

Cal Horton

14.1

**ADDENDUM TO
ATTACHMENT 1**

From: Susan Levy [slhabitat@earthlink.net]
Sent: Thursday, November 21, 2002 4:55 PM
To: Town Council
Cc: docjdg@aol.com (Joseph DeVeaugh-Geiss)
Subject: clarification of Habitat for Humanity's request for funding



Proposal2toCH.doc
(59 KB)

Dear Mayor Foy and Members of the Council,

Please consider the attached document as a part of your information packet for agenda item #7 for the November 25th meeting. The purpose of the attached document is to clarify Habitat for Humanity's request to you regarding funding for the purchase of the land on Sunrise Road. I have also sent this same attachment to Joseph DeVeaugh-Geiss, President of the Chandler's Green Homeowners' Association. We have contacted Mr. DeVeaugh-Geiss about meeting with members of the Chandler's Green HOA this weekend so that we can better inform them about our request, in the hopes that the Council's time can be used most productively Monday night. Mr. DeVeaugh-Geiss did not think that such a meeting could be arranged on short notice, but we are hopeful that members of our Board will be able to talk, at least by phone, with some of the residents who have expressed concerns.

Sincerely,

Susan Levy, Executive Director
Habitat for Humanity, Orange County, NC
919-732-6767x11

November 21, 2002

Mayor Kevin Foy and
Members of the Chapel Hill Town Council
306 N. Columbia Street
Chapel Hill, NC 27516

Dear Mayor Foy and Members of the Town Council:

On behalf of Habitat for Humanity, Orange County (HHOC) I am writing to clarify several points regarding our proposal to you requesting funds for the purchase of a 16-acre parcel of land on Sunrise Road to be used for the development of affordable housing. I hope that these clarifications will be helpful to you as you consider the Manager's recommendations regarding our request for funding at your meeting Monday evening, November 25.

First, HHOC is requesting a total of \$300,000 from both the Town of Chapel Hill and Orange County. It is our expectation, based on my conversations with Tara Fikes of Orange County and Loryn Barnes of the Town, that the County will be asked to provide the majority of the funding from its Affordable Housing Trust Fund, and that a lesser amount (\$50,000-\$100,000) could come from the Town's Housing Trust Fund. We have always assumed that whatever funding might be awarded from either jurisdiction would be funds already designated by the jurisdiction for affordable housing.

Second, HHOC's Board made its decision to purchase the Sunrise Road property based on its current R-2 zoning, which allows four units per acre or up to 64 single family detached units. (We understand that important design and buffer considerations might lead us to conclude that 64 detached units are too many for the site.) Our request for funding is in no way tied to a request that the property be rezoned to the R-SS-C zoning district. We have not made a rezoning request, and have not decided whether we will make a rezoning request. Nor do we assume that the Council would approve such a rezoning. We believe that the Sunrise Road property offers an excellent opportunity to provide a significant number of affordable homes at a financially viable price at its current zoning. However, Habitat for Humanity of Orange County would not be true to its mission, nor to the stated goals of both the Town of Chapel Hill and Orange County, if we did not consider a range of possibilities for developing the Sunrise property, including a higher density development than the current zoning allows.

We have always understood that any request to change the zoning must follow the Town's established procedures. We have every intention of including the neighbors of the property in planning a sensitive, effective design for a proposed development. Whatever development we formally propose for the property will benefit from the many different points of view, concerns and areas of expertise. By including a higher density development in our proposal **for funding**, we merely wished to let the Council know that our Board is willing to consider such a development, and that we are interested in collaboration with other non-profit housing providers.

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Mayor Kevin Foy

page two

In light of the above clarifications, I have revised our original proposal, and have also sent the revised version to the County Manager to distribute to the Commissioners. That revised proposal is attached.

Thank you for the opportunity to make these clarifications. Please do not hesitate to call me or our Board President, Richard King, if you have any further questions. I can be reached at my office, 732-6767 x11, or at home, 542-0524. Richard King can be reached at home, 942-1372.

