

Amy Harvey

From: Nancy Grebenkemper <mcgogreb@gmail.com>
Sent: Tuesday, June 09, 2020 4:31 PM
To: Town Council
Subject: Affordable Housing

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor Hemminger and the Town Council, I support critically needed affordable housing in Chapel Hill and ask you to vote YES on Habitat's Weavers Grove community. Too many people who work in Chapel Hill are priced out of the housing market. It's imperative that people of all income and race can live together in a community such as Weavers Grove.

Thank you.

Nancy Grebenkemper & John McGovern

Amy Harvey

From: Nakia <strawberryred25@hotmail.com>
Sent: Tuesday, June 09, 2020 4:29 PM
To: Town Council
Subject: Affordable Housing

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Hello,

I support critically needed affordable housing in Chapel Hill and call on you to vote YES on Habitat's Weavers Grove community. This opportunity means so much to families that can't afford housing that is so expensive.

Thank you for taking the time out to read this.

Nakia Hackney

Amy Harvey

From: Malizia, Emil <malizia@email.unc.edu>
Sent: Tuesday, June 09, 2020 4:25 PM
To: Town Council
Subject: Weavers Grove

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor Hemminger and Members of the Town Council:

Habitat's Weavers Grove project will provide badly needed safe housing for lower-income as well as minority households, requiring less time and money for many to commute to jobs they have in C.H. The integration of market-rate units is an added benefit that should provide an exemplar for developers to emulate

Neighbors will argue against the project as they have the right to do
But certainly their reasonable concerns can be addressed
Perhaps you can ask them what type of project they would prefer on the site
I suspect that, for some of them, no development would be their honest answer

Given site constraints and location, I believe that the development proposal and site plan meet the high standards set by the Town's land use regulations
I hope that all of you vote in favor of this well-planned and needed project

Emil E. Malizia, PH.D., FAICP
Research Professor
Department of City & Regional Planning
The University of North Carolina at Chapel Hill
Chapel Hill, North Carolina 27599-3140
919-962-4759

Amy Harvey

From: Jennie Ofstein <jennie.ofstein@gmail.com>
Sent: Tuesday, June 09, 2020 4:22 PM
To: Town Council
Subject: Weaver Grove Community

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Hello,

I worked in Chapel Hill for many years and much of my family lives in Chapel Hill or around it. I support critically needed affordable housing in Chapel Hill. Please vote YES on Habitat's Weavers Grove community.

This is important because it increases access, diversity, and promotes equity among people with varying socio-economic statuses which is intrinsically tied to race. Chapel Hill is known as ritzy and white and the places around it are known more for inclusion and diversity and access. I think adding this community would benefit Chapel Hill in 1000000 ways, including reputation. Besides, if this housing is here - all these people can benefit from the resources in Chapel Hill and better their lives. Don't you want to lift people up?

Jennie

Amy Harvey

From: Tom Holt <THolt@bhspa.com>
Sent: Tuesday, June 09, 2020 4:21 PM
To: Town Council
Subject: Habitat's Weavers Grove Community

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor Hemminger and all Council Members:

I would like to go on record in strong support of the Weavers Grove Community. I believe it to be a critical component of our community's action to address affordable housing.

Thanks.

noencrypt

Thomas R. Holt, Attorney at Law

Bagwell Holt Smith P.A.
400 Market Street, Suite 202
Chapel Hill, NC 27516
Phone: 919-932-2225
tholt@bhspa.com

COVID-19 NOTICE: As a member of the Orange County business community, we want to address the recently issued Orange County Stay at Home Order issued March 26, 2020. As an Essential Business under Section 2(r) of the Order, we are able to remain open and provide our services so long as we adhere to the Physical Distancing Requirements. That being said, many of our attorneys and staff are working from home, and we are supportive of the efforts to combat the spread of the Coronavirus. We discourage in-person meetings unless they are necessary, and appreciate your cooperation in complying not only with the letter of the Order, but the spirit of the Order as well.

WARNING: Before sending any wire, call our office to verify the wiring instructions at (919-932-2225). We will not change our wiring instructions. If you receive wiring instructions for a different bank, branch location, account name or account number, they should be presumed as fraudulent. Do not send any funds and contact our office immediately. Failure to follow this procedure endangers your funds.

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Amy Harvey

From: Jamie Campbell <jamietcampbell@gmail.com>
Sent: Tuesday, June 09, 2020 4:20 PM
To: Town Council
Subject: Support for Weaver's Grove

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

I was recently made aware of the upcoming meeting regarding Weaver's Grove - a Habitat for Humanity development scheduled to be built in the near future.

I spent some time on the site, reading the resident requirements and reviewing what minimal plans and maps were available.

I then searched for the median home price in Chapel Hill which looks to be around 450,000.

I know it's easy for me to say since 'it's not in my backyard' but I would like to express support for this project as it seems they try to make the residents who live there viable and invested in these homes.

Have a great and safe week.

Jamie Campbell

Amy Harvey

From: Carl Shy <carlmichaelshy@gmail.com>
Sent: Tuesday, June 09, 2020 4:17 PM
To: Town Council
Subject: Weavers Grove Project:

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

I support the approval of this project, which will add affordable housing to this community and have the added benefit of promoting diversity in home ownership. Habitat homes are a great boon to families that otherwise would not be able to afford good housing in a safe environment. The mix of housing will add to the attractiveness of the whole neighborhood.
Carl Shy, resident of Orange County and a former volunteer for Habitat of Humanity of Orange County

Amy Harvey

From: Ruth Morgan <speech40@gmail.com>
Sent: Tuesday, June 09, 2020 4:16 PM
To: Town Council
Subject: Support Weavers Grove!!!!

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

I support critically needed affordable housing in Chapel Hill and call on you to vote YES on Habitat's Weavers Grove community .

Many of you ran on the platform of increasing affordable housing in Chapel Hill. Now is the time for you to live up to your word. Chapel Hill is so expensive to live in that even college educated teachers and police officers can no longer afford housing here. People who are struggling even more and who are eligible for Habitat Housing are in more critical need. My husband has volunteered for Habitat for years and I've recently become involved with Women's Build. I see the good work that goes on and the joy in homeowner's faces when they are given the keys to the house. Please support this work. The town needs this development. People need a place to live.

Sincerely

Ruth Morgan
Chapel Hill, NC

Amy Harvey

From: Gwen Van Ark <gwenvanark@gmail.com>
Sent: Tuesday, June 09, 2020 4:13 PM
To: Town Council
Subject: Please vote yes on Weavers Grove

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In this time of division, this is not the time to set an example of exclusion. Everyone deserves safe housing. This plan is innovative and timely.

Please vote yes! to Weavers Grove.

Gwen G. Van Ark

Amy Harvey

From: Rabina Sawhney <rabinaksawhney@gmail.com>
Sent: Tuesday, June 09, 2020 4:13 PM
To: Town Council
Subject: Habitat's Weavers Grove Community

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor Hemminger and Town Council Membors,

As a Chapel Hill resident of 18 years, I support critically needed affordable housing in Chapel Hill and call on you to vote YES on Habitat's Weavers Grove community.

In order to support the establishment of a more just, equitable, and diverse town, Chapel Hill and Orange County must commit to aggressive affordable housing initiatives. Supporting Habitat for Humanity's Weavers Grove Community is a great step to achieving a stronger and more resilient town.

Thank you for your consideration.

Rabina Sawhney
The University of North Carolina at Chapel Hill | Class of 2020
B.S. Business Administration | Minor in PPE
rabinaksawhney@gmail.com | (919) 260-3872

Amy Harvey

From: Elizabeth McIntyre <theoldwell@gmail.com>
Sent: Tuesday, June 09, 2020 4:13 PM
To: Town Council
Subject: Weavers grove

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

hello Mayor Hemminger,

I am writing to state my support for the Weaver's Grove community and the expansion of affordable housing in Chapel Hill. I was born and raised in Chapel Hill. My parents still live in town and I live in Durham. I work for UNC and love my job and the community. I cannot afford to live in the town I work in and grew up in.

This project will bring 99 families the opportunity to live affordability in the best school district in the state. I want to be clear, if you do not address the wealth gap in Chapel Hill, you will not remain the best school district because economic diversity matters when considering the value of a school system. East Chapel Hill High School has been the "white rich school" since I was in high school and it opened. It is time to increase economic diversity and racial diversity in Chapel Hill. Period.

Thank you,

Elizabeth McIntyre

Amy Harvey

From: Laffoley, Tony <Tony_Laffoley@kenan-flagler.unc.edu>
Sent: Tuesday, June 09, 2020 4:12 PM
To: Town Council
Subject: Support for Habitat's Weaver Grove community

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor & Council Members,

I support the build of affordable housing in Chapel Hill and call on you to vote YES on Habitat's Weavers Grove community. My support is as a strong proponent for affordable housing as one critical piece of a larger, long-term plan to help raise people out of poverty. It is my understanding that a nearby sub-division is opposing the plan. I do not know the facts of their complaint. I expect it is due to the fear of the unknown and the perceived potential risks. If that is the case, I urge you to put the need for affordable housing higher on your priority list for the greater good.

Sincerely,
Anthony Laffoley

Amy Harvey

From: Jean McKinney <yogamckinney@gmail.com>
Sent: Wednesday, June 10, 2020 2:10 PM
To: Town Council
Subject: Weavers Grove

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Mayor Hemminger and Town Council,

I support critically needed affordable housing in Chapel Hill and call on you to vote YES on Habitat's Weavers Grove community. I belong to the Community UU Church of Chapel Hill, and our congregation works closely with Habitat to provide housing for those who need it.

Thank you,

Jean McKinney

Amy Harvey

From: Helen Stein <stein.helen.b@gmail.com>
Sent: Wednesday, June 10, 2020 2:07 PM
To: Town Council
Subject: Vote YES on Weavers Grove

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Please vote yes to approve the Habitat project to build affordable housing at Weavers Grove. Chapel Hill desperately needs affordable housing so those who work here in service jobs do not have to commute from other communities, adding to the traffic problems. Make Chapel Hill a more diverse community.

Helen Stein
750 Weaver Dairy Rd., #1112
Chapel Hill

Amy Harvey

From: Burgard, Sheila <sheila_burgard@unc.edu>
Sent: Tuesday, June 09, 2020 4:09 PM
To: Town Council
Subject: Affordable housing in Chapel Hill

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Please vote YES on Habitat's Weavers Grove community.

Communities flourish when safe housing is available to all, especially for low income families.

Sheila Burgard
BIOS Collaborative Studies Coordinating Center
123 W. Franklin St., CB# 8030
Chapel Hill, NC 27516
Phone: (919) 962-3079
Fax: (919) 962-3265



Amy Harvey

From: Sarah Frank <sarahafrank@gmail.com>
Sent: Wednesday, June 10, 2020 2:39 PM
To: Town Council
Subject: Vote YES on developing Weavers Grove!

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor Hemminger and Chapel Hill Town Council,

I'm writing today to express my support for the planned Habitat community of Weavers Grove. Equitable housing in Chapel Hill is more important now than ever, especially in light of the current recession and hardships wrought by COVID-19. The Weavers Grove development is an important step in ensuring that individuals of diverse social, economic, and racial backgrounds can find affordable housing in our community. This diversity and inclusivity make Chapel Hill such a great place to live. Economically-diverse neighborhoods benefit all of us, not just those who live in them.

Affordable housing in Chapel Hill is a critical need, and I urge you to vote YES on developing Weavers Grove.

Sincerely,
Sarah Frank

Amy Harvey

From: canzy <canzy@aol.com>
Sent: Wednesday, June 10, 2020 2:36 PM
To: Town Council
Subject: rezoning of Sunrise Road

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor Hemminger and Council ,

I am writing to express concerns I have with the application for rezoning from R2 to R6 of 7516 Sunrise Road.

My family lives in the rural buffer on Sedgewood Road.

Traffic flow in our area has already become more congested and at times dangerous.

Adding a new community with over 200 units will only worsen this problem .

Both Sunrise and Whitfield are not well lit, have no bike lanes, and barely any soft shoulder.

Substantial upgrades to the roads of Sunrise and Whitfield would need to be completed before such a large community is developed in the area.

The back 17 acres of the Sunrise Road property is the most environmentally sensitive of the acreage there . It is a wetland. The property also has Transmission Lines with 500,000 volts per transmission tower. ALL buildings need to be at least 100 feet from them, preferably 200 feet. The current designs and plans have buildings 5 feet to 20 feet from them .
How are you planning to address these concerns ?

Why not seek an Angel Donor to buy the property and grant Triangle Land Conservancy a Conservation Easement ?

We want to be known as a town with accessible green spaces.

I am sad to say that the character and charm of our town is gone.

Thank you for your consideration and for the work you do for our community .

Respectfully,

Catherine Canzanella
8 Sedgewood Road
Chapel Hill
canzy@aol.com

Amy Harvey

From: Derek Chrisco <dchrisco3@gmail.com>
Sent: Wednesday, June 10, 2020 2:22 PM
To: Town Council
Subject: Habitat's Weavers Grove Community

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor and Council,

"We support critically needed affordable housing in Chapel Hill and call on you to vote YES on Habitat's Weavers Grove community."

We are thirty-seven year residents of Orange County having lived in Chapel Hill, Carrboro, and Hillsborough. We have always been very proud of the efforts made to help those in need, from the Community Kitchen/Shelters, Habitat Projects, etc. The people of Orange County are committed to making this a better place to live and we hope this project will continue that long history.

Sincerely,
Derek and Lori Chrisco
106 Floral Drive
Chapel Hill , NC 27516

Amy Harvey

From: Marc Jeuland <marc.jeuland@duke.edu>
Sent: Wednesday, June 10, 2020 2:19 PM
To: Town Council
Subject: Affordable Housing and Weavers Grove Habitat for Humanity

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Town Council,

I write to express my support for the Habitat project at Weavers Grove. Our town needs more affordable housing, especially in these trying times. I hope that I can count on the Town Council to do the right thing and defend this project.

Best,
Marc

Associate Professor of Public Policy and Global Health
Co-Director, Energy Access Project
Duke University
Box 90239
Durham, NC, 27708
Tel: (919)-613-4395
<http://sites.globalhealth.duke.edu/jeulandresearch/>

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Amy Harvey

From: Shuwen Jeuland <shuwenjeuland@gmail.com>
Sent: Wednesday, June 10, 2020 2:14 PM
To: Town Council
Subject: Supporting Weavers Grove project

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor Hemminger & the Chapel Hill Town Council,

I'm unable to attend the Town Council meeting tonight, but I'm writing to show my support for Habitat for Humanity's Weavers Grove innovative mixed-used project that helps provide more affordable housing in Chapel Hill (which we still sorely need). Many low income families and particularly those with people of color work in Chapel Hill but cannot afford to live here, spending hours commuting to low-wage jobs in our community (yes, even now during a pandemic because they are also more likely to hold essential jobs and they need the income).

