

**November 8, 2021 Greene Tract Virtual Meeting
Zoom Chat Comments and Questions Received from Attendees**

0:24:38	Maple Osterbrink:	Thnx Ms Anita
00:28:19	Bo Kurtovic:	I would just like to go on record with my disapproval for any developmental plans of this land other than to preserve it as green public space used for recreational purposes. As a community, we severely lack in preserving land for parks and recreation.
00:28:52	Caroline Dwyer:	I'm pretty sure these comments are open, FYI. I can see messages from Maple and Bo...
00:31:24	Bo Kurtovic:	You just have to make sure that you select "everyone" when posting your chat comment
00:40:16	Jon Phillips:	can you give greater detail of what the development space could entail?
00:43:04	Julie McClintock:	Why has staff set a schedule for adopting the new Greene tract changes before the new elected boards have been seated?
00:43:49	Linda Brown:	From a safety standpoint, I question the wisdom of placing a school next to railroad tracks. While I hope that as much land as possible can remain protected, it is my hope that the wishes of the surrounding and impacted communities including Rogers Road, will be respected and given priority.
00:44:28	Jonathan Rader:	I would like to echo the sentiment than there is a lack of emphasis being placed on greenspace in the future planning of the Chapel Hill / Carrboro area. But also, as an ecologist, I'm concerned about how tightly the development plan seems to bound the identified headwaters. Based on the survey, it would seem that this entire tract of land serves as important watershed for one of the streams. My concern is that whatever happens in those proposed development regions will find their way into sensitive (and potentially protected) stream habitats.
00:45:03	Andra Wilkinson:	The schedule for approval seems to happen before a change in leadership, which is concerning.
00:45:46	Alex Hardee:	I agree with that
00:45:59	Linda Brown:	I agree as well.
00:46:31	Dr. Edward Marshall:	I also agree with the speed with which this is happening. We just had elections. This critical decision needs to be made by the newly elected officials
00:46:35	Julie McClintock:	Could Craig Benedict or Judy Johnson summarize what you learned from the Environmental Studies and how that has informed the proposed changes?
00:46:35	Andra Wilkinson:	Can you please speak to how you have intentionally engaged the Rogers Road community?
00:46:51	Bryan Engle:	Can the panelists address how the recommendations of the Rogers Road: Mapping our Community's Future report/working group are being included in the current process?
00:47:39	Bryan Engle:	As well, can you address the maps that were released several months ago that included roads through areas that were designated as preservation areas?
00:47:51	Lihua He:	Agree:" I also agree with the speed with which this is happening. We just had elections. This critical decision needs to be made by the newly elected officials"
00:48:01	Makeda Ma'at:	There is a great need for the protection and care of the homeless population. We would love to see a safe place for OUR homeless humanity! Please consider a homeless and transitional shelter to provide comfort and support! Give thanks!