Sincerely,

Susan Levy
Executive Director

Cc: Cal Horton, Town Manager

Proposal for Funding for the Purchase of Sunrise Road Property

In July 2002, Habitat for Humanity, Orange County (HHOC) signed a contract with the Thelma T. Clark Estate for the purchase of a 16.45 acre tract of vacant land on Sunrise Road in Chapel Hill. The land is suitable for the development of a significant number of units of affordable homes. The current zoning is R-2, which allows for up to 4 units per acre. At the current zoning, as many as 64 affordable homes could be built on the site using a cluster design. Since HHOC is interested in collaborating with other non-profit providers to build a mix of housing types on the site, HHOC in the future decide to request a rezoning of the property from R-2 to the Town of Chapel Hill's R-SS-C zoning district in order to achieve a higher density. However, HHOC's request for funding to the County and to the Town of Chapel Hill to acquire the property does not depend on the approval of such a zoning change. The property presents viable development opportunities for affordable housing at its current density of 4 units per acre.

The acquisition of this property has been approved by the HHOC Board of Directors, and conforms to the goals and objectives set by the HHOC Board in its long-range plan adopted in August 2001. This plan calls for acquiring land in 2002-2003 in the OWASA service area and the Chapel Hill-Carrboro school district in order to serve our applicant households, the majority of whom currently live and/or work in Chapel Hill-Carrboro. The plan also supports a continued and more extensive cooperative relationship with Orange Community Housing and Land Trust beyond the first home that HHOC plans to build in 2003 on OCHLT-owned land.

The contract price for the 16.45 acre tract is \$400,000. It's current appraised value as determined by an independent appraisal completed for HHOC in October 2002 is \$411,000 (see attached). A condition of the contract is that funding for the purchase must be committed no later than December 31, 2002, and that closing is to take place in February 2003. At the time that the contract was signed by HHOC and the seller, HHOC staff and Board anticipated that Orange County affordable housing bond funds would be available for land banking activities within this time frame. However, the schedule for RFPs for land banking activities has been delayed, and land banking will not be included in the initial round of RFP's for affordable housing bond funds. Therefore, HHOC is requesting that the Town of Chapel Hill and Orange County provide \$300,000 from other available sources for affordable housing to partially finance the purchase of the property. HHOC will provide \$100,000 from its own privately funded sources as a down payment on the property. HHOC has also used its own funds for the predevelopment costs incurred to date, including fees for an appraisal, for an environmental assessment, and for a title search.

The property is located on Sunrise Road, near the new YMCA Children's Center at Carol Woods. The site enjoys easy access to the major employment centers in southern Orange County, including UNC and its hospitals. Bus service is currently available on Weaver Dairy Road, less than one-half mile from the site. The nearest shopping is located less than two miles from the site, at the Timberlyne Shopping Center. East Chapel Hill High School is less than one mile from the site. The property is located in a mixed residential neighborhood that includes an upper-end residential subdivision, Chandler's Green, as well as several older homes and a commercial business, the Potted Plant, along Ginger Road, a one-lane gravel road.

The topography of the site is level to gently rolling. There is a small intermittent creek on the property, as well as high-tension power lines within a 68 ft. Duke Power easement across the front corner of the property. The northeast corner of the property abuts I-40. These factors will influence how the property is developed but they do not make the property unsuitable for residential development. The site will be served with sanitary sewer and water by OWASA, and will require a pump station to extend sanitary sewer. OWASA has indicated that they will approve a pump station to extend sewer service to the site (see attached letter).

14.5

Project Feasibility Budget

Total Acreage	16.45 acres	
Projected # of units	64	
Projected type and tenure of units	64 SF homeownership	
Projected income targeting distribution	25%-70%	
COST ESTIMATES	Total	Per Unit
Requested land banking award	300,000	\$4,688
Total land cost, including transaction costs	415,000	6,484
% of total land cost from public funds	74%	
Pre Development Soft Costs	125,000	1,953
Fees, etc	15,000	234
Infrastructure Development Costs	925,000	14,453
Subtotal/Developed Lot Costs	1,480,000	23,125

Project timeline

	Beginning	Expected Completion Date
Land Acquisition	7/2002	2/2003
Pre-development planning	8/2002	5/2005
Infrastructure installed	7/2005	9/2006
Construction	9/2006	6/2010
Final project completion		6/2010

From: Cal Horton
Sent: Thursday, November 21, 2002 1:58 PM
To: Chris Berndt
Subject: FW: Habitat for Humanity Proposal for Land Purchase

W. Calvin Horton, Town Manager
306 North Columbia Street
Chapel Hill, North Carolina 27516
919-968-2744 Bell South
919-682-8636 Verizon
919-969-2063 FAX
919-967-2626 Home
<mailto:calhorton@townofchapelhill.org>

Note: Mail sent to or received from the Town Manager is subject to publication under the provisions of the North Carolina open records law.