Thank you for your service to our community and hope you will consider the input of your citizens carefully during these difficult and trying times for many, but particularly among your oppressed neighbors and constituents.

~ Shuwen Jeuland
221 Scarlett Drive, Chapel Hill 27517

Amy Harvey

From: Marshall Robers <marshallrobers@gmail.com>
Sent: Wednesday, June 10, 2020 2:59 PM
To: Town Council
Cc: Christine Robers; Marshall Robers
Subject: Weavers Grove Rezoning Proposal

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor Hemminger and Chapel Hill town council,

We are reaching out to you about the Weavers Grove development zoning change request. We have concerns on the proposal, particularly with regard to tonight's topic of rezoning, and the corresponding increase in density.

We are urging you and the council to reconsider and reformulate this land proposal and to deny the request to rezone this land. Rezoning this to high density does not match the intent for this land, particularly with regard to its surroundings. This land is in and around a rural buffer, intended to transition from low density housing to even further lower density housing. This land has been designated for over thirty years to prevent suburban sprawl and the corresponding challenges (water, noise, traffic/safety) that density brings. This rezoning proposal goes directly against the intent of this land planning, to promote dense living at the boundaries of the city.

Please also consider the surroundings of this land. On one side it is bordered by I-40. Rezoning and constructing the intended high density housing will eliminate essential natural sound barriers to 40. It will allow densely packing people very close to the highway, while also eliminating the structure that dampens the corresponding noise. This will bring a lot of additional noise to a residential area that already has too much. On other sides, it borders Chandler's Green, a low-density residential neighborhood, intended for locations on the boundaries of the city limits. Dense populations belong close to the main parts of the city, where there is easy access, even by walking, to most essentials of daily living. Rezoning and the corresponding dense population will significantly alter the surrounding community, while creating a less appealing living setup for the new residents of this area.

Please reconsider and reformulate this proposal by denying the request for increased density. Thank you for your time and thoughtful consideration.

Marshall and Christine Robers
marshallrobers@gmail.com
3839 Sweeten Creek Rd
Chapel Hill, NC 27514

Amy Harvey

From: Sioberg, Carrie <Carrie.Sioberg@unchealth.unc.edu>
Sent: Wednesday, June 10, 2020 3:24 PM
To: Town Council
Subject: Weaver's Grove Community

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

I support critically needed affordable housing in Chapel Hill and call on you to vote YES on Habitat's Weavers Grove community. Chapel Hill needs assistance with creating affordable housing! We admit and discharge people from the hospital all the time to homeless shelters or to the streets because of lack of affordable housing. It is very sad.

Thank you!

Carrie Sioberg

Carrie Sioberg, MSW, LCSW, MBA | Case Manager
Clinical Care Management Department
University of North Carolina Healthcare System
p 984-974-5174 f 984-974-3460
carrie.sioberg@unchealth.unc.edu

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Amy Harvey

From: Robert Reda <robertreda01@gmail.com>
Sent: Wednesday, June 10, 2020 3:29 PM
To: Town Council
Subject: Weavers Grove

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor and Council Members,

Some of you may know that I am a former President of Orange County Habitat for Humanity, however you may not realize that I am also a former President of the Chandlers Green Homeowners Association. I was the GC President in the mid-1990s when East Chapel Hill High School was being proposed and built. At that time the neighbors voiced many of the same concerns that are being expressed today (traffic, noise, potential vandalism, etc.). Because of these concerns the GC Homeowners Association worked very closely with the School Board and the Town Council resulting in a successful project that not only benefited the then and future High School students, but also the surrounding neighborhoods by providing a better quality of life and increasing property values.

Today with the Weavers Grove project we have the opportunity to better the lives of many people in our community, and ourselves become a better community in the process. I encourage concerned citizens to take a **positive** role in assisting to make this new community the best it can be, and I ask that the Council lead the effort to move this community forward for the benefit of the entire Chapel Hill/Orange County community.

Kind Regards,
Robert Reda
117 Wolf's Trail
Chapel Hill

Amy Harvey

From: Deborah Gibbs <gibbsdeborah@gmail.com>
Sent: Wednesday, June 10, 2020 4:12 PM
To: Town Council
Subject: in support of the Weavers Grove development

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Mayor Hemminger and Town Council members,

I stand with the Chapel Hill-Carrboro branch of the NAACP and others in supporting conditional zoning for the Weavers Grove development. There is a well-documented dearth of affordable housing needed by many of those "essential workers" who support our hospital, university, and local businesses. Supporting these individuals and their families in home ownership builds the diverse and cohesive community in which we all want to live.

Deborah Gibbs

Amy Harvey

From: Susan Steinberg <susansteinberg2@gmail.com>
Sent: Wednesday, June 10, 2020 4:13 PM
To: Town Council
Subject: In support of Weavers Grove

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor Hemminger,

As the Town Council prepares to discuss plans for Weavers Grove, I am writing to express my support for the plan.

Though I live in Carrboro, I want to thank you for all you do for our community, including finding ways to create affordable housing opportunities.

Sincerely,

Susan Steinberg

--

Rev. Susan Steinberg
Carrboro, NC

Our words are feathers that fly on our breath. Let them go in a holy direction.

~[Jeanne Lohmann](#)

Amy Harvey

From: Margaret Wainwright <mhwain3@gmail.com>
Sent: Wednesday, June 10, 2020 3:46 PM
To: Town Council
Subject: Weaver Grove Community

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

I support critically needed affordable housing in Chapel Hill and call on you to vote yes on Habitat's Weaver Grove community. We know that economically diverse neighborhoods benefit all of us, not just the people that live in them. I have worked with Habitat in the past and know that they work to support their carefully chosen residents. This is a great new project.

Margaret Wainwright

Amy Harvey

From: Jack Denniston <jldenniston3@gmail.com>
Sent: Wednesday, June 10, 2020 3:43 PM
To: Town Council
Subject: Habitat

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

I am writing in support of approving the Habitat project in Weaver's Grove.

--

John L. "Jack" Denniston

919-619-8761 (cell)

Grandpa Musician Peacemaker

Tree-hugger Consultant Puppy-papa

Red Cross Volunteer Braver Angels Workshop Organizer

www.triangletubas.com

<https://www.braverangels.org>

<https://ourgrandchildrensworld.com/>

<https://unitedchurch.org/peacemaking>

<https://sites.google.com/view/oldnorthstate>

Amy Harvey

From: Wanda Hunter <wmoorehunter@gmail.com>
Sent: Wednesday, June 10, 2020 3:21 PM
To: Town Council
Subject: Proposed Habitat development

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor Hemminger and Town Council members,

I write in strong support of the proposed Weavers Grove Habitat development. This mixed income model seems ideal for addressing our desperate need for affordable housing in Chapel Hill.

The location is a very good one for creating housing that can be afforded by our middle and lower income municipal, school, university and hospital employees. Those who serve our town should be able to live here.

Those whose families have been here for generations, especially the descendents of Black citizens whose labor created and supported the development of our town and university, should be able to continue living here.

I am concerned that we have increasingly become a more affluent community and a whiter community. Addressing the immediate need for affordable housing is an economic and racial justice issue.

Many of us are counting on you, elected officials whom we voted for, to approve this project.

With gratitude for your service,
Wanda Hunter
817 Old Mill Road
Chapel Hill NC 27514

Amy Harvey

From: Peifer, Mark A <peifer@unc.edu>
Sent: Wednesday, June 10, 2020 4:00 PM
To: Town Council
Subject: Vote YES on Habitat's Weavers Grove community

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor Hemminger and Council members,

I am a member of University Presbyterian Church and faculty advisor for UNC Habitat for Humanity. Both have offered me the chance to see the impact Habitat's work has had on our community. Affordable housing has become an almost unrealistic dream for many of my coworkers and for essential workers who educate our children and make our town and county a livable place. Weavers Grove will feature 100 affordable Habitat homes and 136 market-rate homes; this intermingling is the thing that makes communities strong and will make it the most innovative, large-scale affordable housing initiative in Orange County's history.

Please vote yes!

Mark Peifer
Professor of Biology
peifer@unc.edu
<http://peiferlab.web.unc.edu/>
He/him

Please direct any undergraduates interested in graduate programs in Molecular, Cell and Developmental Biology to our great graduate entry portal:
Biological and Biomedical Sciences: <https://bbisp.unc.edu>
To learn more about our Ph.D. Programs
Genetics and Molecular Biology: <http://gmb.unc.edu/>
Neurobiology: <http://www.med.unc.edu/neurobiology/>
Cell Biology and Physiology: <https://www.med.unc.edu/cellbiophysio/education-training/cell-biology-and-physiology-curriculum/>
Biology: <https://bio.unc.edu/graduate/>

Peifer Mailing address:
CB#3280; Coker Hall
Dept. of Biology
University of North Carolina at Chapel Hill
Chapel Hill NC 27599-3280
[919-962-2271](tel:919-962-2271) (o) [919-962-2272](tel:919-962-2272) (l)

PEIFER LAB ADDRESS FOR FED EX:
521 Fordham Hall
133 Medical Drive
University of North Carolina
Chapel Hill NC 27599 USA



Amy Harvey

From: Ann Rauchbach <alsrauch@gmail.com>
Sent: Wednesday, June 10, 2020 3:59 PM
To: Town Council
Subject: Affordable housing

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Hello,

Some thoughts on affordable housing on Sunrise. I think we need to help those less fortunate in our community. We live near Culbreth housing and it has been a welcome community that has done well. Please consider building such on the north side of town.

Sincerely,

Ann Rauchbach

Sent from my iPhone

Amy Harvey

From: Margaret Wainwright <mhwain3@gmail.com>
Sent: Wednesday, June 10, 2020 3:46 PM
To: Town Council
Subject: Weaver Grove Community

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

I support critically needed affordable housing in Chapel Hill and call on you to vote yes on Habitat's Weaver Grove community. We know that economically diverse neighborhoods benefit all of us, not just the people that live in them. I have worked with Habitat in the past and know that they work to support their carefully chosen residents. This is a great new project.

Margaret Wainwright

Amy Harvey

From: Jack Denniston <jldenniston3@gmail.com>
Sent: Wednesday, June 10, 2020 3:43 PM
To: Town Council
Subject: Habitat

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

I am writing in support of approving the Habitat project in Weaver's Grove.

--

John L. "Jack" Denniston

919-619-8761 (cell)

Grandpa Musician Peacemaker

Tree-hugger Consultant Puppy-papa

Red Cross Volunteer Braver Angels Workshop Organizer

www.triangletubas.com

<https://www.braverangels.org>

<https://ourgrandchildrensworld.com/>

<https://unitedchurch.org/peacemaking>

<https://sites.google.com/view/oldnorthstate>

Amy Harvey

From: Amy Harvey
Sent: Wednesday, June 10, 2020 11:52 AM
To: Heather B; All Agenda Materials; Town Council
Subject: RE: I would like to speak at tonight's public hearing
Attachments: Weavers Grove statement June 2020.pdf

Good morning

Thank you for letting us know and providing the attached statement. I am forwarding this to the Council, and will add your name to the list of speakers.

Thank you.

Amy Harvey

From: Heather B <brutzh@gmail.com>
Sent: Wednesday, June 10, 2020 11:10 AM
To: All Agenda Materials <allclerk@townofchapelhill.org>
Subject: I would like to speak at tonight's public hearing

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Hello,

I would like to sign up to speak at tonight's public hearing on the topic of the Weavers Grove conditional zoning.

I will be speaking on behalf of the Chapel Hill-Carrboro NAACP and my statement is attached.

Heather

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, June 10, 2020 5:01 PM
To: Vicki Stocking
Cc: Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh
Subject: RE: YES for Weaver's Grove

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. I have forwarded 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.

If your email is related to a development application or a particular issue being addressed by the Council, your comments will be made part of the record. If applicable, we encourage you to attend any public meetings related to the items addressed in your email.

Again, thank you for your message.

Sincerely,

Jeanette Coffin

Jeanette Coffin
Office Assistant
Manager's Office
Town of Chapel Hill
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514-5705



Phone: (919) 968-2743
Fax: (919) 969-2063



From: Vicki Stocking [mailto:vicki.stocking@gmail.com]
Sent: Wednesday, June 10, 2020 4:59 PM

To: Town Council <mayorandcouncil@townofchapelhill.org>

Subject: YES for Weaver's Grove

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor Hemminger and Town Council,

I strongly encourage you to vote YES on this innovative Habitat for Humanity project.

I don't live in the Chapel Hill city limits, so there are many things I can't vote for. I appreciate the wonderful resources of our town (my husband and I have been here for 32 years) and am protective of this place. And I absolutely believe that supporting this project from Habitat raises Chapel Hill's visibility as a community willing to "put its money where its mouth is." We talk a good progressive talk about justice and equity. Here's a chance to DO that. We need affordable housing in Chapel Hill, and Habitat for Humanity has an exceptional way to do that.

I have heard that there are concerns from nearby neighbors about environmental impact. I appreciate those concerns. I also fully believe that the Town, working with Habitat, can figure out a way to do this essential work right. (I'm also highly sensitive to coded language surrounding longstanding Not In My Back Yard sentiments, based on my own work with civic organizations).

I have my own connections to Habitat for Humanity that add to my passion for this project. As the Summer Programs Director for a major scholarship/leadership development program, I send UNC and Duke students to work with Habitat in New Orleans for eight weeks every summer (except now, of course). I've spent hundreds of dollars on locally-created art at Mixed Concrete, the UNC Habitat project. I'm a donor for Orange County Habitat and participated in a Women's Build and a joint fundraising effort with another friend, also a donor who did the same Women's Build. She and I will bring more women to the Women Builds and launch more joint fundraising once they can take volunteers again. And I am especially proud that my daughter's new husband, Eddie Burgard, is a site supervisor and would potentially work on this very project. Every day, he uses his own body and mind to create a better world for people who are housing insecure. Every day he teaches us and inspires us.

How amazing it would be if Chapel Hill said "yes" to this project. This would be a beautiful thing to do, and it would be the right thing.

All the best,

Vicki Stocking
1411 Hatch Road
Chapel Hill, NC 27516
(919) 260-8221

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, June 11, 2020 10:18 AM
To: mspastery@icloud.com
Cc: Judy Johnson; Loryn Clark; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakeria Vaughan; Tai Huynh
Subject: RE: Forgive me

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.