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00:49:12	Steve Palmquist:	Echoing Alex Hardee - COP26 just again emphasized the need to stop deforestation but I did not see anything regarding the climate change on the slide of considerations (though I couldn't read it all) - how much does this drive the decision about the future of the Green Tract?
00:49:29	Prabhavathi Fernandes:	Why does this land need to be developed. I agree with the folks who say there is EVERY reason to leave this land undeveloped. Open space and recreational space is at a premium!
00:49:29	Lihua He:	Agree with Bo: " I would just like to go on record with my disapproval for any developmental plans of this land other than to preserve it as green public space used for recreational purposes. As a community, we severely lack in preserving land for parks and recreation."
00:49:42	Michael Owen:	Alex. You are right!
00:49:56	Alison Hriciga:	I agree with that
00:49:57	Prabhavathi Fernandes:	The Me above is Prabha Fernandes
00:50:04	Andra Wilkinson:	Agree with Alex
00:50:06	Abel Hastings:	Great comments from someone who knows what he's talking about
00:50:17	Betsy Crittenden:	ith Alex
00:50:39	Betsy Crittenden:	Agree with Alex
00:50:39	Laura Roe:	Absolutely concur with Alex and others who are in support of preserving this land - in its entirety.
00:50:52	Jonathan Rader:	Also, we keep getting sold this bill of goods that "we need affordable housing", and then the developers end up building condos for market rate...
00:51:30	Jonathan Rader:	It would be a shame to lose this green space to a similar gambit.
00:52:17	Susan Page:	I am aware that there is research about a mixed development as being most successful in incorporating affordable housing development - however to deforest Greene Tract for any amount of market rate housing seems unethical.
00:52:18	Jon Phillips:	^^Exactly
00:53:25	Abel Hastings:	great points Dr. Marshall!!
00:53:34	Julie McClintock:	Let me second Bryan Eagle's request to learn how the Mapping our Community's Future report is included in the current process. It's easy to forget the good work that has already been done.
00:53:40	Laura Roe:	Will you run Dr. Marshall? We need leaders like you!
00:53:40	Jonathan Rader:	Thank you, Dr. Marshall!
00:53:44	Lisa F Brown:	Agree with Dr Marshall. Yes.
00:53:59	Andra Wilkinson:	Agree with Dr. Marshall!
00:54:11	Laura Roe:	I strongly agree with Dr Marshall
00:54:13	Alice Armstrong:	agree with Dr Marshall, could he please put his four points in writing?
00:54:14	Jon Phillips:	I see mostly support here.
00:54:17	Prabhavathi Fernandes:	agree 100% with dr. MARshall .. Prabha Fernandes
00:54:34	Alison Hriciga:	I agree with Dr. Marshall
00:54:34	Martha Cox:	I agree with Dr. Marshall 's points. These are important concerns.
00:54:39	Tony Waldrop:	Agl very much agree with Dr. Marshall

**November 8, 2021 Greene Tract Virtual Meeting
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00:54:39	Michael Owen:	Save 80% for green space!!
00:54:42	Laura Roe:	I hope the officials are listening and will consider the points that have been outlined - spot on!
00:54:56	Julie McClintock:	I'd like to request that all the great points made in the chat will be addressed by staff by a date certain. Thanks.
00:54:57	Xilong Zhao:	Strongly agree with Dr Marshall.
00:55:40	Virginia Carson:	Agree with the notion of balance. No one use should exclude others that are equally important. Also agree that Rogers Road community voices need to be a high priority, and that community has consistently supported affordable housing as part of this tract.
00:55:53	Bowers Family:	Agree with Alyson that it would be great to approach the railroad and other unique elements with creativity - Savannah Bowers, N Chapel Hill
00:57:16	Linda Brown:	I agree with Hastings!!!
00:57:16	Diane Willis:	I totally support Alex Hardee's and Dr. Edward Marshall's well-thought out statements about preserving forest, and making sure there will be racial justice and equity in the planning.
00:57:23	Michael Owen:	I agree with Mr. Hastings.
00:57:54	Alice Armstrong:	agree with Abel Hastings. How did we get from preserving 80% to developing over 60%?
00:58:18	Betsy Crittenden:	I agree with Abel Hastings!!!
00:58:19	Alex Hardee:	agree with that
00:58:37	Erin Erin:	Agree with Mr. Hastings
00:59:18	Laura Roe:	The recent election results for the open seats on the Chapel Hill Town Council sent a clear message that the citizens of Chapel Hill support preservation of green spaces, particularly the Green Tract Forest. So, this rapid timeline to force a decision on the development options before the new Town Council members are seated, is an abrogation of the election results and does not represent the will of the people - a fundamental principle of an enlightened democracy that appears to be violated by this sudden escalation of the timelines.
00:59:50	Judy Johnson, Chapel Hill Planning Department:	If you would like to speak, please raise your hand
01:00:49	Erin Erin:	Agree with Laura Roe
01:01:47	Kathy Kaufman:	I agree strongly with Heather Brutz, and also with Alyson West and Virginia Carsons - we should be centering the stated needs and desires of the neighboring Rogers Eubanks community, including the stated need for affordable housing. Sustainability also means people living near where they work in order to reduce VMT and carbon emissions from vehicular traffic. It also means having a community where the people who work there can afford to also live, which is not the case currently in Chapel Hill.
01:02:00	Adrienne Jimenez:	It seems like the towns and county are always shouldering the burden of affordable housing, while trying to preserve our open spaces, while developers get to chop down all the trees on their tracts and build enormous houses and are able to buy-out the requirement of building affordable housing, in lieu of actually building housing in their developments, where people are already living and mixing economic levels in existing developments.
01:02:10	Alyson West:	agree with Heather Brutz. Thanks for the important points.