-----Original Message-----
From: Carol Abernethy On Behalf Of Cal Horton
Sent: Monday, November 18, 2002 4:18 PM
To: 'Melissamcain@aol.com'
Cc: Mayor pro tem Pat Evans (patevans@bellsouth.net); Council Member Bill Strom (billstrom@nc.rr.com); Council Member Dorothy Verkerk (dverkerk@mindspring.com); Council Member Ed Harrison (ed.harrison@mindspring.com); Council Member Flicka Bateman (ftbatema@aol.com); Council Member Jim Ward (W) (wardjl@email.unc.edu); Council Member Mark Kleinschmidt (mark@cdpl.org); Mayor Kevin C. Foy (TCH) (kevinfoy@townofchapelhill.org); Council Member Jim Ward; Council Member Edith Wiggins (new) (Ewigg123@aol.com); Toni Pendergraph (ToniPendergraph); Cal Horton (CalHorton); Flo Miller (FloMiller); Joyce Smith (JoyceSmith); Ralph Karpinos (RalphKarpinos); Sonna Loewenthal (SonnaLoewenthal); Michelle Lewis; Bill Stockard
Subject: RE: Habitat for Humanity Proposal for Land Purchase

A copy of your email message has been forwarded to each Council Member.
Carol Abernethy
Exec. Asst., Manager's Office
Town of Chapel Hill

-----Original Message-----
From: Melissamcain@aol.com [mailto:Melissamcain@aol.com]
Sent: Monday, November 18, 2002 12:36 PM
To: Town Council
Subject: Habitat for Humanity Proposal for Land Purchase

November 18, 2002

Dear Mr. Mayor and City Council Members:
We write to address the many concerns raised in our Chandler's Green neighborhood regarding the proposed Habitat for Humanity project near Sunrise Road and I-40. This is a particularly precarious issue for debate because it is full potential misunderstandings inherent in questioning such a well-established and highly regarded organization as Habitat for Humanity. However, in our view, the proposal before the City Council -- presented by Susan Levy on November 11th--extends well beyond the central, customary mission of Habitat for Humanity and as such requires further explanation to town residents.

The area under consideration for this development is currently zoned "R2" because it is rural in nature. Although I-40 crosses over Sunrise Road, it does not have an entrance to Sunrise Road sparing this area extensive commercial development. The roads are winding

and two-lane, not designed for heavy traffic. Re-zoning the property from "R2" to "R-SS-C" would be alarming in terms of safety. It is logical to foresee hundreds of cars using Sunrise Road and Whitfield Road as main arteries connecting to Weaver Dairy Road, Erwin Road and I-40.

At the present time, Weaver Dairy Road is over-burdened and unsafe. Each of you knows that the future of Weaver Dairy Road is not settled. As a community we do not know the configuration that this important road will have. While this question is debated, it is not responsible for elected officials to agree to a high-density development immediately off of Sunrise Road, approximately 1/2 mile from Weaver Dairy Road.

East Chapel Hill High School is a wonderful addition to our community. However, since the high school opened, traffic on Weaver Dairy Road has increased dramatically. More stoplights are needed and sidewalks are required for pedestrian and motor vehicle safety. Currently, Weaver Dairy Road is confusing and dangerous. Any further high-density development on or near Weaver Dairy Road would clearly exacerbate these problems and put citizens at greater risk.

The rural buffer that extends along I-40 and Sunrise Road is an important environmental and aesthetic feature. High-density development would destroy this buffer. There would be a negative impact on nature and on the quality of life for the residents in the development and those bordering the development. I-40 is a noisy interstate with enormous volumes of car and truck traffic. It seems almost insulting to suggest that this kind of property would be suitable housing for families hoping to improve their quality of life.

Finally, it is not appropriate for the Town of Chapel Hill to use taxpayer money - in tight fiscal times - to jumpstart a development that is not a town service. Recently we received our annual property tax bill. We will pay nearly \$7,000 in property taxes this year. We understand our commitment to our community and willingly remit the required dollars to the Tax Collector. However, in return, we deserve to preserve a reasonable quality of life in our chosen community.