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Again, thank you for your message.

Sincerely,

Jeanette Coffin

Jeanette Coffin
Office Assistant
Town of Chapel Hill Manager's Office
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514
(o) 919-968-2743 | (f) 919-969-2063

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

From: Rebecca Banks <mspastery@icloud.com>
Sent: Wednesday, June 10, 2020 10:10 PM
To: Amy Harvey <aharvey@townofchapelhill.org>
Subject: Forgive me

Amy,affordable housing is so much needed in chapel hill,you grow up here you work here an can't afford to buy a house,you see your neighbourhood,replace with strangers if if people pads on you can't buy their house ,you feel like your being force out of something that should have been yours,the town you grew up in an worked all your life,I'm so sorry,

Sent from my iPhone

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, June 11, 2020 10:20 AM
To: Peggy Lee
Cc: Judy Johnson; Loryn Clark; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh
Subject: RE: Weavers Grove

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.

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Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Peggy Lee [mailto:plee27516@hotmail.com]
Sent: Thursday, June 11, 2020 8:10 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Weavers Grove

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

I urge you to vote YES for Weavers Grove. Habitat for Humanity helps provide desirable, affordable housing which is much needed in the Chapel Hill area.

Thanks,
Margaret Lee
Resident of Carrboro Extension

Get [Outlook for iOS](#)

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, June 11, 2020 10:22 AM
To: Molly De Marco
Cc: Judy Johnson; Loryn Clark; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh
Subject: RE: Please vote in support of Weavers Grove

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.

If your email is related to a development application or a particular issue being addressed by the Council, your comments will be made part of the record. If applicable, we encourage you to attend any public meetings related to the items addressed in your email.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Molly De Marco [mailto:mollydemarco@gmail.com]
Sent: Wednesday, June 10, 2020 10:24 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please vote in support of Weavers Grove

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Good evening Mayor and Council members,

My name is Molly De Marco. I'm a member of NEXT Chapel Hill-Carrboro. I wasn't able to stick it out with you for the remainder of your meeting tonight, so I'm sending in our remarks.

NEXT is a group of community members who are inspired by our community's vibrancy and values, and who see opportunities to enhance our quality of life through promoting equity, diversity, inclusiveness, economic growth, transportation options, and housing choices.

Our organization enthusiastically supports Habitat for Humanity of Orange County's proposed development: Weaver's Grove.

Habitat's proposed development meets the priorities we hold for new developments: Weaver's Grove is a mixed-use, walkable environment and is dense and transit-oriented.

The development also meets our priority to Increase the Supply of Affordable Housing by Partnering with non-profit groups to expand the stock of low to moderately-priced housing.

The project has been approved by our stormwater board, our transportation board, and our planning commission, who all took those respective issues under consideration.

This project is in line with NEXT's [goals.to](#) build a community that is served by our outstanding fare-free public transit service and is within biking, walking or bus distance to services like groceries and schools. Most importantly, it brings much needed affordable housing, which all council members have noted as a priority.

It's also important to note that the Weaver's Grove development will include 'missing middle' housing as well by partnering with builders of housing that is less than the current median home price in Chapel Hill.

We are excited about what this project means for our community. We urge the council members to vote in support.

Thank you.

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, June 11, 2020 10:24 AM
To: Carolyn Ebeling
Cc: Judy Johnson; Loryn Clark; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh
Subject: RE: Support for Weavers Grove

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.

If your email is related to a development application or a particular issue being addressed by the Council, your comments will be made part of the record. If applicable, we encourage you to attend any public meetings related to the items addressed in your email.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Carolyn Ebeling [mailto:carolyn.ebeling817@gmail.com]
Sent: Wednesday, June 10, 2020 8:47 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Support for Weavers Grove

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor Hemminger and Town Council Members,

Thank you for your commitment to affordable housing and creating a community where all citizens have access to a safe, affordable place to live. I write to ask for your support in approving the Conditional Zoning at Weavers Grove (7516 Sunrise Road). Approval of this Conditional Zoning helps to meet one of the Town's Strategic Goal (Goal 3) of Affordable Housing.

Sincerely,
Carolyn Ebeling

Amy Harvey

From: Nancy Tannenbaum <nancytann@yahoo.com>
Sent: Wednesday, June 10, 2020 8:40 PM
To: Town Council
Subject: Weavers Grove

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

I support critically needed affordable housing in Chapel Hill. As such, I call on you to vote YES to support Weavers Grove. It has been more than 20 years that Habitat has tried to please neighbors near that community, answering every complaint with thoughtful consideration, moving impediments around, adding more plant buffers, putting in a bus stop, etc. It is time now to step up and approve it.

Thank you.

Nancy Tannenbaum and John Becton

Amy Harvey

From: Janice Dodds <dodds.janice7@gmail.com>
Sent: Wednesday, June 10, 2020 8:30 PM
To: Town Council
Subject: Habitat for Humanity Weavers Grove

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

As a neighbor at Carol Woods to this project, I welcome this affordable housing. I know how necessary it is for our community of Chapel Hill and look forward to helping to make more options available to eligible people. It is important to have a community with mixed incomes.
Janice Dodds.

Amy Harvey

From: Suzanne Miller <sdmill52@aol.com>
Sent: Wednesday, June 10, 2020 8:08 PM
To: Town Council
Subject: Weavers Grove

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Please vote YES for Weavers Grove.

Thanks,
Keith and Suzanne Miller
Chapel Hill

Sent from my iPhone

Amy Harvey

From: Carol Jakub <cmjakub@gmail.com>
Sent: Wednesday, June 10, 2020 7:09 PM
To: Town Council
Subject: affordable housing

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Please vote yes on Habitat's Weaver Grove Community. I volunteer with people at an assisted living facility in Carrboro and the staff has a hard time finding affordable housing in the area. We need to help the worker bees!

Carol Jakub

Amy Harvey

From: Kaitlyn Kopala <kzkopala@gmail.com>
Sent: Wednesday, June 10, 2020 6:52 PM
To: Town Council
Subject: Vote YES for Weavers Grove

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Mayor and Town Council,

I am writing to request your support in the Town Council for the Habitat for Humanity of Orange County's request for approval to proceed with the Weavers Grove housing development. I am sure that you have heard quite a bit about this proposed development in prior Council meetings. Therefore, I will limit my description of the project to the short bullets below:

- Weavers Grove is an innovative approach to housing development that will serve a diverse community of home-owners in Chapel Hill on a 32 acre site off Sunrise Road that Habitat Orange has owned for several years.
- This development will offer affordable homes to 100 Habitat families as well as to 236 market-rate homeowners and will include single family homes, duplexes, townhomes and condominiums. It will also include family-friendly amenities such as play grounds, a water park, picnic areas and gathering spaces for neighbors to socialize.
- Weavers Grove will bring together people from many different backgrounds, income levels and experiences creating a diverse and inclusive community that will augment the personal, social and cultural development of its residents.
- Weaver's Grove will expand Habitat's impact on the affordable housing crisis in Chapel Hill by increasing the number of new homes built each year from 121 to 20. Current plans are for the construction to begin in 2022 and run for ~ 5 years
- Chapel Hill and Orange County will gain a stable, diverse and self-reliant group of families in Weavers Grove who will contribute to the vibrant fabric of our area.

Thank you for your past strong support for affordable housing. Your "Yes" vote on Weavers Grove will continue this commendable history.

Thank you for your support,
Kaitlyn Kopala

Amy Harvey

From: Rebecca Cerese <rcerese@gmail.com>
Sent: Wednesday, June 10, 2020 6:26 PM
To: Town Council
Subject: Progressive Dems of Orange County support Weavers Grove conditional zoning
Attachments: pdoc weavers grove support.pdf

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Attached please find the Progressive Democrats of Orange County's support for the Weavers Grove conditional zoning. In case there are issues with the attachment, I am pasting the content below. Thanks for your consideration.

Progressive Democrats of Orange County
PO Box 3368 Chapel Hill NC 27515 919-933-9662
<http://ncdpoc.org>

June 10, 2020

Dear Mayor Hemminger & Town Councilors,

The Progressive Democrats of Orange County (PDOC) wish to register our strong support for conditional zoning for the Weavers Grove development. In recent years, Chapel Hill has grown increasingly difficult to live in for the hospital workers, teachers, and service workers who are the lifeblood of our community. At the time of this writing, the median home value in Chapel Hill is \$396,384, which is far beyond the reach of many of these vital community members. If we are to live up to our legacy as a regional leader in building a forward-thinking town, we simply must find ways to make all of what Chapel Hill has to offer available to those who have made it such a desirable place to live.

We know that housing insecurity among families with children will cost the U.S. \$111 billion in avoidable health and education expenditures over the next 10 years.[1] We know that residents who can afford to buy a home are more likely to volunteer in their neighborhood and engage in local political activity.[2] We know that every dollar spent directly on affordable housing generates an additional \$1.12 to local economies.

By adding 100 units affordable to people earning 30% and 80% of the Area Median Income, Weavers Grove will be improving our community's public health, civic participation, and economy while increasing our desirability and competitiveness to prospective employers by creating a supply of housing closer to active economic zones.

The primary objections to the development, on stormwater drainage and traffic grounds, have been thoroughly addressed by Habitat for Humanity and by the Town of Chapel Hill through a rigorous planning process. Adequate measures are in place to manage stormwater in both the construction and post-development phases of the project. The lack of pre-existing high traffic areas north of the Weavers Grove site makes it unlikely that the development would increase congestion in surrounding neighborhoods.

The benefits of Weavers Grove are clear and comprehensive. The development represents a major opportunity for Chapel Hill to take strides toward being the accessible and more affordable community that it must become to support those who are already supporting the city. We urge the town council to

approve the conditional zoning plan for Weavers Grove, and we look forward to reaping the benefits of a healthier and more diverse community that aligns with our town's ideals.

Sincerely,

Rebecca Cerese & PDOC Executive Team

President

[1] Children's Healthwatch, "Stable Homes Make Healthy Families", July 2017

[2] Joint Center for Housing Studies of Harvard University, "The Social Benefits and Costs of Homeownership: A Critical Assessment of the Research", October 2001

Amy Harvey

From: Sue Hunter <huntress919@gmail.com>
Sent: Wednesday, June 10, 2020 6:12 PM
To: Town Council
Subject: I support Weavers Grove

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor and Town Council,

I'm writing to support the Weavers Grove development, and request that you vote yes on the rezoning request tonight. Affordable housing is in short supply within our community, and Weavers Grove is a much needed addition to the housing supply.

The COVID crisis has highlighted the need for greater equity, diversity and housing that does not create a cost burden for residents. I hope you will vote yes tonight so we can welcome more neighbors to the Town of Chapel Hill.

Sue Hunter

Amy Harvey

From: Dustin Vail <dustinvail@gmail.com>
Sent: Wednesday, June 10, 2020 5:39 PM
To: Town Council
Subject: I SUPPORT Weavers Grove

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor and Council,

I wanted to write to you that I support critically needed affordable housing in Chapel Hill and call on you to vote YES on Habitat's Weavers Grove community.

We are one of the wealthiest towns in the state. If there was ever a time to put our money where our mouth is, now is the time.

Let's be a city that welcomes all.

Dustin

Amy Harvey

From: Smith, Richard L <rls@email.unc.edu>
Sent: Wednesday, June 10, 2020 5:37 PM
To: Town Council
Cc: Amy Grady
Subject: Weaver Grove

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor Hemminger and Town Council members,

We have been donors to Habitat for over twenty years. We fully support their efforts to build affordable housing in Chapel Hill.

The proposed Weaver Grove development is a mile from our home and we are concerned about the controversy it has generated in our community. We urge the Council to make every effort to ensure the concerns about environmental damage are addressed. Nevertheless, we think going ahead with this development is the right thing to do. Chapel Hill already has many high-priced subdivisions, and badly needs developments that cater for residents who are not in high-salary positions. We think you should vote in favor.

Sincerely,

Amy Grady and Richard Smith

Amy Harvey

From: Mary Eldridge <maryeldr1@gmail.com>
Sent: Wednesday, June 10, 2020 7:41 AM
To: Town Council
Subject: Weavers Grove

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor and Town Council Members,

I am writing to urge you to support the critically needed Weavers Grove house proposed by Habitat for Humanity. I live near two mobile home parks and know it is just a matter of time before these are sold for commercial property, leaving even more people in need of affordably housing.

So many of the good people who work in service jobs for us must now commute from more affordable areas. Our county and especially Chapel Hill direly need more affordable housing. This development sounds ideal with its mix of affordable and market housing and green space.

Thank you,

Mary Eldridge

Amy Harvey

From: Rob Tennant <tennant.hillsong@gmail.com>
Sent: Wednesday, June 10, 2020 7:40 AM
To: Town Council
Subject: Weavers Grove Community

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor Hemminger,

I am Rob Tennant, pastor of Hillside Church (on Culbreth Road, right next to Culbreth M.S.). My kids attend Northside E.S., Culbreth M.S., and Carrboro H.S. I have been in this community 14 years.

As a pastor, I see the need for affordable housing and relief from crushing debt all the time. Every week since the Pandemic started our church has fed nearly 100 households through our weekly food pantry. Prior to the pandemic, it was once a month and we'd have 30-40 households. I see the need.

Members of my church have worked on building affordable housing, volunteering with Habitat. Many who attend worship at our church live in affordable housing. These are hardworking, good people who want to achieve the American dream, and their presence makes our community stronger and often more diverse, a quality cherished in Chapel Hill.

I support critically needed affordable housing in Chapel Hill and call on you to vote YES on Habitat's Weavers Grove community.

Sincerely,

Rev. Robert J. Tennant

Amy Harvey

From: Roch Will <rochwill96@gmail.com>
Sent: Wednesday, June 10, 2020 7:35 AM
To: Town Council
Subject: Affordable Housing

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

I believe that affordable housing is one of the corner stones in fighting racism. Along with a high quality education Chapel Hill and Carrboro can go a long way in beginning to fight racism. It's about opportunities...equal opportunities, so a person can build a better life.

Roch Will

Amy Harvey

From: Jonathan Hermann <hermannism@gmail.com>
Sent: Wednesday, June 10, 2020 7:16 AM
To: Town Council
Subject: Weavers Grove and Affordable Housing

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Greetings good people.

It is no secret that Chapel Hill needs more affordable housing options in order to grow, which is why I hope you vote YES on Habitat's Weavers Grove community.

I've heard of many people searching for a starter home in CH and unable to find one, forcing them to look elsewhere. They often end up in Durham. With a new community like Weavers Grove, we'd be able to add more teachers, first responders, artists, small business owners and social workers into our community, making our town more vibrant.