**November 8, 2021 Greene Tract Virtual Meeting
Zoom Chat Comments and Questions Received from Attendees**

01:02:35	Virginia Carson:	I agree with Ms. Brutz also, particularly the scarcity of public land available for housing.
01:03:04	Michael Owen:	The number of people who would access housing on the Greene Tract is no where close to the demand for low cost housing. The Greene Tract is not the solution.
01:03:12	Alice Armstrong:	we can have affordable housing on 20% of the land and still keep the rest for green space
01:03:13	Prabhavathi Fernandes:	Affordable housing should be allotted from the huge apartments that have come up around Legion road .If 50% of these are low income affordable hosung we would not have aproblem . Prabha Fernandes
01:03:15	Abel Hastings:	great point Martin. COVID has shown us the value of greenspace. We need affordable housing AND a park
01:03:40	Allen Sellars:	Agree with Heather. It's hard to balance these two needs.
01:03:59	Julie McClintock:	Anita: Could you address the questions in the chat if you run out of speakers?
01:04:14	Heather Brutz:	Delores, I see you.
01:04:53	Alice Armstrong:	Can we have more information about what development would be on the yellow areas?
01:04:57	Karen Reid:	It is important that we respect the environment, but also provide housing for those in need in areas that support building in the Greene Tract. Karen Reid- Rogers Road
01:05:06	Dr. Edward Marshall:	Just to restate for the chat record, there are 4 goals I believe that need to be balanced in a decision that needs to take place AFTER January installation of new elected officials, not mid-November. These goals are: 1) Racial equity in affordable housing--we need to not sell public land to private developers to make a profit at our expense--a non-profit organization like Weavers Grove (Habitat for Humanity) should be engaged; 2) Forest Preservation--we need to preserve 80% of the forest for everyone's use--Chapel Hill is bereft of greenspace--only 3% vs. 15% average for other communities; 3) Green Infrastructure for Stormwater Reduction--it is at the headwaters of Booker Creek; this impervious pavement will produce flooding down Booker Creek; 4) Climate change--we need to preserve 82 acres for carbon sequestration and soaks up millions of gallons of water. Finally, I disagree with the current plan.
01:05:19	Carol Klein:	I agree with Heather Brutz. The concerns and wishes of the historic Rogers Road community should also be of utmost importance .
01:05:34	Erin Erin:	I agree with Dr. Marshall
01:05:50	John Dempsey:	How did we get to the point where our government is pitting affordable housing against our headwater resources?
01:06:05	Abel Hastings:	We can do both, another excellent Weavers Grove and a great park
01:06:26	Erin Erin:	What Abel Hastings said^^
01:06:29	Alice Armstrong:	Homestead Gardens is also a good model for the 20%
01:06:32	Julie Becker:	Agree with Mr. Hardee, Dr. Marshall, Mr. Hastings
01:06:45	Alex Hardee:	I'd also say that selling land for market-rate development is not the same thing as affordable housing. So letting the developers cut down one of the last remaining forests to make profit, while contending this is going to solve the affordable housing problem in Chapel Hill, seems disingenuous to me.
01:06:58	Alyson West:	thank you Delores - I agree.
01:06:59	Jackie Jenks:	Agree with Ms. Delores Bailey. Thank you for your wisdom and for sharing the history of this conversation.
01:07:01	Kathy Kaufman:	My comments are above, but just wanted to also strongly endorse Delores Bailey's comments.

