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To: The Chapel Hill Town Council
Date: June 24, 2002
From: Members of the Elkin Hills and Surrounding Neighborhoods
Re: Neighborhood reaction to the proposed UNC Facilities and Maintenance Complex on 23.5 acre site between Estes Ext. and Barclay Road

The proposal from UNC:

Project is in pre-application stage. UNC has submitted a Concept Plan for review by the Community Design Commission; has not yet submitted a formal application for a Special Use Permit.

Plan is to develop the 23.5 acre triangular site located south of Estes Dr. Extension, west of Justice St., north of Barclay Rd., Hartig and Powell Streets and east of Ward St. Plans call for the construction of 61,500 SF of buildings for administrative offices, a printing production facility, vehicular and equipment repair shops, landscaping and equipment storage areas, a fueling station, bulk storage (including pesticides, fertilizers and chemicals) and 160 parking spaces.

The neighborhood's concerns:

- Elkin Hills neighborhood consists of approximately 143 households.
- Approximately 36 households border the proposed development.
- 225 households including Elkin Hills and North Haven are within the 1000 foot notification area.
- If built as planned, these facilities would be extremely close to the surrounding homes. (See map.)
- The buffers indicated on the concept plan are inadequate to insulate the surrounding homes from the proposed use of the facility.
- The site is on higher ground than the surrounding areas.
- The neighborhood is already known for its very poor drainage.
- The proposed use will by its very nature destroy many trees, create a great deal of impervious surface, increase noise, air, and light pollution.
- The proposed site is itself downhill from the old town landfill and the toxic waste dump. We are extremely concerned about possible toxic content in the runoff from this facility and other facilities—present and future—in the area.
- Wildlife use the woods for food and shelter. Residents use it for walks and recreation. The woods help to cut down the noise from Estes Dr. Ext. and the existing University buildings.
- The noise from a maintenance facility is considerable, including trucks preparing to go to campus, testing of equipment such as industrial leaf blowers, beeping from trucks backing up, etc.

Is this good planning?

- UNC designated this land as green space on the last Horace William plan presented to the public just 18 months ago.
- This project appears to be being planned without thought to the overall plan for the airport and the Horace Williams area.
- Certainly there are other options for siting these facilities that do not affect neighborhoods so directly. The University has available to it the 1000 acres of Horace Williams including the airport property.
- The proposed use of the land puts an undue burden on the surrounding neighborhoods and forces them to take the brunt of the "academic-industrial" needs of the University.
- Neighborhood already borders UNC warehouses, an existing fueling facility, a toxic waste storage facility, electrical facilities, art studio, Giles Horney building.

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- The area will also be affected by the proposed widening of Estes Ext. and building plans for the Giles Horney building area, and the airport area.

The neighborhoods want to preserve, to the greatest extent possible, the quality of life and unique character of our neighborhoods and to live harmoniously with all of our fellow citizens and the University.

Neighborhood characteristics:

- The Elkin Hills neighborhood consisting of Barclay Rd, Justice St., Branch St., Wyrick St., Hartig St., Powell St., Ward St., Weiner St. and Severin St. was built primarily in the late 1940's and early 1950's.
- It is one of the last remaining affordable neighborhoods in Chapel Hill.
- It is a comfortable mixture of homeowners and renters, seniors, young families, singles and students.
- Modest homes, most much less than 2,000 SF, on the bus line and close to town and the university.
- Known for its mature trees, proximity to woods, walking trails and schools.
- Home to educators, medical professionals, social workers, professors, musicians, scientists, university and town employees, and past and present members of local and state governments.
- A safe, close-knit neighborhood where potlucks and informal gatherings are held frequently.
- It is known for its many walkers and runners, and for neighbors who know each other by name.

Issues for the Town Council:

- Should this land be developed at all or is the Town better served in the long term by keeping it green?
- If development does occur, should it be done in isolation from an overall plan for the area?
- If development does occur, should it include facilities that are inappropriate for a neighborhood setting?
- We respectfully ask the Town Council to consider requiring UNC to conduct a comprehensive environmental impact study examining storm water run-off, contaminants in the air and in surface and ground water and other pollution-related issues.
- We also ask the Town Council to require the University to present a binding plan for the Estes Extension corridor before the council considers a Special Use Permit for this site.


