

November 7, 2021 Greene Tract Open House
Written Comments and Questions Received from Attendees

- Does the community (Rogers Road) realize fully how the logging will impact them? Why market rate housing (despite the goal for mixed rate)? Bottom line why destroy a forest?!
- I support the proposed development of the Greene Tract and hope to offer some input regarding affordable housing development. Understanding the complexities of funding, I nonetheless urge the towns and county to maintain ownership of the parcels slated for development. The private market does not have a vested interest to adequately provide units targeting below 30% and 60% AMI – and current ordinances asking developers to ensure 15% of units as affordable will not supply the massive need. Secondly, while affordable housing partners/non-profits can be mobilized to develop in corporation with the towns, I believe it more financially efficient to build public housing and leverage available funding to retain as much ownership in the public sphere as possible. Lastly, I advocate dense development and expanded public transit into these parcels – ideally restricting single-family homes and vehicle usage.
- I am for preserving as much of the Greene Tract as possible to minimize the ecological damages of not only removing existing forest, but also of developing the land for human use. The Greene Tract should be kept as intact as possible also for the management of maintenance of the existing hum and animal and plant communities that rely on it ecology and the supporting, maintaining, and cultural services it provides.
- The school district does not appear to have been involved in this school site. It's a bad one! Moreover, calling it a schools site provides an “excuse” to build the bigger roads into the developed areas. Please reconsider and include CHCCS in your work!!!
- Are you going to seriously consider the comments from today? I hope. I am extremely concerned that the local government is moving forward with removing a precious part of our ecosystem. There is ample evidence that rising heat indexes is a major concern especially in low-income communities. By removing this area of land or sectioning it will do severe damage. In the school that you are planning to build, we will be teaching our children about global warming and green house effect when we actively contributing by removing this piece of well-balanced land. You also have to consider the impact on the health of people – we need good quality air to prevent chronic issues like COPD, asthma, and other RAD. I am not against affordable housing, but why does the local government consider other areas or develop only one part and leave the rest undisturbed.
- This is an opportunity to provide more green space to local residents, many of whom live on low incomes. Instead, the town and county have actively discouraged the use of the land for recreation – keep out signs, no pedestrian gates. The “community input” was invited to choosing between a dump and a school with housing, which would you choose? Build a school and same 80 acres for local residents. Folks with low incomes deserve access to what is a beautiful forest. Establish trails and encourage their use. The town has few remaining woodlands. Once they're gone, they don't come back. Give the residents the green space for generations to come and preserve 70 acres of trees!
- Please listen to the Rogers Road Neighborhood and Rev. Campbell.
- We moved to Chapel Hill in August after living in Texas, California, and Louisiana. Part of the draw to the area our home is the preservation of land. I'm shocked to discover all the development happening now, potentially in our backyard. Where will the deer go? CH already has few parks. What is considered “affordable” because I haven't seen new affordable housing builds having looked at the market all summer. How will you guarantee not to touch the eastern 21 acres for 10-20 years? It seems like we do not need another elementary school in the area, and affordable development is already starting on Homestead. I hope you consider this turnout to be a statement to your development project. The homeowners who use this land want it preserved. Please listen to your constituents. Many isn't everything. Austin is now overdeveloped and overpriced.