**November 8, 2021 Greene Tract Virtual Meeting
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01:07:01	Laura Roe:	The intensity of the discussion and the passions expressed by so many attendees indicate that this issue is far from solved and requires that all stakeholders take a pause and consider all perspectives rather than forcing a rapid vote which is not justified and is premature to do given the current situation.
01:07:07	Lisa F Brown:	Thank you Delores!
01:07:31	Erin Erin:	Thank you Alex Hardee, I Agree
01:07:36	Alison Hriciga:	I agree with Laura Roe
01:07:42	Andra Wilkinson:	Thank you, Delores
01:08:08	Bowers Family:	Agree with John Dempsey. It is very unfortunate that this discussion has taken the form of environment vs. housing when it should truly be about working to honor both.
01:08:22	Bryan Engle:	Here's the Rogers Road: Mapping our Community's Future report: https://www.townofchapelhill.org/home/showdocument?id=34438
01:08:43	Virginia Carson:	thank you for the valuable back ground on the previous experience of Rogers Road community and the longstanding deliberations over use of this property
01:08:51	Abel Hastings:	For people reviewing the 2016 report, I recommend looking at pages 9 and 27 which show 80% as "Recreation, Conservation, and Agriculture"
01:08:56	Betsy Crittenden:	I agree with Mr. Owen.
01:11:44	Alison Hriciga:	Excellent points Jim Yamin
01:12:12	Karen Reid:	Thanks, Delores! Karen Reid Rogers Road
01:12:17	Linda Brown:	Whatever housing is development MUST include most of the homes as sale properties--not just rentals. The opportunity for homeownership is essential to closing the wealth gap.
01:12:31	Dr. Edward Marshall:	This is not an either-or proposition. We must respect the needs of the Rogers Road community, and also respect the need to retain forestation for stormwater reduction and carbon sequestration. It's a Both-
01:12:43	Dr. Edward Marshall:	And. Thank you
01:12:48	Martha Cox:	Why is the development being left to private developers? Why would all units not be affordable housing instead of a minority of units?
	Martha Cox, Chapel Hill	
01:12:53	Michael Owen:	Has the school system indicated that they want to locate a school here?
01:13:04	Jane Stein:	I agree with Dr. Marshall's recent comment.
01:13:28	Caroline Dwyer:	Wasn't the Greene Tract originally purchased in the '80s to EXPAND the landfill? Was there similar pushback from Chapel Hill residents to protect the environment/ Greene Tract when that happened?
01:13:42	Alyson West:	here's a question - can staff remind us of what tools are available to regulate development / housing?
01:14:22	Linda Brown:	Martha- a mixed income community is more desirable. We don't need more communities segregated by income.
01:15:13	Prabhavathi Fernandes:	Jon Phillips comments and questions are right on! Prabha Fernandes

**November 8, 2021 Greene Tract Virtual Meeting
Zoom Chat Comments and Questions Received from Attendees**

01:16:44	Dr. Edward Marshall:	Why are the final decisions being made in mid-November? We need to let the newly elected officials make this decision in January
01:16:57	Julie McClintock:	Agreed!
01:17:18	Maple Osterbrink:	School(s) may not be needed, many, many young ppl are deciding NOT to have babies because of global heating now heading to 2 degrees cuz not stopping emissions. (however Triangle pop increase projected partly cuz somewhat safer from climate effects)
01:17:41	Jamie Thompson:	If the vote is in 8 days when are we supposed to have this dialogue with our representatives?
01:17:47	Judy Johnson, Chapel Hill Planning Department:	Please raise your hand if you'd like to speak
01:17:50	Laura Roe:	Different issue - need to focus on renovating schools we have and making them meet needs vs. building more.
01:17:50	Maple Osterbrink:	Yes Terri B
01:17:50	Susan Page:	Question: Which developers have been in early conversation, as by this time developers have likely been approached?
01:17:52	Betsy Crittenden:	The newly elected council members need to be part of the decision making on the Greene Tract.
01:18:08	Dr. Edward Marshall:	Agree with Betsy
01:18:45	Michael Owen:	I agree with Jeremy Greater
01:18:46	Bo Kurtovic:	I second Betsy as well.
01:19:17	Julie McClintock:	Ye, Newest climate information says saving older exiting trees very important in carbon sequestration..
01:19:20	Prabhavathi Fernandes:	I agree wht Jeremy Greeter Prabha fernandes
01:19:52	Linda Brown:	GREENE TRACT ENVIRONMENTAL ASSESSMENT & SUITABILITY - https://www.townofchapelhill.org/home/showpublisheddocument?id=47653
01:21:06	Linda Brown:	There are 3 different possibilities for development in the environmental report--from developing the smallest to largest parts of the parcel.
01:21:18	Heather Brutz:	I agree that we need to see a specific emphasis on affordable housing for people with the greatest need, such as people who earn less than 30% AMI.
01:21:36	Julie McClintock:	No one has mentioned the consultant's study that said mixed use would not make it in this location. Could you comment on that study?
01:21:41	Heather Brutz:	So I very much agree with the Bowers.
01:21:41	Julie Tuttle:	Can you please clarify what the implications are for the parcel recombination topic/decision on Nov. 16-17? To what extent does this represent a "decision" about the land use percentages and locations going forward?
01:21:46	Alyson West:	very important point from the Bowers family. we are spending \$260 million to add 11 miles to I-40. we can't continue to push people who work here away from living here so that they have to commute long distances in cars etc.
01:22:05	Dr. Edward Marshall:	We should not pit people against each other. We can do BOTH affordable housing, by a non-profit group like Habitat, AND preservation of our forests