I hope you take this into consideration.

Thank you for your time.

Jonathan Hermann
703 Longleaf Dr, Chapel Hill, NC 27517

Amy Harvey

From: Robert Sielken <rssielen@gmail.com>
Sent: Wednesday, June 10, 2020 7:09 AM
To: Town Council
Subject: Support Weavers Grove

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

All,

I am writing to request your support regarding Habitat Orange County's request for approval to proceed with the Weavers Grove housing development. I particularly like the project mixing affordable and regularly priced housing as that should help foster a stronger community across Chapel Hill and Orange County. Please vote "Yes" on Weavers Grove.

Bob Sielken

136 Kingston Dr, Chapel Hill, NC 27514

Amy Harvey

From: maryryan8@gmail.com
Sent: Wednesday, June 10, 2020 7:00 AM
To: Town Council
Subject: YES for Habitat's Weavers Grove

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor Hemminger and Town Council,

I support critically needed affordable housing in Chapel Hill and call on you to vote YES on Habitat's Weavers Grove community.

Thank you!

Mary

iPhone. iMistakes. iSorry.

Amy Harvey

From: Katie M <katekatemb@gmail.com>
Sent: Wednesday, June 10, 2020 5:35 AM
To: Town Council
Subject: Habitat - vote yes!

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor,

I support critically needed affordable housing options in Chapel Hill. Please vote YES on Habitat's Weaver Grove community. We need affordable housing for all people in our community. This development would enrich our community and benefit us as a whole.

Thank you,
Katie Barnett

Amy Harvey

From: Long, Micah C <micah151@live.unc.edu>
Sent: Wednesday, June 10, 2020 2:35 AM
To: Town Council
Subject: Vote YES for Weavers Grove

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Greetings Mayor Hemminger and Town Council Members,

My name is Micah Long and I am a resident of Burlington, NC (and a student at UNC-Chapel Hill). I am emailing you all today to voice my support for critically needed affordable housing in Chapel Hill and call on you to vote YES on Habitat's Weavers Grove community.

I have witnessed the necessity of building a stronger and more equitable Orange County through housing opportunity. Families should have access to safe housing in Chapel Hill regardless of where they work or how much wealth they can access. We know that economically diverse neighborhoods benefit all of us, not just the people that live in them.

Over the past two weeks, the Chapel Hill community has come together and protested against systemic racism. We need to invest in affordable housing to make this future a reality by lifting up our most vulnerable neighbors. I am urging you and Chapel Hill Town Council to support the development of Weavers Grove and promote inclusivity in our town.

I have volunteered with the Orange County Habitat for Humanity and I believe in their goal of affordable housing. This is an amazing opportunity to the benefit Orange County!

Sincerely,
Micah Long
Micah151@live.unc.edu
(336) 212-7375

Amy Harvey

From: Wyatt Foster <wyattjfooster@gmail.com>
Sent: Wednesday, June 10, 2020 12:45 AM
To: Town Council
Subject: Vote YES for Weavers Grove

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Greetings Mayor Hemminger and Town Council Members,

My name is Wyatt Foster and I am a life long resident of Chapel Hill, NC. I am emailing you all today to voice my support for critically needed affordable housing in Chapel Hill and call on you to vote YES on Habitat's Weavers Grove community.

I have witnessed the necessity of building a stronger and more equitable Orange County through housing opportunity. Families should have access to safe housing in Chapel Hill regardless of where they work or how much wealth they can access. We know that economically diverse neighborhoods benefit all of us, not just the people that live in them.

Throughout my time at ECHHS, I was lucky enough to be a member and later a co-president of Refugee Outreach Club where we tutored Karen/Burmese refugees in Chapel Hill/Carrboro. During this time I was able to tutor 3 young boys in one of the Habitat for Humanity neighborhoods near Smith Middle School and CHHS. Being able to have access to adequate and affordable housing makes a world of difference for these families. Furthermore, the evidence supports that affordable, quality housing has an immense effect on people's health (physical and mental), the ability to attain education, and to prosper economically. I'd be happy to share this information through attached links below. My dad has also been a huge proponent for low income house development with his work for the NC Community Development Initiative in Raleigh and his clinical work at Duke Law School. His work has made me appreciate the necessity of quality housing all the more.

Over the past two weeks, the Chapel Hill community has come together and protested against systemic racism. Housing, health, education, and the right to a fruitful future are all intersectional with race and socioeconomic status. We need to invest in affordable housing to make this future a reality by lifting up our most vulnerable neighbors. I am urging you and Chapel Hill Town Council to support the development of Weavers Grove and promote inclusivity in our town.

Sincerely,

Wyatt Foster
919-619-0473

<https://www.healthaffairs.org/doi/10.1377/hpb20180313.396577/full/>

<https://www.rwjf.org/en/library/research/2011/05/housing-and-health.html>

<https://housingmatters.urban.org/articles/how-housing-can-determine-educational-health-and-economic-outcomes>

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC1447157/>

Amy Harvey

From: Susan Clark <susanclark19@gmail.com>
Sent: Wednesday, June 10, 2020 12:09 AM
To: Town Council
Subject: Please vote YES on Habitat's Weavers Grove Community

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Chapel Hill Town Council,

I am writing today to express my strong support for critically needed affordable housing in Chapel Hill. I call on you to vote YES on Habitat's Weavers Grove community.

Affordable housing is critical for building strong, diverse neighborhoods that meet the needs of our entire community. I have so enjoyed working alongside my neighbors with Habitat for Humanity Orange County.

Please help bring this much-needed mixed-income housing to Chapel Hill. Please vote in favor of the Weavers Grove community.

All my best,
Susan Clark

Amy Harvey

From: Anna Washington <washin2432@aol.com>
Sent: Thursday, June 11, 2020 11:57 AM
To: Town Council

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Please support low-income housing in Chapel Hill.

Thank you for seriously considering how to make Chapel Hill more inclusive through policy decisions.

Anna Washington
305 McCauley Street
Chapel Hill
919-9292249
washin2432@aol.com

Amy Harvey

From: jessiann <jessica_thompson@unc.edu>
Sent: Thursday, June 11, 2020 11:40 AM
To: Town Council
Subject: Habitat for Humanity Weavers Grove

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor Hemminger and the Chapel Hill Town Council,

My name is Jessica Thompson and I am a resident of Chapel Hill. I support critically needed affordable housing in Chapel Hill and call on you vote YES on Habitat's Weavers Grove community. Since moving to Chapel Hill four years ago I have been witness to both the town's willingness to accept all people and a contrasting stark wealth gap within the community. Having worked with Habitat for Humanity and their ReStore in Durham in the past, I feel that the vision of Weavers Grove is one that will ultimately benefit all residents.

Thank you for your time,

Jessica Thompson
UNC Eshelman School of Pharmacy, PY1
jessica_thompson@unc.edu
(910) 574-2530

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, June 11, 2020 12:36 PM
To: jessiann
Cc: Judy Johnson; Loryn Clark; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh
Subject: RE: Habitat for Humanity Weavers Grove

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.

If your email is related to a development application or a particular issue being addressed by the Council, your comments will be made part of the record. If applicable, we encourage you to attend any public meetings related to the items addressed in your email.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: jessiann [mailto:jessica_thompson@unc.edu]
Sent: Thursday, June 11, 2020 11:40 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Habitat for Humanity Weavers Grove

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor Hemminger and the Chapel Hill Town Council,

My name is Jessica Thompson and I am a resident of Chapel Hill. I support critically needed affordable housing in Chapel Hill and call on you vote YES on Habitat's Weavers Grove community. Since moving to Chapel Hill four years ago I have been witness to both the town's willingness to accept all people and a contrasting stark wealth gap within the

community. Having worked with Habitat for Humanity and their ReStore in Durham in the past, I feel that the vision of Weavers Grove is one that will ultimately benefit all residents.

Thank you for your time,

Jessica Thompson
UNC Eshelman School of Pharmacy, PY1
jessica_thompson@unc.edu
(910) 574-2530

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, June 11, 2020 1:06 PM
To: Erin Belford
Cc: Judy Johnson; Loryn Clark; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh
Subject: RE: Suport Weavers Grove

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.

If your email is related to a development application or a particular issue being addressed by the Council, your comments will be made part of the record. If applicable, we encourage you to attend any public meetings related to the items addressed in your email.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Erin Belford [mailto:lyons838@gmail.com]
Sent: Thursday, June 11, 2020 12:57 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Suport Weavers Grove

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

To Mayor Pam Hemminger and Town Council Members,

I am writing to request your support in the Town Council for the Habitat for Humanity of Orange County's request for approval to proceed with the Weavers Grove housing development. I have volunteered with HHOC for six years and feel passionate about affordable housing. Reasons to support Weavers Grove:

- Weavers Grove is an innovative approach to building community among mixed-income homeowners and has few comparable developments in our country;
- It is well known that homeownership has a strong positive impact on a family's financial stability, health, education and community life;
- Weaver's Grove will expand HHOC's impact on the affordable housing crisis in Chapel Hill by increasing the number of new homes built each year;
- Chapel Hill and Orange County will gain a stable, diverse and self-reliant group of families in Weavers Grove who will contribute to the vibrant fabric of our area.

Thank you for your past strong support for affordable housing. Your "Yes" vote on Weavers Grove will continue this commendable history.

Sincerely, Erin Belford

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, June 11, 2020 1:09 PM
To: Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: FW: #19-081 Weaver Grove

Jeanette Coffin
Office Assistant
Manager's Office
[Town of Chapel Hill](#)
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514-5705



Phone: (919) 968-2743
Fax: (919) 969-2063



From: Judy Johnson
Sent: Thursday, June 11, 2020 12:41 PM
To: Jeanette Coffin <jcoffin@townofchapelhill.org>; Becky McDonnell <rmcdonnell@townofchapelhill.org>; Jake Lowman <jlowman@townofchapelhill.org>
Subject: FW: #19-081 Weaver Grove

Jeanette

We offered the planning@townofchapelhill.org address last night for folks to continue public comment on public hearing items. I'm hoping you could forward this (and others) to mayor and town council.

Thanks
Judy

From: Kistler, Christine <christine_kistler@med.unc.edu>
Sent: Thursday, June 11, 2020 11:26 AM
To: Planning Department <planning@townofchapelhill.org>
Subject: #19-081 Weaver Grove

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Planning committee

I'm not sure how to get this message to you, but as a citizen of Chapel Hill, I wholeheartedly support this effort in the Weaver Grove community to bring in Habitat for Humanity. I think it is vitally important for maintaining the diversity in our wonderful town and hope it will be approved.

Sincerely,
Chrissy Kistler, MD

Electronic Mail is not secure, may not be read every day, and should not be used for urgent or sensitive issues. Given ongoing clinical needs, my responses may be slower than usual.

Amy Harvey

From: Gail McKinley <gailmck@att.net>
Sent: Thursday, June 11, 2020 3:08 PM
To: Town Council
Subject: Comment on proposed Weaver Grove development

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

I support this development which will improve the availability of decent affordable housing and the diversity of Chapel Hill's population, to everyone's benefit.

Gail McKinley
438 W Cameron Avenue
Chapel Hill 27516

Amy Harvey

From: Andy Thorne <andrewjaythorne@gmail.com>
Sent: Thursday, June 11, 2020 3:11 PM
To: Town Council
Subject: Weavers Grove

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

I'm in support of affordable housing in Chapel Hill and support Weavers Grove.

Thanks,

Andy

Amy Harvey

From: Abby Zarkin <abbyzarkin@gmail.com>
Sent: Thursday, June 11, 2020 3:24 PM
To: Planning Department; Town Council
Subject: Response to June 10 public hearing - Weavers Grove

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor and Members of the Town Council -

I was moved by the discussion last night around the systemic racism in our society, and applaud the citizens, young and old, who took the time to express their ideas and recommendations during this difficult time. And I appreciate that you allowed people some time to express themselves in an open forum.

Unfortunately, the limited time as well as inability to respond as a council, left me wondering whether these voices have been truly heard, and whether they will have any impact on the actions or policies of the town going forward.

I felt similarly distressed when the very important subject of Weavers Grove came up, at 11:00 PM, after a very stressful and emotional set of topics preceding it. I had spent many days preparing to deliver a concise 3 minute statement, expressing my support of the IDEA of the plan while identifying serious concerns that would normally capture your interest. I was on the Town zoom call beginning at 7PM and waited FIVE hours for the opportunity to exercise this privilege, only to be told at the last minute that I would have only 2 minutes, and then being cut off practically mid-sentence even before the two minute mark without having the satisfaction of either delivering my remarks fully, or being heard by the Council. Breakdowns in technology didn't help matters either, as my internet disconnected moments before my group was called to speak.

Many important issues were raised last night that deserve serious consideration by the council, yet by the time these points were raised, it was past midnight, and most everyone appeared exhausted. The issues are not easy to embrace, **yet they are crucial to the success of the Weavers Grove project. I feel they were too easily cast aside last night / this morning.**

I supported the 2008 Habitat plan for the development of the Sunrise property, and I support the vision that habitat has for their current plan. There are some wonderful features in their vision for the project. I can't understand, however, that with the research that unequivocally proves that **high noise exposure causes serious health issues going well beyond hearing loss, and includes diseases and illnesses that shorten people's life expectancies, I can't understand how any council member is willing to push this plan forward right now.**

I appreciate the desperate need for affordable housing in Chapel Hill, but why does that make it right to put residents' health at risk? They look to you, councilmembers, as policy makers to regulate and ensure their safety, not put them in harm's way. How can you move forward so quickly without even appearing to care, without slowing this train down just a little bit, to ensure the health and safety of the very people you are attempting to serve?

You are charged with looking beyond today, and thinking longer term about the ramifications of your decisions. **The current Habitat plan takes no accounting for the widening of I-40 and the substantial degradation of the living conditions that will come as a result.** There are too many homes, especially affordable housing units, that will be built in unhealthy zones of the property (not to even mention the swampy wetlands and streams beneath them).

I don't want to be harsh, but I honestly view this attitude as shameful. **Knowingly putting at risk the lives of the Weavers Grove residents by allowing the developer to put homes in high risk/high noise zones is absolutely shameful- and it ignores the science.** I have learned to expect this behavior in Washington DC, but not among our own council members in Chapel Hill.

