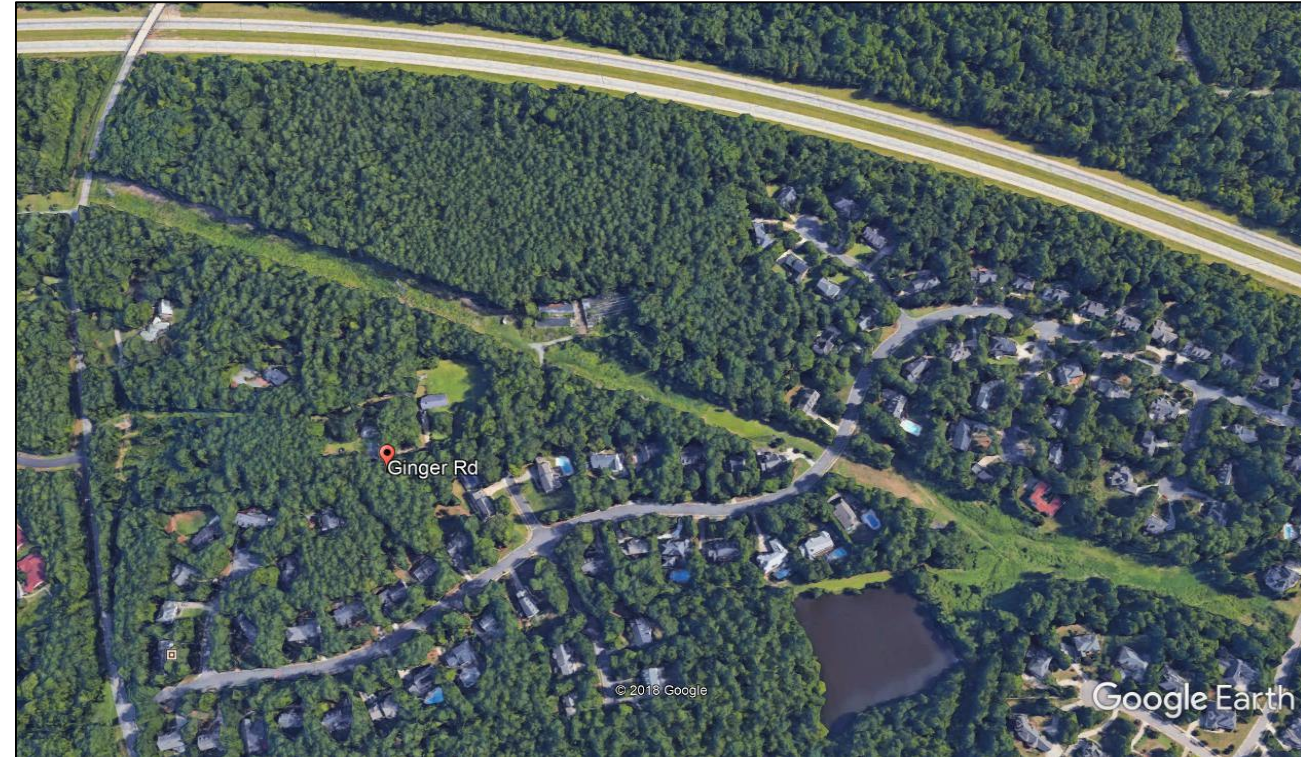


Chandler's Green Home Owners Association Comments on the Proposed Sunrise Road Development

**Supporting a balanced and
environmentally sound
Sunrise Road development**

Introduction

- Two separate groups
 - Chandler's Green Home Owners Association
 - Sunrise Coalition: separate entity that includes broader area
- Chandler's Green HOA
 - Represents 81 homes in the CG neighborhood
 - **Goal: to represent the interests of CG homeowners, promote a vibrant and environmentally sustainable development**



