

Good Evening Council Members Fellow Citizens of Chapel Hill:

We are a group of homeowners in the Winding Ridge development, which is directly adjacent to the current Chapel Hill Police Station on Bolinwood Drive, and includes Songbird Lane, Mullin Court, Whistling Tree Court, and the apartment complexes that currently exist along Bolinwood and adjacent streets.

We recognize that the Town is a living, growing entity and not a static picture of the past. In that spirit, we would like to work with you to develop a plan that would do the following:

- adequately deal with the coal ash on the site,
- create a new municipal services center,
- provide apartments and retail space,
- develop traffic planning that would help direct the police presence, fire department, 500 parking spaces for residents and retail, and overall,
- making this area an attractive part of the Bolin Creek greenway.

If possible, we would like to be involved with several processes relating to developing the site.

We were concerned when in a previous meeting with the developer, their personnel seemed to dismiss Council member questions and suggestions for more diverse uses of the site. We would like to work with the Council to help bring about significant and welcome changes to the neighborhood and the Town.

Overall, we would like to help the Council address the following:

We understand the Council's first priority is dealing with the coal ash in a safe and responsible manner. We possibly would like more detail on how the remaining ash will be contained for the safety of all the residents and the downstream effects runoff might have going into the Bolin Creek.

- Work with the developer. We are concerned that the developers have been defining the redevelopment and do not consider ideas from the public and elected officials. The redevelopment of the police station is a tremendous opportunity for Chapel Hill, and we all should have input regarding changes that will last a generation and could really generate a great walking environment that includes the Bolin Greenway and the new development.
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- Work with the developer concerning housing units. We are aware that a housing study has estimated that 400 or more housing units per year are needed in Chapel Hill. While we have not had a chance to go over all the documentation from the past, a single source, Apartments.com, as of 3-17-2022, lists 1,358 Apartments currently available in Chapel Hill. Our neighbor Durham has 3,600 or more apartments available; and Wake County has over 8,000 rentals available. An additional 275 units are planned in this development. We wonder if this is too many and wonder if retail might help alleviate the possible financial strain.
 - We would like to work towards a more interesting revenue generating development that would include a variety of retail spaces and amenities as well as some housing, A more varied development would benefit everyone, both in the neighborhood and people using the wonderful resource of the Bolin Creek Greenway path. Neighborhoods on the east and west sides of MLK could have retail, green space, and gathering areas to benefit both the locals and the town.
 - Consider the traffic flow: there are currently two driveways in use from the Police Station property, and each one enters and exits from MLK effectively to date. Please include these in the new plan to ease the proposed use of Bolinwood as a single ingress and egress to what may be a quite busy traffic scene. Many walkers use the sidewalk on the street to access the Bolin Creek Trail. Bolinwood is a narrow street with limited outlets. Additional traffic would make it difficult for residents who have steep driveways and limited visibility.
 - Consider changes that would help the traffic flow. Bolinwood as it feeds to Hillsborough is used by many walking residents of the apartments; the sidewalks could use improvement, like those the developer did on Hillsborough, and the bridge over the creek can be a bottle neck that could affect fire department and police traffic if routed down Bolinwood.
 - Examine transit options: Chapel Hill has made commendable commitments to transit oriented developments, and the high number of parking places planned for this project are worrying. MLK has been identified as a transit corridor and seems effective. The luxury apartments that were recently rebuilt on Hillsborough street access both MLK and Hillsborough and a visual survey seemed to indicate that there is an abundance of unused parking space, and it seems that the residents make use of transit. The exits
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and entrances on Hillsborough and MLK seem to be very adequate for this large complex.

- There is also a need for some parking space for those citizens who want to use the Bolin Creek Trail.

Overall, we would like to help propel this project and the neighborhood into the future smoothly. We have preferences listed above and would love to work with the Council and are happy to help with other questions that arise, including certain driving assumptions the developers may be making.

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