At the present time, we are being asked to consider several serious issues at once. These include the re-districting of our children within the school system, the widening of Weaver Dairy Road, and now, a potential re-zoning of a rural area just north of our neighborhood. All of these issues have direct impact on property values and quality of life. We urge you to uphold and defend the current "R2" zoning of the property Habitat has an option to purchase. We also urge you to inform them of this situation relating to zoning BEFORE they complete the purchase. Should Habitat wish to develop the property under the current "R2" zoning, then the project may warrant, following public discussion, town and taxpayer support.

We appreciate your attention to these matters. Thank you very much.

Sincerely,

Michael Wilder and Melissa Cain
3616 Sweeten Creek Road
Chapel Hill, NC
27514

(56)

Joyce Smith

From: Joyce Smith
Sent: Friday, November 22, 2002 11:40 AM
To: Chris Berndt; Loryn Barnes
Subject: FW: Proposed development of property on Sunrise Road

-----Original Message-----

From: Docjdg@aol.com [mailto:Docjdg@aol.com]
Sent: Thursday, November 21, 2002 3:14 PM
To: Town Council
Subject: Proposed development of property on Sunrise Road

Dear Mr. Mayor and Members of Council:

I am writing to you on behalf of the Chandler's Green Homeowners' Association.

Our neighborhood is adjacent to a tract of land that is being considered for development. Specifically, Habitat for Humanity has requested funding for the purchase of this property and the development proposed would require rezoning from R-2 to R-SS-C. Such rezoning would permit high density housing.

As you know, our neighborhood has been very concerned about traffic and safety, and we are very appreciative of the support that we received in the past year from the Town Council to introduce traffic calming measures in Chandler's Green.

We are now concerned that the proposed development of high density housing will introduce a considerable increase in traffic and attendant safety issues in the surrounding neighborhoods.

We are supportive of the objectives of Habitat for Humanity, and many of the neighbors in Chandler's Green have volunteered and supported this organization in other ways. We also recognize the need for affordable housing in Chapel Hill.

We are not opposed to the development of the property on Sunrise Road, but would like to see any development done in conformity with current zoning, which would limit the total number of units and, thus, limit the impact that such development will have on traffic and safety in the existing neighborhoods.

We ask for your consideration of these traffic and safety concerns as you address this development proposal.

Thank you.

Sincerely,

Joseph DeVaugh-Geiss, President
Chandler's Green Homeowners' Association

11/22/2002



Joyce Smith

From: Cal Horton
Sent: Thursday, November 21, 2002 4:39 PM
To: 'Docjdg@aol.com'
Cc: Mayor pro tem Pat Evans (patevans@bellsouth.net); Council Member Bill Strom (billstrom@nc.rr.com); Council Member Dorothy Verkerk (dverkerk@mindspring.com); Council Member Ed Harrison (ed.harrison@mindspring.com); Council Member Edith Wiggins (Ewigg123@aol.com); Council Member Flicka Bateman (ftbatema@aol.com); Council Member Jim Ward (W) (wardjl@email.unc.edu); Council Member Jim Ward (windsorcircle@mindspring.com); Council Member Mark Kleinschmidt (mark@cdpl.org); Mayor Kevin C. Foy (TCH) (kevinfoy@townofchapelhill.org)
Subject: RE: proposed development of property on Sunrise Road

Mr. DeVeugh-Geiss: A copy of your message has been forwarded to the Town Council.

-----Original Message-----

From: Docjdg@aol.com [mailto:Docjdg@aol.com]
Sent: Thursday, November 21, 2002 3:29 PM
To: Town Council
Cc: JOANNEDVG@aol.com
Subject: proposed development of property on Sunrise Road

Dear Mr. Mayor and Members of Council:

I am writing to you now as a private citizen, on behalf of myself and my family.

The proposed development of Sunrise Road, that would require rezoning from R-2 to R-SS-C is, in my opinion, likely to cause significant congestion in this area.

You are asked to consider funding for Habitat for Humanity and I encourage you to provide appropriate support for this worthwhile organization. I have personally volunteered at Habitat for Humanity and, along with my daughter and a large number of staff who worked with me, we helped build some houses in Durham. I am a supporter of Habitat for Humanity, and want to see them succeed in accomplishing their goals. I am also supportive of providing affordable housing in Chapel Hill.

