

**Central West Focus Area**  
**Questionnaire Results**  
*March 2013*

This document contains the results from the Central West Focus Area questionnaire. The purpose of the questionnaire is to gauge the community's perceptions of the Central West Focus Area and to gather information about how the area is being used.

The questionnaire was handed out during the Community Workshop on March 2, 2013, and was placed online until March 28, 2013.

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- Questionnaire Responses from the Workshop
- Questionnaire Responses from Online

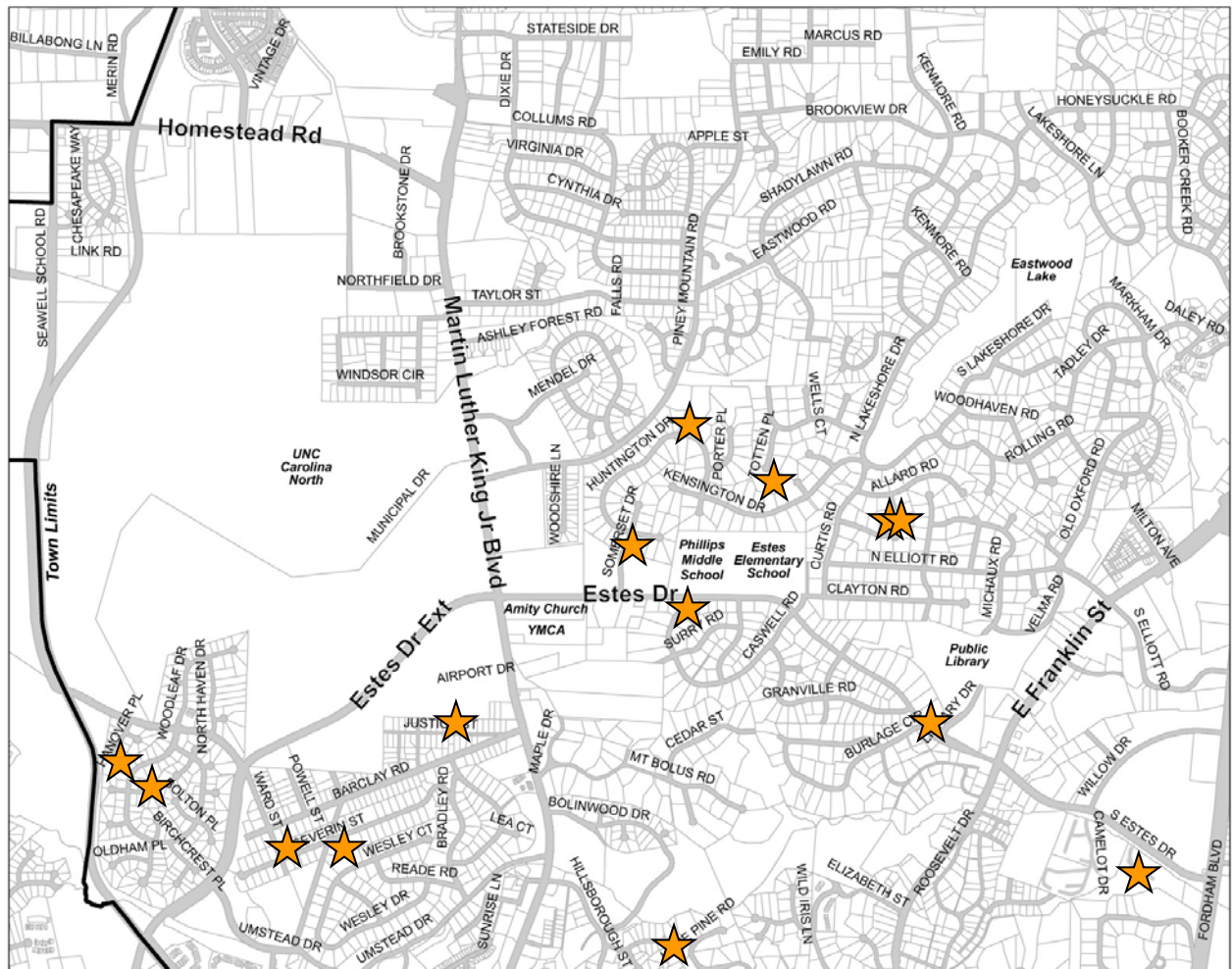
# CENTRAL WEST FOCUS AREA QUESTIONNAIRE

## SUMMARY OF RESULTS

1. Do you live and/or work in this area? If so, please put an "X" in the spot on the map where you live and/or work.

Live or work in the area	15
Do not live or work in the area	1
No Response	7

*Locations where respondents live/work are noted with a ★ on the map below.*



**2. What are your *top three reasons* for going to the Central West Focus Area (circle up to three items)?**

- a. I live there (23)
- b. I work there (4)
- c. I mostly experience it by driving through it (6)
- d. I go to the Public Library there (9)
- e. My children attend one of the schools there (2)
- f. I go to the YMCA (2)
- g. I attend church there (2)
- h. I visit people there (4)
- i. Other (5):
  - I am active throughout Chapel Hill as an [active] retiree.
  - To get to Town Hall, downtown and Carrboro.
  - To observe and photograph nature and wildlife.
  - To visit people who live there.
  - I am interested in the process and the impact these decisions will have on other areas.

**3. Circle one of the following statements that *best describes* how you think about this area?**

- a. An established residential area (14)
- b. An East-West route between Chapel Hill and Carrboro (1)
- c. The future home for UNC's new Carolina North Campus (1)
- d. An area just outside of Downtown (2)
- e. Other (6)
  - A heavily traveled area through established residences and lower schools (i.e., K-8).
  - A neighborhood with plenty of trees, vegetation, woods, nature that I want to see preserved, maintaining the quiet of the area.
  - Home of the Chapel Hill Library.
  - North-South between I-40/Timberlyne & Downtown.
  - Suburban and underdeveloped in places.
  - The most "major" thoroughfare within Chapel Hill (i.e., MLK Blvd).

Note: One response indicated a preference for both B and D above.

**4. Do you see this area primarily as:**

- a. An area that is not likely to change very much in the next 10 years (3)
- b. An area that is on the cusp of change (14)
- c. Other (5)
  - An area is not developed properly will be a mess.
  - An Area that needs revitalization.
  - An area under attack by developers.
  - An area with potential to be carefully managed but a royal pain to drive out of library.
  - An area that needs to accommodate change without being overrun by it.

*Note: One respondent answered "B" yet added, "But I'd like it not to change very much in residential neighborhoods."*

**5. Where do you think change in this area should happen first?**

- a. Along Estes Drive (5)
- b. Along Martin Luther King Jr. Boulevard (15)
- c. Other (3)
  - Both. It needs to be coordinated.
  - Coordinate visioned development.
  - Where transit can minimize traffic growth.

*Notes:*

*- One response indicated a preference for both A and B above.*

*- One respondent answered "B" yet added, "oriented to Carolina North."*

**6. What do you like most about this area? (NOTE: The responses below are compiled rather than individual responses)**

- Convenience; location
- Community Character:
  - The friendly neighbors; strong community connections; a peaceful residential area

- The environment – trees, streams, woods, wildlife; lots of nature; heavily wooded natural creeks (‘wooded essence”), yet close to downtown and a vibrant university
- The character of homes and trees; quite cul-de-sacs which create safe places for all ages
- Quiet residential areas with low density
- Multigenerational
- Walkable; an area connected by trails; friendly to walkers, bikers and runners
- A “livable” area; a safe area for the many children going to the library, schools and friends’ homes
- Green, a great new library, schools, streams and nature
- Residential feel; the tree
- Carolina North
  - Potential to stimulate economic growth
  - Opportunity to create a mixed-use community within walking distance of an established community
- Transportation Access
  - Wide enough road for actual Chapel Hill vehicle traffic (MLK Blvd)
  - Free-flowing traffic (no traffic jams)
  - Mass transit
- Very little

**7. What concerns do you have about this area? (NOTE: These are also compiled responses)**

- Transportation-related Concerns
  - Traffic back-ups
  - Estes Drive is already over its traffic capacity
  - Traffic moving too fast
  - Parking in residential areas
  - Unimproved bus service --- need better service on weekends and in evenings
  - Limited facilities to cope with additional traffic; don’t want to see widening of Estes
  - Dangerous walking and biking
  - Impact of Carolina North; lack of sidewalks for walking/biking along Estes Extension, traffic on Estes

- Putting in new commercial development that will bring in people from far away to the area
- Urgent long-standing need for second road in and out of Chapel Hill Library from Elliott Rd. extension
- Community Character Concerns
  - Destruction of a beautiful community. Preserving the beauty of the area, safety for children attending schools, traffic.
  - Loss of trees and natural environment (stream with nature on the sides). Withdrawal of the reduced property taxes for senior citizens.
  - Ambitious plans that rely on a major increase in commerce will change the nature of Chapel Hill.
  - Proposals for dense growth, creating out of character structures
  - Possible incompatible development along Estes, damaging residential nature of area
  - Worried that the area will become overdeveloped, with loss of greenery and balanced growth
  - Not to lose character at Martin Luther King and Estes
- Concerns about the types of new development (including Carolina North)
  - Future development must respect and protect the public and private investments in place: public schools, library, Carolina North, extensive residential areas
  - Low density development would be counter-productive to sustainable community
  - Aggressive development that ignores the existing wonderful neighborhoods
  - Over-development and creation of an urban corridor.

8. *Please tell us a little about yourself:*

a. If you are a resident of the area, how long have you lived there?

0-4 Years:	2
5-10 Years:	3
11-20 Years:	7
20+ Years:	9
No Response	2

b. Do you have any plans to move from this area? If so, why?

		Comments
Yes	4	<ul style="list-style-type: none"> <li>• Maybe as my wife and I age.</li> <li>• Might move to a continuing care facility. Would be great to have one in this area.</li> <li>• Retirement possibly. It would be great to include senior citizens, to live in the area when ready to scale down and sell their homes.</li> </ul>
No	16	<ul style="list-style-type: none"> <li>• Unless quality of life decreases.</li> <li>• Only if I can't afford the property taxes anymore and/or loss of trees, vegetation, natural areas.</li> <li>• It's been a great area.</li> <li>• Only if development ruins the residential character and traffic becomes unbearable.</li> <li>• I have plans to move around the area since I am a renter and do not plan to leave.</li> </ul>
n/a	1	<ul style="list-style-type: none"> <li>• I would not live in this area's residential due to dark, gloomy, overgrown trees.</li> </ul>
No Response	2	n/a

c. Do you have any other thoughts about this area that you would like to share with us?

- Somerset doesn't lend itself to business. Keep R1. Be wary of true cost to the town - not comfortable doing any building without macro model.
- Embrace the complete streets concept to calm traffic in this area and to make it safe for pedestrians.
- There are many species of birds and animals that should stay. Trees and vegetation are part of the environmental sustainability, and promoting these does not mean one is being a crank opposed to future change.
- Chapel Hill must expand its tax base instead of talking only about the need for less expensive housing.
- I remain hopeful against all recent experiences that the public input for this area will be valued. We don't need more visioning exercises. Once uses are agreed, zoning must be aligned and the Town's principles must be used to guide decisions on future development. Failing to do this negates public participation. Developers' desires cannot be valued over residents'. Do not waste our time!
- Keep Chapel Hill an attractive place to live.
- We need thoughtful, intelligent and creative planning.
- I was concerned that the consultant presentation didn't for the most part apply to the CWFA.
- Do no harm. Orient any development toward Carolina North, while being consistent with the residential character of the area. Presentation material (second one) was largely irrelevant to our area.
- I am extremely concerned by current Council policy that supports development guided only by maximum profit, and thus maximum property tax revenue.
- It needs to be thought out.
- Could be a distinctive "Gateway."
- Over-development often destroys a way of life. Let's learn to live together in peace and harmony and support the green of the area. Mixed-use housing would be an asset.



# **Central West Focus Area Online Questionnaire Summary of Results**



**Town of Chapel Hill**  
**Prepared by Mathew Smead**  
**April 1, 2013**

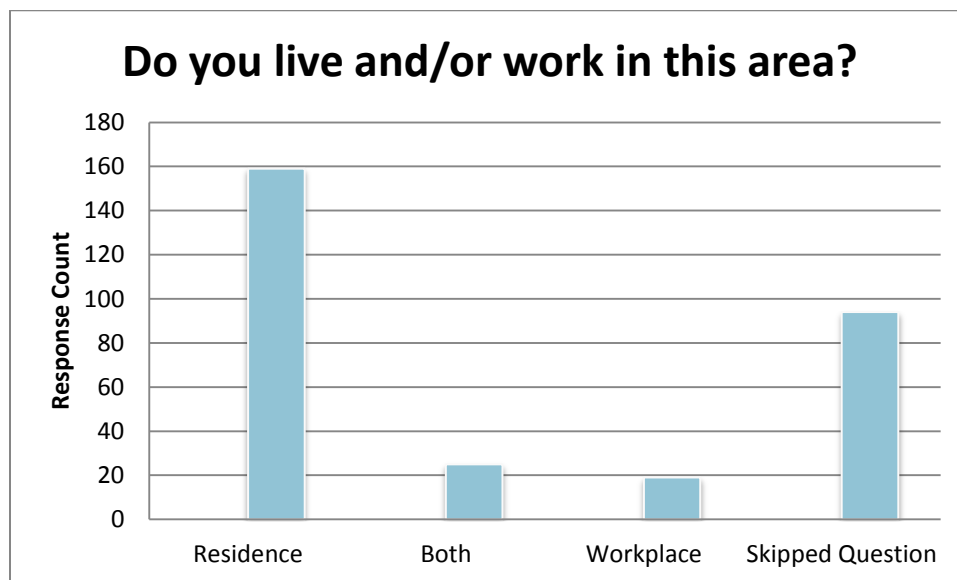
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## Survey Results

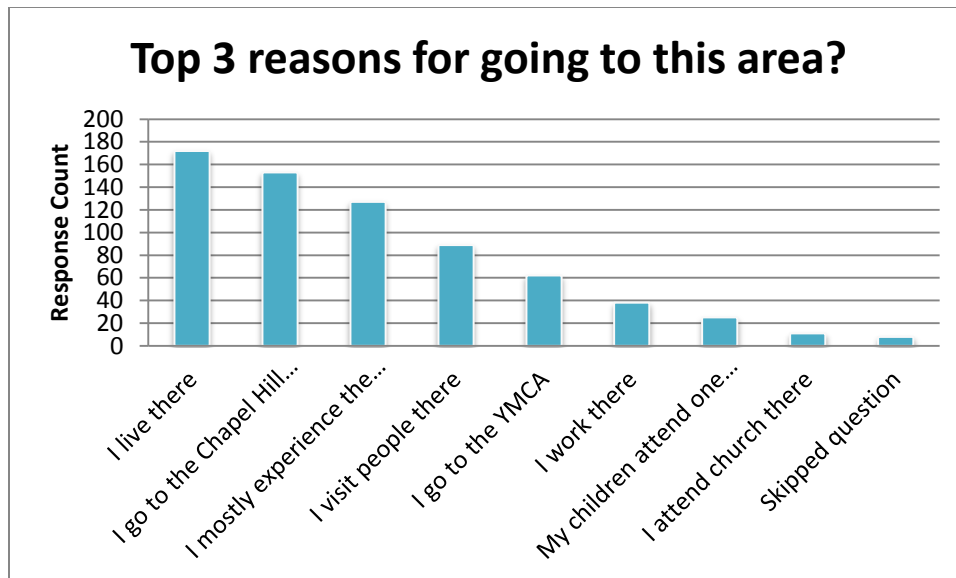
1. Do you live and/or work in this area? If so, please specify whether this is your residence or workplace and enter the address(es) in the field below.