The CGHOA supports fair development of our area

- The CGHOA has a proven track record of supporting affordable housing in the area (Bradley Ridge plan submitted by HHOC and approved by Town)
 - In 2008, the developer and neighbors agreed on a plan that both entities supported and Town Council approved^{1,2,3}
 - Plan included 61 housing units in R-2 zoning
 - Unfortunately, the developer abandoned plans
- The CGHOA welcomes the opportunity to engage with the developer to achieve a fair and reasonable project
 - Welcomed HHOC representatives whenever asked
 - Communication Committee established
- The CGHOA has not experienced equal engagement from the developer

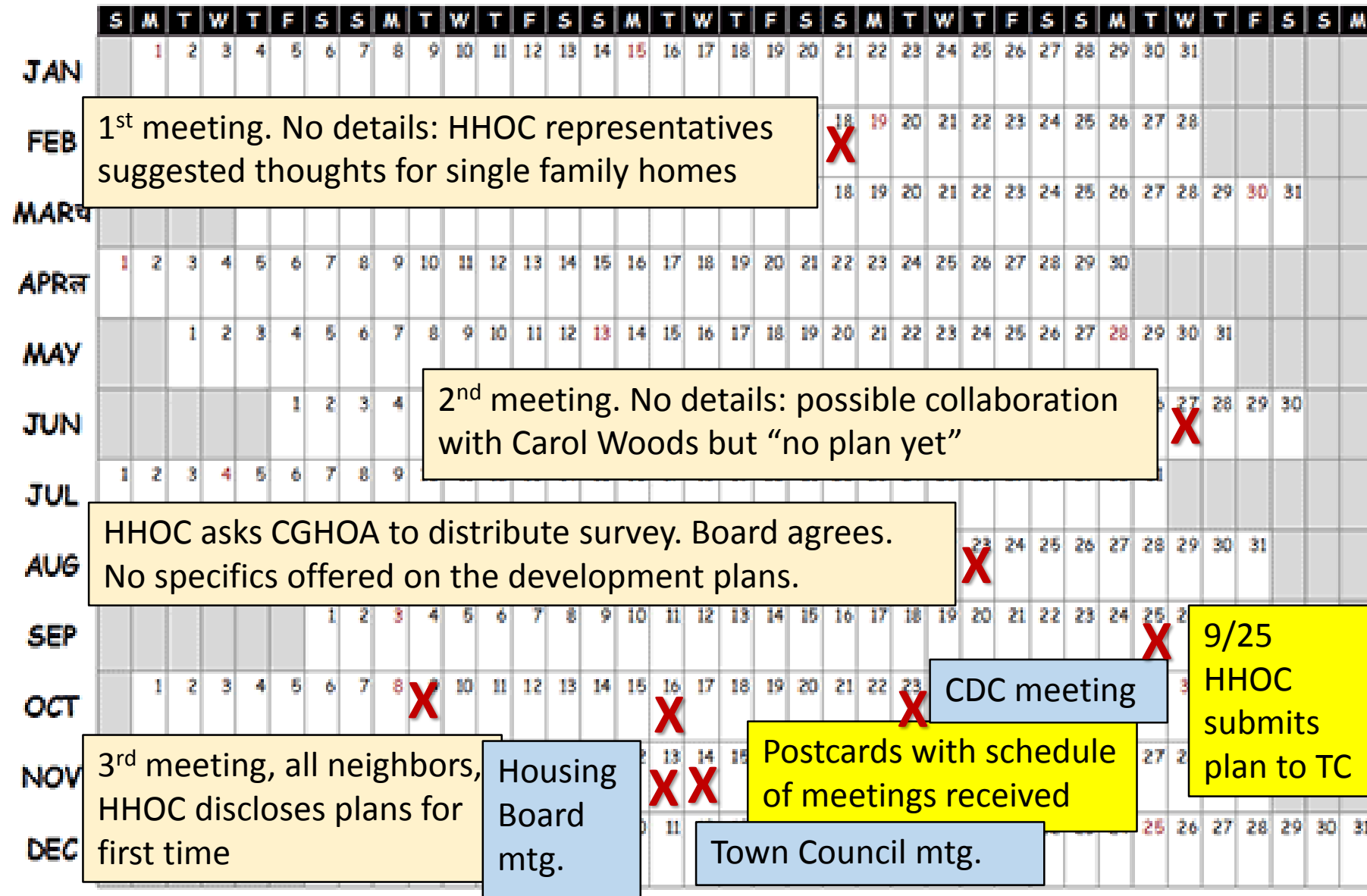
References:

