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April 4, 2002

The Honorable Kevin Foy
Mayor
Town of Chapel Hill
306 N. Columbia Street
Chapel Hill, NC 27516-2124

Dear Mayor Foy:

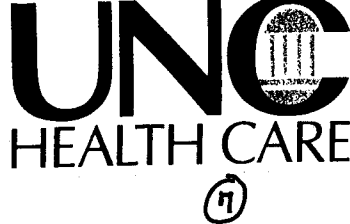
Dr. Houpt asked that I provide you with this summary of my notes from the meeting on May 20th with the neighbors interested in our request for a study of South Columbia Street. I have also included a list of the people who signed up to be on the communications roster for the meeting. A copy of the draft notes was shared with them, and some changes were made to the final report based on their comments. It should be noted that some of the attendees did not sign the communications roster.

I will be happy to answer any questions you may have about the comments made at the meeting.

Sincerely,



Mary A. Beck
Senior Vice President



March 28, 2002

James C. Moeser, PhD
Chancellor, UNC Chapel Hill
103 South Building
Campus Box #9100
Chapel Hill, NC 27599-9100

Jeffrey L. Houpt, MD
CEO, UNC Health Care System
125 MacNider Building
Campus Box #7000
Chapel Hill, NC 27599-7000


Dear Chancellor Moeser and Dr. Houpt:

On March 20, 2002, I had the opportunity to meet with neighbors interested in our proposal to widen South Columbia Street. A summary of the issues raised by the neighbors at that meeting is attached as Exhibit 1 to this letter. Also attached are copies of several emails (Exhibits 2, 3, & 4) received from several neighbors with additional comments or clarifying points that they believe are important to make as part of this summary paper. I have included these neighbor comments, which came in the form of emails, to the letter for the sake of completeness. There were some general comments or themes provided by others, which I will be happy to share with you if you think they would be helpful.

The conversation with the neighbors lasted nearly two hours, and this is only a brief summary of common themes raised during the course of that discussion. The neighbors are sincerely concerned about the widening of South Columbia Street, and were fairly unified in their opposition to changes to the plan which has been approved to provide bike lanes and sidewalks along South Columbia Street. I emphasized our assessment of the need for a study of this area.

Should you have questions concerning this summary or the additional comments from the neighbors, please let me know. I would be happy to discuss the meeting with you if you find that would be of value.

Sincerely,



Mary A. Beck
Senior Vice President
Planning & Program Development

cc: Eric Munson
Nancy Sutfenfield
Jonathan Howes
Linda Convisor
Carolyn Elfland
Bob Marriott

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Summary Of Themes From Comments Made By Neighbors
on the Proposed Study on the Widening of South Columbia Street
March 20, 2002

The University and the UNC Health Care System hosted a meeting of neighbors interested in the proposal for a study of the widening of South Columbia Street at the School of Public Health on March 20th. The following is a summary of themes or general ideas raised by the neighbors. For the most part, I have not tried to include the responses or comments I made at the meeting, but rather have focused on what I think were the principal issues raised by neighbors. This is a summary of themes from a 2-hour meeting, and the themes are not presented in any priority order.

1. There was significant concern that proceeding with a study will delay the plan in place for South Columbia, which includes bike lanes and sidewalks that are important safety issues to the neighbors.
2. There were multiple requests for data that supports the need for a study. There was concern that a study was being requested without hard data to support its need.
3. It was suggested that on-campus day care would reduce the need for the road to be widened.
4. The relationship between parking and need for the road was questioned, due to the addition of only 1,550 parking spaces at the conclusion of the Development Plan. The point was that if we are limiting parking and encouraging transit, then the road shouldn't need to be widened.
5. The neighbors questioned the need for widening South Columbia since the master plan calls for a new access road at Mason Farm.
6. The high volume of traffic in the morning and in the early evening is not constant during the day.
7. The need for the road for safety and ambulance access was questioned, with one neighbor noting that she had not seen an ambulance stuck in traffic during rush hour in 17 years.
8. We were asked if the University's traffic consultant believed that the road should be widened.
 - Joe Capowski asked that the following modification be made in this item in my summary:

"We agreed that the UNC development plan was a unified plan for both the University and UNC Health Care. The professional traffic consultant hired by the University, George Alexiou, recommended a long list of transportation improvements, but a widening of South Columbia was NOT on his list. We were asked "what has changed? Why do we need a widening now if the professional consultant did not think we did a year ago?"