Answer Options	Response Count	Response Percent
Residence	159	53.5
Both	25	8.4
Workplace	19	6.4
Skipped Question	94	31.6



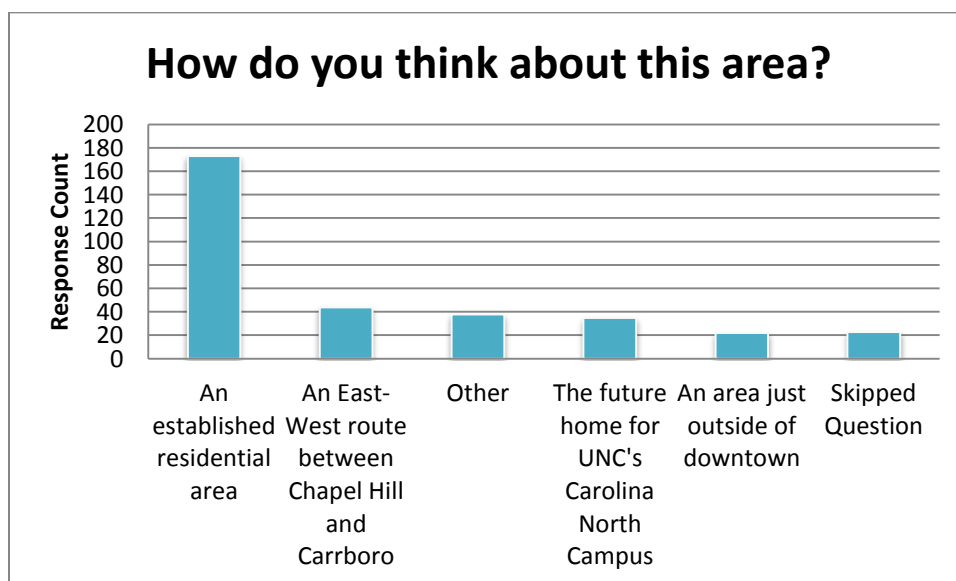
2. What are your top three reasons for going to the Central West Focus Area? (Please choose up to 3 items.)

Answer Options	Response Count	Response Percent
I live there	172	57.9
I go to the Chapel Hill Public Library there	153	51.5
I mostly experience the area by driving through it	127	42.8
I visit people there	89	30.0
I go to the YMCA	62	20.9
I work there	38	12.8
My children attend one of the schools there (Phillips Middle/Estes Hills Elementary)	25	8.4
I attend church there	11	3.7
Skipped question	8	2.7



3. Choose one of the following statements that best describes how you think about this area.

Answer Options	Response Count	Response Percent
An established residential area	173	58.3
An East-West route between Chapel Hill and Carrboro	44	14.8
Other	38	12.8
The future home for UNC's Carolina North Campus	35	11.8
An area just outside of downtown	22	7.4
Skipped Question	23	7.7

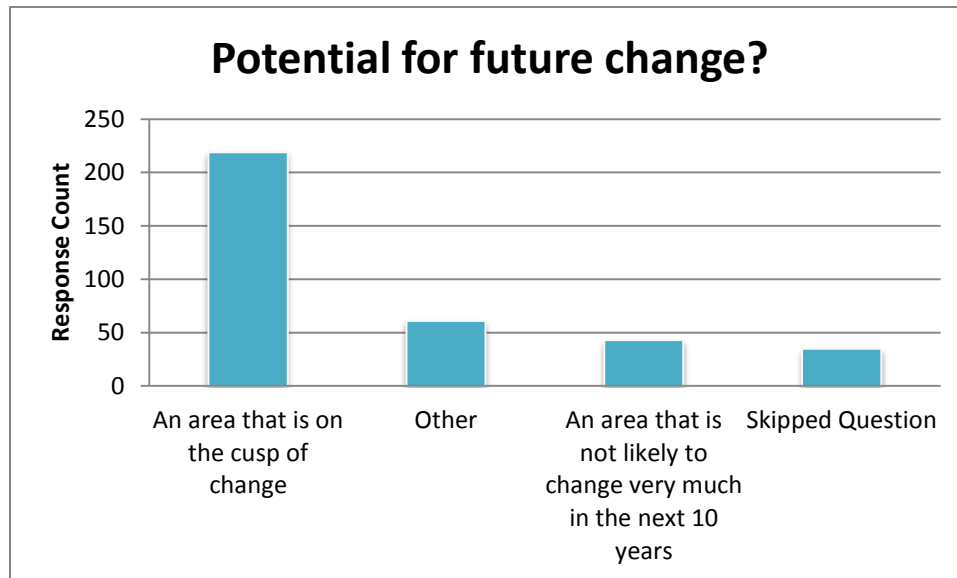


Responses to “Other (please specify)”:

- It is downtown near Town Hall
- A residential area with growing businesses
- also, a north-south route to and from i-40
- A route to Franklin Street
- a main transit corridor
- It is all of the above.
- A heavily wooded, quiet, established residential area
- All of the above statements are good descriptions of this area
- Bottleneck
- a mix of residential and commercial
- Linear corridors that shuttle all of towns traffic not only east-west but north-south
- The next downtown
- One Extra Public Transportation Stop Needed at 3 times from 7:30AM - 8:30AM
- It is actually all of these things in fact
- Partly an established residential area & partly future home to UNC North
- Not homogeneous. Established residential area once you are away from MLK, but MLK is a major arterial with considerable commercial and more potential for commercial development.
- I wish the children could walk 3 blocks to school but the traffic is wicked.
- More East-West routes are needed, regardless of neighborhood opposition
- Both established residential (esp. Estes) and an E-W route.
- hodge-podge
- a, b, and c. It's obviously not a homogeneous area.
- A residential and school-based area with a balance with nature and scale.
- An opportunity to create some interesting walkable places in 'midtown for those living & working nearby
- An area with a too-narrow east-west road
- room for growth - fix the traffic congestion - could work nicely with Carolina North
- All of the above are true although Central West is a made up and sanitized attempt to link disparate subdivisions and make people think there is a coherent central west. There is not.
- It's all of the above!
- in need of east-west transit that includes a stop at CHPL
- first as 1, then 2, then 3
- where the library is as well as how to get to MLK
- All of the above!
- Where I work and go to the Y.
- A recent creation by town officials and media.
- This question is poorly worded, in that I don't think of it in only one way. I recognize it is just outside downtown and a future home for Carolina North, easy access to both, and these are of almost equal importance. I do not view the area in a single dimension
- the part of Estes between MLK and Greensboro is my view of the E-W route to/from Carrboro
- an area transitioning from residential to residential/campus
- All of the Above
- An area with opportunity for development

4. How do you view this area in terms of potential for future change?

Answer Options	Response Count	Response Percent
An area that is on the cusp of change	219	73.7
Other	61	20.5
An area that is not likely to change very much in the next 10 years	43	14.5
Skipped Question	35	11.8



Responses to “Other (please specify)”:

- Should not change residential (single family ) character along Estes near schools, church, Y
- Unfortunately, changes that disrupt the residential nature of the neighborhood will be imposed.
- Pieces of the area are on the cusp, but most isn't.
- would be ideal for a new Town Hall complex and flower gardens, parking across the street with a walking bridge going over the estes street.
- an area that needs very careful planning so as not to make the type of mess that we have allowed in the extension to Sage road
- Carolina North will drive future changes to the area
- An area where change needs to be implemented carefully and within capacity limits of the community
- On the cusp of change but if not done well could be big sore spot for city.
- The Univ has no funding to develop Carolina North in the next 10 years
- An area that is underdeveloped now and would benefit from development
- The future development of Carolina North will have a big impact on this area.
- an area where the roads are at capacity along estes extension and any additional traffic will be unwelcome and annoying
- seems like a NIMBY bedroom-community area

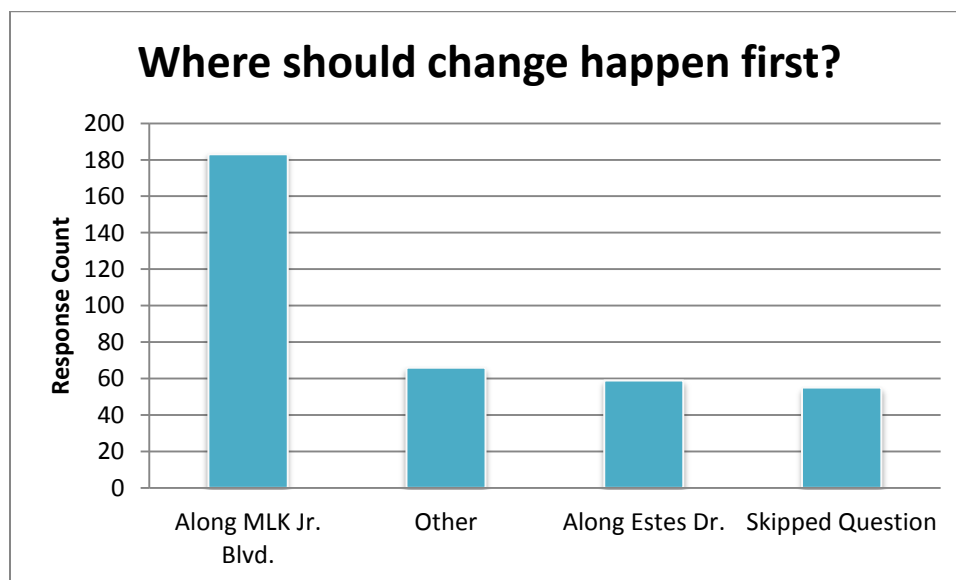
- An area that is ripe to improve residential experience with dining and walking experiences
- Some change could be constructive - support Car. North
- UNC Plans are known but will be delayed; undeveloped property may build but must not clog roads.
- I would like it to retain it's undeveloped nature and let the existing trees be the heart and lungs of Chapel Hill, however, I sadly think that we are on the cusp of unwanted change and over development where people value progress over trees and natural places.
- Change in this area will come with the development of Carolina North
- change that could lead to more walking to satisfy daily needs
- An area on the cusp of experiencing dramatic growth and congestion
- A challenging confined linear corridor that needs a lilly pad like concept that promotes multiple cluster developments that promote walkability/bikability and supporting facilities including greenways and yes - parking decks
- Certainly with regard to MLK. Not so much for Estes east of the schools.
- A area that has changed too much already.
- We want it to be more friendly, not less
- Some of it is obviously "on the cusp of change" based on public discussion, but some of it doesn't need to change - lots of people live comfortably there and there is no need to disrupt them.
- Estes and other east-west routes are sorely needed before Carolina North opens
- If only was more walkable, with places to walk to. In dire need of active Placemaking
- An area whose change, if any, should be consistent with those who live, work, are educated and pass thru.
- As Carolina North is built, this area will be a very important adjoining area that will be greatly impacted and we have to prepare for that impact with sound planning
- An area that must change to serve more residents and more Library patrons.
- This area could experience positive change that benefits the community if neighbors do not subvert the process.
- an area that is likely to change a lot in the next 10 years
- an area that should not be changed
- please help it develop to enhance the surrounding neighbors
- will be greatly impacted by opening of Carolina North
- An area that will change as a result of Carolina North and development of the undeveloped property at MLK and Estes Dr
- How binary.
- Should not be changed
- (What do you mean by "change"?)
- Carolina North will bring dramatic changes
- Carolina North will bring change, good or bad
- I do not fear change or the addition of UNC North, but I think we need to work diligently to do this well.
- modest change, development at the corner of mlk and estes
- An area that is likely to experience change in some subareas over the next 10 years
- An area that I hope doesn't change too much
- An area that is concertedly targeted for change.
- I hope it does not change much. Or that if there is change it is well thought out and I keeping

with the existing character

- The east side won't change much, but the west side will.
- Change depends on decisions made.
- Don't want change, but it doesn't matter what we want. Developers always get their way.
- an area that has to be planned carefully
- Clearly this area is being considered as a primary area of expansion for Carolina North.
- An area in danger of significant alteration
- Hopefully there will be little change.
- Hopefully there will be little change.
- Carolina north
- looking forward to development
- An area that should not change very much in the next 10 years
- change -- but not so fast we mess it up
- Which could be good.....or could be bad depending upon how the area is developed.
- I don't know; question strikes me as bogus. I would like to understand what is behind it.

