

Good evening-Mayor Foy, members of the Town Council, Mr. Horton, members of the Chapel Hill Planning Department, members of the community

On behalf of the Sunrise Coalition, I would just like to thank you for reviewing our petition regarding noise levels on the proposed HHOC development site on Sunrise Road. While we were disappointed that no action will be taken at this time, we remain reassured that the Council understands the extent of the problem, and that the Council will take action after the Concept Plan has been filed and public discussion continues. We also believe that HHOC now has a better understanding of the challenge that faces them.

At this time I would just like to make three points.

1. In reviewing the minutes from May 12, I noticed that the minutes did not include the following request that I made to the Town Council. And I quote, "We request that if Habitat cannot do acoustical studies, that the town take responsibility for doing so, so that we can more accurately assess the situation and make the appropriate provisions." I will leave you a copy of my speech for public record.
2. The Sunrise Coalition, and other neighbors in the I-40 corridor strongly believe that it is time for the Town Council to develop a proactive policy statement that addresses requirements for noise analysis, and noise abatement for all future development in the area. This will ensure that all developers adhere to the same standards, to protect both new and existing neighborhoods from noise levels that exceed federal and NCDOT guidelines. Planting a few evergreen trees will most likely not be sufficient.
3. Finally, we would also ^{qsk.} ~~appreciate~~ the Town leaders to take a more active role in lobbying the NCDOT for state funded noise abatement measures where levels are already exceeding the federal and NCDOT guidelines.

Thank you very much.

Sandra Cummings,
Sunrise Coalition Board Member,
September 8, 2003

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Presentation made on May 12, 2003

Good evening-Mayor Foy, members of the Town Council, Mr. Horton members of the Chapel Hill Planning Department

I am Sandra Cummings—representing the Sunrise Coalition. I have lived in Chapel Hill for 25 years

First like to thank the Mayor's Committee for all of your hard work, your willingness to listen to all of us, and for your thoughtful recommendations. I would also like to thank Mayor Foy for formulating the committee.

The Sunrise Coalition wholeheartedly supports the goals & principles proposed by the Committee and requests that the Town Council adopt the committee's recommendations with no change. In particular, we request that this project adhere to present zoning.

We are not here tonight to intimidate anyone, as has been implied in the media. We are here to maintain an open dialogue. It is our hope that we can work with Habitat to develop a plan that will adhere to the themes of the comprehensive plan as outlined on page 2 of the committee's report: to provide a quality environment for the residents of this new affordable neighborhood, to protect or enhance our existing neighborhoods and to conserve and protect the natural setting of this area of Chapel Hill.

The concern of the Sunrise Coalition continues to be the density of the proposed development. It is obvious that this piece of property has many problems and constraints that argue for a lower density than one might otherwise propose strictly by the designation R-2. It's not a question of affordable housing versus more costly housing. We must get away from the emotional issue of how many affordable homes can we build, and think about how many homes, affordable or otherwise, can this piece of property with its unique set of constraints, reasonably and safely support? Only then can we move forward in trust and cooperation.

There are 4 major issues that drive our concern for density.

1. Traffic: Sunrise Road is a narrow, curvy road. The point of access to this property is in the middle of a blind curve. Given our location vis a vis the high school, we have a large number of inexperienced drivers driving this road at any given time. People typically drive much faster than the posted 35 mph speed limit. We have hoards of high school athletes who jog down this road with no shoulder. The incremental traffic that 68 homes would bring to Sunrise Road, to the dangerous intersection of Sunrise and Weaver Dairy Road and along the already crowded Weaver Dairy Road must be considered. In a recent discussion regarding a development of 31 homes on a 31 acre parcel of land on Erwin Road, council members were very concerned about increased traffic. Please give us the same consideration as this project moves forward.

2. **Environmental constraints:** I hope that all of you have had an opportunity to look at the pictures back of your packet. In addition to the RCDs of the 2 streams, there must also be a determination regarding wetlands. We estimate that there are actually only 6 buildable acres available on the property. It is not fair to the homeowners of this new development, nor to the surrounding neighbors to cram 68 housing units plus infrastructure onto 6 acres, regardless of how large the total piece of property is. Habitat has earlier proposed 40-60 homes for 11 buildable acres. Does that number still make sense if in fact only 6 acres are buildable? Compare that to 31 homes on 31 acres for the proposed Erwin Road project.

3. **Noise:** We understand the reason that the committee chose to remove the recommendation for Habitat to retain an acoustical engineer. However, if one reads the DOT regulations regarding noise impact determination and abatement, it is the responsibility of local governments to approve projects that will fit the DOT guidelines for appropriate land uses for undeveloped land along I-40. Specifically, the sound level for the exterior of residences, as well as recreation areas, should not exceed 67 dBA. In a 2001 study done by the DOT showed exterior noise levels to be very close to the specified limit. Traffic along the I-40 corridor has significantly increased since then, and I-40 is currently being widened in this area. We request that if Habitat cannot do acoustical studies, that the town take responsibility for doing so, so that we can more accurately assess the situation and make the appropriate provisions.

4. **Pollution:** The town should study the potential impact of diesel pollution on the proposed project, with the goal of protecting the people who will live there. There may be more footage of Chandler's Green bordering I-40, but most of those houses are further away from the highway than likely on the Sunrise Road property, and the topography of the land is very different. If there will be problems with pollution, it would be better to determine that before we begin building.

In summary, there are many reasons why a high density development on Sunrise Road would not contribute to the "public good" for Chapel Hill. We cannot solve all of Chapel Hill's affordable housing needs on this one piece of land, but with careful planning we make considerable progress and ensure that the families who are given the opportunity to own their own homes will live in a nice environment.

In conclusion, the Sunrise Coalition supports the adoption of the Committee's goals and principles as written. As this project moves forward, we urge the Council to balance the need for affordable housing with the need to protect existing neighborhoods.

Thank you very much.

Sandra Cummings