Two hours of last night's meeting were spent hearing of the racial inequities that have systemically plagued our policing institutions. We fully know, too, that these same injustices have plagued our housing authorities and countless other key segments of our society. **Why are you still advocating for putting our lower earning population in the swamp right along the highway? Is there no consideration for equity here?**

I hope you understand why I am so distressed, and I hope you will consider these issues. **Please slow this process down, enough to gain the proper assurances from the developer that the health and safety of Weavers Grove citizens are a shared priority. There are numerous ways this can be achieved and I hope you will only approve the zoning request after these alternatives are explored and included in this conditional zoning plan.**

Thank you for your consideration and for your service to our community,
Abby Zarkin

Zarkin Leadership, LLC
919-475-6550
[email](#) [linkedin](#)

Amy Harvey

From: Adrian Bischoff <adrian@adrianbischoff.com>
Sent: Thursday, June 11, 2020 1:37 PM
To: Town Council
Subject: Weaver Grove

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Hello,

I would like to write in to support the Weaver Grove development. There need to be more housing options for people of low and middle incomes in Chapel Hill. I look forward to the benefits of this development on the whole community for years to come.

Cheers,
Adrian

Amy Harvey

From: Joanne <joannedvg@aol.com>
Sent: Thursday, June 11, 2020 1:40 PM
To: Town Council
Subject: feedback on 6/10/20 meeting Weaver's Grove

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor and Town Council,

I watched the Town Council meeting last night in anticipation of item 15, Weavers Grove. I am very concerned about the procedures that took place during this meeting. I am a Chandler's Green resident for over 30 years and have had to defend our neighborhood against big developments being proposed next to our small neighborhood of 81 homes set among trees. I am not against Habitat for Humanity and would love to be proud to support this project but I can't when it is being proposed as part of a major development plan.

The procedures that I am complaining about.

- 1) First, the last minute change of this meeting and putting it at the end of a jam packed meeting meant that the Town Council was exhausted (even said so) and were unable to attend to the concerns presented by Chandler's Green neighbors.
- 2) For the 4.5 hours preceding the Weaver's Grove presentation, speakers were told to keep their comments to 2 minutes. It was only after 3 speakers from Chandler's Green spoke very rapidly to say what was prepared for a 3 minute speech, lawyer, Karpinos stated that the speakers could have 3 minutes. Why did he wait until the $\frac{3}{4}$ of our HOA Board members had spoken.
- 3) The technical difficulties were only experienced by the Chandler's Green neighbors and not the supporters of Habitat. This is just an observation. The technical difficulties made it impossible to make a coherent presentation of Chandler's Green concerns.
- 4) Chandler's Green concerns are being ignored by the Town Council.
- 5) Science is being ignored by the Town Council

The Town Council can turn a blind eye and ear to the decibel levels of previous sound studies and not do a current sound study. This will not absolve them of responsibility of creating a hazardous place for people to live. Without current studies, the Town Council does not know the answers. Require the developer to do the studies before approval.

Trees Trees Trees. I always believed Chapel Hill was a believer in the value of trees. With all of the development going on it Chapel Hill we will be losing a valuable resource, trees. The trees will be removed first before any construction is done. This alone will increase stormwater and noise pollution before any stormwater and noise pollution is mediated. The application states the stormwater mediation takes place at the end of all the construction which is projected to be about 10 years. I don't know when the berm is planned. Do you? What will happen to our neighborhood in the meantime?

Thanks for listening,

Amy Harvey

From: aggiement@gmail.com
Sent: Thursday, June 11, 2020 1:44 PM
To: Town Council
Subject: Support of Weavers Grove community

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor Hemminger:

This note is to document my show of support for critically needed affordable housing in Chapel Hill. I will vote YES to support the Habitat for Humanity - Weavers Grove community.

I am the owner of 105 N. Roberson Street in Chapel Hill, a home that I inherited from my mother. My mother inherited the home from her parents (Minnie and Jacob James) having purchased it in 1939. That house is now inhabited by my son, Christian Foushee-Green. Had it not been for our inheritance, I would not be able to afford a home in Chapel Hill. As a matter of fact, I purchased a home in Durham's Forest Hills neighborhood in 1996 because I couldn't afford to live in Chapel Hill though I had parents and grandparents there. They have all passed now except for a grandfather, Garland Foushee. He is a historic Northside neighborhood centurion having turned 102 on May 17, 2020!

Christian is a passionate and gifted musician having graduated from Berklee College of Music in 2010. He is equally passionate (as I am) - about affordable housing in Chapel Hill. Christian scored, and was lead producer of music for the play – Affordable Housing: The Musical. The production had a run in November at Current ArtSpace on Franklin Street to sold out audiences. Though a successful musician, director of music at an episcopal church, producer, music therapist, and instructor all still may not afford him the ability to live downtown Chapel Hill. The ability to do so is only possible through my inheriting his great-grandparents home.

I urge you to recognize and act upon the urgent need of middle-class workers to have the right to live comfortably as residents of Chapel Hill. It is time to acknowledge and reward all Chapel Hill's inhabitants for the contributions given to our community. It is past time to make right on making housing affordable for all. Then - and only then will it truly be the village on the hill that's known as Carolina-blue-Heaven for all to live, work and play.

Best,

Arminta Foushee

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, June 11, 2020 4:12 PM
To: Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: weavers grove
Attachments: Comment on proposed Weaver Grove development; Weavers Grove; Response to June 10 public hearing - Weavers Grove; Weaver Grove; feedback on 6/10/20 meeting Weaver's Grove; Support of Weavers Grove community; Support for the Weavers Grove development; Support for Weavers Grove Development; Weavers Grove Support; Weavers Grove

Jeanette Coffin
Office Assistant
Manager's Office
Town of Chapel Hill
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514-5705



Phone: (919) 968-2743
Fax: (919) 969-2063



Amy Harvey

From: Jeanette Coffin
Sent: Thursday, June 11, 2020 4:12 PM
To: Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: weavers grove
Attachments: Comment on proposed Weaver Grove development; Weavers Grove; Response to June 10 public hearing - Weavers Grove; Weaver Grove; feedback on 6/10/20 meeting Weaver's Grove; Support of Weavers Grove community; Support for the Weavers Grove development; Support for Weavers Grove Development; Weavers Grove Support; Weavers Grove

Jeanette Coffin
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Town of Chapel Hill
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Chapel Hill, NC 27514-5705



Phone: (919) 968-2743
Fax: (919) 969-2063



Amy Harvey

From: Meier, Katy <kameier@live.unc.edu>
Sent: Thursday, June 11, 2020 4:05 PM
To: Town Council
Subject: Weavers Grove Support

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor and Town Council,

I support critically needed affordable housing in Chapel Hill and call on you to vote YES on Habitat's Weavers Grove community. As a part of the UNC Chapel Hill Community I know that affordable housing is needed and can make a large difference in regards to job stability and overall wellbeing for community members.

Thank you for taking the time to read this! I hope you are doing well and staying safe!

All the best,
Katy Meier

Amy Harvey

From: Sondra VanSant <ssvansant@gmail.com>
Sent: Thursday, June 11, 2020 4:03 PM
To: Town Council
Subject: Weavers Grove

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

I urge the Town Council to approve the Weavers Grove proposal, negotiating any outstanding concerns there may be to meet town requirements.

I have lived in Chapel Hill for 42 years and in the beginning of our time here was impressed with the unique policy of blending public housing all across town rather than relegating it to one area of town--something I had not experienced in our previous New Jersey town. It seems to me that this approach reflected a wise macro policy that is now proposed at a micro level with Weavers Grove.'s attempt to blend affordable housing with market-rate housing in the same community--that also includes a micro level of some whole-town amenities.

I have also personally worked on construction of Habitat projects as well as had a chance to be familiar with Orange County Habitat's solid organization. I'm not aware of other developers who maintain the same kind of connection with and close involvement with homeowners once they move in. And I don't know if this model has been used elsewhere, but it seems to me it is a model to be replicated if successful. Seems to me Habitat and Weavers Grove homeowners will have every reason to make it so.

Thank you for the work you as Council and staff have devoted to this project already.

Sondra VanSant
942 Cedar Club Circle
Chapel Hill, NC 27517

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, June 11, 2020 5:05 PM
To: Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: FW: Weavers Grove Project

Jeanette Coffin
Office Assistant
Manager's Office
[Town of Chapel Hill](#)
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514-5705



Phone: (919) 968-2743
Fax: (919) 969-2063



From: yvonnec19@aol.com [mailto:yvonnec19@aol.com]
Sent: Thursday, June 11, 2020 4:42 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Weavers Grove Project

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Good afternoon, my name is Yvonne Cleveland and I was supposed to speak last night to share my story of why the Weavers Grove Project and affordable is so needed in Chapel Hill.

I know first hand what it is like to have a drastic change in income and struggle to pay rent and raise a family. I lived for six years in public housing and was blessed with the opportunity to become a homeowner through Habitat for Humanity. I have been living in my home for 19 1/2 years and becoming a homeowner was the best thing that could have happened to me and my family. Being a homeowner enabled me to raise my children in a safe, stable environment. We have planted roots

here and feel like we are a part of a community. I am able to work, serve, and live in the town of Chapel Hill. My children are looking forward to one day becoming homeowners, It gives me so much pleasure to hear my grandson (5 yrs old) say, " I want to go to Nana's house." Where he can ride his bike. hunt for bugs, watch the many birds that come to the bird sanctuary we built together. I enjoy watching him from my front porch pulling his baby cousin (1 1/2 yrs old) around the yard in their wagon.

Not only that, but I can look forward to retirement because my mortgage is so affordable. There are so many others that would love this same opportunity of becoming homeowners and planting roots here in Chapel Hill. I pray that you will consider voting for the Weavers Grove Project and make it possible for others to be rooted in community, live safe, and proud in Chapel Hill.

The Weavers Grove Project and affordable housing are needed in Chapel Hill..

My best

Yvonne Cleveland

Amy Harvey

From: CHALT <info@chalt.org>
Sent: Thursday, June 11, 2020 5:05 PM
To: Town Council
Cc: Amy Harvey
Subject: Weavers Grove Comments
Attachments: WeaversGrove.final1.docx; 67dB line.pdf

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Agenda Item: Weavers Grove

To: Mayor and Town Council

From: Chapel Hill Alliance for a Livable Town

Date: June 10, 2020

CHALT strongly supports the provision of a wide mix of affordable housing types in Chapel Hill, especially housing for those with the greatest need and fewest resources. We admire the model pioneered by Habitat for Humanity that employs the labor of future homeowners, as well as that of volunteers, to build houses for people for whom home ownership would otherwise be difficult or impossible. The creation of 100 new affordable units at Weaver's Grove will be a significant benefit to the units' future owners and to the community as a whole and will be an even greater benefit if these new homes are located on desirable lots, with appropriate noise control.

Weavers Grove presents unique challenges which have not yet been addressed, but we feel these challenges can be overcome with certain design modifications.

Specifically, this proposal is environmentally and economically unjust because it places the affordable homes on the least desirable parts of the property where future residents are sure to encounter problems because:

- The least desirable places to build are located north of the power line - wetlands and RCD in the northwest and pooled standing water in the presently forest northeast quadrant - where the affordable Habitat homes are to be placed.
- Much of the site is covered with power lines, streams and wetlands.
- This northeast area also borders an elevated section of I-40 that is soon to be widened to 6 lanes, which will exacerbate the area's already significant noise and air pollution. <https://publicinput.com/I-40-Orange-County>
- The limited buildable area of the site is almost entirely covered with a "hard surface" -- streets, parking lots and roofs, which will exacerbate stormwater runoff and contribute to flooding.

Recent advisory board reviews have produced many comments about the density of the plan that will greatly reduce tree cover and increase the chance of stormwater problems. We share these concerns. But, unfortunately these Board reviews come at the end of the development review cycle instead at the start of the review process, when there is little opportunity to remedy obvious problems without requiring a disruptive redesign. For example, the Stormwater Advisory Board discussed at length the concern about the requested RCD exceptions, yet failed to weigh in with a recommendation that might jeopardize the project as it neared the final stage. The Stormwater Board will take up the issue of early review at their next meeting. Further, the Town stormwater staff chose not to enter expert opinion and the neighborhood spokesman had a family emergency so relevant information was withheld from consideration.

Stormwater and environmental issues continue to be considered well after a design is submitted for a permit instead of at the start of the process. Chapel Hill must find a way to include environmental and stormwater discussions earlier in the planning process, if the Town is to create truly sustainable projects. An early review would have prevented the following serious site design problems:

- Stormwater features are located outside of the buildable area and some of the larger stormwater retention basins are placed right in the Resource Conservation District (RCD). The RCD was intended to remain undisturbed in order to function as an additional protection for water quality as well as for ecological conservation and a wildlife corridor. Allowing abundant exceptions undercuts the usefulness of having such an ordinance.
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- Three townhomes are placed on top of a stream that is now ephemeral but once was considered perennial. A new stream designation would be timely.
- Ten of the homes placed very close to I-40 will have both **1) ground water close to the surface** which promises to flood more often after trees are removed upstream, and **2) noise levels above 67 decibels**, a level deemed unhealthy by a study done around 2005. That study led a previous Council to prohibit building within a specified distance from I-40, well before plans to widen I-40 were announced.

Because we recognize that the Town is now at the final stage of a conditional use application, we recommend the following steps that would mitigate the inevitable stormwater and environmental problems we see inherent in this design.

1. Recommendations to reduce stormwater impacts.

- a) Reduce disturbance of RCD areas. The proposed plan disrupts the RCD by 40% in some places. (Some of the other requests to remove poorly placed units could allow the applicant to make the stormwater basins planned within the RCD smaller, thus disturbing less space in the RCD.) Also ask the applicant to redistribute the load from basins currently inside the RCD to basins outside the RCD.
- b) Ask applicant to use alternatives to placing pervious pavement especially in areas subject to flooding, and that would provide quantifiable improvements in the amount of run-off or move pervious pavement to the southern half of the development where flooding is not an issue and the soil percolates better. (Applicant endeavoring to meet pervious surface requirement calculation.) Adopt a maintenance plan if the pervious pavement remains.
- c) Remove the three townhouse apartments that are now placed on top of an ephemeral stream (previously designated a perennial/intermittent stream.)
- d) Since the existing stream determination has expired, Council could reasonably request a new stream determination in order to decide whether the placement of the units would be within the RCD. Please make that request a part of this conditional use permit. If the determination shows the stream is indeed ephemeral then the building could stay. If intermittent then townhouses need to be pulled back.
 - e) Require a bond for potential failure of stormwater retention basins and failure of pervious pavement to protect the five homes downstream and failure of pervious pavement.