(9)

- I called George Alexiou to ask him, and he says that the traffic data shows that there is a need to increase the capacity on South Columbia Street. He supported the idea of the study.
9. The neighbors expressed concern that the University was not treating them in a respectful manner. Several commented that they would like to have the issue of widening or not widening South Columbia settled with finality.
 10. There was concern that the widening of the road would have a negative effect on Purefoy Road and on Coolidge Street. This is especially true if the boulevard concept is developed. There was also concern that homes would be lost in the area.
 11. The Chancellor's letter refers to the vista's of Jones Park. To accomplish this, several homes would need to be removed. This is of significant concern to people who live in the area.
 12. There were comments that we are asking for a study, but there is distrust of the Department of Transportation since the job of the Department is to build roads. Several neighbors felt that the DOT would not have credibility in conducting a study. There was also some concern that creativity would not be utilized in doing the study.
 13. The question of who would develop the criteria for the study was asked.
 14. The question was asked that if the study results in the conclusion that South Columbia does not need to be widened, then will the University abandon this request.
 15. The Town's Comprehensive Plan includes an acceptance of increased traffic on certain roadways, and this request runs counter to that concept.
 16. Some neighbors commented that many of the nurses are already at the hospital working when the road is congested, so the congestion is not a deterrent for them.
 17. One neighbor asked that the University consider and explore other alternatives rather than widening the road.
 18. The question of why this issue is being raised now was asked.
 19. It was suggested that we relocate the signs that direct people to the hospital so that patients don't use South Columbia.
 20. I have received an email from a neighbor who trained at UNC, and felt that her patients were concerned about parking, not roadway access.
 21. One neighbor noted that the controversy over South Columbia never stops. It has been going on since 1940. This increases the anxiety of the neighbors, and uncertainly for those who live along the roadway. The request was made to accept the plan developed in 1998 and stick to it.
 22. How will traffic move off of Purefoy Road and onto South Columbia if the road is widened?

23. It was suggested that UNC Hospitals work with their human resources department to make access a less important issue in recruitment. I did comment that the HR department works on retention and recruitment with expertise and skill.
24. There was concern that a plan or roadway design already existed and wasn't being shared with the neighbors, because of the comments made in the Chancellor's letter on vistas and boulevard concepts.
25. It was suggested that what is needed is a comprehensive review of access to the hospital, including Manning Drive, rather than a study of the widening of South Columbia Street.
26. It was suggested that patient appointment times be staggered to reduce the traffic at peak times. (Note: appointments are scheduled throughout the day, and there are even some evening clinics.)
27. The traffic model proposed by the University was requested. I did comment that DOT would provide the evaluation and the model, not the University.
28. A comment was made that road widening increases the traffic, and that is what the Town wants to discourage.
29. It was suggested that we consider tearing down the Family Medicine Center and consider a cloverleaf at that entryway.
30. There was some discussion about development along Manning Drive, and its impact on access. The possibility of pedestrian tunnels or overpasses was raised. (Note: the geography of the area doesn't lend itself to overpasses, and utilities will prevent the tunnels.)
31. It was suggested that we hire people who live in the area to reduce commuting.
32. One neighbor stated that he has lived in the area since 1970, but he would move if it was best for the hospital and the study showed it was necessary. He also asked that the study include the traffic lights toward Pittsboro, which also impact the flow of traffic.
33. There was a general feeling of distrust for the University in making this request. Some neighbors felt that they weren't being treated in an "adult" manner, and that their concerns wouldn't be taken into consideration. There is a general feeling about distrust for the process.

Comments Made Prior to the Meeting by Ann Chelminski, M.D.
March 20th.*

The following comments were provided by Ann Chelinski, M.D. prior to the meeting on March 20th.* They were read at the meeting.

Dear Ms.Beck,

I will not be able to attend the meeting between UNC and Westwood neighbors tonight as I work on Wednesday evenings. I am a physician who trained at UNC and I continue to train part-time at UNC in the School of Public Health. I have also lived in the Westwood neighborhood for over ten years, initially so that my husband and I would be within walking distance of UNC!

Since I cannot attend tonight I wanted to relay my concerns/questions to you in writing:

1. Why is it necessary to dramatically widen S. Columbia (and significantly disrupt Westwood and the Purefoy area) when a.Manning drive already exists as four-lane access and b.the university has plans to widen Mason Farm rd.?

