

Ironwoods Homeowners Association, Inc.
Chapel Hill, NC 27516

Glenn Parks, Chair
Greenways Commission
Chapel Hill, NC

Dear Glenn:

As President of the Ironwoods Homeowners Association I want to make known to you as the current Chair of the Greenway Commission a number of the concerns of the residents of the Ironwoods Subdivision of Chapel Hill. We residents of Ironwoods look upon the proposed development of the Bolin Creek Greenway as a valuable benefit for our neighborhood. Many of us chose to move here to be close to the Bolin Creek green area for recreational purposes, walking, and an opportunity to enjoy the serenity of this beautiful area. It is a valuable asset for Chapel Hill. Thus, we thank you for this opportunity to express some of our views concerning the planned alignment and construction.

Many of our residents have examined the detailed Concept Plan for the Bolin Creek Greenway – Phase III with great interest. After carefully reading through this plan a number of residents have expressed serious concern over the alignment of the proposed greenway in the area that affects us most, the area between Estes Drive Extension and the terminus in the vicinity of Seawell School Road and the single track rail line crossing. This is the major part of Segment 6 in the Plan. Your proposed alignment abuts at least seventeen (17) of the properties here in Ironwoods with thirteen (13) of these seriously. We have walked the full length of this part of Segment 6 and are familiar in detail with its topography and relation to our homes. Lot sizes in Ironwoods vary from 1/3 acre to more than ½ acre in size. Many of the lots that back up on the rail line are the smaller lots of triangular shape with the homes built toward the back of the lots to meet the front setback requirement; as a result many of these homes are within 20 or so feet of their back property line, now noted as the "Preferred Alignment". This is causing great concern with those property owners.

This strong concern prompted our inviting Bill Webster to give our homeowners board a description of some of the many details of the plan and the reasons behind some of the design considerations. Bill's presentation to us on February 13, 2007 of the plan was very illuminating as was his response and openness to our questions. Two factors became apparent as appreciably affecting the decision of alignment: 1. access to the potential Carolina North development and 2. keeping the jurisdiction wholly in Chapel Hill to expedite construction. Both the 6B1 and 6B2 alignments satisfy the first factor but only 6B1 the second factor. However the 6B1 alignment would be the more costly to construct, would infringe on many adjacent properties, would pose a safety hazard with the adjacent rail line, would present drainage problems, and would lose much of the woody nature that is characteristic of most all of the other parts of the greenway. These

are but some of the considerations that we have repeatedly heard from our concerned homeowners. Thus we view the 6B2 alignment as much more desirable and in keeping with the Bolin Creek nature of the greenway. One of our homeowners reminded us that this basic 6B2 alignment is shown in a 1998 Facilitated Small Area Plan for Northern Carrboro and approved by the towns of Carrboro AND Chapel Hill, with further approval of the county. We would like to see as much of the natural setting of the area kept as it is and to keep the greenway alignment away from the rail line and the immediate abutting to residences in Ironwoods.

Although construction is not slated until the 2010 – 2015 time frame for this Segment 6, we feel it is imperative at this point to make clearly known to you and the Town of Chapel Hill of our strong concerns in this matter. We want to stay and be kept abreast of all discussions and decisions relating to this proposed greenway construction and want to have our input carefully considered. We will be glad to furnish you any additional information that you and your commission may deem appropriate to your deliberations.

Again, thank you for the opportunity to present to you some of our thoughts on the extension of the Bolin Creek Greenway as Phase III.

Sincerely,

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Cc: Jim Ward, Bill Webster