- Really worried about the destruction of the wooded land. Just read today that Chapel Hill is dead last in land for public use, i.e. parks, woods, etc. among cities and towns in NC. When public land is used for buildings, it essentially becomes private. There are two lots along Tinkerbelle Road that were purchased by the town from private owners. Could they be used for some affordable housing? (some drainage issues, but no in an open flood plain.)
- Please adopt 2002 resolution to build 18 acres for affordable homes and leave the rest as nature preserve. We are supporters of affordable housing, environmental protection, save salamander species, protect watershed.
- Kindly end the over building and razing of wooded lands and natural pastures. The town has been losing its unique feel and is being negatively impacted with heavy traffic construction and a lot of commercial apartments. We need more green parks please.
- Save the forest! I don't support the development of Chapel Hill. Me and my family love to go on walks in the forest and my dad walks there every day. As a young person in CH I think its important to preserve the forest for future generations.
- Make as much housing as possible – both affordable and market rate – owned rather than rented. A great problem today is inequality of wealth – far greater income disparities – especially for young people and African Americans. Home ownership is our historically best way to distribute wealth. Make any commercial – and I don't see that is needed given nearby vacancy rates – neighborhood serving to reduce automobile use. I generally support land use of new plan. CH has plenty of open space.
- I love how are holding this meeting for development of CH. I think that we should keep the forest and get rid of development and greenhouse gases.
- 1. Trails create community 2. Consider ADUs = accessory dwelling units for more density in CH, no reason for using contiguous “green field” areas 3. Yes to affordable housing allocation 4. As we become more numerous in CH, C we will need open space more than ever.
- Please advise on the needs for a third elementary school within 1 mile. Feasibility/needs of using Merin Road as an access point to a school. Please preserve green space! We need trees.
- The proposed development of the Greene Tract is a terrible mistake. Putting housing on the last green space in Chapel Hill is a terrible mistake. We should find other creative means to address affordable housing. Green space cannot be replaced.
- Improving access to affordable housing is a goal we all support. This could be accomplished with the plan. Destroying a prime forest to develop market rate housing is not in line with the goals for preserving our environment. Middle schools are already overcrowded. I am not sure how this plan helps.
- In the initial information I've seen, I thought I remembered that some of the tract will be developed for commercial use. Why? I will buy the need for affordable housing, school, and recreational preservation but CH absolutely does not need more commercial development and no doubt will be the cheap and ugly variety. Let's change that part of the plan.
- I would like the Council to re-consider the land allocation. I do not think mixed-income allocation should be 60 acres. Please limit the amount of land that can be developed for purpose other than preservation and school.
- 1. How does the Neville Tract fit into the plans for Greene Tract? 2. Why is your proposal completely different from the one recommendation of the 2002 report to preserve 80% 3. Are you proposing to sell some of the land for market priced housing? 4. Why can't we have a development like the new one on Homestead with affordable housing?
- Please strongly consider the watershed wide impact of developing lands that feed the headwaters of our streams. I strongly support a large portion of this land as a public park as was outlined in the 2016 plan.
- All talk of water run off control and the largest water sponge in Chapel Hill/Carrboro/Orange County you want to develop. No logical. Turn it into a park with no impervious surfaces! We do not need three elementary schools within a square mile. No new development is needed! Be progressive and turn it into a park!!

- 1. This is a unique piece of property bordered currently by residents and residential housing. With no major streets on any side of it, community members can easily access the property for recreation by walking/biking to it. The Rogers Road Neighborhood deserves to have an accessible park within walking distance that does not require a bike or car to get to.
 - 2. Mental/physical health should be a premium to our community as this property was and continues to be used regularly, even as the pandemic lessens in intensity.
 - 3. Has anyone checked with CHCCS about an actual need for more schools? Recent data presented at the school board meeting showed a decrease in enrollment in coming years, so no need/talk of a new school construction.
 - 4. Carolina North will go away. With all the growth in northern Chapel Hill, we need this space to allow residents to enjoy nature. Yes, Homestead Park is not far, but it is full of locked fields, limited only for team play. This is a very different space that serves different needs that are required and expected by our community.
- Our family uses the Greene Tract often and it enhances life in Chapel Hill.
- Where are the roads to access development? How much traffic do you anticipate on those roads? If you designate land for a school and seize land for a road, are you obligated to build a school? What is the impact of traffic on neighborhood of Rogers Road? Has that been communicated to them? Why did the maps showing proposed roads not be presented at the community meetings? What is the plan to replace green space?
- Chapel Hill/Carrboro should focus on preserving green space. Develop parks (not soccer fields) for future generations to enjoy. Especially for space right in town and connected to existing green space. Building can be done elsewhere. Preserving small spaces is not helpful.
- Developing this land for residential housing is a bad idea. Recreation facilities, small businesses are fine, but more suburban development would be an unacceptable replacement to the trails currently there.
- 1. In addition to affordable housing, please include low income housing (Pee Wee houses?)
 - 2. Why is the school where it is? If possible, put it next to the development areas.
- I hope that we'll take serious note the danger we all face from climate change. If we were rising to meet the crisis head on, we would not touch this tract of land. Period. Preserve it – all of it. So any plans that keeps the biggest chunk as a natural preserve is the best plan for our survival.
- Why are we looking at developing so much of the land? Why can't we consider developing a smaller amount?
- I do not support the current development plan for the Greene Tract. I support the Friends of the Greene Tract plan to provide 20% of the land for affordable housing and the rest to be a public forest. I walk in the forest daily and enjoy it with my family and it is a huge asset to the community. Preserving wild spaces is hard, but essential. Once it is gone, it is gone forever.
- I'm very concerned that Chapel Hill ranks last for green space. It is my hope that we utilize 20% of the Greene Tract for affordable housing with the remainder 80% preserved for green space. This is our last chance to not be last in surrounding communities for amount of green space. Let's do this for the future.
- How many units of affordable housing will be built – exact number please? What specific groups are there units intended for (i.e. teachers)? What is the guarantee this number of units will be completed? What is the penalty for delivering fewer units? Why this location and now? What plans does the town have to replace all the trees that are removed? Which middle school will the elementary school filter into, considering 3 of 4 middle schools are at/over capacity?