2. Recommendations to mitigate noise.

When DOT builds a noise wall for Chandlers Green there will no longer be any Chapel Hill home suffering from unhealthy levels of noise - until the Habitat homes are built. {See slides in attachment #2 below showing sound effects from I-40.}

a) Remove from plan the 10 homes now located in the Northeast quadrant that will experience noise above 67 decibels. (This change would also prevent flooding when trees are removed.) These units, if built, would endure terrible noise impacts causing hearing loss and other diseased and heightened particulate matter emissions causing lung and heart disease. {See attachment #2 .}

b) The applicant has suggested that they will build a berm to mitigate the noise. However the proposed berm is too far from the highway and crosses an area that is 12 feet lower than the interstate and we have no proof it will be effective as the developer has refused to supply an engineering standard for noise. We recommend the current Council follow the previous Council's approach of not building within areas exposed to dangerous noise levels. We know I-40 will be widened soon to 6 lanes compounding the noise problem.

<https://publicinput.com/I-40-Orange-County>

e) In addition we request an updated noise study showing whether or not the proposed berm will sufficiently solve the noise problem, and demonstrate that health is no longer a concern.

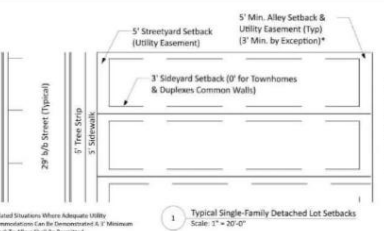
We regret that the opportunity was missed early in the review to improve stormwater and environmental design and eliminate what will certainly become problems for the future homeowners. In our zeal to help this project succeed by making exceptions to our regulations (significant incursion into the RCD among others), we strongly implore the Town Council to avoid putting future residents in harm's way by approving homes that will flood and houses so close to I-40 they will cause hearing loss in the young and old, as well as a wide range of health conditions. However, it is not too late to consider the recommendations we've put forward which will substantially improve upon the design flaws we've identified.

Finally, as noted above, stormwater and environmental issues continue to be considered well after a design is submitted for a permit. If the Town is to create truly sustainable projects, Chapel Hill must include environmental and stormwater review and board discussions earlier in the planning process. By doing so, the town would greatly improve most of its developments and move us toward our goals adopted in the Paris Accords.

Comments in a file.
Attachment 1

Attachment #2





ID	# Units	Description	Unit Type	Building or Unit Envelope	Area	Size	Envelope Area	Target Unit Size (SF)	# Floors	Market Builder	Habitat	Notes
D	80	DU's Single-Family Detached	Single-Family	20' x 100'	1,800 SF	1,100 x 1,000	1,100	1,100	2 LVL	80/80%	20' Avg. Lot Width	
D	50	DU's Single-Family Attached/Duplex	Attached	22' x 40'	880 SF	1,050 x 240	1,050	1,050	2 LVL			50/50% 1-Story
C	80	DU's Condos - 2 & 3 BR Elev. Units	Condo	20' x 25'	500 SF	1,100 x 450	1,100	1,100	4-5 LVL			2 DU's # 3-Story
S	10	DU's Single-Family - Mediums	Single-Family	30' x 12'	360 SF	1,100 x 300	1,100	1,100	2 LVL			
Total Units: 235 Units												
P		Cafe	Office Above	60' x 60'	3600 SF	3600 x 2100	3600	3600	2 LVL			2nd Floor Optional
P		Community Center	Office Above	60' x 50'	3000 SF	3600 x 2100	3600	3600	2 LVL			2nd Floor Optional
P		Pavilion	Open	30' x 30'	1500 SF	1500	1500	1500	1 LVL			2nd Floor Optional
P		Grocery/Trail Shop	Open	30' x 40'	1200 SF	1200	1200	1200	1 LVL			2nd Floor Optional

Subject to Change



Used Situations Where Adequate Utility Separations Can Be Documented & 3' Minimum Setback Must Be Provided.

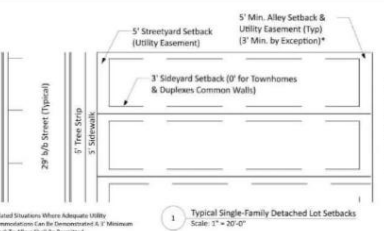
1 Typical Single-Family Detached Lot Setbacks Scale: 1" = 20'-0"

2 Community Center Scale: 1" = 50'-0"



Disclaimer: This Plan is for Illustrative Purposes Only and Therefore Subject to Change

Surveyed: of



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S	10	DU's Single-Family - Mediums	Single-Family	30' x 13.5' x 40'	800-1,000 SF	1,300-2,000	800-1,000 SF	1,300-2,000	2 LVL	10/90%	20' Avg. Lot Width	10 DU's 2-3 Story
Total Units: 235 Units												
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P		Pavilion	Open	30' x 30'	1500 SF	1500	1500 SF	1500	1 LVL			2nd Floor Optional
P		Grocery/Trail Shop	Open	30' x 60'	1800 SF	1800	1800 SF	1800	1 LVL			2nd Floor Optional

Subject to Change



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Amy Harvey

From: Michael Murphy <outlook_1B7CF1FA7B43D6EF@outlook.com> on behalf of Michael Murphy <mm@redborn.com>
Sent: Thursday, June 11, 2020 7:25 PM
To: Town Council
Cc: Amy Harvey
Subject: Weavers Grove Stormwater and Environment

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

The is the complete text from my presentation last night. Unfortunately, my Internet was going out and I was cut the 1.5 minutes due to earlier speakers going over.

-- Michael Murphy

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Hello, I am Mike Murphy. Thank you for the opportunity to address the Mayor and Council tonight. I would like to focus specifically on environmental and stormwater concerns.

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Tonight, the community will raise some concerns. It is important to understand that these concerns aren't isolated... the review boards raised these same issues.

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2. Very high percentage of hard surface in the building site
3. Incursion into the RCD's by stormwater feature
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6. Dog park and community garden adjacent to a major wetland
7. Homes placed too close to I-40
8. Homes could not be made "solar-ready"

Still, the boards voted unanimously to approve the project -- not because they felt the issues were *small*, but because they felt the importance of affordable housing was *large*. No one wanted to be responsible for delaying such an important project -- and I also share this sentiment.

To cover all of the environmental and stormwater issues, would take at least 30 minutes, but since I have less than 3 minutes left, I will cover the 3 most important issues -- the issues that could create lingering problems for the residents of Weavers Grove and the neighbors in Chandler's Green.

FIRST, the northeast quadrant of the development presents some unique challenges. Not only is it subjected to excessive highway noise, it is the site of a forested wetland. With the exception of the hottest few weeks in the summer, this area is wet the year round. During major storms the water flows northeast and onto the shoulder of I-40, where it is funneled into the highway's extensive stormwater system.

The problem with building in this saturated area is that when the surrounding forest is cleared, the volume of water will significantly increase and the saturated area will become larger. One of three things will happen, and they are all bad,

1. Homes sit in a swamp most of the year
2. The developer will drain this swamp onto I-40
3. The developer will drain this swamp through the neighbor's properties.

For obvious reasons the developer has chosen the third option. Water is channeled via a very long culvert into the stormwater pond that empties into the stream that sends water into Chandler's Green. The developer is channeling water, that would normally flow north onto the highway, completely across the property to exit in the south. Water from the wettest area of the Weavers Grove development is placed on the adjacent neighbors that are already suffering from drainage and flooding issues. This is **new water** that they never needed to accept before.

SECOND, three Weavers Grove townhouses are being built on top of the southern stream that empties through Chandler's Green properties. This portion of the stream was most recently classified as ephemeral, but that classification has expired. Historically, it has been classified as perennial/intermittent, and our expert claims it is intermittent. Those of you who toured the property remember that this stream was clearly channelized and flowing.

The problem with building over that portion of the stream is that it is lower than any of the detention basins -- any stormwater will enter the stream directly. This is true regardless of the stream classification.

Natural streams exist because of durable geological conditions. Even if the stream is removed by excavation, the underlying geology will attempt to recreate the stream. This will lead to erosion and water damage for the townhouses.

THIRD, the planned placement of the sewer appears to be underneath the wetland and stream that passes between the Chandler's Green properties. This placement runs counter to the Jordan Lake Rules.

Removing trees and dredging across the wetland and stream will increase the problems for these homes. The crooked path of the sewer will require several ugly raised manholes in our neighbor's backyards, and the sewer line will be placed uncomfortably close to one of our neighbor's foundation.

Sadly, these "three most important issues" all affect the same 3 to 5 "already at risk" Chandler's Green homes, and the issues are cumulative. We suggest three fixes.

1. Don't clear the far northeastern edge of the Weavers Grove property (this would also address the highway noise concern).
2. Remove the three townhouses on top of the southern stream
3. Relocate the sewer away from the southern stream

We thank you for your attention and your help in addresses these three important issues.



Duke Energy
Transmission
Easement

Greenway
Easement
Dedication

Amy Harvey

From: Regina Mattera <rgracemattera@gmail.com>
Sent: Friday, June 12, 2020 8:07 AM
To: Town Council
Subject: Weavers Grove Community

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Ladies and Gentlemen,

I deeply support the need for affordable housing in Chapel Hill and fervently hope you will vote YES on Habitat's Weavers Grove community.

Thank you,
Regina Mattera
123 Cardiff Place
Chapel Hill, 27516

Amy Harvey

From: Vicki Kowlowitz <kowlowitz@gmail.com>
Sent: Friday, June 12, 2020 12:56 AM
To: Town Council
Subject: Support Weaver's Grove

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

I support the Weaver's Grove project. This land will be developed anyway - so this will address the need for affordable housing in Chapel Hill and increase the much needed diversity in East Chapel Hill; even increasing the economic diversity would help.

Please feel free to contact me if I can help to support this project.

Sincerely,
Vicki Kowlowitz
400 Coolidge Street
Chapel Hill NC
kowlowitz@gmail.com

Amy Harvey

From: Abby Zarkin <abbyzarkin@gmail.com>
Sent: Thursday, June 11, 2020 10:54 PM
To: Town Council; Planning Department
Subject: Comments re Weavers Grove public hearing
Attachments: CGHOA WG Hearing Response June 11 2020.pdf

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Attached please find additional comments from the Chandler's Green HOA regarding the Weavers Grove public hearing of June 10, 2020.

Thank you,
Abby Zarkin

Zarkin Leadership, LLC
919-475-6550
[email](#) [linkedin](#)

Amy Harvey

From: NCS <ncsmythe@nc.rr.com>
Sent: Thursday, June 11, 2020 10:37 PM
To: Town Council
Subject: IMPORTANT -- FOR THE RECORD WRT TO WEAVERS GROVE -- WITHIN 24 HOURS!!

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Last night's meeting went into today so I know I am within the 24 hour timeline to submit additional comments.

TWO PARKS FOR THE PRICE OF ONE!!

Instead of using the entire American Legion property to develop a very large park, think about allocating half of it to Habitat to build the Weavers Grove community. This would still leave enough acreage for a large recreational park. In exchange, turn the current Sunrise Road acreage into a second park preserving the natural beauty of the environment.

I'm sure you've already thought of this before but maybe not since so many serious issues have arisen as the process for the Sunrise Road location has evolved – especially since Carol Woods withdrew their support.

The American Legion land --

- 1) requires minimal clearcutting and probably has little to no acreage that is RDC to work around;
- 2) would not have the serious issues of I-40 noise, storm water management, heavy traffic as well as pedestrian/student/bicyclist safety concerns as does the current site;
- 3) would be walkable to Wegman's and presumably already has bus lines to nearby Rams Plaza, Eastgate, and University Place;
- 4) offers easy walkable access to a number of health care centers; and
- 5) would have a city park right next door minimizing the need, and saving some funding, for recreational areas on Sunrise that are woefully inadequate for the number of residents.

The Sunrise Road location --

- 1) could be turned into a park that would preserve, respect, and honor the natural environment and beauty of the wetlands, marshes, wildlife, etc.
- 2) would have enough space for parking, pedestrian and bicycle paths, and benches without clearcutting and disturbing the RDC acreage

I know you're shaking your heads and thinking you shouldn't go back to the constituents who were involved in the decision to develop a park on the American Legion site. However, given the easy passage of the Affordable Housing Bond, and the advantage of having two parks with different character but essentially the same acreage, would be inviting, in addition to offering a vastly better and safer location for the residents of Weavers Grove.

Amy Harvey

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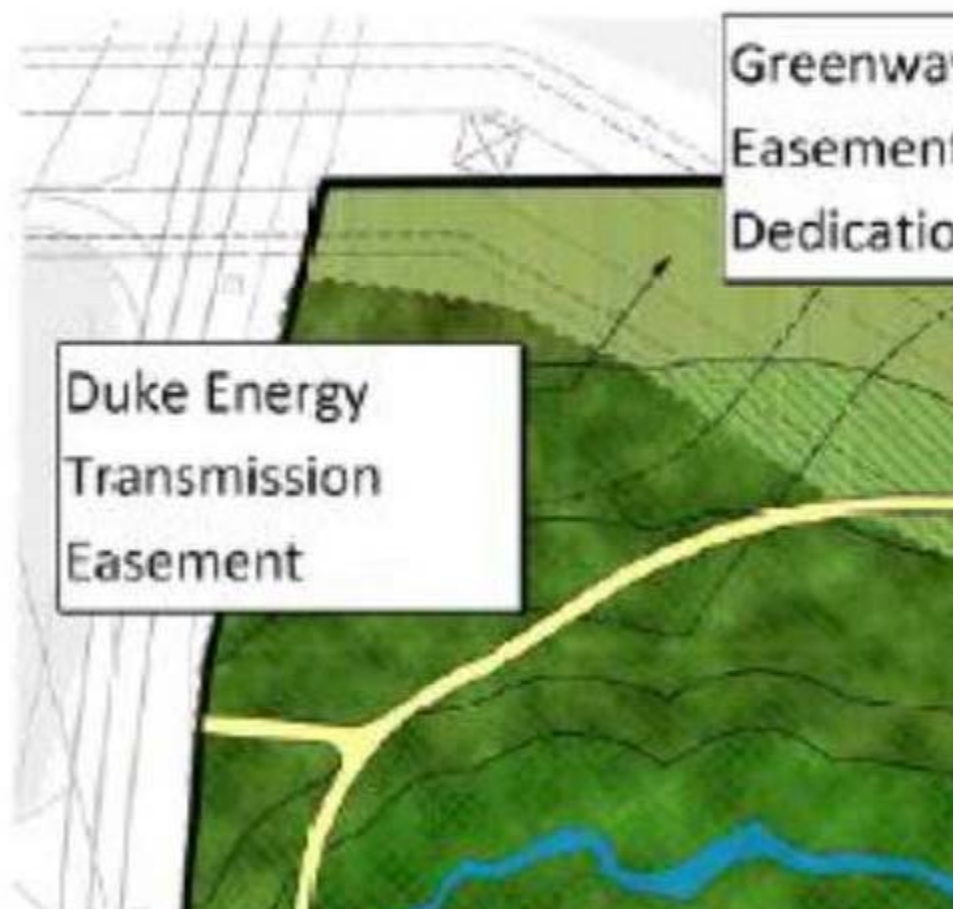
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Amy Harvey

From: CHALT <info@chalt.org>
Sent: Thursday, June 11, 2020 5:05 PM
To: Town Council
Cc: Amy Harvey
Subject: Weavers Grove Comments
Attachments: WeaversGrove.final1.docx; 67dB line.pdf

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Agenda Item: Weavers Grove

To: Mayor and Town Council

From: Chapel Hill Alliance for a Livable Town

Date: June 10, 2020

CHALT strongly supports the provision of a wide mix of affordable housing types in Chapel Hill, especially housing for those with the greatest need and fewest resources. We admire the model pioneered by Habitat for Humanity that employs the labor of future homeowners, as well as that of volunteers, to build houses for people for whom home ownership would otherwise be difficult or impossible. The creation of 100 new affordable units at Weaver's Grove will be a significant benefit to the units' future owners and to the community as a whole and will be an even greater benefit if these new homes are located on desirable lots, with appropriate noise control.