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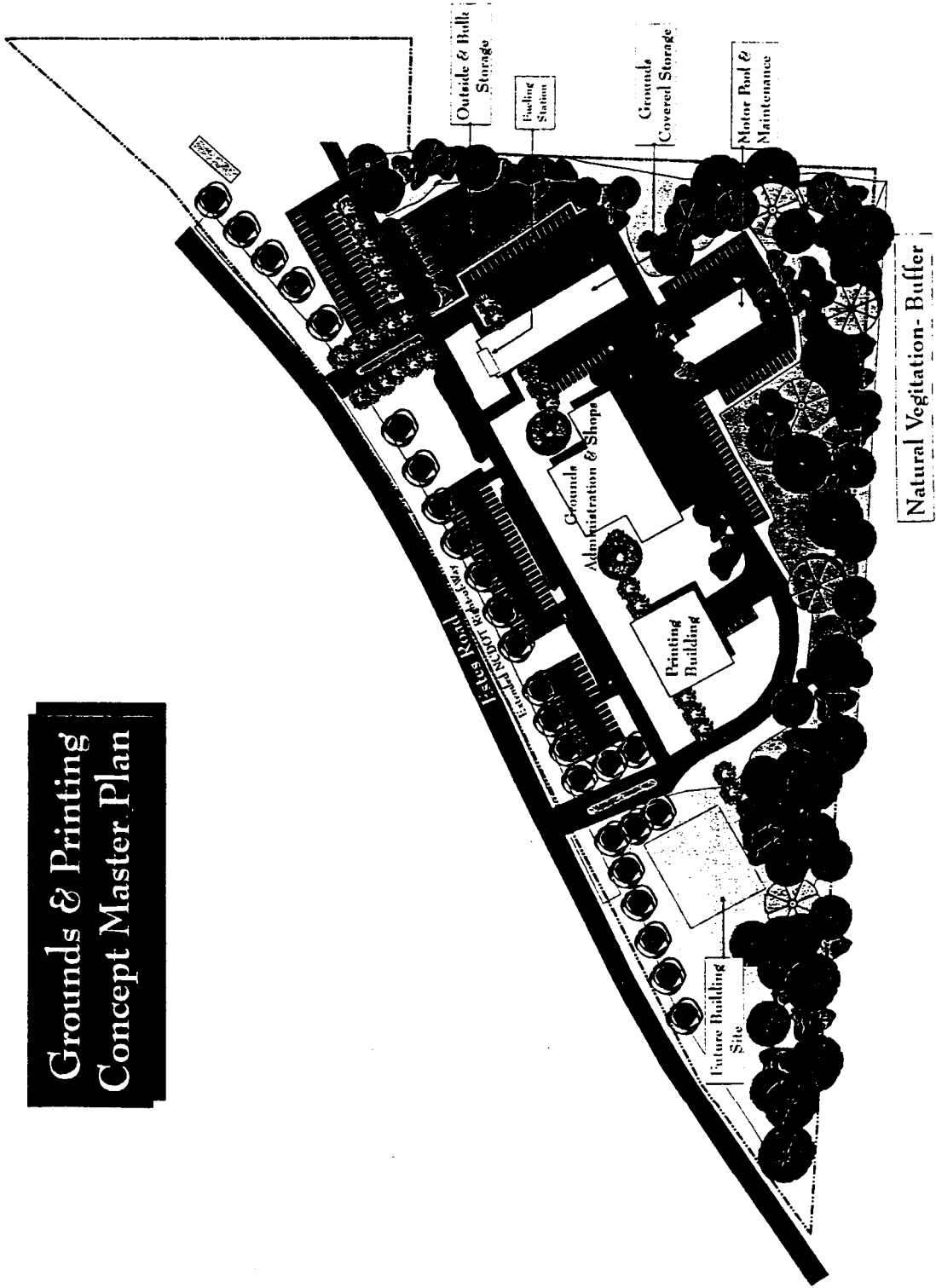


UNC-Chapel Hill
 Facilities Services Master Plan

Site Location Plan
 (Property Owners)

 Pease Associates

Grounds & Printing Concept Master Plan



Pease Associates
 Grounds & Printing
 Concept Master Plan

UNC-Chapel Hill
 Facilities Services Master Plan