5. Where do you think change in this area should happen first?

Answer Options	Response Count	Response Percent
Along MLK Jr. Blvd.	183	61.6
Other	66	22.2
Along Estes Dr.	59	19.9
Skipped Question	55	18.5





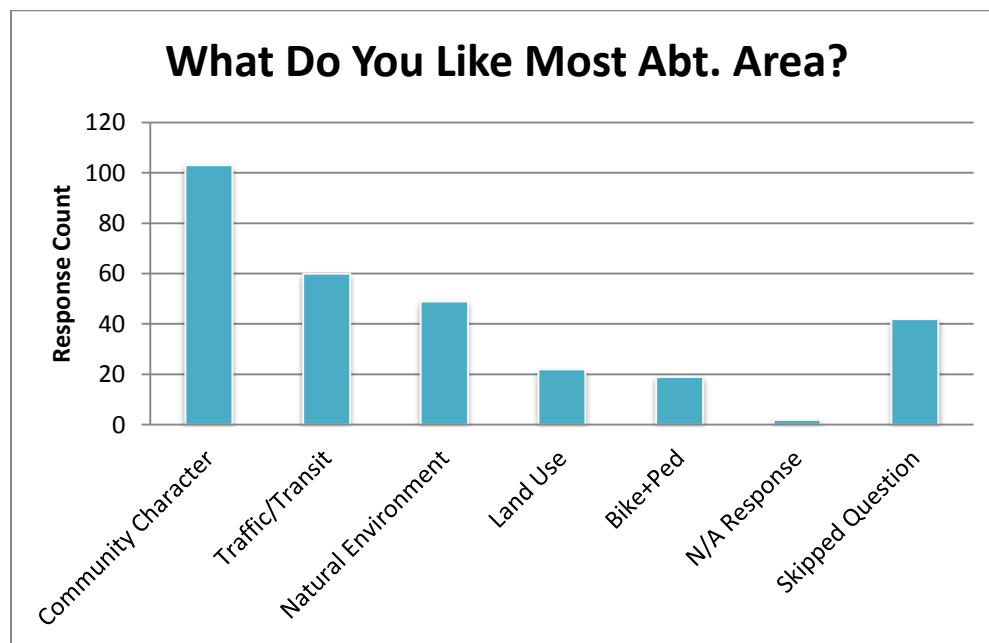
Responses to “Other (please specify)”:

- IF it must.
- Estes Drive should remain a neighborhood street. It should not become a widened thoroughfare flanked with businesses/apartment/hotel. Any such commercial development, if necessary, should be done on MLK.
- the entire area should be considered at the same time treated as a whole and land bought by the Town to build a government complex, it is needed
- don't think it should change
- whatever happens to each should be coordinated with what is happening to the other
- At the Carolina North project itself; carefully and thoughtfully planned change consistent with community capabilities and standards
- Carolina North property
- Also, at the northeast corner of MLK Blvd. and Estes Drive
- Need to create other east-west routes to ease traffic on this one
- Though Estes should be widened
- Intersection of North Estes Drive and MLK is a prime location to create a local village type development
- not sure, but MLK probably easier b/c of wider road
- Neither; why do you assume I think change should happen? I am delighted that Carolina North has been delay
- Within Carolina North property
- The area should have a sensible "master plan". The question of which comes first is more likely to be determined by market forces, not citizen opinion.
- There should be no change at all.
- This question assumes I want change. Bad Question as I don't. I have also never beaten my husband!
- both
- Estes Drive is more residential in nature and is more fully built out
- Both shopping centers on Weaver Dairy need expanding and up-grading
- I'd prefer it didn't change much
- Estes Drive Extension is problematic - can't walk there
- Can I answer no to both :-))
- Leading question. Both.
- no where
- It seems that has pretty much been decided
- I don't feel that this matters. UNC Chapel Hill North is the driving force to the change so whatever happens to mold the existing residential to the future campus will be a positive.
- Along MLK and along Estes near MLK only. Not further east on Estes.
- Meed sidewalks on both sides.
- Most of the area is fine as is, particularly along Estes. Developing the airport is apparently a priority for some but this question is phrased too vaguely and broadly to be able to answer meaningfully.
- other East-West routes, through neighborhoods if necessary, need to be established
- no opinion

- I don't think the area should change.
- Estes needs to be widened before anything new in MLK is built
- Too bad there weren't more answer choices here, but change should be in character with the area and those that reside there.
- need better traffic control
- at the intersection of the two roads, primarily, for now on the east side
- Intersection of MLK and Estes Drive
- Carolina North related development
- no change
- MLK should be developed from Rosemary St. to Eubanks. Could become a great main street in Chapel Hill
- And the portions of Estes closest to MLK Blvd.
- It is on the cusp of change, but I don't particularly approve of the changes I anticipate, which involve development without adequate infrastructure or public transit.
- I approve of intelligent dense development where walking, bicycling, and public transportation are safe and plentiful
- not sure what type of change?
- neither
- no change
- (Change -- what do you mean?)
- Along I/40 where there should be transit stations and park and rides for buses into town for Carolina North and area development
- Question 4 is too nebulous to answer question 5
- It is the natural corridor for Carolina North and has become a location for mostly commercial and multifamily.
- don't know
- Neither
- Neither. RTP has all the space they will need for Carolina North and it's mostly built already
- Carolina North
- we need more cross-town connections---slow, eliminate, and redistribute traffic
- A careful plan in the Carolina North apron
- MLK is a MAIN entrance to CH. Make it beautiful and welcoming to visitors. Residents should be proud of it.
- MLK is a MAIN entrance to CH. Make it beautiful and welcoming to visitors. Residents should be proud of it.
- I do not care as long as it is well-thought out.
- NO CHANGE IS NEEDED
- homestead between MLK and Weaver Dairy Ext
- where transportation supports it
- Probably MLK but am unsure. I think I would need more information to evaluate this.
- I don't know what you mean by "change"
- Both Estes and MLK Blvd

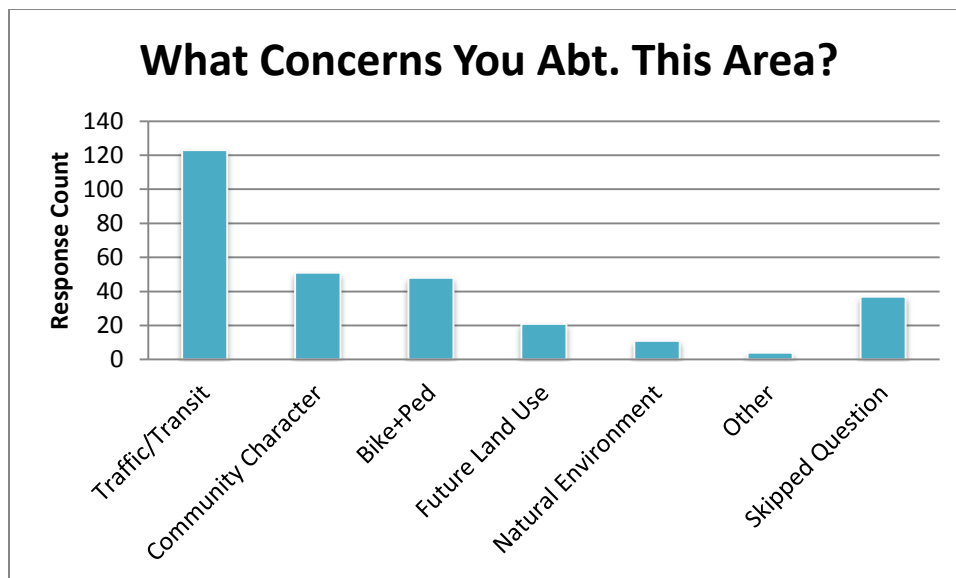
## 6. What do you like most about this area?

Category	Response Count	Response Percent
Community Character	103	34.7
Traffic/Transit	60	20.2
Natural Environment	49	16.5
Land Use	22	7.4
Bike+Ped	19	6.4
N/A Response	2	0.7
Skipped Question	42	14.1

**Grouped Responses Featured in Appendix 1**

## 7. What concerns do you have about this area?

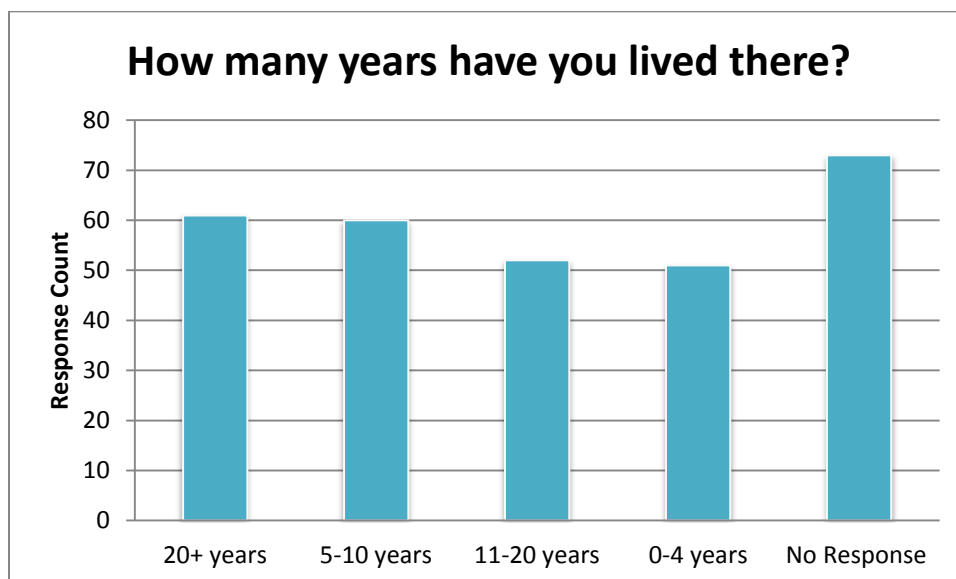
Category	Response Count	Response Percent
Traffic/Transit	123	41.4
Community Character	51	17.2
Bike+Ped	48	16.2
Future Land Use	21	7.1
Natural Environment	11	3.7
Other	4	1.4
Skipped Question	37	12.5



### Grouped Responses Featured in Appendix 2

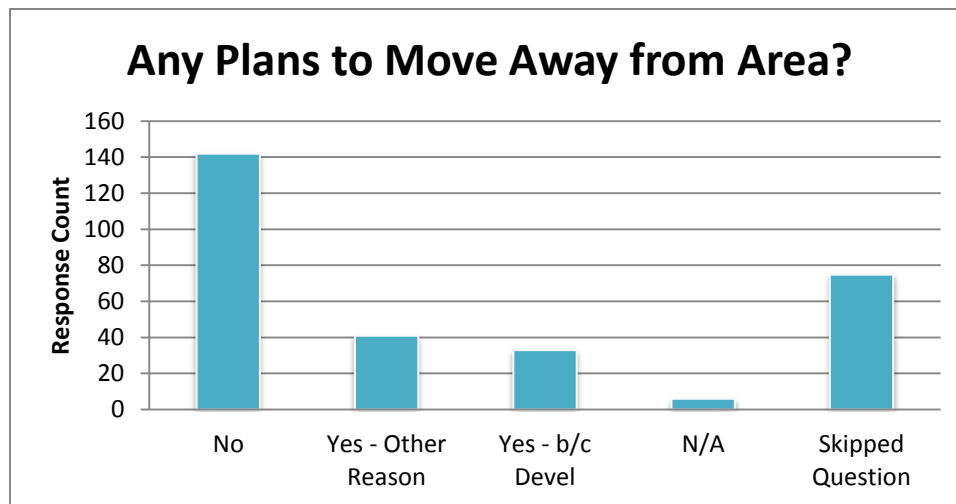
8. If you are a resident of the area, how long have you lived there?

Time Range	Response Count	Response Percent
0-4 years	51	17.2
5-10 years	60	20.2
11-20 years	52	17.5
20+ years	61	20.5
No Response	73	24.6



9. Do you have any plans to move away from this area? If so, why?

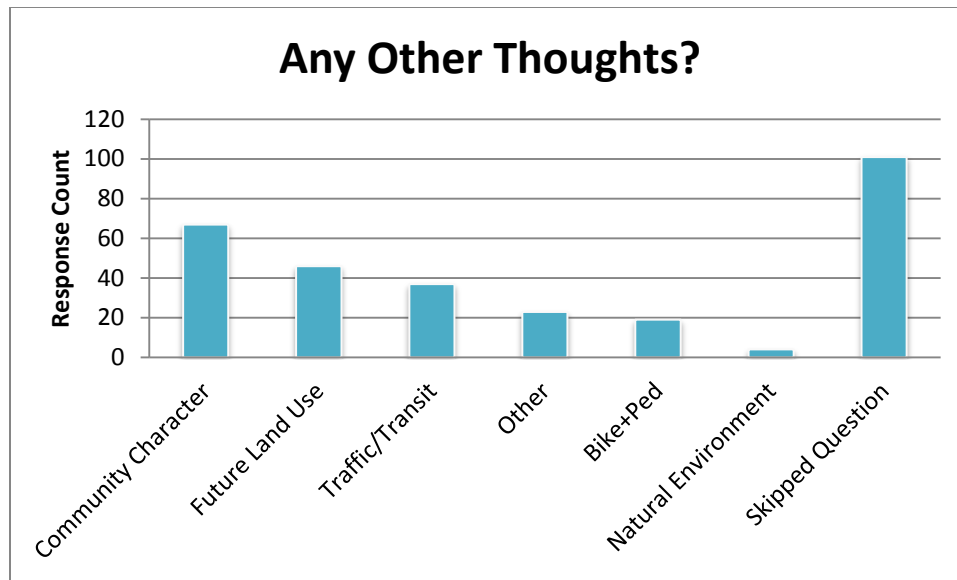
Response	Response Count	Response Percent
No	142	47.8
Yes - Other Reason	41	13.8
Yes - b/c Devel	33	11.1
N/A	6	2.0
Skipped Question	75	25.3



### Grouped Responses Featured in Appendix 3

10. Do you have any other thoughts about this area that you would like to share?

Category	Response Count	Response Percent
Community Character	67	22.6
Future Land Use	46	15.5
Traffic/Transit	37	12.5
Other	23	7.7
Bike+Ped	19	6.4
Natural Environment	4	1.4
Skipped Question	101	34.0



**Grouped Responses Featured in Appendix 4**

## Appendix 1

Grouped Responses for Question 6: What do you like most about the area?