I would ask the Town Council to consider supporting Habitat for Humanity in a fashion that would not result in rezoning of this property, because high density housing in this area will add to traffic and safety concerns, and most likely also cause strain on an already crowded school, and perhaps on other services as well.

If Habitat for Humanity could build on this property in conformity with the current Zoning, I would be very supportive and welcome them as neighbors. Alternatively, if Chapel Hill can support development of property that is already zoned for another type of housing they wish to construct, I would equally support this.

I hope that you will be mindful of these concerns as you consider the development proposal.

Thank you.

Sincerely,

Joseph DeVeugh-Geiss

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Chris Berndt

From: Cal Horton
Sent: Thursday, November 21, 2002 1:47 PM
To: Chris Berndt
Subject: FW: proposed funding for Sunrise Rd. property

W. Calvin Horton, Town Manager
306 North Columbia Street
Chapel Hill, North Carolina 27516
919-968-2744 Bell South
919-682-8636 Verizon
919-969-2063 FAX
919-967-2626 Home
<<mailto:calhorton@townofchapelhill.org>>

Note: Mail sent to or received from the Town Manager is subject to publication under the provisions of the North Carolina open records law.

-----Original Message-----

From: Carol Abernethy **On Behalf Of** Cal Horton
Sent: Monday, November 18, 2002 4:16 PM
To: 'Larry Band'
Cc: Mayor pro tem Pat Evans (patevans@bellsouth.net); Council Member Bill Strom (billstrom@nc.rr.com); Council Member Dorothy Verkerk (dverkerk@mindspring.com); Council Member Ed Harrison (ed.harrison@mindspring.com); Council Member Flicka Bateman (ftbatema@aol.com); Council Member Jim Ward (W) (wardjl@email.unc.edu); Council Member Mark Kleinschmidt (mark@cdpl.org); Mayor Kevin C. Foy (TCH) (kevinfoy@townofchapelhill.org); Council Member Jim Ward; Council Member Edith Wiggins (new) (Ewigg123@aol.com); Toni Pendergraph (ToniPendergraph); Cal Horton (CalHorton); Flo Miller (FloMiller); Joyce Smith (JoyceSmith); Ralph Karpinos (RalphKarpinos); Sonna Loewenthal (SonnaLoewenthal); Michelle Lewis; Bill Stockard
Subject: RE: proposed funding for Sunrise Rd. property

A copy of your email message has been forwarded to each Council Member.

Carol Abernethy
Exec. Asst., Manager's Office
Town of Chapel Hill

-----Original Message-----

From: Larry Band [<mailto:lband@nc.rr.com>]
Sent: Sunday, November 17, 2002 11:40 PM
To: Town Council
Subject: proposed funding for Sunrise Rd. property

To the Mayor and Members of the Town Council,

I am writing in regard to the proposed funding for Habitat for Humanity to purchase property off of Sunrise Road. I live in the Chandler's Green community, adjacent to the site. In my view, Habitat for Humanity is doing remarkably important work addressing one of the serious

11/21/2002

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problems we face as a community. The methods and scale of development they have been engaged in has provided more than housing, it provides diversity and the ability of people of mixed economic means to integrate into larger communities.

Building support from local communities is a key part of the success of Habitat and needs to be based on openness and communication. However, we first heard of the current proposal third to fourth hand, with no official notification from either the town or from Habitat for Humanity. After going through the Town of Chapel Hill web site containing the minutes of previous meetings, I have downloaded a specific development plan addressed to the Town Manager on October 31st, presented to Council on November 11th, and involving a change of zoning and a request for the town to fund most of the purchase. In terms of scale the envisioned project is three to five times the size of any existing Habitat projects in the community (95-200 units within the 16 acres) and is planned for a site that has been zoned for some time as R2. The site contains a perennial stream with tributary drainage from a set of wetlands, other intermittent and ephemeral channels and an aggrading, mixed wood forest with some remaining old growth. It is a headwater drainage area of New Hope Creek that drains into Jordan Lake. To be brief, my major concern is that a significant change in designated use through zoning of this area is being considered, and appears to have been implicitly approved with no consultation or community discussion. Funding of this purchase with respect to the current proposal appears to provide de facto approval, with all the appearance of rushing through a decision, and making any subsequent discussion moot.