Is it necessary to significantly disrupt two neighborhoods?

2. I take issue with the wording in the letter sent by Chancellor Moeser to Mayor Foy on several counts--

- a.there is no way that four-laning S. Columbia would minimally disrupt the adjoining neighborhoods as the letter suggests--one look at the current road shows you that a widening of such dimensions would cause significant disruption.
- b. while the road may need "beautification" there are many who do not think more asphalt/cars/pollution will do that!
- c. widening the road will not encourage bus transit--it will encourage more cars!

3. In my years in the hospital/clinic at UNC I never had a patient complain about traffic, only parking--more cars will augment the parking problem.

4. It is my understanding that the Chapel Hill town design calls for the S. Columbia /15-501 intersection to be "green"--making S. Columbia like Manning Dr. certainly doesn't adhere to that.

I hope you will understand that I feel great loyalty to UNC however I think the university unnecessarily penalizes those of us who choose to live nearby and do not require university parking or contribute to the traffic problems. You will be damaging the quality of life in a nearby neighborhood to fix less than an hour of morning traffic congestion which could be addressed in more sustainable and environmentally conscious ways.

thanks,

Ann N. Chelminski, MD

*I copied the email so I could attach it to my report. M. Beck

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Additional Comments Made By Alexandra Simpson
March 27, 2002

The following comments were provided by Lexie Simpson as additions or clarifications to the list of issues raised by the neighbors at the meeting on March 20th.

Dear Mary,
Thank you so much for the good job you did facilitating the meeting on March 20th.

In addition to the issues raised by my neighbors, I have great concern regarding overall hospital and campus access, related to the long term master plan. What principles and transportation plans exist to guide the growing demands placed on the town by 10,000 additional students and the development of the Horace Williams Airport property? Surely it does not make sense to funnel this much more traffic directly into or through campus. What about satellite parking, shuttle service and some sort of "beltline" around campus and possibly downtown.

Consideration of radical changes to South Columbia Street should be part of a comprehensive plan, not just the easiest solution to an inconvenience with complex causes. I would like to see the agreed upon plan for South Columbia Street implemented, while a more creative, forward thinking comprehensive plan is developed. With the state budget crisis as it is, to wait any longer could be to wait a very long time. These improvements are well overdue as it is.

I hope that the widening of South Columbia Street to four lanes and a tree lined median is, in fact, not a key component of an already existing access plan to which we have not been privy. Sadly, this would reinforce past experiences, which have created the perception that the University expects us to be good neighbors, but does not feel obliged to be one.

Thank you for your consideration,
Lexie Simpson

*I copied the email so I could attach it to my report. M. Beck

The following comments were provided by Aris Buinevicius as additions or clarifications to the list of issues raised by the neighbors at the meeting on March 20th.

(Additions/clarifications/comments to the 33 comments in your list)

2. I believe somebody mentioned that all the rationale provided by UNC Hospitals for this request was anecdotal.

9. Many comments were made on this point, the specifics of which are entirely lost by your summary. I would minimally add "There was a great amount of concern that the agreements made by past UNC administrations with the town and the NCDOT are being swept aside for no justified reason and in a bullying arrogant manner."

13. On this point, I believe I also asked the question of "Who would set the variables and their relative priority within the study".

23. This was only part of my original comment. My concern would be better stated as: Hospital recruitment (including nurses) is an internal UNC Hospital function. As a citizen, I have no insight into the recruiting effectiveness of UNC Hospitals, and yet I am being asked to make up for their potential inadequacy in their recruiting program. This also seems to be a marginal argument from UNC Hospitals, since many of the neighbors concerned about widening issues are also employees of UNC and UNC Hospitals and might find a better working condition at another institution due to the diminishing quality of life a road widening would generate. To justify this rationale, data needs to be presented regarding current staff shift policies, policies on flex-time, preferred parking policies for targeted staff, etc.

(Additional comments not necessarily brought up at the meeting)

1. There is a concern that in summarizing the comments from a 2 hour meeting, this document dilutes a number of the overall citizen concerns.

2. I would like to see some additional study into traffic alternatives as well as a study into the negative ramifications of traffic widening projects (several citizens cited examples readily available on the Internet without very much searching effort).