Weavers Grove presents unique challenges which have not yet been addressed, but we feel these challenges can be overcome with certain design modifications.

Specifically, this proposal is environmentally and economically unjust because it places the affordable homes on the least desirable parts of the property where future residents are sure to encounter problems because:

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Because we recognize that the Town is now at the final stage of a conditional use application, we recommend the following steps that would mitigate the inevitable stormwater and environmental problems we see inherent in this design.

1. Recommendations to reduce stormwater impacts.

- a) Reduce disturbance of RCD areas. The proposed plan disrupts the RCD by 40% in some places. (Some of the other requests to remove poorly placed units could allow the applicant to make the stormwater basins planned within the RCD smaller, thus disturbing less space in the RCD.) Also ask the applicant to redistribute the load from basins currently inside the RCD to basins outside the RCD.
- b) Ask applicant to use alternatives to placing pervious pavement especially in areas subject to flooding, and that would provide quantifiable improvements in the amount of run-off or move pervious pavement to the southern half of the development where flooding is not an issue and the soil percolates better. (Applicant endeavoring to meet pervious surface requirement calculation.) Adopt a maintenance plan if the pervious pavement remains.
- c) Remove the three townhouse apartments that are now placed on top of an ephemeral stream (previously designated a perennial/intermittent stream.)
- d) Since the existing stream determination has expired, Council could reasonably request a new stream determination in order to decide whether the placement of the units would be within the RCD. Please make that request a part of this conditional use permit. If the determination shows the stream is indeed ephemeral then the building could stay. If intermittent then townhouses need to be pulled back.
 - e) Require a bond for potential failure of stormwater retention basins and failure of pervious pavement to protect the five homes downstream and failure of pervious pavement.

2. Recommendations to mitigate noise.

When DOT builds a noise wall for Chandlers Green there will no longer be any Chapel Hill home suffering from unhealthy levels of noise - until the Habitat homes are built. {See slides in attachment #2 below showing sound effects from I-40.}

a) Remove from plan the 10 homes now located in the Northeast quadrant that will experience noise above 67 decibels. (This change would also prevent flooding when trees are removed.) These units, if built, would endure terrible noise impacts causing hearing loss and other diseased and heightened particulate matter emissions causing lung and heart disease. {See attachment #2 .}

b) The applicant has suggested that they will build a berm to mitigate the noise. However the proposed berm is too far from the highway and crosses an area that is 12 feet lower than the interstate and we have no proof it will be effective as the developer has refused to supply an engineering standard for noise. We recommend the current Council follow the previous Council's approach of not building within areas exposed to dangerous noise levels. We know I-40 will be widened soon to 6 lanes compounding the noise problem.

<https://publicinput.com/I-40-Orange-County>

e) In addition we request an updated noise study showing whether or not the proposed berm will sufficiently solve the noise problem, and demonstrate that health is no longer a concern.

We regret that the opportunity was missed early in the review to improve stormwater and environmental design and eliminate what will certainly become problems for the future homeowners. In our zeal to help this project succeed by making exceptions to our regulations (significant incursion into the RCD among others), we strongly implore the Town Council to avoid putting future residents in harm's way by approving homes that will flood and houses so close to I-40 they will cause hearing loss in the young and old, as well as a wide range of health conditions. However, it is not too late to consider the recommendations we've put forward which will substantially improve upon the design flaws we've identified.

Finally, as noted above, stormwater and environmental issues continue to be considered well after a design is submitted for a permit. If the Town is to create truly sustainable projects, Chapel Hill must include environmental and stormwater review and board discussions earlier in the planning process. By doing so, the town would greatly improve most of its developments and move us toward our goals adopted in the Paris Accords.

Comments in a file.
Attachment 1

Attachment #2



Amy Harvey

From: Planning Department
Sent: Friday, June 12, 2020 7:56 AM
To: Jeanette Coffin; Becky McDonnell; Jake Lowman
Subject: FW: Comments re Weavers Grove public hearing
Attachments: CGHOA WG Hearing Response June 11 2020.pdf

Jeanette

Could you forward this email to the mayor and council?

Thanks
Judy

From: Abby Zarkin <abbyzarkin@gmail.com>
Sent: Thursday, June 11, 2020 10:54 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>; Planning Department <planning@townofchapelhill.org>
Subject: Comments re Weavers Grove public hearing

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Attached please find additional comments from the Chandler's Green HOA regarding the Weavers Grove public hearing of June 10, 2020.

Thank you,
Abby Zarkin

Zarkin Leadership, LLC
919-475-6550
[email](#) [linkedin](#)

Chandler's Green Homeowners' Association
Response to Public Hearing of June 10, 2020
Weavers Grove Development Rezoning
June 11, 2020

The Chandler's Green Homeowners Association (HOA) would like to see the Weavers Grove development succeed in achieving its vision of a mixed income development offering affordable housing and market rate homes adjacent to our community. We still have three primary concerns we feel are critical to the health and welfare of our residents which as yet have not been adequately addressed by the applicant or the town.

Executive Summary:

1) Amesbury Connection - critical concern

Require Amesbury to be clearly defined as emergency access only as previously agreed upon by Weavers Grove and Chandlers Green. Alternatives could include some combination of:

- 1. Removable bollards, gates, or floppy paddles.*
- 2. Distinct pavement, such as pervious pavers*
- 3. Emergency Access Only signs*
- 4. Traffic calming, such as planters, speed tables, humps, or bumps*

2) Sound and Particulate Pollution: critical concern

Require that Weavers Grove and Chandler's Green residents are able to enjoy neighborhoods that are safe from the scientifically proven health risks due to unsafe noise levels by:

- 1. Requiring the developer to conduct a new, expert sound study in coordination with the NC DOT, projected out to include the widening of I-40 and standard projections of traffic growth.*
- 2. Gaining assurances that no homeowner on the property will be exposed to unsafe noise levels greater than 67dB, the NC DOT noise standard (eg., not clear beyond the 67dB level).*
- 3. Gaining assurances from the developer that the Weavers Grove development will not impose noise levels that exceed current unhealthy levels to the homeowners of Chandlers Green as a result of their land clearing and/or berm construction.*
- 4. Once these assurances are provided, hold the developer accountable to achieve those assurances.*
- 5. Coordinate with NCDOT on the design and construction of any noise abatement tactic now to avoid the creation of noise channels into Chandler's Green between Weavers Grove berms and future NC DOT sound walls.*

3) Storm water, drainage, and flooding risks for Chandler's Green Properties along the Southern Stream: critical concern

Protect the Weavers Grove residents and the Chandler's Green neighbors from drainage and flooding issues:

- 1. Update the stream classification on the southern stream which has expired.*
- 2. Request the developer work with OWASA to come up with a plan for a sewer line that does not cross the wetlands or pass beneath the stream on the Chandler's Green property (minimizes the effect on any RCD and complies with Jordan Lake Rules).*
- 3. Require the developer to provide assurances that the storm water system and pervious pavement will be properly maintained for perpetuity.*

Analysis and Recommendations:

1) Amesbury Connection: critical concern

Issue:

Traffic will naturally move to the least congested path. If the net street width for New Ginger Road (with parking subtracted) is narrower than Sweeten Creek Road, there will be an incentive to enter Chandler's Green and exit through Sweeten Creek Road. Diverting traffic that would otherwise exit on New Ginger Road onto Sweeten Creek Road is an unnecessary health and safety hazard for Chandler's Green residents. Weavers Grove will produce on average, 2,300 trips per day. Most of these trips will take place through Amesbury. This is more than double the trips of Chandler's Green.

Background:

Through previous application cycles everyone (the CDC, The Planning Commission, the Town Council, the developer, and Chandler's Green) agreed that creating identical width of streets leading to the entrances to each neighborhood would ensure that neither neighborhood would be burdened with bypass traffic from the other neighborhood. If one neighborhood had a wider path with fewer traffic calming features, then the traffic from both neighborhoods might prefer this path.

Chandler's Green uses Sweeten Creek Road from Amesbury to Sunrise Road. The road is a 60 ft wide Right of Way, with 30 ft paved (curb to curb). No parking is allowed on the street during weekdays. The current proposed plan for New Ginger Road is for 29 ft (curb to curb) with an 8 ft wide parking lane subtracted from the net width, leaving only 20 ft for constrained two-way traffic. With intended traffic from City buses, school buses, garbage/recycle trucks, delivery vehicles and service vehicles, two-way, simultaneous traffic will not be possible. Weavers Grove traffic will have significant incentive to divert through Chandler's Green, where the roads are fully 50% wider and there is free movement of two-way traffic.

Require Amesbury to be clearly defined as emergency access only as previously agreed upon by Weavers Grove and Chandler's Green. Alternatives could include some combination of:

- 1. Removable bollards, gates, or floppy paddles.*
- 2. Distinct pavement, such as pervious pavers*
- 3. Emergency Access Only signs*
- 4. Traffic calming, such as planters, speed tables, humps, or bumps*

Amesbury Drive Stub Out view from Sweeten Creek



2) Sound and Particulate Pollution: critical concern

Issue:

Sound and particulate pollution from I-40 is a very serious health hazard to the residents of both Weavers Grove and Chandler's Green. The current proposal for Weavers Grove removes the 67 dB line and places affordable housing units in areas with noise levels above 70dB.

Background:

Experts disagree on the extent to which trees buffer sound, but the consensus is that they do provide some value. Removing trees and adding hard pavement, basketball courts and buildings will absolutely increase the sound levels. Removing the tree canopy to make way for this development is going to exacerbate this problem.

Developers and towns today have the benefit of research which unequivocally proves that exposure to [sustained noise beyond certain decibel levels](#), and high levels of [fine particulate matter](#), are harmful to health. Much like second-hand smoke years ago, we now have to worry about these two risk factors as they're now understood to cause things like arterial hypertension, myocardial infarction, stroke, hearing impairment, lung cancer and cardiopulmonary mortality and more.



NCDOT considers traffic noise levels in excess of 67 dB to be dangerous ([NC DOT 201 Noise Manual](#)); HUD considers noise levels above 65 dB “normally unacceptable” ([HUD Noise Abatement and Control](#)); The World Health Organization considers average traffic noise above 53 dB to be unhealthy ([Environmental Noise Guidelines for the European Region](#)). [EPA](#) and [WHO](#) also have published their standards. The noise levels that Weavers Grove residents will be exposed to will exceed all of these research-based noise standards for residential land use.

Combustion-related fine particulate matter pollution is associated with cardiopulmonary and lung cancer mortality when there is long term exposure ([JAMA. 2002 Mar 6;287 \(9\):1132-41](#)), and its concentration drops rapidly with distance. The combination of noise and fine particulate matter have been shown to have negative effects on health for people of all ages, summarized in part of this [USC Infographic](#).

Chapel Hill, which boasts a large number of PhDs among its residents, has not as yet incorporated this scientific evidence into responsible policies for land use. NC DOT encourages municipalities to take this step and the NC Legislature has cleared legislative obstacles to do that.

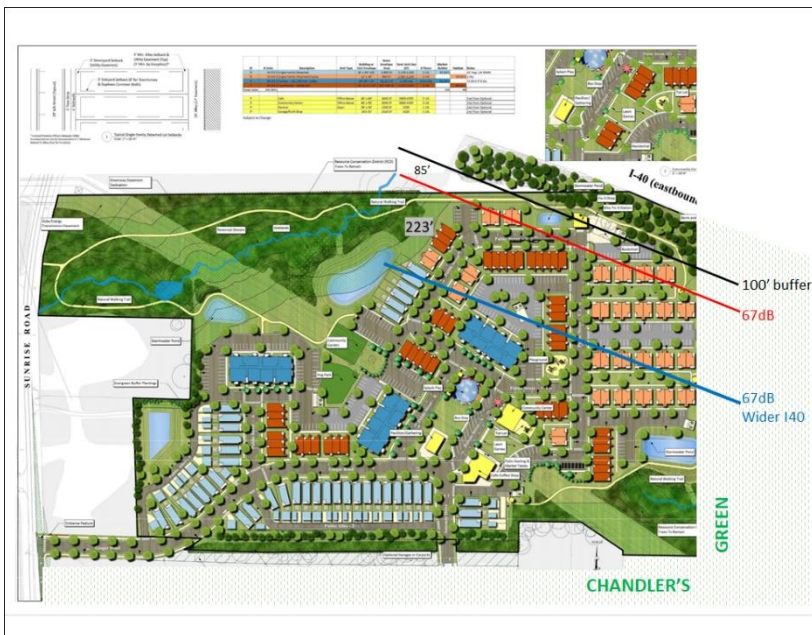
Some communities have already adopted Noise Compatible Planning, whereby noise levels are among their criteria for approving land use proposals and development plans. These communities recognize the value of placing residential developments in zones where their health is among their primary goals.

Take [San Jose](#) for example, which considers noise levels exceeding 75 dB unacceptable for residential developments under any circumstances, and levels between 60 and 75dB to be conditionally acceptable., where the developer is required to undertake remediation steps. Furthermore, for new residential developments near freeways, air quality modeling is required as well as implementation of mitigation measures, such as moving further from the source, to minimize exposure to these toxins.

Even the real estate industry appreciates the importance of noise in their market and now promotes a service on the Realtor.com website and apps that allows homebuyers to check on environmental noise surrounding their prospective homesite.