### Categories

Traffic/Transit

Land Use

Bike+Ped

Community Character (things like accessible for people of all ages)

Natural Environment

Future Land Use (density, height)

N/A

### **Traffic/Transit**

1. I live there so it is most convenient for going in town or shopping
2. connectivity
3. Close to UNC and all the amenities of a university town. Good bus service
4. MLK is a good north south connector through town. Estes Drive is really the only east west connector between various parts of Chapel Hill, and Carrboro however it is a very SLOW connecting route.
5. Convenient to Mall, downtown, and Carrboro
6. proximity to amenities
7. Potentially easy access
8. Access to Down town area.
9. Low traffic during rush hours. Quiet rural setting. (Also fits in Community Character)
10. Estes Drive seems like a cozy neighborhood but it is really a major artery connecting the two towns and seems to have a great deal of traffic.
11. Close to downtown CH, Carrboro, and to UMass-Eastgate retail.
12. I am excited about the development of Carolina North and I like that so much community rental housing is concentrated on a transit and transportation corridor
13. there is not much to like, it is a transit area with roads that are crowded and lots of fender bender accidents. estes extension needs to be wider and it needs sidewalks and bike lanes.
14. MLK is a very convenient way to get to downtown since there are many lanes, and the views are nice thanks to the hills. Estes is a nice contrast with fewer lanes and a lower-scale feel with trees and houses.
15. Good location to downtown, easy access to I-40
16. Estes Drive seems like a cozy neighborhood but it is really a major artery connecting the two towns and seems to have a great deal of traffic.
17. Traffic flows reasonably well.
18. ML King Blvd provides an essential and adequate means for traffic moving through that part of Chapel Hill. Parts it could be good for commercial development.
19. the residential section of Estes  
Traffic flow on MLK is currently good
20. traffic congestion
21. The four-lane highway down MLK.

22. Access to local needs.
23. residential areas and connectivity with the rest of the surrounding areas (Also fits in Community Character)
24. No significant traffic problems; easy access to many destinations that I frequent.
25. Location: very close to downtown, campus, and everything else Chapel Hill has to offer. Am excited to see responsible growth near my neighborhood.
26. IT IS NEAR EVERYTHING...HAS ALL THE REAL MOVIE THEATERS, GROCERIES, PO, UNUSUAL RESTAURANTS, NEAR I40
27. It is a way to get to the other side of Chapel Hill and Carrboro without the traffic frustrations of downtown and Fordham Blvd.
28. Wide lanes on MLK.
29. the location to downtown, access to 40. The Quiet once your deep within residential area. (Also fits in Community Character)
30. Not too much traffic; good for jogging (lots of sidewalks) (Also fits in Community Character)
31. The Library and the width of MLK Blvd. for ease of vehicle travel.
32. easy to drive through
33. Centrally located
34. Convenience to Chapel Hill and Carrboro and I-40. The airport is quiet and I enjoy listening to the small planes land and take off. I'm glad transfer trucks don't travel that route.
35. The ease at which it can be commuted and the lack of congestion in the area
36. Close to campus
37. From my neighborhood I like best the access to the shopping areas on East Franklin. And the treed character of the older subdivisions. I first thought that proximity to schools would be a plus, but it was not (Also fits in Natural Environment)
38. it's a bit busy now with traffic problems at a minimum due to slower speed limits and drivers mindful of pedestrians and buses (on MLK) It could get easily out of control with more noise, traffic, etc from construction
39. Central location; not too far from anything.
40. Library Drive
41. East-West direct route
42. Easy access to banks, shops, market
43. It has the greatest potential for bring better transportation improvements and more density to Chapel Hill. 54 and 15/501 are built in a way that does not make bike and pedestrian design as feasible. I also love the Carolina North trails, and look forward to the construction of the Horace Williams trail.
44. My workplace, recreation facilities and library facilities are near my residence.
45. Close in neighborhood  
Location and easy access to many facilities (Proximity to downtown, Eastgate, Y, UNC); the ability to have in-town comfortable living without being "quarantined" to hyper-developments like The Oaks, Silver Creek, etc.
46. location, accessibility to shopping and downtown
47. proximity to CH
48. Convenience to library, community center, downtown, shopping
49. Low-key affordable residences; well-served by public transportation; convenient to major arteries so I can drive anywhere in town quickly; growth of some conveniences means I can walk or bike to bank, coffee shop, library and Y. (Also fits in Community Character and Bike+Ped)
50. The YMCA, the bus routes



51. its central location -- all key areas of work/play within CH are accessible AND the good residential neighbors in the area. (Also fits in Community Character)
52. It's the easiest route to 40, 15-501. Trees are nice. (Also fits in Natural Environment)
53. Close to many places I want to go.
54. close to downtowns of CH & Carrboro
55. Adjacent to trails...but also very close to everything.
56. Great neighborhood with ease of access to both MLK, Estes, and Carrboro.
57. relatively easy car access to I-40, downtown Chapel Hill and durham
58. By city standards it is pretty calm. Estes rd is at capacity at many hours of the day.
59. MLK on bus line. Easy access to campus - downtown.
60. It's 1-mile to downtown Chapel Hill and UNC Campus. Bus line. Proximity to Carolina North Forest and Trails. Cost of living compared to other areas in Chapel Hill.

## Land Use

1. mixture of uses
2. The fact that it's not all built up with homes or apartments
3. The possibilities MLK holds for supporting transit; the fact that with Carolina North built out, it can be a vibrant mixed-use, perhaps even walkable neighborhood. (Also fits in Traffic/Transit)
4. The area is ripe for appropriate development to accommodate growth in Chapel Hill
5. Potential for great development
6. It will be a hub for transportation and commerce due simply to its proximity to UNC north campus.
7. It's not commercialized.
8. That it is a mix of residential and commercial
9. I like the combination of homes and attractions such as the library and the senior center and the restaurants, etc.
10. The airport
11. A big box of Shopping COSTCO is needed in Ubank road for adding tax source.
12. Potential for development/redevelopment with Carolina North along MLK.
13. Absence of commercial development
14. mix of land uses
15. No high rises  
scale
16. Opportunity for smart growth
17. Its human scale.
18. The blend of smart, dense development and lots of green open space. (Also fits in Natural Environment)
19. It is an area of opportunity with quite a bit of undeveloped parcels which could serve a variety of mixed uses and benefit the entire area with retail, restaurants, and creative housing (multi-family and better sidewalks.
20. Opportunity for infill
21. The mix of apartments, single-family homes, plus churches, schools, YMCA, small offices -- plus green space and tree-lined streets. (Also fits in Natural Environment)
22. Low-key, mixed-use, residential, commercial & transit area with some notable amounts of both nature and urban/town.

## **Bike+Ped**

1. Walkability.
2. Walkability, neighborhoods linked together with pedestrian paths, close-knit, safe feeling (Also fits in Community Character)
3. Accessibility: walkable, fairly bike-able, good bus routes nearby, close to both CH and Carrboro.
4. Its proximity to downtown CH and Carrboro, the campus, and the Bolin Creek and the Carolina North trails for running and cycling. (Also fits in Traffic/Transit)
5. Location to facilities such as University Mall, Eastgate, Community Center. Also, walking trails, Boling creek and other trails from Community Center. (Also fits in Traffic/Transit)
6. Green Spaces, sidewalks, and buses make it an easy area to get around. (Also fits in Traffic/Transit and Natural Environment)
7. Businesses at Homestead (good design for the space & they serve a nghbd function; new pedestrian crosswalks. (Also fits in Community Character)
8. I like the stretches that have bike lanes and sidewalks.
9. The fact that the existing residential neighborhoods have been sympathetically developed within the contours of the landscape with minimal removal of trees and using a largely eclectic collection of different houses. Lots of cul de sacs so that car use is limited and local residents are free to walk in the streets with their children, friends or dogs. (Also fits in Natural Environment)
10. sidewalks, long stretch of Airport with no lights
11. Bicycle and pedestrian facilities are strong on MLK/Estes Ext., and the small pockets of development at corner of Homestead/MLK, and slightly south of Estes (Flyleaf Books, Fosters Market) give this corridor walkable/bikeable interest from the adjacent neighborhoods
12. Traffic speed is low, sidewalks are wide/provided, it's feels separate from downtown which should be enhanced and encouraged as it's own (Also fits in Traffic/Transit and Community Character)
13. Neighborhoods quiet and very walkable (Also fits in Community Character)
14. Safe, walkable, green area with good access to the Public Library and other amenities. (Also fits in Natural Environment)
15. Proximity to UNC campus. Prevalence of owner-occupied housing. Vegetation and opportunities to walk. Peace and quiet of the neighborhoods. (Also fits in Community Character and Natural Environment)
16. Easy bikeability.
17. I like that it is walking-distance from many desirable locations but is still a quiet, wooded residential area.
18. trees, walking (Also fits in Natural Environment)
19. Neighborhood that is withing walking distance or close proximity to everything.

## **Community Character**

1. The residential characteristic of the neighborhood, the walkability of the area, the trees.(Also fits in Bike+Ped and Natural Environment)
2. That its established
3. A quiet residential area.
4. The quiet residential feel of the area with lots of families.
5. the nice corner at Estes and MLK

6. My community, Ironwoods, was established thirty years ago and is a safe, vibrant neighborhood where children grow from infancy to adulthood and older professionals enjoy the benefits of home ownership. I don't want this residential character to shift into business, retail, or other non-residential use.
7. Friendly, long-established neighborhoods.
8. Well-established beautiful area.
9. the neighborhoods
10. Peaceful area
11. Nice neighborhoods
12. A pleasant, relatively quiet place to live
13. Variation in terrain and types of development
14. Its in the heart of Chapel Hill.
15. neighborhoods and Pritchard Park
16. Library
17. It is residential, yet close to town. (Also fits in Traffic/Transit)
18. The residential feel with homes, schools, and recreation.
19. The small town feel
20. quiet residential areas
21. Stable safe neighborhood.
22. residential and quiet
23. Neighborhoods
24. Pleasant area in which to live, take walks, and chat with neighbors who are also walking
25. Tranquil, safe area
26. It is removed from the disaster that is Franklin Street. It is dedicated towards families, homes, schools and churches .. not exploited as the rest of Chapel Hill.
27. The quiet, safe, residential, low-density, low-traffic environment. Estes Drive and Somerset/Huntington Dr make up a neighborhood of single family homes, with lots of trees and greenery. (Also fits in Natural Environment)
28. Close proximity to the library, town, university, churches, shopping and activities. Trails, green space and trees. Family atmosphere. Friendly and highly intelligent residents. Community schools which in the case of my neighborhood, Estes Hills, are actually a short walk or drive for most. Joggers and cyclists. (Also fits in Traffic/Transit, Natural Environment, and Pike+Ped)
29. I like my quiet street, which is a cul de sac. I like the pleasant neighborhoods with varied housing styles, access to downtown, and the schools. (Also fits in Traffic/Transit)
30. Friendly people, trees, easy to shop, go to movies, library, etc. (Also fits in Natural Environment and Traffic/Transit)
31. It isn't downtown and is not a destination except for schools and the few businesses along MLK.
32. I like the residential setting.
33. family friendly established area with everything nearby (library stores doctors schools) (Also fits in Traffic/Transit)
34. It is a comfortable, fairly low key residential area with convenient access to the things we enjoy and like. (Also fits in Traffic/Transit)
35. The close-knit neighborhoods where everybody supports their area
36. It's vibrant, small-town feel.
37. The residential areas, so many trees and older homes. (Also fits in Natural Environment)
38. There's not a commercial establishment on every corner.
39. There is affordable housing (relative to the high prices in Chapel Hill) in this area.
40. Potential for growth

41. Tree lined streets, proximity of schools
42. I will miss the airport when it closes and I am saddened that it could not be kept as a unique resource asset for the town and surrounding area.
43. The schools! The neighborhoods are nice. The intersection, with the airport hazard zone leaving and Amity Church closing, becomes an important focal point for the community. The council should invite uses that are consistent with 2020 goals. This is a good place for excellent architecture, regardless of the uses.
44. It underscores Chapel Hill's historic roots as a campus on top of wooden hills.
45. quiet neighborhood
46. The area is a mix of forested residential homes close to enriching facilities (Also fits in Natural Environment)
47. its an historic area
48. Estes Drive neighborhood
49. Neighborhoods
50. That it is close enough to downtown and shopping, but seems protected and private
51. This road has many important destinations for people YMCA, Post office, Estes school, Estes community park, Library, middle school...
52. Parts of it have a rural feel.
53. keep it residential
54. neighborly, not cluttered, convenient
55. It's residential.
56. Proximity to everything, but one can live in a neighborhood - lots of choices - still lots of trees, nature. I dearly hope that does not all change (Also fits in Natural Environment and Traffic/Transit)
57. It used to be in the country.
58. the established neighborhoods, communal diversity and extensive nature (within a city limit) (Also fits in Natural Environment)
59. It feels comfortably residential.
60. was less congested and more rural.
61. Community
62. At night there is very little light pollution in the neighborhoods and it is very quiet.
63. The homes
64. It's balance with school, nature and residences, not to mention its essential character that should not include unacceptable congestion or traffic. (Also fits in Land Use)
65. There are many activities nearby, the Y, residences, the church, UNC Art Lab and this area can be the nexus for all of them and create a community gathering spot that the area does not now have. It's just a thoroughfare now, but could be great
66. Quiet neighborhoods yet very close to Downtown and other areas of Chapel Hill. (Also fits in Traffic/Transit)
67. The fact that it is established with a variety of homes and people of all ages, that it is within walking distance of trails, the Community Center, Univ. Mall, Whole Foods and Eastgate with close public transit, and that it has maintained the Chapel Hill look with trees and greenways. (Also fits in Traffic/Transit, Natural Environment, and Bike+Ped)
68. I like the potential for the area to be a relatively quiet, close-knit neighborhood on the cusp of valuable development along major thoroughfares.
69. LOOKING NEIGHBORHOOD ALONG ESTES DR AND ADJOINING STREETS
70. friendly neighbors
71. lovely older homes/neighborhoods

