

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Monday, October 03, 2022 12:57 PM  
**To:** Rob Anderson  
**Cc:** Phillip Fleischmann; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: Use of ARPA funds

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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**From:** Rob Anderson <[rob.daniel.anderson@gmail.com](mailto:rob.daniel.anderson@gmail.com)>  
**Sent:** Saturday, October 1, 2022 4:13 PM  
**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>  
**Subject:** Use of ARPA funds

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

Good afternoon,

I try as best as I can to keep up with Council meeting agenda and the progress made in the meetings, but have lost track a bit over the last few months during a particularly busy time personally. I provided input on the ARPA fund use earlier this year, but wanted to weigh in again.

I see the Legion property discussion was moved to a future meeting, while the ARPA discussion is still slated for the October 3 meeting. I am somewhat confused why these two things are being treated as discrete items (as evidenced by

one being moved as an agenda item to a separate meeting completely). From a citizen's perspective, it seems the Legion property is the medium to achieve many of the goals afforded by the ARPA funds, such as affordable housing and park & greenway infrastructure.

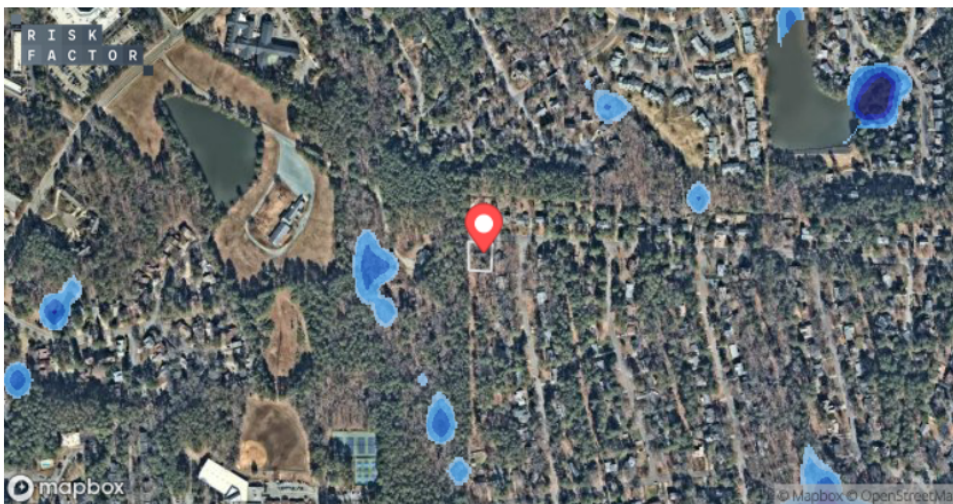
From what I've gathered of the discussions of the Legion land, the approach seems to be to make the property a revenue-generating, if not a balanced-budget entity unto itself. I understand the Town's need for financial sustainability (if not the particulars of how to achieve that, as you all know much better), but it seems that the ARPA funds should relieve a significant amount of pressure there. Moreover, I understand many want to honor the past agreement to sell off a portion of the land for development (having effectively land-banked), but I think it is important to respond to changes in the world. On the one hand, the pandemic has reshaped too many things to list, but among the changes is the ARPA funds - a change the Town should recognize with regard to development agreements of the past. On the other hand, climate conditions continue to present challenges, to put it lightly. I think Hurricane Ian was the seventh 1000-year rainfall event in the U.S. this year. It should be telling that NOAA is reconsidering using the term "1000-year rainfall event" at all.

My concern is that the proposal to develop Legion that's been put forth that includes commercial and/or residential use on the Legion Road side of the property and affordable housing where the dance studio is currently located is that the land around the dance studio just isn't very usable. The euphemistic "resource conservation district" is a FEMA-designated floodplain, as I'm sure most or all of you know. This is problematic both for the residents of any housing that would be placed there, as well as other residents that live in or around the floodplain, including me and my family. We are aware flood waters could reach our home, and have mandatory insurance. On balance, our home makes sense for us. However, the previous owners of our home left precisely because they didn't want the risk of flooding as they continued growing their family.

Would future residents of housing on the dance studio land be made aware of these risks? Would the Town pay for their flood insurance? Would they know a rainstorm could bring flood waters to their doorstep?

The blue patch to the left of the red marker in this image is the flood water simulation from Hurricane Florence, and the building next to it is the dance studio ("this building" referenced in the blurb is a home in Colony Woods - Risk Factor doesn't show non-residential addresses).

In September, 2018, 242,338 properties were impacted by Hurricane Florence. Based on a recreated model of the flood, water did not reach this building.



View additional historic floods with Risk Factor Pro™.

Has a study been conducted to determine the viability of development on the dance-studio section of land? My sense is that, similar to the assessment of the coal ash dumps near the police station, is that the land is not marketable for

development. I believe it is the Town's responsibility to perform this as the minimum due diligence. If the open market wanted to develop it, so be it, but I don't believe it should be in the Town's power to present it as a liveable space. Developing it, to me, seems like a disaster waiting to happen as rainfall and flood events get worse and more frequent. This is especially troublesome considering we are trying to help people with less economic resources - we as a town and a society should have learned from the country's past mistakes.

Please provide the development viability analysis if it's been done, or please commission a study if not. Thank you all for your service to the Town and keeping the best interests of its current and future residents in mind.

Best regards,  
Rob Anderson

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