¹minutes of Town Council meeting 2008, ²presentation to Town Council 2008, ³reported in The News and Observer, 2008

Lack of meaningful engagement

- The developer did not solicit input in proposed development
- The developer did not reveal their plan to the HOA until October, **weeks after** it was submitted to Town Council
- The developer did not solicit information on concerns until last week

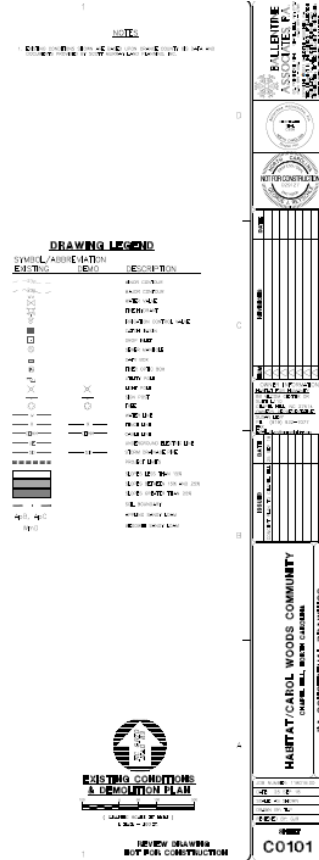
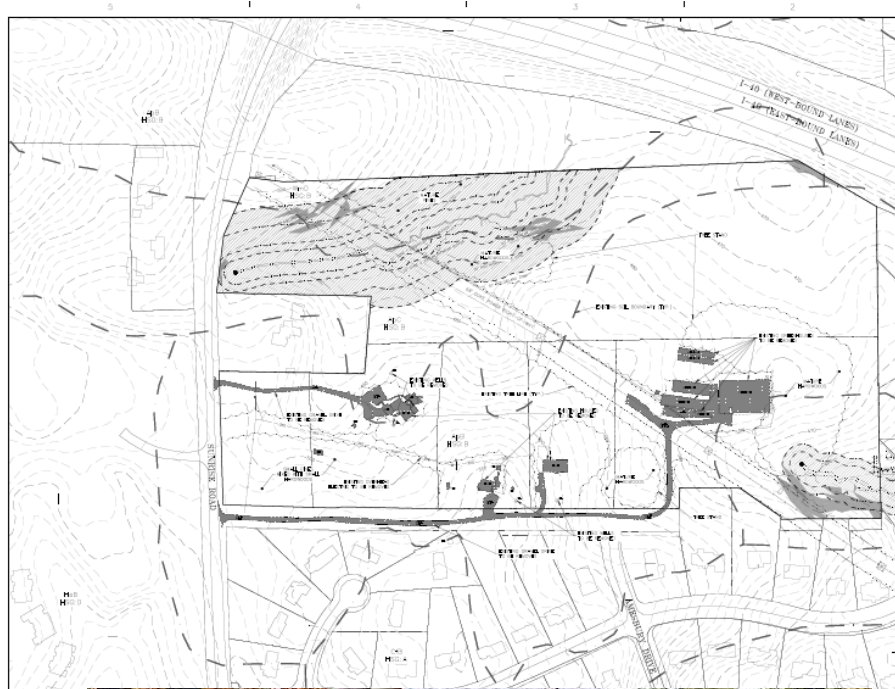
2018