72. This area has great potential to define UNC and Chapel Hill as a classy research location where you want to live and work and go to school. It is one of the areas that define Chapel Hill as a tree city. Care should be taken to calm the Estes corridor as we are not moving two schools. It is currently a green calming area to drive through. As a contrast, look at 15-501 around the Home depot/Kohl's area where the trees have been removed since we have moved here. The feel of the area is totally different and those trees cannot be replaced. It will be interesting the traffic that would prefer Weaver Dairy when that is finished. THAT is where the traffic needs to go for non local East/West traffic. Estes should be kept as quiet as we can make it - not for the residences or the schools but as a defining element of Chapel Hill and UNC. UNC needs to be the FIRST development and then responses of that around UNC. NOT the other way around. (Also fits in Natural Environment and Traffic/Transit)
73. Park-like feel along Estes.
74. Relatively quiet, residential area. Easy to access. (Also fits in Traffic/Transit)
75. The established, peaceful, private residential areas and the proximity to Franklin Street and I/40 (Also fits in Traffic/Transit)
76. The neighborhood feel and its close proximity to things. (Also fits in Traffic/Transit)
77. Friendly neighbors. Great trees and yards. Bus and town services. (Also fits in Traffic /Transit)
78. humble well-maintained housing for families, mature trees, committed residents (Also fits in Natural Environment)
79. Wooded neighborhoods, and streets that are interconnected rather than all cul-de-sacs. (Also fits in Natural Environment)
80. Elkin Hills is a quiet, established neighborhood with mature trees and older homes and dead-end streets. (Also fits in Natural Environment)
81. The beauty of this part of town.
82. People always talk about the lack of affordable housing in Chapel Hill and I want to say, look at our neighborhood! Elkin Hills is a neighborhood of affordable homes. Sure, they are small by modern standards, but houses have gotten too big, that's part of Chapel Hill's problem. What we DON'T need are developers coming in building giant rentals like the new house on Justice. That house is plainly advertised as having 6 bedrooms for rent, even though Town rules specify that no more than 4 unrelated people can live together. I wish the Town would do more to enforce existing regulations.
83. Hasn't changed much in the past 40 years.
84. Residence area
85. the quiet neighborhoods
86. Established, safe, family oriented
87. I like this area for its safety and relative quiet. I like that it has established residential areas and it is a very nice place to call home.
88. An established neighborhood near an elementary and middle school
89. stable residential, nice people
90. family friendly, nice homes & neighbors, quiet, lots of trees, good schools, wonderful library (Also fits in Natural Environment)
91. quite residential area, close and convenient to many things (Also fits in Traffic/Transit)
92. Its residential character, the large lots, widely spaced houses, trees; Pritchard Park (Also fits in Natural Environment)
93. pleasant treed area where middle class people/profs can live and get to work, grocery, library easily. (Also fits in Natural Environment)
94. It's wooded and feels like a cozy, residential area, but is close to downtown Chapel Hill & Carrboro. (Also fits in Natural Environment)

95. Established wooded residential areas with walking trails and two wonderful schools. The neighborhood we live in is very nice, single-family homes, but feels less about money than other, newer developments with similarly priced houses in other parts of CH. Close to downtown CH and Carrboro, but not quite in the middle of it all. (Also fits in Traffic/Transit and Bike+Ped)
96. Quiet, safe, and having access to trails while walkable to schools, library, etc. (Also fits in Bike+Ped)
97. It's quiet and residential with lots of trees. It's not far from campus or down town. (Also fits in Natural Environment and Traffic/Transit)
98. We like being close to the schools and the small town feel of the area. There seems like more and more traffic now.
99. Nice residential area, convenient access to campus and shopping (Also fits in Traffic/Transit)
100. The safe, protected neighborhoods are close to downtown and convenient to I-40 (Also fits in Traffic/Transit)
101. Mature trees, large lot sizes, proximity to primary schools, mix of home styles/sizes attract a variety of residents, from young adults, young families through retirees. (Also fits in Natural Environment)
102. The residential character, the ease of accessing services and transit - almost a walkable community.
103. (Also fits in Traffic/Transit)

## **Natural Environment**

1. Greenery, trees, undisturbed tracts of land
2. Carolina North Forest
3. The quiet and the woods for recreation
4. The wooded areas!
5. Residential nature, natural beauty, nature/trees, undeveloped land. Walkable. Not too polluted, yet. (Also fits in Bike+Ped and Community Character)
6. The TREES!!! \_ SAVE THEM
7. The trees, the small-town feel (Also fits in Community Character)
8. Favorite part is Carolina North Forest. We drive from across town to walk there at least once/week.
9. Trees, nice neighbors, park (Also fits in Community Character)
10. The Greenway and the Library
11. Large trees; established neighborhood. (Also fits in Community Character)
12. The preserved environment of trees and streams and wildlife integrated with, not displaced by housing.
13. the trees. I am all for "change" but as with many other "green" projects ( I'd hope you'd consider the environment) older yet healthy trees are often removed for seedlings which is, in my opinion the ruination of our planet.
14. driving through it in spring and seeing the beautiful flowering trees.
15. Trees/nature
16. The trees and wildlife.
17. It's creeks and lakes
18. trees

## 19. THE TREES AND MODEST HOMES

20. Trees
21. That the neighborhoods are established and have lots of wooded areas nearby (Also fits in Community Character)
22. Carolina North hiking trails  
Woods
23. The lush vegetation and trees throughout.
24. Wooded. Residential, seems safe. (Also fits in Community Character)
25. All the trees. Although there's a lot of traffic, we're on a hill and aren't bothered by it once we're in the house.
26. The forest and green space
27. Lots of trees.
28. Trees.
29. The trees.
30. Trees
31. The homes
32. Trees and landscaping of older homes.
33. Trees
34. trees and green space
35. All the trees!
36. Single family homes, wooded roadsides, forest buffers (Also fits in Community Character)
37. close to downtown with lots of nautre/trees (Also fits in Traffic/Transit)
38. Friendly neighborhoods with low-traffic streets, parks, and wooded areas. (Also fits in Community Character and Traffic/Transit)
39. Carolina North woods and Bolin Creek for recreation
40. Trees
41. Trees
42. Trees, not much traffic (Also fits in Traffic/Transit)
43. Well canopied residential area.
44. The Carolina North Forest and the connections to Bolin Creek and Wilson Park in Carborro make this area very special. They are wonderful natural resources in a developed urban area and are the reason we moved here.
45. I like the remaining woods on Estes and watching deer cross MLK and Estes at the crosswalks!!!
46. The woods, the communities-residential neighborhoods with kids walking to school (Also fits in Community Character)
47. Bolin and Booker creeks and greenways, street trees. I want more street trees. I like it when it is quieter, shadier, children playing safely, children's art, when I see it. I like the intelligence of the people. I like the library, the activity centers for recreation (Also fits in Community Character)
48. the trees, the walkability, neighbors around, school children going to school, proximity to library
49. (Also fits in Bike+Ped and Community Character)

**N/A**

1. Not much. Bad planning being reaped.
2. The way it is!

## Appendix 2

Grouped Responses for Question 7: What concerns do you have about this area?

### Categories

Traffic/Transit

Future Land Use

Bike+Ped

Community Character

Natural Environment

Other

### **Traffic/Transit**

1. I don't live or work in this area so I am not there as much as others throughout the town. My only concern, given that preface, is that it is easily accessible, easily navigated, and safe.
2. The road system can not handle increased traffic--neither MLK or Estes Drive and all the feeder streets. Planning needs to include the road infrastructure of the entire impact area and up to Westminster Road.
3. Already too much traffic, too much noise and air pollution. Schools, church, Y and single family homes are there and development will totally ruin the area. Keep that focus; keep small neighborhood feel; don't connect roads; don't add more traffic to an area that cannot sustain what is already there. Do not ruin the natural beauty, trees necessary to filter noise and air pollution, etc.
4. I worry about increased traffic on Estes which already backs up during peak hours. I would like to plans for increased walk and bikeability.
5. Traffic and population increase.
6. that it will become noisy, with lots of traffic and not kid and pedestrian friendly
7. increased traffic and a lack of a light to get onto Estes from my house
8. Lack of connectivity between neighborhoods; nimbyism
9. traffic is already out of control - with development, it is important to not create busy thoroughfares out of residential areas
10. More traffic means more possibility of "issues"
11. Increased traffic on Estes Drive, and related side streets like Lakeshore Dr. Because Estes Drive is really the only east west connector between various parts of Chapel Hill, and Carrboro however it is a very SLOW connecting route. Given the increased traffic volume on Estes Dr as well as the anticipated increased useage from the expanded Public Library are there any plans for a new traffic signal at the Library entrance?
12. removal of bus route along Piney Mountain
13. with Carolina North being developed, and traffic already really bad on Estes Dr, the impact on Traffic and my property value
14. Traffic, conjection, commercial development.
15. Traffic, no good grocery store, could end up being strip mall after strip mall
16. Traffic, especially at the intersection of MLK and Estes, and when Carolina North is developed. I am concerned about the possibility of more student housing and/or a hotel at the corner of MLK



and Estes, and would like to see something there that would benefit the community, as opposed to doing what is best for the developers.

17. That the road on Estes Drive does not seem to be capable of handling the heavy traffic on it; needs more turn lanes for the schools and safe access to them.
18. Rampant development that will make Estes a major highway!!
19. That it will become too overdeveloped, that traffic will continue to back up on Estes, and that development will make it difficult for current residents in the area (including myself) and other Chapel Hill residents to get around.
20. Too few east/west connectors - unfortunate that all traffic has to utilize Estes.
21. Too much traffic! There are already certain times of the day when the traffic is very heavy. In the morning with the elementary and middle schools on Estes Drive, and then in the evening with rush hour traffic. The cars are backed up to Philips Middle School on Estes Drive trying to get across MLK Blvd., or to turn onto MLK Blvd.
22. Estes is only East-West route in the area. Often see very long lines along westbound Estes at MLK Blvd?  
Also concerned about family-to-student rental conversions in area.
23. We need to make sure Estes is enhanced so that it continues to serve as a reliable cross town connector.
24. Traffic flow is starting to become an issue at each end of Estes; at MLK and Franklin. Future development on MLK is only going to make this traffic flow much worse. Being one of the few corridors between Franklin/15-501 and MLK/Carrboro it would seem inevitable Estes will become even more of an artery for significant traffic.
25. this area has traffic backed up every evening and during and before school. the y backs up traffic. with more development the traffic will only get worse. what about a traffic circle at the intersection of estes and MLK?
26. Traffic and air quality problems as Carolina North develops
27. Unfortunately, but inevitably, Estes will change since it is a major east west connector.
28. Traffic on North Estes Drive is getting much more intense, congested, and unsafe. Sidewalks are in bad shape and do not exist on both sides of Estes in a continuous fashion, which makes them unsafe to use especially for school children. Intersection at MLK and crosswalks along North Estes are unsafe especially for elderly people and school children. It is difficult and unsafe to ride my road bicycle along Estes Drive into Carrboro and along MLK. Traffic speeds frequently exceed the 35mph along North Estes Drive, some drivers reach 55 to 60mph as they accelerate downhill towards Franklin St. intersection.
29. Estes Dr. needs to be widened
30. Carolina North adding traffic and noise.
31. Estes Drive is going to need some kind of expansion
32. Logistical problem with the narrowness of Estes as it currently exits; widening seems necessary but would be hard on the neighborhood.
33. Gosh -- traffic is troubling, and the zoning seems to make it more so. Getting across this area in rush hour AM or PM is a challenge. It is dominated by residential development, houses and apartments -- no employers in this area so all of us are commuters driving from our homes elsewhere to work . Huge lines of cars in the morning and then at the end of the day. Also on Piney Mtn Rd. cars go fast down curvy hills right next to sidewalks that are not protected by a curb or anything -- pedestrians seem vulnerable.
34. Lots of traffic around the library (need stop lights) - it is so much easier with it at the mall, entrances from different areas.
35. Speeding traffic, strip-mall type development.

36. That we will not be realistic about needed transportation improvements.
37. Estes Drive in its current state is ineffective
38. traffic
39. The area is already busy with traffic along Estes and MLK and this will be increased with the development of Carolina North. I am concerned that any further development will simply add to traffic volume, requiring measures to calm and control flow. I am also concerned about the removal of green areas and trees to "improve" roads such as occurred on Weaver Dairy Road. One of the characteristics of Chapel Hill, esp this focus area, is that it has old established woodland. I particular, the growth of beech trees along the creek sides, which take 100's of years to become established yet are easily removed! How does this add to the uniqueness and attractiveness of Chapel Hill? There are already lots of cookie cutter developments in the area, and I fear that more in Chapel Hill detract from it's character. If people like this sort of look they are more drawn to Cary or Apex anyway, or to some of the outlying "New Town" developments such as Meadowmont and Southern Village. We should be focused on retaining what is unique and different as opposed to making ourselves bland and universally appealing. How are we proposing to attract this larger share of commerce in the triangle? Empty commercial buildings won't draw business in. Where is the evidence of the demand for this push for development? Where are the sustainability studies to support the proposals?
40. safety at MLK/Estes corner
41. increasing traffic congestion
42. It is a source of congestion, time delays and, en face, poor or delayed planning.
43. Do not like traffic on Estes Dr. Hate to see this turned into a major motorway.
44. The level of car traffic will increase with the expansion of the area.
45. Growing congestion, and failure of town to keep pace with growth.
46. CAROLINA NORTH DEVELOPMENT WILL IMPACT OUR AREA, ESPECIALLY TRAFFIC
47. Don't want it to get too congested with traffic
48. The road cannot handle the traffic volumes
49. The possibility of too much development; significant increase in local traffic.
50. I would like to see student housing and lodging near UNC North, otherwise there are likely to be parking & traffic concerns caused by commuters.
51. Development should be selective to not add significant traffic during peak times.
52. Traffic, traffic, traffic. Pedestrian and animal safety. Noise. Water quality and the water shed.
53. 1 garbage man struck by car in front of our house, pinned to truck & disabled. Tried to walk children to school & lady struck a mailbox & sent flying debris over us. Bicycler injured in front of our house. Traffic goes way too fast down the hill on Estes. There's no bus service on Estes between Carrboro & S. Estes and U. Mall. It's a missing link. (Also fits in Traffic/Transit)
54. Traffic on Estes Drive.
55. Too much commercialization and more traffic congestion, especially around the intersection of Estes and MLK.
56. getting more congested, more traffic, more security issues, less rural
57. too much traffic that goes too fast
58. THAT IT IS NEAR I40, BEING DUMPED ON BY THE TOWN, TRAFFIC, TRAFFIC...TOO MUCH NOISE..FIRE STATION, GARBAGE TRUCKS, SIRENS, SPEEDING CARS, TRUCKS, MOTORCYCLES
59. Increased traffic
60. Increase in traffic on MLK.
61. Too much growth and traffic
62. traffic