**November 8, 2021 Greene Tract Virtual Meeting
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01:22:16	Michael Owen:	The 2200 Development is very nearby and will provide affordable housing for 130 or so units
01:22:59	Maple Osterbrink:	Jeremy point is so true, so hardwood section/older forest sequesters WAY more Carbon" Dr Moomaw explains how older trees suck up (zillions) more carbon than younger trees. (Dogwood Alliance webinar)18 min https://www.youtube.com/watch?v=btjXlzBEGGA
01:23:00	Jeremy Greeter:	I've lived in Chapel Hill for over a decade. I think we can agree that people on both sides of this issue have their hearts in the right place, it just seems like people have different values about how to achieve a better community. I believe Chapel Hill town council has been encouraging "affordable" housing for decades, and the result is that we are ranked near the bottom for green space, and still not highly ranked for affordability. There is plenty of affordable land outside of town limits. Our priority should not be cramming as many people into the cheapest, lowest-quality housing we can build within these town limits. That will reduce the quality of life for everyone within town limits, including those that affordable housing proponents wish to help. Sacrificing green space and thus quality of life for thousands of residents to build low-quality, cramped living quarters for a few hundred is a bad idea. I think especially high priority should be given for tracks of mature hardwoods, both for their
01:23:01	Jonathan Rader:	Chapel Hill / Carrboro is the jewel of the Triangle because of the quality of life here, and the green space is a huge part of that. The Green Tract provides an opportunity for Chapel Hill community planners to recognize this, and lean into it. I'd urge you to preserve the Green Tract in perpetuity, enhance access to it for the betterment of the neighbors and the whole community, and seek other options to address the very real need to develop affordable housing within the community.
01:23:23	Jane Stein:	The affordable housing gap was 1,200 units in 2015. It has only increased since then.
01:23:26	Jeremy Greeter:	their drainage as well as wildlife characteristics. Building such living quarters will harm more people than it helps. I also want to voice opposition to the development of old growth mature hardwood forest between I-40 and Weaver Dairy RD. I think a better way to do affordable housing is redevelopment of existing apartment complexes into higher-capacity buildings with a lower net environmental impact.
01:24:10	Dr. Edward Marshall:	Finally, whatever happens in the Greene Tract in terms of development will find its way downstream, Booker Creek, all the way through 6 other neighborhoods down to Eastgate and beyond. We should not create a serious stormwater problem after we just preserved the 6 neighborhoods and 45 acres of mature hardwoods
01:24:33	Jonathan Rader:	^^ THIS
01:24:42	Linda Brown:	AGREED!!!!!!
01:24:45	Michael Owen:	Please vote no on this version of the concept
01:24:47	Jon Phillips:	+1
01:25:04	Betsy Crittenden:	Why the rush to push this through before seating the newly elected??? This IS NOT RIGHT!!
01:25:04	Dr. Edward Marshall:	Agree with Jonathan Rader
01:25:09	Prabhavathi Fernandes:	Agree with Dr. MARsdall Prabha Fernandes
01:25:20	Alice Armstrong:	if the three parties are voting on the 16th and 17th, does that mean that the percentage of the land to be development will be decided then as well? What I'm hearing again and again is that people want 20% developed, not the current plan which is much more