Voice for the HOA and the neighborhood

- Petition text
 - We, the undersigned are residents and/or homeowners of the Sunrise Road area who oppose the Concept Plan that Habitat for Humanity Orange County (HHOC) has submitted for a high-density development of over 200 units in our area. The Plan contains a number of problems that have been presented in detail to the Chapel Hill Town Council that render such a high density inappropriate on this property.
 - Number of signatures in 5 days
- Survey results from within Chandler's Green Neighborhood
 - 71/81 responded (88%)
 - 96%, Board considers this a mandate

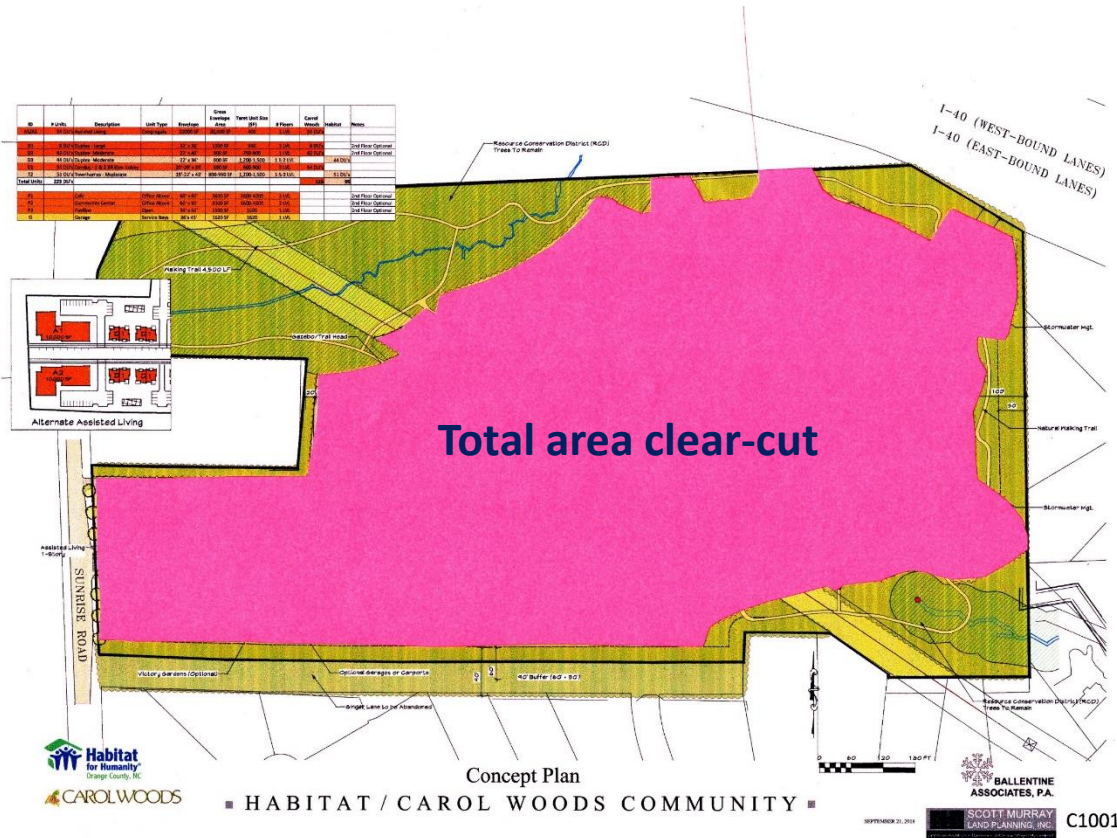
Rolling Hills



The CGHOA welcomes the opportunity to express its concerns

- Basis for concerns:
neighborhood survey
- Zoning
- Easements
- Traffic
- Amesbury Dr. cut-through
- Light and Sound corridors
- Drainage easement from
Amesbury Dr.
- Storm water basins next to
Yukon Ln lots
- Surface and groundwater
protection