Many of the Chandler's Green homes directly adjacent to Weavers Grove already have noise levels between 60 dB and 75 dB. The proposed Weavers Grove units placed between the power-lines and I-40 range between 55 dB and 78 dB. This issue had been discussed at length during previous application cycles over the past 17 years. Both the developer and Chandler's Green have hired separate acoustic experts to analyze the problem and propose solutions.

Once again, everyone agreed on a simple solution. It was to limit any clearing to a measured 67 dB buffer line. The current proposal for Weavers Grove removes the 67 dB line and places units in areas with noise levels above 70 dB.



A further concern is that when I-40 is widened, the NC DOT predicts that the decibel levels will increase on the Weavers Grove site by an estimated 4 dB. This increase will not be abated by efforts from any NC DOT sound walls, since the permitting for buildings on the Weavers Grove property will not have been issued in time for the Date of Public Knowledge of the widening project (March 29, 2019). To mitigate that additional 4 dB, this 67 dB line would have to be placed over 230 feet further into the development from its current location, illustrated to the left. As you can see, this shows that a significant number of the affordable homes as well as some market rate dwellings would be sitting in unhealthy zones once I-40 is widened.

Although HHOC recognized these risks in 2008, this seems to no longer be the case. In its LUPA analysis dated June 10, 2020, the Town staff also appears willing to overlook the health of the residents of Weavers Grove.

Alternative noise abatement solutions, such as sound walls and berms have been considered. The conclusion is that they will not be effective, because:

1. The abatement solution will be located too far from both the source and the receiver to create any significant insertion loss.

2. The terrain is unsuitable to sound walls and berms, because it crosses a deep depression formed from the natural drainage channel and the bed from an old pond, which is 15 ft below the highway and significantly lower than the planned buildings. (The drainage channel and associated wetlands also present environmental placement and maintenance challenges for walls and berms.)
3. The length of any berm or wall is constrained on one side by the Chandler's Green properties and on the other side by wetlands and streams. (Design guidelines require that the length of the sides need to extend an additional 4X the length of the setback from the source, in order to be effective.)
4. Once the highway widening occurs, NC DOT will place sound walls within the highway buffer along sections of Chandler's Green homes that are also predicted to experience a noticeable increase in sound due to the widening. Since there will be no sound wall provided by NC DOT along Weavers Grove, the Weavers Grove sound berm needs to be properly engineered and aligned with the adjacent DOT sound walls alongside Chandler's Green to avoid creating an even more significant noise risk to Weavers Grove residents as well as to adjacent Chandler's Green residents.

If all of these issues with the intended berm were resolved, the developer must assure the town that the noise abatement plan will achieve a specific noise standard no greater than 67dB, and be held accountable to achieve those standards. Residents of Weavers Grove and Chandler's Green deserve to live in safe communities, not exposing them to known health risks.

There are alternative site designs to deal with these risks. For example, they could include the removal of the unsafe homes from the plan, or relocate them to a safer location; decide to not clear beyond a 67dB line and place all of the homes in healthy zones of the property; relocate the affordable homes to higher, dryer ground closer to Sunrise and Ginger Road, and partner with a private developer to invest private funds in the sound abatement requirements for its market rate homes nearer the Interstate.

In an effort to achieve the much needed affordable housing in Chapel Hill, the Town Council is asked to take science into consideration, take the necessary time to consider the health risks that are associated with this plan, and insist that a successful development does not put the health of its residents at risk.

Require that Weavers Grove and Chandler's Green residents are able to enjoy neighborhoods that are safe from the scientifically proven health risks due to unsafe noise levels by:

1. *Requiring the developer to conduct a new, expert sound study in coordination with the NC DOT, projected out to include the widening of I-40 and standard projections of traffic growth*
2. *Gaining assurances that no homeowner on the property will be exposed to unsafe noise levels greater than 67dB, the NC DOT noise standard (eg., not clear beyond the 67dB level).*
3. *Gaining assurances from the developer that the Weavers Grove development will not impose noise levels that exceed current unhealthy levels to the homeowners of Chandlers Green as a result of their land clearing and/or berm construction.*
4. *Once these assurances are provided, hold the developer accountable to achieve those assurances.*
5. *Coordinate with NCDOT on the design and construction of any noise abatement tactic now to avoid the creation of noise channels into Chandler's Green between Weavers Grove berms and future NC DOT sound walls.*

3) Storm water, drainage, and flooding risks for Chandler's Green Properties along the Southern Stream: critical concern

Issue:

About half of the storm water and all of the waste water is expected to be removed across our properties. Several of our properties along the path of the water already have severe drainage issues and occasional flooding problems that endanger the habitability of the homes. The addition of a sewer main through the wetlands and beneath streambed will create additional risks to our homeowners.

Background: T

The Weavers Grove property is "water locked." About half of the water flows north and exits through a very small (48 inch circular) culvert under I-40. The other half of the water exits through a stream across two of the Chandler's Green properties. The water then passes underneath Sweeten Creek Road and flows in a stream between our common area playground and several more of our homes. The Southern stream eventually meets up with the Northern Stream in the Springcrest neighborhood.

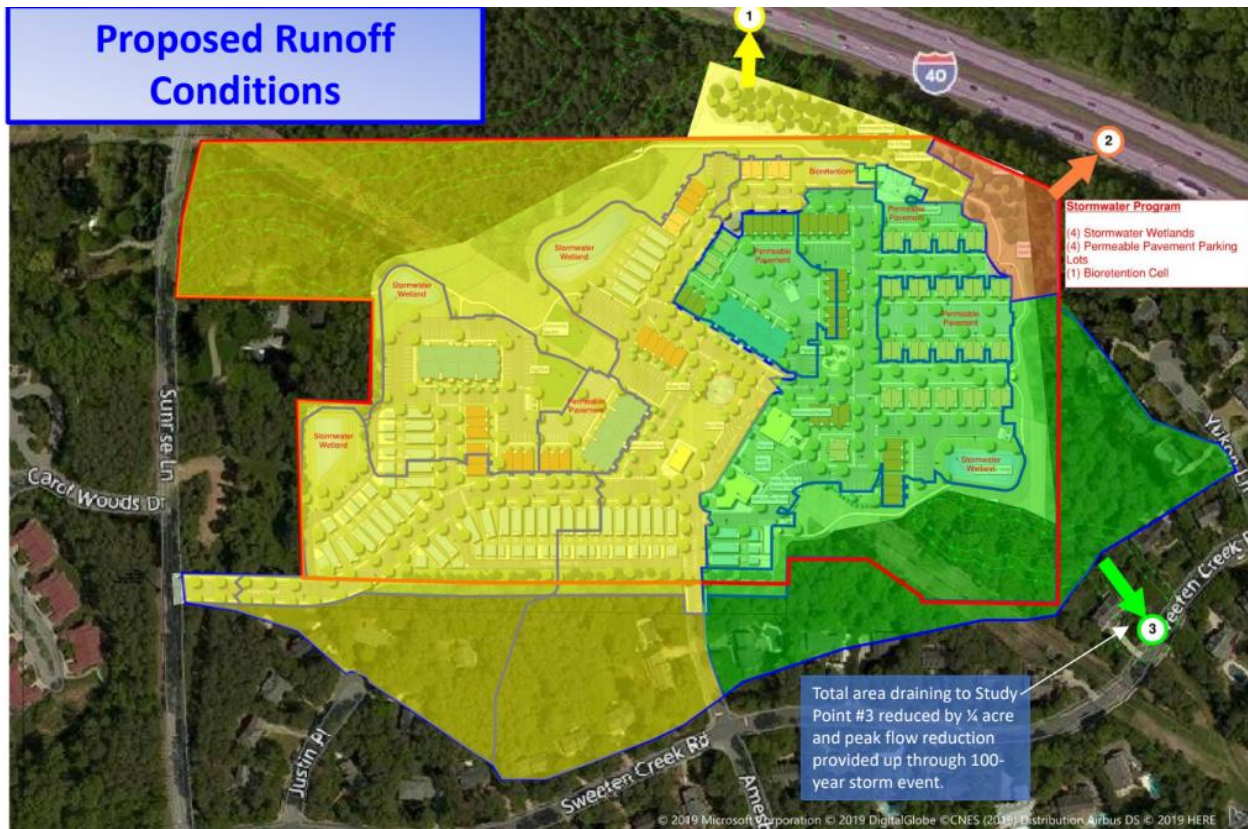
I-40 marks the northern edge of the Urban Services Boundary. There is no ability to pass any waste water under I-40, and so all of the waste water either needs to pass across the Chandler's Green properties or needs to be pumped out. The original plan between Habitat and OWASA was to pump the waste water out to Sunrise Road. This was the expectation that the Chandler's Green HOA had until the sewer lines surfaced in a drawing for the Habitat/Carol Woods project.

A commercial developer, Gary Wallace, had previously planned to develop the 7-acre Potted Plant property as a separate subdivision (completely unrelated to any planned Habitat development). In 2006, Mr. Wallace approached two of our neighbors to provide a small sewer lateral to connect a few remote houses on this 7-acre parcel. The two neighbors were told that they would each be paid \$2,000 as compensation. The consideration was never given, and unbeknownst to them the easement document they were given to sign was for a large sewer main with potentially visible raised manholes, NOT a small invisible sewer lateral. It was not until 2019 when they discovered they had been defrauded into signing a document that was different than they had intended.

All of our Chandler's Green properties are covered by a set of restrictive covenants that require HOA approval prior to the construction of any structures. No request has been made for approval of any sewer structure.

As the stream approaches the Chandler's Green properties it passes through a designated riverine wetland. The wetland area has a very high water table, as do the five adjoining Chandler's Green properties. These five homes surrounding where the stream exits all have drainage issues. Some homes have required the installation of sump pumps in the crawl space to evacuate rising water during wet periods. During major storms, flooding occurs. Occasionally, the culvert under Sweeten Creek Road reaches its capacity, and the stream between two Chandler's Green homes begins to rise rapidly.

During the 17-year course that this project has been contemplated, the Southern fork of Dry Creek has been classified several times. Each time it had been classified as a stream with an intermittent portion at the beginning near the Duke Power Tower followed by a perennial portion as it moved closer to the Chandler's Green properties. In 2015, the stream was reclassified, and this time the results were completely different. Even though 2015 was a 4 relatively wet year, the entire stream was downgraded. The previous intermittent portion became ephemeral, and the previous perennial portion became intermittent. The exact same person made the last two classifications. The experts we consulted could offer us no explanation except that it was obviously mis-classified.



The current storm water design places the detention basin on the slope above the stream, right above the wetlands. With this design, all of the upstream storm water needs to be captured by grates and channeled around the mis-classified stream to the remote basin. Given the serious issues we already have with drainage and flooding, this is probably the worst possible design they could have come up with. A BMP design would place the detention basin far closer to the upstream sources of the storm water. The Habitat design has no safety factors built in. Due to this faulty design, failures will be consequential for Chandler’s Green properties.

Protect the Weavers Grove residents and the Chandler’s Green neighbors from drainage and flooding issues:

1. *Update the stream classification on the southern stream which has expired.*
2. *Request the developer work with OWASA to come up with a plan for a sewer line that does not cross the wetlands or pass beneath the stream on the Chandler’s Green property (minimizes the effect on any RCD and complies with Jordan Lake Rules).*
3. *Require the developer to provide assurances that the storm water system and pervious pavement will be properly maintained for perpetuity.*

Amy Harvey

From: Toby Savage <tobysavage39@gmail.com>
Sent: Friday, June 12, 2020 10:29 AM
To: Town Council

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

I have lived in Chapel Hill for over 50 years and no Habitat for Humanity sponsored project has ever reduced nearby property values at all. Property value in Chapel Hill has continued to grow higher.

Amy Harvey

From: Raymond Parker <raymondjparker@gmail.com>
Sent: Friday, June 12, 2020 10:16 AM
To: Town Council
Subject: Weavers Grove (Sunrise) 9 Rezoning R2 -R6 .) Citizen Input

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

12 June 2020

Dear Mayor Hemminger, Town Council Members and Town Manager Jones,

Ref.: Re-zone R2-R6 Of 7516 Sunrise Road. (Weaver's Grove)

Since 1991, we have lived in the neighboring community to 7516 Sunrise called Chandler's Green.

We do support the intended Affordable Housing initiative (e.g., Habitat).

However, there are several key issues which we strongly urge the Town Council to objectively review. They are as follows:

1. **Severe storm water drainage issues compounding already very significant a poor drainage situation sometimes flooding/damaging some homes in Chandler's Green.** The current "high density plan" requiring clear-cutting the current wooded area will exacerbate this significant issue. What is the alternative plan to fully avoid massive tree-clearing? We cannot support this as it stands.
2. **The planned expansion of I-40, the planned massive tree removal, and replacement with impervious pavement will expose far greater noise levels to Weavers Grove residents and Chandler's Green.** I understand the current proposal for Weaver's Grove will remove an assumed 67 dB "buffer line". This will place Weaver's units in areas with noise levels *above* 70 dB. NCDOT considers noise above 65 dB *to be dangerous*. The NCDOT 40 expansion will raise the noise level by 10% (77dB) as we understand it. We cannot support this plan as it stands.
3. **An order of magnitude increase in traffic.** It is estimated that we will probably see an increase of 500 cars. The current plan is to probably open Amesbury in Chandler's Green. Residents will take this "short cut," increasing *risk to pedestrian and children's safety*. We cannot support this as it stands. Moreover, what is the plan to support mass transit to adequately support those living in affordable housing who may not have cars?

In summary, we believe that Chapel Hill has in effect, "run out of *affordable land* to build affordable housing". Support for true affordable housing is a goal for us all. But this evident shortage is not a justification to then build extremely high density building on land which clearly cannot sustain such. **The current plan will fail the future inhabitants of Weaver's Grove and Chandler's Green residents.** Previous plans over the last 15 or so years all have reflected reduced number of 'homes' to balance-out and/or avoid the above cited "environmental" issues. I understand only 99 of the 243 units (40%) are for affordable housing. Why not target 100-110 units for affordable housing (i.e., addressing all the above issues) and stop at this level so as to not totally rely on "market-based units" to financially justify/subsidize the total project? The number of additional market-based homes are the root cause of these negative issues. If this alternative approach increases costs to require more bond funding, so be it. We would support this path 100%. As it is now, we do not support the current project.

We urge the Chapel Hill Town Council to carefully review in detail and reconsider the entire premise and key assumptions of the current plan. The above cited concerns must be fully addressed and projected negative impacts fully eliminated.

Respectfully,

Raymond J. Parker
Deborah A. Parker
104 Toynbee Place
Chapel Hill NC 27514