**November 8, 2021 Greene Tract Virtual Meeting
Zoom Chat Comments and Questions Received from Attendees**

01:25:32	Dr. Edward Marshall:	+ 1
01:26:19	Bowers Family:	To echo, we would love a joint statement to be released advising the public what options exist to guarantee follow-through on the kind of housing and development to be placed. Ideally this should be made public BEFORE a vote takes place.
01:26:36	Michael Owen:	Why is this process moving along before the newly elected officials from participating?
01:26:47	Alice Armstrong:	Yes, agree with Bowers Family
01:27:06	David Bartholomew:	I agree with speakers advocating less rather than more development. The 2020 resolution allocations were a betrayal of prior community work on this topic. Dave Bartholomew, chapel hill
01:27:20	Nancy Oates:	I agree with Abel Hastings. So much work done by the community has been erased. It was clear from talking with people Sunday that Rogers Road residents have not been apprised of traffic, who don't realize that elected officials refused to remove luxury high-rises from the approved uses and that the acreage designated for a school is not legally large enough for a school. Transparency in communication with beleaguered residents is crucial.
01:27:35	Dr. Edward Marshall:	We all need to petition our respective governments to put this decision on HOLD! Please write your letters. Also a petition on Next Door would also help
01:27:39	Abel Hastings:	I know you guys keep saying the upcoming vote is minor but it biases us toward the "develop it all" plan
01:27:48	Jonathan Rader:	Why would a vote with the potential ecological repercussions of this one be held without first conducting a proper environmental assessment?
01:28:19	Abel Hastings:	Great point Jeremy
01:28:20	Xilong Zhao:	good point
01:28:23	Caroline Dwyer:	It might be good to clarify that there is NO plan that proposes developing all of the Greene Tract.
01:28:28	Alice Armstrong:	agree with Jeremy—re-development is better than destroying green space
01:28:31	Erin Erin:	Nancy Oates makes some very good points above.
01:28:54	Nancy Oates:	I agree with Michael Owen. The original 18 acres for affordable housing could yield over 200 units (based on # of units on 14 acres at 2200 Homestead) and well more if DHIC model is used. That is quite a bit more than the 10% affordable units of mixed-use development. Purefoy Road can't handle traffic of the high # of units required to yield more than 200 affordable units.
01:29:01	Jane Stein:	Could Staff share the environmental report that was recently completed. That is not me with the hand raised.
01:29:12	Laura Roe:	Totally agree, Abel. The way this is being presented is dismissing all of the points raised today.
01:29:18	Nancy Oates:	Thank you, Terri Buckner!
01:29:33	Alex Hardee:	Agree with Ms. Kovalcin. Preserving only the "most environmentally sensitive" portions of this largely intact 160-acre forest is the same type of thinking that has caused habitat fragmentation, deforestation, and water pollution throughout the state, resulting in the familiar patchwork of mini-malls and suburban sprawl that has become all too common in the Triangle. The governments should demonstrate leadership in protecting large, intact portions of the Greene Tract forest, recognizing it is one of the last forests and de facto biodiversity preserves in the county.
01:29:40	Linda Brown:	Jonathan I posed the link for the environmental assessment above.

**November 8, 2021 Greene Tract Virtual Meeting
Zoom Chat Comments and Questions Received from Attendees**

01:30:03	Andra Wilkinson:	Rather than pitting development vs green space, yes to redeveloping existing buildings close to transit and amenities. With the growth of working from home, it seems office space may also create another option for affordable housing.
01:30:11	Jane Stein:	That is not enough housing!
01:30:14	Jane Stein:	I'm Jane Stein and want Delores to speak for me. And I'll fix her Zoom name ASAP.
01:30:36	Linda Brown:	2200 will be another economically segregated development.
01:30:49	Alison Hriciga:	Jeremy has a very good point about redevelopment.
01:31:49	Jonathan Rader:	Thanks Linda!
01:32:26	Maple Osterbrink:	YES Diane!!
01:32:43	Julie McClintock:	Thank you Diane!!!
01:32:45	Lisa F Brown:	Yes Diane! Thank you
01:32:57	Jonathan Rader:	Yes! Thank you, Diane!
01:32:59	Heather Brutz:	Note: comments that look like they are from Jane Stein are from more than one person.
01:33:00	Alison Hriciga:	
01:33:27	Jon Phillips:	Thank you!
01:33:39	Laura Roe:	That was exceptional and totally agree, thank you!
01:33:56	Abel Hastings:	Thank you Diane
01:34:09	Erin Erin:	Thank you Diane
01:34:40	Prabhavathi Fernandes:	Thank you, Diane Robinson Prabha Fernandes
01:34:49	Laura Roe:	No one is addressing the rush for this vote. Why will the individuals not answer this question- or recognize that this should slow down.
01:35:18	Betsy Crittenden:	Good question!
01:35:43	Jonathan Rader:	Also, I'm looking over the environmental report that Linda shared, and my concern over the watersheds of the stream systems that have headwaters in the Green Tract are even greater... The entirety of the land area of the Green Tract appears to drain directly into a creek that emerges from the tract. Please make your decisions carefully here, as there will literally be downstream implications.
01:36:11	Jane Stein:	Minister Campbell is a life-long resident of the Rogers Road Community.
01:37:46	Lihua He:	agree it's better to redevelop rundown neighborhood than to destroy our not much leftover green space.
Will the destroy of this forest affect the Booker Creek flooding problem		