3. I would like to see any letters that the Chancellor has sent to the town of Chapel Hill or the NCDOT regarding South Columbia issues. Several people learned (AFTER this meeting), that the current NCDOT project was on hold due to input from the Chancellor. This came as a surprise to me as well as several of my neighbors, and I would like to see any correspondence.

4. The issue of pedestrian safety on South Columbia was not addressed by the Chancellor or as far as I can recall from the UNC Hospital representative. The concern here is that the University is purposefully delaying an approved plan that would solve an immediate safety need for students, staff and residents. Every day the current approved plan is delayed corresponds to greater risk of an accident occurring.

5. There is a concern that current traffic patterns already far exceed posted speed limits, and that any widening will only increase and encourage this problem.

6. There is a concern on the overall environmental impact that this widening would have during any construction period, as well as after a widening due to additional road vibration, dust and

dirt, noise pollution, etc. As a neighbor who has dealt with years of construction side effects (including my house walls and ceilings cracking due to university construction), I have a great concern that the problems will only worsen. Additionally, the new buildings have introduced much HVAC noise, and a road widening will only increase the noise level of South Columbia, significantly reducing the quality of life from our current levels.

7. In the draft document of comments, in item 30 the UNC Hospital position was stated as "the geography of the area doesn't lend itself to overpasses...". On what criteria is this based given the fact that there are numerous overpasses in other parts of the UNC Hospital? The concern is how can Manning drive not "lend itself" to an overpass, yet building a major widening to a road doesn't seem to be a problem? The obvious concern is that the geography of South Columbia most definitely does not lend itself to widening.

UNC Health Care System
NEIGHBORHOOD COMMUNICATION ROSTER
SOUTH COLUMBIA STREET
 March, 2002

Name (Please Print)	Address (Including Zip Code)	Phone Number	Email Address
1 ARIS BUNEVICIUS	404 WESTWOOD DRIVE CHAPEL HILL, NC 27516	933-7997	ARISB@CHANNELADVISA.COM
2 Frank & Virginia French	503 Dogwood Dr CH 27516	942-3533	ffrench@med.unc.edu
3 MARK SHREVE	418 Westwood Dr. CH, NC 27516	932-9676	markshreve@worldnet.att.net vpilisamark@worldnet.att.net
4 Diana Steele	1207 Mason Farm Rd. Chapel Hill, NC 27514		(51)
5 Joyce Brown	306 RANSOM ST CH 27516	929-7781	joycebrown@mindspring.com
6 Joan Bartel	1004 S. Columbia St 27514	929-8937	
7 Robert Britt	Merritt's STORE 1009 S. Columbia 27514	942-4897	

Name (Please Print)	Address (Including Zip Code)	Phone Number	Email Address
8 Melanie Vaughn	428 Westwood	933-0884	Melanie.Vaughn @quintiles.com
9			
10			
11			
12			(6)
13			
14			
15			

UNC Health Care System
NEIGHBORHOOD COMMUNICATION ROSTER
 SOUTH COLUMBIA STREET
 March, 2002

Name (Please Print)	Address (Including Zip Code)	Phone Number	Email Address
1 GENE BOBER	425 MBE RIDER	966-2441	EBOBER@MED- UNC.EDU
2	Linda Cowan	942-9245	Linda - Convisor @unc.edu
3	Elaine Barney	929-6316	ebarney@ mindspring.com
4	MARY. FANCES FRED ELDRIE	942-3502 942-3502	feldrid@men.com (7)
5	HOWARD FRIED	942-0118	REFRIED@ EMAIL.UNC.EDU
6	George Jackson	942 0671	jacks064@ AOL.com
7	Ray Coleman 13	928 9237	Ray-Coleman@ nc.vr.com

Name (Please Print)		Address (Including Zip Code)	Phone Number	Email Address
8	William + Mary PEARLMAN	606 South Columbia St 27514	929-4610	
9	Lee Foster	700 South Columbia	967-4165	soefoster@ prodigy.net
10	Jean + Alan East	315 PUREFOY RD.	929-3632	JoanEast@cs.com.
11	Trudy + Will Pendergraft	815 Old Pittsboro Rd	969-8622	pendergraft@ intrex.net
12	Kimberly Brewer	301 Purfoy Rd 27514	968 4251	(18)
13	Martin Fenster	400 Coolidge St	933-3089	Martin-Fenster@ UNC.edu
14	Lexie Simpson	3 Penick Lane	929-4198	Simps016@mc.duke.
15				