63. The intersection at Estes Drive and Martin Luther King Jr. Blvd is not efficient or safe. Turning left on MLK from Estes (heading North) is dangerous. The hill on the corner needs to be cut down. It is impossible to see south bound traffic (red light runners) before entering the intersection.
64. That, in an attempt to "alleviate traffic", CH will add more lanes and make these streets worse. I'd rather see wooded boulevards that slow traffic.
65. Too much traffic for size of roads
66. Traffic
67. I'm concerned about the nature of any future development; traffic; destruction of the natural environment; an infusion of high-density student housing which would bring traffic, congestion, and a reduction of property value.
68. Not very much room for bikes on the roads here
69. Traffic along Estes as Carolina North is developed and this is one of the main E-W commuter routes
70. traffic
71. ESTES DRIVE TOO NARROW / TRANSIT ISSUESnICE LOOKING NEIFBHORHOOD ALON tSTES dR
72. Long light timings, add traffic circles!!
73. "TRAFFIC" which will make the city widen Estes Ext. This is also a school bus route and city bus route. This is a major bypass between Smith Level, Jones Ferry Roads and 86 North to I-40 West or East.
74. traffic
75. Estes has consistent problems with pavement and sink holes. Estes is very crowded with traffic that is often traveling at a speed above the limit. There is very little shoulder, sidewalks on only one side of the street, and little room for bicyclists and cars to maneuver around one another.
76. Development making traffic intolerable; the introduction of student-focused housing.
77. Estes will need to be widened to accommodate inevitable traffic, but should be done with least consequences to neighborhoods
78. Congestion if not addressed appropriately
79. Estes too narrow
80. Estes is often congested.
81. too much traffic
82. Increasing traffic as Carolina North is developed
83. Lack of connectivity in the neighborhoods. There are more turns to my friends' house from mine than to my wife's family's house in Florida. The speed limit should be 45 on MLK.
84. Traffic, especially at peak times backs up along MLK and even more so along Estes Drive in the westbound direction.
85. Needs more shopping and retail.
86. That a small group of landowners are going to make it impossible to navigate between Chapel Hill and Carrboro using the only available east-west corridor without going downtown.
87. Traffic, especially at peak times backs up along MLK and even more so along Estes Drive in the westbound direction.
88. Growing traffic, inappropriate commercial development
89. Increased congestion (people, traffic, noise); conversion to more rental housing for Carolina North.
90. Traffic. Loss of outdoor spaces
91. Traffic on Estes.
92. traffic and high rises

93. Terrible traffic on Estes that sometimes makes it difficult and dangerous to get out of our neighborhood and potential for this all to become much worse. Also concerned that there is already a lot of trash on Estes apparently thrown out by those driving through with inadequate clean-up by the city and likelihood that this will also get worse with the development of the areas. Also limited sidewalks for walking to schools on Estes.
94. Getting unsafe and noisy (esp. traffic) from the future development plan.
95. too much traffic
96. Estes is already pretty traffic-impacted. Then again, it's been that way at least since the 80s, if I'm remembering my drives to high school right. I would love it if there was a city bus that ran down Piney Mountain.
97. Traffic.
98. Growing traffic (traffic jams), possible high-rise building growth
99. Increased traffic and cars using Barclay/Branch as a cut-through. We already have a big problem with speeding. Predatory developers moving into old, established neighborhoods like Elkin Hills and building huge rental houses, like the ones along Longview Rd and the one that was recently built on Justice. The town says it needs affordable housing - well, we have it. Don't let developers turn our neighborhood into another Northside.
100. Traffic
101. Traffic mostly
102. Traffic along Estes Rd. is already quite heavy. It is very dangerous to cross Estes to get to Phillips Middle School, even when the crossing guard is present, due to the heavy traffic that is usually going much faster than the speed limit. I think it is only a matter of time before a child is hit by a car at that intersection.
103. It will end up as a congested nightmare
104. Through traffic on Estes getting too heavy
105. traffic increase
106. Traffic goes too fast. Needs to be 25 mph. Too much asphalt, too much heat and run-off, not enough provisions for comfortable and safe ped & ped use, homes have had value taken by the rest of town---very unfair, unjust. There should be one school, not two, and there should be road access behind the school(s) too. I want to see the older children on a better bus route---they need to get to after-school activities by bus. Too much school traffic. Too much traffic on weekends and during daytime. I wish that the school's multi-purpose build floor could accommodate adult dancers---the floor is too hard. I would like food shopping on MLK and more restaurants to walk to. A village destination at MLK and Estes would be excellent.
107. Heavier traffic, more congestion, increased pollution from slow, stalled automobile traffic reduced safety, reduced privacy
108. Traffic Congestion! Estes Dr Extension already gets backed up!
109. Development will result in unmanageable increases in traffic and congestion
110. Traffic on Estes Drive. Want MLK, Jr, 15-501 & NC54 to be the major thoroughfares into town
111. Traffic on Estes has become very congested. With increased use on main arteries, traffic has already infiltrated residential roads as cut-throughs. Development of the area will inevitably add additional strain to this load. The addition of a hotel, short-term housing, mixed-use housing, high-density housing, retail operations - any/all will adversely impact the residential nature of the Estes Hills area, regardless of how "pretty" these are presented.
112. That the quiet neighborhoods will be overwhelmed by traffic.
113. Traffic on Estes -- speed, speed, speed. It's lethal to use the two pedestrian crossings which have NO lights !!! Try walking over one or both these crossings -- just don't read this.

114. Traffic congestion when Carolina North comes along, speeding in the school zones, lack of sidewalks on some parts of the street, no bike lanes, people who work at UNC but can't get or won't pay for parking leaving their cars in our neighborhoods.
115. Traffic on Estes
116. Heavy traffic.
117. Development could make the area much more congested.
118. Concern about public transportation.
119. That the neighborhood is destroyed to the detriment of residents. That Estes becomes the primary route out to 54 for North campus students/workers, which I think should be avoided. It will do no good to steer people who are trying to get out of town and get home into another downtown area and one that can only further congest access to hospitals/local traffic. Best to find clearest/easiest route out that avoids this strip. If people from North Campus want to shop at the mall or come into town to do business....that's another story. Commuter traffic should not use this strip.
120. Traffic is already beyond capacity at times, developers clearly want to change from low-rise, tree-surrounded residential and modest institutional occupancy to dense use entailing much more traffic and clear-cutting. Schools will have much less congenial surroundings.
121. Traffic; pressures for large developments
122. increased traffic, lack of sidewalks on busy streets, need for more stoplights
123. 1) Lack of bus service except along MLK and the EXTREMELY limited G and A service along Estes and Homestead. 2) Lack of walkability/connections between neighborhoods. 3) Lack of retail in all of N Chapel Hill except for Timberlyne and North Chapel Hill shopping centers and that tiny center at Homestead & MLK. I would like to be able to walk/bike to local retail.

#### **Future Land Use**

1. The housing developments are too low density. Portions of the area remind me of Cary or an Atlanta suburb.
2. That it will become too commercial
3. It's linear nature will lend itself too easily to commercial strip development.
4. general concern for development that programs are defined by out-of-area developers who don't know, or care, about the impact of their investments. Serious work needs to be done on zoning parameters for this whole area.
5. that it will become commercialized, densely populated, less safe, loud, and more prone to crime. There absolutely should be a significant BUFFER of trees and land between the new/commercial development and the existing adjacent residential neighborhoods.
6. rezoning (particularly due to airport closure) may add congestion and noise that will damage the quality of life in the quiet residential neighborhoods
7. That it won't be treated as one whole piece, and instead of smart asset/resource use it would go piece meal between more gas stations and apartments with no possible benefits to the larger community and serve no public good. And in that case it would be better just to leave the trees alone.
8. More development, noise, rentals and poor planning.
9. Straying away from the town concept towards a big city mentality. Under occupied multi story buildings. High rate of small business failure. Panhandling. Town business plan may not be consistent with reality and residents' desires. Many local residents are elderly and not computer literate. They are largely ignored in spite of investing generations of energy and considerable money in the community.

10. That MLK will become lined with highrise appartments and condos and that this density increase will diminish the quality of life for those in the single faqmily neighborhoods, through increased traffic and other related density related effects.
11. The development. It is a lovely area of town, it does not need high buildings and huge parking lots. I know Carolina North is coming, but let's keep it to a minimum footprint.
12. it seems like the first generation of chapel hill's bulbous suburban sprawl to the north.
13. Privatization of public space, development without community consent, overrun with commercial development and overpopulation due to development, damage to Bolin Creek from all of the above.
14. The incompatibility of commercial/institutional development and existing neighborhoods.
15. It is a busy road. My kids attended this school. This road needs expansion. Always a traffic jam!!
16. Growing too fast. The developments are too dense.
17. More business , high rises out of scale
18. Development will be piecemeal. poorly planned and compromised by too many complainers and we'll miss opportunities to have interconnections like along utility ROWs and with the schools in the community b/c of silo thinking
19. That development will occur based on profitability rather than aesthetics, needed amenities and attention to maintaining the privacy of the established neighborhoods
20. I do not want high density development. I do not think that we need another hotel. I do not think we need more commercial development. A few restaurants or galleries along MLK would be ok and would serve the Carolina north . I am worried about the traffic and safety impact of development at the corner of Estes and MLK
21. That is could get built out with high rise stuff close to the streets.

#### **Bike+Ped**

1. no sidewalks or bikeways along Estes
2. horribly car-oriented, is not an area where pedestrians want to be, despite the close proximity of church, school, YMCA, houses
3. Due to the number of pedestrians even through the neighborhoods, I feel that more sidewalks would be very beneficial and increase safety. I am also concerned that there might be increased traffic along Piney Mountain Road in the future with Carolina North's development. I would like for that not to be the case and traffic to not be routed through this area.
4. Traffic and lack of walkability or bikability
5. biking/pedestrian accessibility. Because Chapel Hill is becoming more developed, I'm concerned that there will be a lot of traffic in the near future.
6. Need better bike and pedestrian improvements to make travel to Carrboro and to Carolina North safer.
7. Lack of sidewalks and greenways.
8. Dangerous to ride a bicycle.
9. poor walkability along Estes Drive... limited or no sidewalks; need road diet or other traffic calming for MLK; need walk-up retail along MLK
10. Make pedestrian connections between neighborhoods and uses; improve greenway connections; make area safe for bicycling and easy to get around by foot or bicycle; connect Carolina North to downtown via greenways/bikepaths and other commuter options, and to points north, such as Senior Center, Homestead Park, Town Operations Facilities.
11. terrible lack of sidewalks, lacks bus routes
12. Congested traffic and decreasing pedestrian/bike safety as it grows

13. That there will be added density without enough added bus routes and cycling routes. Road cycling (to campus or downtown) right now is very dangerous. Without enough thought to this, the traffic will become a huge concern.
14. I'm concerned that rather than catering to a growing pedestrian and bike-interested population, the town will widen the roads for further car traffic.
15. Pedestrian circulation and not enough public transportation. Needs more mix use activities, bike trails, and outdoor spaces for sports.
16. Traffic controlling the feel of the area, instead of a more personal scale to make walkable.
17. MLK is forbidding and unattractive. Off road bike facilities needed on Estes.
18. safety of pedestrians. traffic congestion with the construction of Chapel Hill North
19. traffic on Estes
20. The parts without bike lanes and sidewalks, and the washboard lanes of the street.
21. dangerous for bicyclists and pedestrians
22. The gaps in bicycle/pedestrian facilities on east Estes; ADT counts on Estes/MLK
23. Traffic and pedestrian interaction.
24. Don't want to have to deal with lots of construction traffic going to school. May be inevitable.
25. traffic
26. Pedestrians. They don't always look, and they don't always cross at crosswalks, and even if they do, you can't always see them until they're right in front of you on the road.
27. Increasing automobile traffic travelling at excessive speeds, non-continuous sidewalks, streets/crosswalks that are dangerous to pedestrians (including students) and no bicycle lanes.
28. speeding traffic, hard to walk places
29. My concern the town is growing too fast creating traffic issues, bottlenecks, etc.
30. traffic
31. Too many driveways long ago were allowed on a major collector road.
32. potential for traffic congestion
33. Cross town Carrboro traffic and pedestrian safety along Estes.
34. Desperately needs bike lane and sidewalk on Estes extension to make safer and to reduce need to drive a car from this area into Carrboro downtown. Also would benefit from bus line that went all the way down Estes. Otherwise, will get very clogged with cars and be far less pleasant and convenient.
35. Ability of transportation infrastructure and pedestrian/bicycle access to keep pace with growth. Some intersections along MLK and Estes are already close to failing level of service during peak hours. It's time to move beyond just saying "Bus Rapid Transit" when these issues are raised. What are the trade-offs going to be for people who live in this impact area and depend on the road network for transportation and recreation?
36. Transportation, including pedestrian and bicycle safety within the area.
37. Being choked down by traffic; concern that development interests will throw up things that fail to maintain character of an in-town neighborhood. Biking is increasingly dangerous, and we need more sidewalks for easy ped usage.
38. I use my bicycle as a primary means of transportation and I find that Estes Dr (particularly Estes Dr Extension) and MLK don't feel safe, especially during heavy traffic times.
39. none, particularly, save that the A doesn't travel for very extensive hours
40. Insufficient street illumination at night. Not pedestrian and bike opportunities.
41. I'm concerned that development of Carolina North will mean increased road and foot traffic along Seawell School Rd and also along Estes Drive Extension. The Estes extension in particular has very little room to expand (for new sidewalks, wider bike lanes, or wider roadways for cars).

42. Traffic and congestion vs lack of sidewalks/bike paths or greenways to use as alternative transportation that is SAFE for ALL ages - children, commuters, seniors and recreation.
43. There are constantly car crashes at the intersection - it has a high volume of cars and people who get tired of sitting at a red light tend to try to make it through the intersection after yellow has turned red.
44. This area is already a major traffic corridor between 40 and Chapel Hill and from Franklin Street up to Carrboro. Estes Drive and Estes Drive Extension are already overloaded and with Carolina North coming any additional build up may greatly increase the existing congestion issues.
45. overdevelopment. unmanageable traffic, lack of adequate bus service (lost A route), safety for pedestrians and cyclists
46. That current residents are not open to more high density use which could create a walkable "village" which would benefit all who now have to drive to simple errands such as food shopping, etc.
47. There isn't a lot to do in the area, but there is a lot of space. Aren't enough sidewalks and bike lanes.
48. I am concerned that it will become developed in a way that will not ensure the integrity of the neighborhood. It is important that focus remain on the fact that families live here and children walk to school here. A bike lane and sidewalks on N. Estes would really improve the quality of the area; adding more room for traffic would really hurt the community that lives there and the children that walk near the schools.