Environmental Impact



Issues

- Approx 20 acres clear-cut
- @ 200 trees/acre = 4,000 trees removed
 - a. Trees are pumps → 4,000 pumps removed
 - b. 60-70% of water from forests removed by trees
 - c. At 6 acres developed, this doubles the burden on existing streams (see report to Chapel Hill's CDC by Dr. Band in 2003)
- Approx 80% of cleared surface made impervious
 - a. Rather than 6 acres, the developer now proposes to place 223 units on nearly 18 acres
 - b. Increases the peak runoff
 - c. Creates large dependence on stormwater basins

Environmental Impact (cont.)



- Increased stormwater flows affects public health
 - a. Reduced ability for wetlands to treat increased runoff
 - b. Increased pollutant loading on streams
 - c. Impact on water supplies from Jordan Lake
- Stormwater retention basins are an expensive, high-maintenance solution
 - a. Who will be responsible for maintenance & repairs (Town, HHOC + Carol Woods, HOA + Carol Woods)?
 - b. Who assumes the liability for down stream damages (flooding, erosion, drainage issues, raised water tables, mold, foundation problems, water injuries)?
 - c. What standards will stormwater retention systems be built to?
 - d. Who will police the maintenance? How often?
 - e. What criteria is used to evaluate the performance (25%, 50%, 60% reduction in storage capacity)?



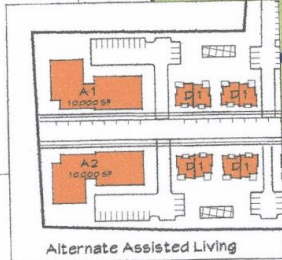
Summary: CGHOA supports fair and healthy development of Sunrise area

- CGHOA has supported affordable housing in the Sunrise corridor and would like to do so again
- Development must be fair to neighbors and the environment
- Communication must be transparent and open

The current proposal does not reflect these principles

- The CGHOA looks forward to serious engagement with the developer to address the shortcomings of the current plan
- **The CGHOA asks Town Council to support development of a plan that fits with the current neighborhood, is good for the environment, health, traffic safety, and is mutually beneficial to new and existing neighbors**

ID	# Units	Description	Unit Type	Envelope Area	Gross Envelope Area	Target Unit Size	# Floors	Carroll Woods	Habitat	Notes
A1/A2	24 DU's Assisted Living		Concrete	20,000 SF	20,000 SF	600	2 LVL	24 DU's		
D1	8 DU's Duplex - Large			32' x 36'	1,050 SF	950	1 LVL	8 DU's		2nd Floor Optional
D2	42 DU's Duplex - Moderate			22' x 40'	800 SF	700-800	1 LVL	42 DU's		2nd Floor Optional
D3	44 DU's Duplex - Moderate			22' x 30'	800 SF	1,200-1,500	1.5-2 LVL	44 DU's		
D3	54 DU's Duplex - Moderate			20' x 28' x 30'	850 SF	800-900	1 LVL	54 DU's		
T2	51 DU's Townhomes - Moderate			19' x 24' x 43'	800-950 SF	1,200-1,500	1.5-2 LVL	51 DU's		
Total Units	223 DU's							223		
P1	Cafe	Office Above		60' x 60'	3,600 SF	3,600-4,200	2 LVL			2nd Floor Optional
P2	Community Center	Office Above		60' x 50'	3,000 SF	3,600-4,200	2 LVL			2nd Floor Optional
P3	Pavilion	Open		30' x 50'	1,500 SF	1,500	1 LVL			2nd Floor Optional
G	Garage	Service Bays		36' x 40'	1,440 SF	1,500	1 LVL			



CAROL WOODS

Concept Plan

HABITAT / CAROL WOODS COMMUNITY



SCOTT MURRAY LAND PLANNING, INC.

C1001

SEPTEMBER 21, 2011