I support affordable housing and fully realize that it often needs to be placed within and around existing communities. However, I also feel it is important that projects like this, especially if they are of unprecedented scale, need to be developed and considered in a consultative fashion, and not proposed and implicitly approved with no attempt to discuss with all stakeholders. The timing of the initial proposal and follow-up vote to occur within a month just before Christmas with no apparent attempt to gain community input produces an uncomfortable feeling that this is a done deal. Issues that should be discussed include size, density, environmental impact and traffic, prior to an effective commitment to a specific plan.

My understanding is that Habitat is soliciting funds for this project by mailings to the Chapel Hill community (although notably not to our community) with their literature stating that they will build this project. I presume this view is borne of previous discussion and indications of approval for the proposal as described. Communication and following a procedural sequence of proposal, discussion and decision, rather than implicit decision first, would inspire much greater confidence in both the Council and (in this case) Habitat, and the political process.

Respectfully,

Lawrence Band
3912 Sweeten Ck Rd

November 17, 2002

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**Mary Ellen Mascianica
7600 Amesbury Drive
Chapel Hill, NC 27514
(919) 408-0571**

Mayor and Council Members
Town of Chapel Hill
306 North Columbia St.
Chapel Hill, NC 27516

November 17, 2002

Dear Mr. Mayor and Council Members,

I would like to express my strong opposition to the proposed development of the parcel of land on Sunrise Road into a high density housing development by Habitat for Humanity.

I have lived in Chandler's Green for 13 years. I pay taxes, vote, go to church, serve on my neighborhood homeowner's association, and volunteer in the school system on a weekly basis. I have raised my three children here. When I relocated to North Carolina I chose Chapel Hill, and specifically the Chandler's Green neighborhood, because of the small town feel of the area and for the reputation of the school system. This neighborhood has worked to maintain a rural-wooded environment by preventing owners from erecting fences. Neighbors are encouraged to keep as many trees as possible on their lots to maintain as natural environment as possible. In short, it has been a wonderful place to raise a family.

When I first heard that Habitat For Humanity was building some homes adjacent to Chandler's Green I thought of the traditional Habitat development. I really had no objection to the idea of a few small homes nestled in the woods, consistent with the surrounding neighborhood and the R2 zoning in the area. When I learned that the proposal was to build 90 to 200 cluster homes and rental units I was outraged. The assumption by Habitat is that they will be granted a Special Standards Conditional Zoning (R-SS-C zoning) for the development. Obviously, they have been given the impression by the town government that this would automatically be granted.

I am extremely upset that the town government would suggest that such a large scale development would be funded with tax payer money and exempt from many of the normal procedures that commercial developers must go through to gain approval. After having just raised the state sales tax, and increased real estate taxes again, isn't it poor fiscal management to fund a development of this size right now? How can you even consider the proposal for such a large development without doing environmental impact studies? After Habitat clear cuts all the trees on the 16.5 acres, what impact will the increased noise from I-40 have on surrounding neighborhoods? Didn't the town just implement a school facilities ordinance to protect the schools from overcrowding as a result of over development? What impact will the development have on surrounding school population? Didn't the Council just pass an ordinance against development of duplexes to protect the integrity of residential neighborhoods? What impact do you think this Habitat

integrity of residential neighborhoods? What impact do you think this Habitat development will have on the surrounding neighbors? Can Sunrise Road handle the increased traffic associated with the development? If you voted for any of the ordinances to control growth in this town then why would you grant Habitat For Humanity funding and rezoning to push this mega-development through without time for careful deliberation and input from impacted neighborhoods? I think there are too many questions to be answered to rush this proposal through.

I think that you should take a closer look at the development proposal by Habitat. It is putting the cart before the horse to fund this development with tax payer money, and then work out details later, as indicated by Mayor Foy in the Sunday's News and Observer. Do not kid yourself, this mega-development will change our way of life in the surrounding neighborhoods. I extend an invitation to every council member to go walk the 16 acres of land, familiarize your self with the surrounding neighbors, and then envision 90 to 200 cluster homes on this site. I do not object to Habitat For Humanity, I object to a mega-development, and the expedited process that this proposal seems to be on, without the time to study the impact this development will have on the surrounding area. This would not occur if this was any other commercial developer. It may not be "politically correct" to put the brakes on this proposal, but it will be the "right" thing to do. The surrounding neighborhoods will have to live with your decision. Please remember that when giving this proposal consideration.

Thank you for giving me your attention to express my opinion. I hope that you will take my concerns seriously.

Sincerely,



Mary Ellen Mascianica