### **Community Character**

1. I feel that widening Estes Drive would destroy the characteristics of the neighborhood that brought us here in the first place and that the Town risks over-development for growth that is far from certain to occur.
2. It is important to us for this area to remain a family orientied area with safe access to the schools and the neighborhood.
3. That the neighborhood character will be lost to commercial growth, overwhelming traffic, student housing etc.
4. I worry that neighbors will make it difficult for development by smaller, local business and that it will end up being controlled by larger, out-of-state corporations who have the power to push things through, but have no concern for the local area.
5. the influx of students who haven't yet learned the skills of neighborhood living (cars, parties, garbage management)
6. Rising crime such as break ins. Noise sometimes.
7. I'm concerned about bungalows being sold, razed, and replaced with multiple residence properties, thus altering the composition of the population. I am also concerned about the potential impact of Carolina North on traffic, congestion, property values, etc.
8. Stange people cruising the area.
9. businesses and students overtaking the neighborhoods.
10. Arrival of rooming-house type student housing, disrupting the peace, quiet, and visual predominance of vegetation and slowly grown human forms (architecture). Cars, speed, gravel, pavement, noise, litter, transience.
11. That lots of ugly development will destroy the residential area and fail to add all the positive virtues that developers claim will happen.
12. Traffic on Estes. MLK businesses are not integrated into the community. They are random and lack cohesiveness. No grand plan or design. Each business requires that you drive to it. No community feel on MLK.



13. Greedy developers with no vision or concern. Building in this area should reflect the future, research focus, create ambiance as this is a defining area of Chapel Hill. UNC has placed buildings back from Martin Luther with a University of Virginia style corridor where the airport runway used to be. This treatment implies a QUIET and reflective learning environment that should be continued across the road. Not end in a large commercial building. UVA terminates in a nice pavilion temple type building with columns. The same approach to the feel of this space should be the same. Could you see UVA terminate in a Hilton hotel? Given the history of the site and the public feeling, a park would be ideal. An attraction for more cars and noise and commercialism is not what UNC needs for it's image. Chapel Hill is tied up in being the classy town that UNC is in the middle of. What would be a classy thing to do with the corner of Estes and Martin Luther? Perhaps a classy office/research building that would attract businesses that are closely tied to UNC? Perhaps a futuristic terminal for the busses that will go back and forth to the campuses that would imply that you are 'going somewhere' when you finish with UNC? What we let that area 'say' about us as Chapel Hill and UNC is important as it would not have drawn the attention it has on what to do with it.
14. developers turning it into a strip mall
15. That it will become extremely overgrown and congested and change the flavor of Chapel Hill
16. I am concerned that high density development in the few remaining parcels could radically alter the character of the area.
17. That it will replace the downtown area
18. Chapel Hill North will change it.
19. city doesn't take good care of the area
20. Too much building
21. There are no concerns. Just the reality that Roger Perry will develop it to look just like East 54.
22. I think UNC will lose a lot of its charm and attraction to students once the campuses are so separated. I also think it is a shame to lose the little airport.
23. Potential for too much building. Loss of quiet neighborhood
24. I worry that development might lead to the area becoming built up, cater to students, less wooded, and less a quaint residential area.
25. quantity and quality of growth
26. rental properties taking over the area of smaller homes being so close to the CH North campus.
27. I fear greatly for the loss of a neighborhood with schools and churches, old trees, walkability, and single-family homes. I am most concerned about student housing, a hotel, retail, and traffic destroying the area.
28. MLK is not esthetically pleasant. Carolina North should be required to have very nice development and landscaping along MLK and along Estes, beginning with the first phases of development.
29. The town council will fail to do what's best long term growth for chapel hill by caving to neighborhood interest versus best for chapel hill long term interests
30. families that are disproportioned
31. Neighborhoods are silo 'ed
32. How will new development responding to and associated with Carolina North be done thoughtfully so that existing neighborhoods are not adversely impacted - if done well this new development should be an asset to the existing neighborhoods
33. I don't want the most powerful elements in the community who only care about money (profit) or their own self-interest to call the shots. Academic, commercial, housing development can be a positive move for our residential area if we work together. But we must be vigilant about keeping our quality of life intact.

34. That neighbors will continue to stymie required growth and transportation improvements
35. A limited sense of community. No real community spaces (a problem in Chapel hill in General). While Tymberline is there, it is a very residential to the point of there is no where to walk to and go to shop, eat, have a few drinks. Also walking is difficult without more sidewalks. I mean everyday I see people walking their dogs or running in the road, putting themselves and drivers in danger.
36. I have the following concerns: 1. that this visioning process will be overly influenced by a minority of residents 2. that the development that occurs will cause a great deal of light pollution 3. that the Town won't take enough time to undertake the process to ensure that many voices are aware and able to participate in the conversation.
37. The University has been an excellent neighbor to me for almost 40 years. I hope it continues to act like a great university, and a good neighbor. I don't want to see chain link fences with razor wire surrounding acres of asphalt.
38. Poorly planned so that Estes is a major cut through. Town does not want it to remain single family residential.
39. The potential for haphazard excessive growth that will degrade the character of the area and increase traffic congestion.
40. The fact that Carolina North will probably encroach on this area in terms of development before too long and will permanently change the nature of the surrounding areas. There will definitely be more traffic and people living and working in the area, as Carolina North develops.
41. Bizarre growth will force us out
42. thinly spread single family covers too much of area. need more sewer services especially to rogers road and homestead roads
43. that it will become a condo and apt. canyon for students and short term residents who are unlikely to create lasting community, will not substantially increase the tax base on a cost benefit basis, will require increased town services --- and will attract a strip mall kind of commercial development. Landlords will be absent or remote as will owners who buy to rent to students. Traffic will increase dramatically as will noise and gridlock. Crime will increase. good planning, real initiative and commitment and some tough decision making about quality of life and pride in place could alter this admittedly worst case worry -- and it is my hope to support every effort to encourage that.
44. I don't have a lot of trust that what is called "change" above will be conducted with caution, respect and intelligence.
45. That it shouldn't change
46. Change.
47. My concern is the possible negative impacts that will occur to the established neighborhoods and schools
48. Traffic, noise, loss of privacy as Carolina North and other nearby properties are developed. Fear that the town government will not protect rights of residents opposite plans of developers
49. traffic congestion, over development of student apts. which bring crime & noise, paving over natural areas, uglification of our town
50. Development that will not serve the community, such as a student housing ghetto or commercial growth that doesn't respect quiet lifestyle of neighbors by adding too much traffic, noise, lights.
51. over-commercialization that doesn't retain the beauty of green publicly accessible gathering spaces

### **Natural Environment**

1. Interested to see what will happen to the forest/tree farm across from Amity Church.
2. runoff, traffic congestion & crime which is prevalent in that area.
3. If we lose the trees, we lose the entire historic context of Chapel Hill. The town and the university might as well move to San Francisco.
4. there will be no more trees
5. Traffic and destruction of nature plus environmental impact of massive growth planned
6. Loosing the green space and relative calm of Estes
7. I am concerned that indiscriminate development along Estes may damage the environment and quality of life, thereby denigrating the value of Chapel Hill as a community.
8. I'm worried the trees will be cut down.
9. Not enough commercial development. Internal streets are a nightmare to navigate because they are not well connected enough. Single family neighborhoods filled with huge houses and without some internal trip capture are the furthest possible thing from sustainability. No amount of trees in a yard makes up for their enormous energy footprint.
10. inappropriate growth for the benefit of developers, inadequate oversight by the Town, esp, re environmental and erosion control
11. Environmental impact of clear cutting forested areas. Congestion of roadways

### **Other**

1. Resistance to change will be too great
2. I am concerned that the neighbors in the area will drag out the process and make it impossible for meaningful change that benefits us all to take place.
3. That residents will stall redevelopment with claims that their quality of life is not already impacted by traffic on MLK Blvd, truck noise, and similar.
4. Town Government people attention needed

### Appendix 3

Grouped Responses for Question 9: Do you have any plans to move away from this area? If so, why?

#### Categories

Yes/Possibly/Maybe – Because of Planned Development

Yes/Possibly/Maybe – For Other Reason

No

N/A

#### **Yes/Possibly/Maybe – Because of Planned Development**

1. Maybe, if area turns into student ghetto, or commercial growth that is not well-thought-out drives down residential property values.
2. We're considering moving when Chartwell is developed. Our property values will decline, the development will bring dumpsters, street lights, noise and crime.
3. If this neighborhood is destroyed, I will move. I don't want to live on a highway or in close proximity to strip mall(s). Development should support or improve overall neighborhood and valuations - not decrease them.
4. If Carolina North overwhelms this area and MLK / Estes becomes a congested commercial zone I would move.
5. yes, high taxes and uncertainty of development in area making it undesirable
6. We are considering moving as we are not comfortable with the direction the Town Counsel is making for the community.
7. I haven't had any plans to move but am considering it now due to the encroachment of the city.
8. Not at all unless it becomes unbearable to come and go
9. It will grow to an intolerable size and departure will occur.
10. not at the moment. But, it is getting busy by the day. Too much traffic.
11. If you are going to develop it the way I am hearing, yes, I will move. You are ruining the area and not listening to residents.
12. I think the proposed development will seriously hurt property values for people on Somerset/Huntington Dr. The noise from construction and the negative impact on quality of life have made me consider moving.
13. not yet but if property taxes increase to much, to much development in the area and traffic increases, I'll move out of town
14. Possibly, if the development of the area seriously changes the personality of the community. Time will tell.
15. Not unless it becomes too congested
16. Possibly, if traffic worsens and there is more cut-through traffic
17. If it becomes too developed we will move away.
18. Perhaps in 5-10 years, especially if Homestead Rd becomes too busy as now seems likely.
19. Not unless there are major changes in the areas that the town is looking at.
20. Not yet, but too much commercial development could change my mind.
21. Yes. We're leaving NC because it's become overdeveloped.
22. We have no plans to leave this area unless it's ruined by careless development

23. If density of proposed Estes development is approved, it will be a strong incentive to move sooner rather than later. The transitional phases of development will be painful (machinery, blocked traffic, noise, etc.) and the result may be quite undesirable. (Landscaping on a planners' image may take decades to fill in.)
24. No plans to move, but the debates about major development has caused us to start exploring other neighborhoods.
25. No but would consider if the density and character changes in terms of walking safety and noise and traffic
26. We might move to Durham or Carrboro if predatory developing continues in Elkin Hills. We are fortunate that we have enough income to move if the traffic and predatory development gets bad enough.
27. NO -not unless traffic gets to bad
28. Not unless the area becomes over developed and loses its character as a neighborhood
29. I would absolutely move if I could sell the house for the price I paid (or more), which in the current market is impossible. I am convinced the expansion proposed for this area will happen and the reasons I chose to move here will be ruined: quiet residential streets, older homes, walkable neighborhoods, no through traffic, variety of families/residents.
30. Yes,when I die ! Cause of death -- hit by a SPEEDING vehicle on Estes !!
31. Yes, if "growth addicts win out"
32. No immediate plans - but always evaluating based on the density and congestion.
33. I would never consider moving closer as I see it just being turned into suburban ugly, anywhere USA.

#### **Yes/Possibly/Maybe – For Other Reason**

1. may want to move closer to family
2. Yes, to a retirement community, because of my age.
3. While I don't have plans, I feel that Chapel Hill is becoming so generic that I may decide to move and contribute to the economy of a place that is more sensitive to the needs of its residents.
4. I would like to stay in my home indefinitely. But I have a modest home and modest income. Chapel Hill's excessive dependence on residential property taxes may force me to move elsewhere, especially once I retire. I am also concerned that the lack of retail combined with limited transportation alternatives (it is more than a 20 minute walk to the nearest bus stop) may make it unfeasible for me to retire here.
5. most likely, due to an inconsiderate landlord, tied to expensiveness of rental for the lack of upkeep
6. yes, to retirement housing
7. Yes. Chapel Hill taxes including school tax.
8. not until the kids are gone
9. I may eventually move back to Michigan, my home state, because I have no family here.
10. briefly when I finish school, but I own a house in windsor circle and I'll be back
11. Considering leaving the town to get away from high taxes; no longer need the schools.
12. I have considered moving to Raleigh in hopes of finding non profit sector work.
13. Probably within next 5 years to downsize and to find a more walk/bike-friendly residential and retail/commercial area.
14. We're concerned about the affordability of living in Chapel Hill. Our taxes have increases four-fold since 1995. Property values have increased, which accounts for some of the tax increases, but overall, we are not sure we can afford to stay where we are in retirement.