**November 8, 2021 Greene Tract Virtual Meeting
Zoom Chat Comments and Questions Received from Attendees**

we try to avoid?		
01:38:01	Caroline Dwyer:	Yes. It's time to do the right thing. 50 years is long enough.
01:38:16	John Noonan:	Nimby?
01:38:25	Jane Stein:	Which rundown neighborhoods of Chapel Hill are you referring to?
01:38:27	Abigail Haydon:	Thank you so much, Rev. Campbell. I agree completely.
01:38:30	Jane Stein:	Thank you, Reverend Campbell!
01:38:48	Kathy Kaufman:	Thank you Minister Campbell. Agree wholeheartedly.
01:38:50	Wamiq Chowdhury:	Appreciate your important words, Minister Campbell
01:38:55	Jane Stein:	I agree with him!
01:39:04	Alyson West:	Thank you Minister Campbell
01:39:07	Jeremy Greeter:	There seems to be agreement among many listeners that we should prioritize redevelopment over new development. No one here is against "affordable housing" as a concept. We could easily fit tens of thousands of more people into already-developed space owned by single landlords. If Chapel Hill only has about 5% remaining greenspace, what will developing this last 5% actually accomplish for affordable housing. Mathematically--pretty much nothing.
01:39:24	Jon Phillips:	Agreed. but please make sure it's actually AFFORDABLE housing!
01:39:31	Alex Hardee:	Agreed
01:41:10	Laura Roe:	We absolutely need true affordable housing. I do not see that this is the solution to making it happen.
01:41:37	Burnice Hackney:	Minister Campbell is correct.
01:41:42	Julie Tuttle:	When you post the resolutions, it would be helpful to also clarify the implications of those resolutions for future planning and decisions -- as in, what will be constrained going forward or not.
01:42:37	Bryan Engle:	Will the slides from tonight's presentation also be on the website?
01:43:00	Anne Pal:	Please send a summary of the chat as well
01:45:02	Karen Reid:	Is there a way to include people who do not have internet access via the telephone?
01:45:32	Maple Osterbrink:	STAR 6 from phone
01:45:45	Abigail Haydon:	Or people who might be working this shift?
01:46:23	Bowers Family:	I agree with several commenters that neighborhoods shouldn't have to fight amongst ourselves for scraps (of housing, green space, and other resources that we all deserve). Chapel Hill is a town with a lot of wealth. It is not being allocated equitably. -Savannah
01:46:32	barb thomas:	can reverend campbell's remarks be restated on the website
01:46:44	Maple Osterbrink:	YES Savannah Bowers!!!!
01:46:48	Jeremy Greeter:	My overall input: The focus of Chapel Hill should be on the redevelopment of aging, inefficient apartment complexes to house more people, and the purchase of remaining greenspace for long-term preservation and quality of life. Don't cut down trees to built even more inefficient 2 story apartment complexes. Fix the ones we already have by making multi-story affordable apartment units close to campus & the center of town.

**November 8, 2021 Greene Tract Virtual Meeting
Zoom Chat Comments and Questions Received from Attendees**

01:47:01	Linda Brown:	CH and Carrboro can't do it alone. OC has land.
01:47:38	Betsy Crittenden:	Agree with Jeremy Greeter.
01:47:52	Karen Reid:	Thank you!
01:47:59	Bowers Family:	There needs to be more collaboration between CH, OC, and Carrboro. -Chris
01:48:06	Andra Wilkinson:	Thank you!
01:48:24	Julie Tuttle:	Anita, your number?