

From: Margaret Rees [uncmsr@email.unc.edu]
Sent: Monday, June 16, 2003 1:30 PM
To: Manager
Subject: Proposed Married Student Housing (fwd)

Cal,

This was the message. I've printed out my MSWord version.

Peg

----- Forwarded message -----

Date: Tue, 10 Jun 2003 21:18:43 -0400 (EDT)
From: Margaret Rees <uncmsr@email.unc.edu>
To: Flicka Bateman <fbateman@unch.unc.edu>, Pat Evans <patevans@bellsouth.net>, Kevin C. Foy <kcfoy@intrex.com>, Ed Harrison <ed.harrison@mindspring.com>, Mark Kleinschmidt <mark@cdpl.org>, Bill Strom <BillStrom@nc.rr.com>, Dorothy Verkerk <dverkerk@email.unc.edu>, Jim Ward <windsorcircle@mindspring.com>, Edith Wiggins <ewigg123@aol.com>
Subject: Proposed Married Student Housing

Good day/evening

The following is an email that I sent to our neighborhood after this afternoon's meeting. Although we have had some discussions with the university planners, we were never specifically told that the new and bigger buildings were going to go into the Wolfenden buffer area nor was there any discussion about the removal of the parking deck to talk about an alternate roadway from the Baity Hill to 'the world'. I can't say that the neighbors have felt they have been included in what is actually going to happen other than pretty presentations of the buildings and the good news that parking will be underneath the buildings.

We are also concerned about the apparent need to acquire property for the sidewalks. (A lot has fallen between the cracks, as it were.)

What can the town do to discourage parking on our roads during campus events? It's clear the university isn't going to do anything. Their argument is that they don't block traffic for other areas of town. Our argument is that other parts of town didn't have a stipulation in a special use permit to discourage parking on roads. A 6 foot high fence with gates is not the same as a 10 foot high fence with barbed wire. (See below.)

I'm not sure if I'll say anything Monday but wanted you to be aware of what we have learned. (But knowing me, I probably will.)

[Flicka, thank you for your years of wonderful service to the town by being on the board. I know, from reading the papers that your fellow board members are appreciative also.]

Peace Peg Rees

Hello,

Bruce Runberg called the other day asking to see us and he and Linda Convissor came to our house this afternoon.

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This is what we learned:

1. The transportation dept. of the university has said that it will NOT provide cones or monitors to prevent parking on our streets during events.
2. If a fence is restored to its original spot after construction, it will NOT be 10 feet high with barbed wire. It will more likely be 6 feet high with no barbed wire and will have gates so the residents can get to campus more easily (not necessarily for sporting events).
3. The realignment and increased size of the three buildings off Mason Farm Road means that the buffer promised to the Wolfendens is gone. There will be 53 feet between the west side of the bldg. and their property line, 170 feet between the west side of the bldg. and their house. I believe there was to be a 200 foot buffer
4. There was some discussion about the need for an access road from the Baity Hill units to Manning Drive. This access road would go outside the southern perimeter of the buildings east to the current road for the parking lot at Family Practice, which goes to Manning Drive. The university is reluctant to build this road. We worry about increased traffic on MFR and Otey's road if all Baity Hill traffic has to enter via MFR. Perhaps the Baity Hill residents will see how cumbersome it will be to go east on the bypass and petition for it.
5. The 'construction road' will be built from Mason Farm Road into the Baity property at the curve just as you come off the bypass. THAT will be fun. We were assured that that construction road and the road connecting the hill to the other three building sites will be done before the construction of the buildings begins.

There will be some pedestrian paths for Baity Hill residents to get the campus buses that go by the Smith Center.

We were assured that the proposed four lane road to the hospital could be built either north or south of the buildings along MFR, although it would be "very tight" to do in on the north side. I told Bruce that we were VERY upset that the university is committed to having the road south of the buildings because that's what the BOT wanted while many changes have been made to the plan that seem to be fine with the BOT (such as larger buildings that take 'reserved' space.)

Phil and I again asked to have someone explain all the plastic tags on trees. We were told someone would do that. (I thought Bruce said someone would do that SOON after the last meeting.)

There was no discussion about the easement and the duct bank.

We learned that the town planning staff at first saw no need for public hearings about changes in housing location, access, & parking arrangements because it thought there had been a lot of discussion between the neighbors and the university representatives. Don't know who/what changed their mind to include housing, but isn't that interesting!

There is another addendum to the master plan that someone will bring over tomorrow (Wed.)

Shall we meet together before Monday, or shall we all just give our statements at the public hearing? If you are not going to be able to attend, but would like a statement read, Phil or I could do that for you.