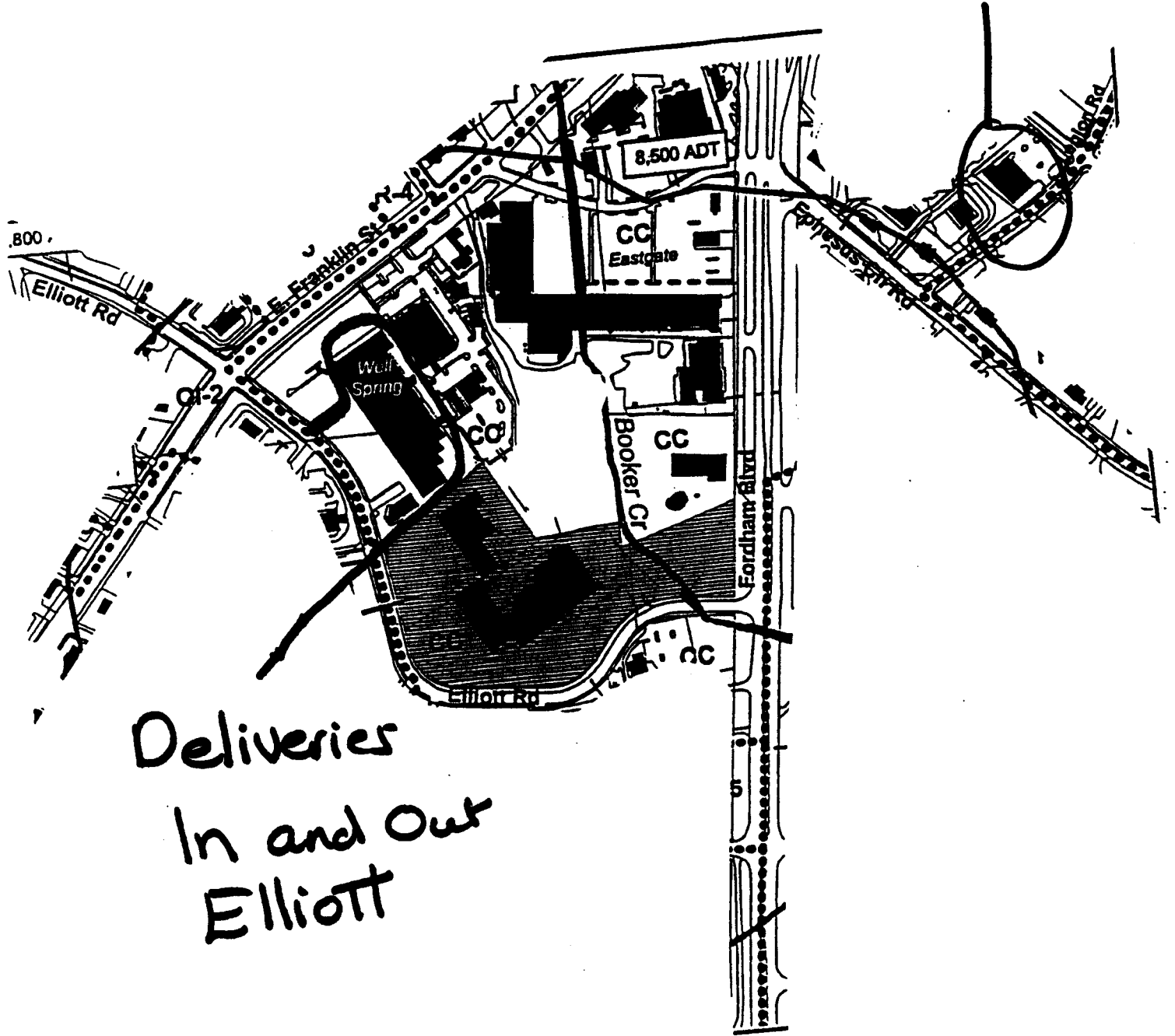
There is mention of looking into parking behind Staples during Phase II construction. The Whole Foods Center has a **nonreciprocal parking agreement** with the owners of the Staples complex enabling us to park in their rear reserving our desirable front spaces for customers. The Staples rear lot is underutilized but the complex is not fully occupied. I am sure they intend to be.

The PTA Thrift Shop will be a tenant for the next 18 years at the Whole Foods Center. Other tenants could decide to change locations. Our lease is coveted because most retail leases are for 5 or 10 years. A 20-year lease for a small business is a novelty. It means we are seriously planning for how we will serve the community for the next 50 years.

My expectation is that without a viable parking plan, the parking lots of Whole Foods Center and Staples will become proprietary and deter the free flow of business between the centers. If so, it becomes harder to promote commerce in the shopping centers.

(49)

Yarnell-Hoffer
new donors



Deliveries
In and Out
Elliott

Sandy Cook

50

Agenda #13
11-11-02

From: Flo Miller
Sent: Monday, November 11, 2002 3:37 PM
To: Sandy Cook
Subject: FW: Whole Foods Market Parking

-----Original Message-----

From: Carol Abernethy On Behalf Of Cal Horton
Sent: Monday, November 11, 2002 3:23 PM
To: 'George Jones'
Cc: Mayor pro tem Pat Evans (patevans@bellsouth.net); Council Member Bill Strom (billstrom@nc.rr.com); Council Member Dorothy Verkerk (dverkerk@mindspring.com); Council Member Ed Harrison (ed.harrison@mindspring.com); Council Member Flicka Bateman (ftbatema@aol.com); Council Member Jim Ward (W) (wardjl@email.unc.edu); Council Member Mark Kleinschmidt (mark@cdpl.org); Mayor Kevin C. Foy (TCH) (kevinfoy@townofchapelhill.org); Council Member Jim Ward; Council Member Edith Wiggins (new) (Ewiggl23@aol.com); Toni Pendergraph (ToniPendergraph); Cal Horton (CalHorton); Flo Miller (FloMiller); Joyce Smith (JoyceSmith); Ralph Karpinos (RalphKarpinos); Sonna Loewenthal (SonnaLoewenthal); Michelle Lewis; Bill Stockard
Subject: RE: Whole Foods Market Parking

A copy of your email message has been forwarded to each Council Member.

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

-----Original Message-----

From: George Jones [mailto:george.jones@wholefoods.com]
Sent: Monday, November 11, 2002 2:41 PM
To: Kevin Foy; ftbatema@aol.com; patevans@bellsouth.net; ed.harrison@mindspring.com; mark@cdpl.org; billstrom@nc.rr.com; dverkerk@mindspring.com; windsorcircle@mindspring.com; ewiggl23@aol.com; Cal Horton
Subject: Whole Foods Market Parking

Dear Council Members,

I am writing to clarify the issue regarding Whole Foods Market employee parking. Our contract for employee parking is with Mark Properties and has been in effect since 1994. There is no language in this agreement stipulating that these spaces are to be made available to theater customers. This contract has extended into a month to month basis and there have been no new agreements made between Whole Foods Market and Mark Properties regarding employee parking.

We do not have any agreement with Eastern Federal for employee parking and do not use there property as such. Eastern Federal does have a contract with The Employee Credit Union allowing for the use of 10 spaces along Elliott Rd. I hope this clarification on the notes within the special permit application is helpful.

Best,

Sincerely,

--
George Jones
STL Whole Foods Market - Chapel Hill, N.C.
919-968-1983
919-967-0228 fax