

PB Hearing on 18 Main Street Parking Lot 1/9/2019 Comments of Nancy Sandberg

This very large commercial parking lot will have a very negative impact on the Church Hill residential neighborhood and the historic district and for all Durham residents who go to the P,O, or shop downtown.

Parking Lot must be evaluated for a CUP It must conform to ALL the following criteria, unless not pertinent.

1. SITE SUITABILITY: This site is unsuitable for such an expanded use as a commercial parking lot, especially for drivers and pedestrians due to the steep slope. Vehicles entering and exiting will have to use great care To prevent damage to nearby historic structures no blasting to remove the steep slope of ledge should be allowed.

2. EXTERNAL IMPACTS The traffic going in and out at all hours of the day and night will cause NOISE, FUMES, LIGHT POLLUTION in this historic residential neighborhood and for anyone walking or driving into town over Church Hill.

3. CHARACTER OF THE SITE DEVELOPMENT:

The parking lot pavement will cover a huge area right up to within a few feet of the east, west and north property boundaries and the house. It is way out of proportion to the area of the house. Its designed to serve many more people than reside on the property.

Because the double driveway cut is so large, it will remove the a large portion of the cut granite retaining wall. Because drivers need clear unobstructed views entering and exiting, the entry will be almost bare of trees and shrubbery. The landscaping plan is inadequate to screen the parking lot from multiple public views or to buffer adjacent houses. Because the parking lot extends almost the the property boundaries, mature trees and stonewalls along the boundary may be removed or harmed.

The historic stone boundary walls must not be removed.

All efforts must be take to protect the mature trees and shrubs that act as buffers to the adjacent properties and characterize the this historic area.

This commercial parking lot is incompatible with character of the neighborhood with its churches and houses with green grass, large trees and flowering shrubs.

4. CHARACTER OF BUILDINGS AND STRUCTURES: Where the structure shall not be incompatible with the established character of the neighborhood. The structure here the huge parking lot. It's incompatible by its SCALE and MATERIALS.

5. PRESERVATION OF NATURAL CULTURAL, HISTORIC, AND SCENIC RESOURCES:

NATURAL: trees, lawns, gardens

CULTURAL; Village Churches and Houses

HISTORIC: Judge Valentine Smith House, Ebenezer Smith House (LaFayette) Episcopal Church, Community Church, Red Tower, stone walls and cut granite retaining wall.

SCENIC: Seasonal Views up and down Church Hill

6. IMPACT ON PROPERTY VALUES: No question that an unscreened, poorly buffered, and brightly lit commercial parking lot will degrade property values in this area.

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7. AVAILABILITY OF PUBLIC SERVICES AND FACILITIES: The fact that the Police Dept is requiring a "No left turn" on to Main St. demonstrates their concerns about the safety on the Main St. hill with so much additional entering and exiting.

8. FISCAL IMPACTS; These are for someone else to determine.