15. May consider moving closer to work since the kids are gone and I perceive that I am no longer deriving benefits from my high taxes.
16. yes, taxes and cost of living
17. yes. i enjoy living in different geographical areas.
18. Considered it, because being able to bike or walk to services (restaurants, coffee, retail) is very important to us. The benefits of making MLK/east Estes more bike and pedestrian friendly with attractive development opportunities are considerable, and we'd like to see the TOCH take an initiative to improve this part of town.
19. Eventually...to a smaller house closer to work and family.
20. downsize family household, if any.
21. Yes. Congestion and overcrowding in confined geographic area.
22. I have no plans to move at all unless Chapel Hill becomes as conservative and Republican as the rest of the state.
23. Yes, to down size but I see the neighborhood as a great place to live, particularly with a family.
24. Possibly, age related
25. No, unless the taxes do us in.
26. MAYBE TO CAROL WOODS OR TO CAROLINA MEADOWS..I AM GETTING OLDER, MORE DEPENDENT
27. Yes, finishing graduate school
28. Only in full retirement
29. No plans to leave unless the tax burden gets too high.
30. May move in the next year or two. We originally moved here for the school system, but now that our child is in college there is no need for us to stay in town where the taxes are so very high. We may return to Chatham County.
31. possibly to the oaks...larger lots, closer to Durham.
32. Yes. Not all that crazy about living in a complex controlled like a concentration camp even though I understand why it is the way it is.
33. Yes, as soon as my lease ends. I miss living in a bikeable, walkable, transit-friendly part of town. There is absolutely nothing within walking distance of my home except more suburban housing. The cost of owning and maintaining two automobiles is one of our largest expenses, and an expense we would love to eliminate.
34. Maybe...not sure what the future will bring.
35. Yes. I'm hoping to get a job in the west after I graduate.
36. Possibly. To a more affordable Town or if we find a better job elsewhere.
37. Eventually, upon retirement (about 5 years)
38. Not until retirement
39. Possibly for job change.
40. We may move when our daughter goes to college because at that point we will not need such a large house.
41. Yes, hi taxes

## No

1. I do not have any plans to move.
2. no am for the duration.
3. Not at this time

4. Not from the greater triangle area.
5. No plans to move away at this time.
6. Not if we can help it!!!
7. No plans to move.
8. No. Hope to age in place successfully.
9. No plans to move in the immediate or near future.
10. I probably won't be moving, but I may have to sell my bicycles. It is too unpleasant and scary to ride anywhere in Chapel Hill.
11. Not really, unless I run into serious health problems.
12. No. We just bought a house in this area.
13. No, I plan to live here for a long time.
14. not sure
15. None.
16. No.
17. Never.
18. I want to stay.
19. no
20. No.
21. No, I plan to stay in the area
22. not immediately/short term anyway
23. no
24. No.
25. No...we love it, and we're excited about the growth in the area. Most options we've heard about sound very promising and could be great for the future value of our lives & our property.
26. No.
27. No, love it!
28. No plans to move.
29. No!
30. No
31. No plans to move.
32. No. Own a home.
33. My guess is that this is our last house/neighborhood since we are truly senior, senior citizens. We are here.
34. I love living here and do not want to live anywhere else.
35. No
36. No, it's a quiet and tranquil place where I can enjoy wildlife whilst being on the doorstep of town and RTP.
37. no
38. No
39. no
40. no
41. No
42. No
43. no
44. No
45. no
46. No, we plan on staying. I am 50 and raising a child, and I plan on retiring here.
47. No

48. no
49. No this will be my retirement home
50. No
51. not currently - we hope not to be driven out by uncoordinated and high-density development
52. No.
53. no
54. no
55. not if I can keep paying the taxes. This is a big burden now with one of us unemployed
56. No
57. No
58. Not yet.
59. Nope
60. No
61. No plans of moving away
62. No, I plan to stay here.
63. No, but I could see that property taxes might become an issue as we get older and live on a fixed income.
64. No, we like this area (reasons above) and we have children in the schools.
65. no
66. We have retired and plan to remain in our home at this time.
67. No, I am not moving until they cart me off to the graveyard. I love it here.
68. no
69. No
70. I will stay here unless something/somewhere else is better, but for 12 years this has been the best place to live. I live in the middle of the woods, in the middle of a city. (I live in the Greenway, basically)
71. No
72. No.
73. No plans to move away, but would really like to see some positive change to our area. It hasn't changed since I've lived in Chapel Hill!
74. No.
75. No, I've just come back after many years and plan to stay!
76. No.
77. No.
78. no
79. NO
80. No
81. No
82. No
83. No
84. No
85. No
86. No
87. No
88. No
89. No



90. No.  
91. No  
92. No  
93. No love it here,  
94. None  
95. No  
96. No  
97. No  
98. No  
    No  
99. No  
100.      No  
101.      No  
102.      No  
103.      No  
104.      No  
105.      No  
106.      No  
107.      No  
108.      No  
109.      No  
110.      No  
111.      No  
112.      No  
113.      No  
114.      No  
115.      No  
116.      Never  
117.      Nope  
118.      No  
119.      No  
120.      No  
121.      No  
122.      No  
123.      No  
124.      No  
125.      No  
126.      No  
127.      No  
128.      No  
129.      No  
130.      No

- 131. No
- 132. No
- 133. No
- 134. No
- 135. No
- 136. No
- 137. No
- 138. No
- 139. No
- 140. No
- 141. I dream of moving somewhere more walkable like downtown Carrboro, but can't afford it right now.
- 142. None at this time. I will be far more likely to stay in the long-term if there are better bike and pedestrian improvements and more things to walk to. Right now, if you are off of MLK, it's a suburban wasteland.

#### **N/A**

- 1. n/a
- 2. n/a
- 3. N/A
- 4. N/A
- 5. I moved away for work and to live in a city with more night life, but still come back in town for remaining work projects and to see old friends.
- 6. No, because I do not live in this area. I think it is so overhung with trees that many residential parts are gloomy.

## Appendix 4

Grouped Responses for Question 10: Do you have any other thoughts about this area that you would like to share?

### Categories

Traffic/Transit

Future Land Use

Bike+Ped

Community Character

Natural Environment

Other

### **Traffic/Transit**

1. If you are going to increase traffic. Please make sure people can get onto Estes. Currently it is impossible to get onto Estes and drive toward Franklin between 5-6 pm. I can't imagine how difficult it will be come. Someone will get killed.
2. Steps need to be taken to improve Estes Drive because it is really the only east west connector between various parts of Chapel Hill, and Carrboro. The Weaver Dairy Road and Homestead Road alternative east to west connectors are too far north to be viable alternatives. Thank you.
3. I would like public transportation, access to greenways without the sacrifice of quiet, greenery to overdevelopment.
4. once again, the removal of bus service along Piney Mountain
5. We need buses along Piney Mountain, we need a small grocery accessible to apt. complexes (within walking distance). We need to be able to have an apartment within our homes to have some income or a mother-in-law move in. (Also fits in Future Land Use)
6. On Rosemary Street, the construction of two major projects makes driving very difficult--doesn't seem like the staff realize the congestion and interruption of flow of traffic, especially during prime drive time, that two simultaneous projects create.
7. I'd hate to see Estes Dr. made into four or five lanes, but I really don't know that there will be an option. Traffic will only increase as MLK develops, and University North progresses. Perhaps a shuttle service for the schools (Estes Hills and Guy Phillips) might help keep traffic down in the mornings and afternoons. Many parents are dropping their kids off rather than the kids using the bus.
8. Speed bumps should be considered for Piney Mountain to keep speeds reasonable, especially as Carolina North develops
9. Carolina North is inevitable. I like the idea of lots of access points to/from it to ease the burden on Estes Dr and Seawell School Road.
10. Sidewalks should be a priority everywhere. But they need to be wider and farther away from higher speed traffic (much too close to the road on MLK, yikes!), and with a green buffer - bushes at a minimum, trees if there is space. Also, the middle turning lane isn't needed the entire length of MLK. Why not introduce more tree-planted medians wherever possible as was done north of Homestead? It really brings the width down to a more human scale and would allow pedestrians to cross the street in 2 phases. Barclay Rd is a very sweet street because of this even though

there's practically no traffic there. Estes has traffic problems, but only during very specific hours. I think it's worth it to put up with the traffic unless road expansion includes a green median and wide sidewalks on both sides. This would mean buying up houses to have enough room which isn't practical, so I would vote to leave it as it is, with maybe a stoplight added for the Somerset neighborhood.

11. Please do your homework right on traffic studies that are part of planning -- do a good job getting to the truth about the frequency and types of traffic. Also please have developers pay a fair share of the bus expenses. Take a look at the bus lines on a school morning. you can see that 1) the apartments are monopolizing the passenger volume and 2) the apartment complex owners capture a lot of the value provided by our free buses. They would not have the demand for rentals that they enjoy if bus service were not free. No one would rent that far from campus if they also had to pay for the bus.
12. Estes is a bottleneck - narrow roads so no passing and extra traffic due to the schools and library - I avoid the area as much as possible.
13. I do not like the power lines along Estes, or the sidewalks. I do not want to widen Estes either.
14. The sight lines around the schools are bad, particularly at the stoplight on Estes. The traffic builds up at the intersection with Franklin, and the Library lights need to be turned off at night.
15. Pedestrian traffic and the intersection of MLK and Umstead/Hillsborough rds. That intersection is terrible. Visibility is almost zero coming from Hillsborough through the intersection.
16. Keep good bus routes and think about parking.
17. Estes Drive has been in need of improvements for decades (since before I was stuck in traffic jams on the way to grade school). Would be nice to see a widening effort: addition of at least a middle/turn lane & sidewalks either side throughout, and 4-5 total lanes near Franklin and MLK intersections
18. How about a streetcar or trolley that goes back and forth from Carrboro to U. Mall on Estes?
19. Traffic has worsened recently even without Carolina North. People who have not lived in very congested areas have no idea how bad it will get and how it will affect the quality of life here.
20. I think it is great that you are working on the connectivity between the different areas. But, why does the map not show connectivity to the main UNC campus?
21. Chapel Hill needs an east-west thoroughfare to handle traffic besides Weaver Dairy Road. The expanded Library will also need a new entrance road from Elliott Road extension.
22. Keep as much as possible its greenways. Do higher density development along MLK Dr. And most importantly, WIDEN ESTES RD between MLK Dr and Franklin ST
23. add bike lanes, add traffic circles, keep traffic flowing without stops.No traffic lights!!
24. If this expansion is going to hamper access to 40 via MLK other options like a bypass need to be explored to allow easier access to 40.
25. Traffic will not go away or be re-routed, so best than can be done is to make its transition through the area occur in a traffic-calmed manner.
26. Again, in need of east-west transit along a widened Estes Dr. that includes a stop at CH Public Library
27. I think the having the impact area around Eastwood Lake is ridiculous. Those people are more likely to utilize Elliot Rd or Weaver Dairy than Estes.
28. If any development happens in this area, I hope it's done with an eye on sensible transportation first, and more residential/commercial development second.
29. I'd love to see bus service on Estes between MLK and Greensboro St, so getting to Carrboro by bus is possible (without having to transfer on Franklin st).
30. Take time to plan and Take time to plan it right. Utilities, traffic, and need changes each year

31. I also worry about Piney Mountain being a cut through or shortcut. It'd be nice to see more crosswalks across that road and wider roads that accommodate bikes.
32. I want to see this area developed thoughtfully in a way that fully addresses transportation, safety and value concerns of homeowners who have invested heavily in the area.
33. The traffic problem on Estes MUST be addressed before any other project is considered. Stand and look, walk the side walks. Cross the two crossings which DO NOT have lights -- if you dare. Driving along it DOES NOT give anyone a true sense of the huge and dangerous problem which has gone on far too long. Speed bumps asap. could be a solution.
34. I assume more buses will run between CN and main campus in order to lessen bike and car traffic. Also, I hope most of the onsite parking will flow out onto MLK rather than Seawell, Homestead or Estes Ext, all of which seem too small to accommodate such an increase in traffic.
35. 35 miles per hour on MLK is too low.
36. I have seen no traffic plan that adequately accommodates future increase in traffic. Chopping down all the trees on the corner of MLK & Estes and covering it with asphalt will turn our charming Tarheel Town into ugly Tar Town. The long term view is of no concern to out-of-state developers who are in it to profit off of us. Carolina North is a great idea; the configuration of the corner of MLK & Estes will affect many aspects of the town's appeal which will in turn affect value. If we consider ourselves as stewards of our town's future, we'll have to cut back on the speed and greed aspects of development.
37. the less traffic and gratuitous development, the better

#### **Future Land Use**

1. I would like to see upscale condominiums, homes for aging in place, and green space. Office campuses to go along with Carolina North would also be acceptable. I would not like to see student housing near established neighborhoods.
2. Should be declared a historic district
3. I think priority should be given to preserving the residential areas surrounding the proposed development. A significant land buffer should be included between the developed areas and the adjacent residential neighborhoods. The scale of development should be small, and not densely populated. I am concerned about the safety issues and inconvenience of excess traffic on Estes Drive, as well as the increase in crime that accompanies densely populated areas.
4. I think it may be possible to develop the corner of MLK and Estes with a building or buildings with retail and maybe a restaurant on the ground floor, and then offices or condos above. More than three stories in this area would be an eyesore and not fit in.
5. I really hope that the central parts of town, including this area, will not become dominated by corporate businesses, hotels and junk food.
6. I think to some extent, CH has lost its balance in the demands it imposes on developers. I certainly think control is needed, but as always, a reasonable balance is important.
7. I look forward to this group deciding what kind and type of development should happen in this area. Deciding and zoning for it will give everyone certainty and piece of mind.
8. Make sure developers don't buy their way through community oversight.
9. Tasteful commercial development along Martin Luther King.
10. If we plan to NOT expand our urban services boundary, then this area is going to have to be more dense. It is the perfect area for a hotel, dense residential and more commercial. The more commercial we can build close to Carolina North will service people in the area so they will not have to drive to restaurants etc.

11. Great opportunity to complement the Carolina North development with shopping, dining, high-density housing and an urban community atmosphere.
12. The area is along a major travel corridor and should have appropriate development with density to allow people to use mass transit and live and work close to future carolina north
13. no more building of any kind
14. Change is inevitable. You can either plan for the eventuality or deny and fight it. With the north campus, the commerce to support it and increases in traffic flow on Estes and MLK, the area will become unmanageable in the absence of progressive planning in the context of what is already going to happen.
15. An increase in pockets of development similar to Homestead Station, and Fosters Market/Flyleaf Books strip along MLK. There is probably no getting around the zoning along Estes or Homestead. Opportunities are more fruitful along MLK. POcket developments would give this corridor character and encourage walking and biking. They also add to the neighborhood feel of the corridor without having to be in downtown. Where possible it would be great to see infill or revitalization on the east side of MLK, south of Estes. Updating the YMCA with mixed use, and all developments south of this location before Bolin Creek would improve this area and add interest and encourage small business development outside the downtown.
16. The challenge for development in this area is to respond to the scale and density requirements necessitated by its proximity to Carolina North and location at a major intersection (Estes/MLK), while not destroying the natural character of this area, and not adversely impacting the established neighborhoods in this area. Providing appropriately scaled developments of varying density with uses & amenities desired by both users of Carolina North and the residents of adjacent neighborhoods as well as providing pleasant pedestrian connections between these areas will help this development be successful.
17. I think Estes is very crowded with traffic at certain times of day. I would like to see one large store nearby (like a Target), but I don't want to see the area become very commercialized.
18. Could become a great mixed use area
19. Should be zoned to keep residential atmosphere.
20. I THINK THE UNTHINKABLE..REZONE NORTHWOOD COMMERCIAL AND LET A DEVELOPER BUILD A MALL OR APARTMENTS, ETC. THE TOWN HAS SURROUNDED US BY OTHER USES THAN RESIDENTIAL; THE COUNCIL TALKS ABOUT US AS PARASITES(THOUGH WE HAVE BEEN ON THEIR ANNEXATION LIST FOR SOME 20 YEARS). WE HAVE LITTLE OR NO SAY ABOUT WHAT HAPPENS TO US, WE ARE A DOUGHNUT OF MODERATE INCOME PEOPLE WHO WILL NEVER WILLINGLY ASK FOR ANNEXATION BUT WE WOULD BECOME PRIME COMMERCIAL PROPERTY AND THEN EVERYONE WOULD WANT US.
21. shopping areas are needed
22. MLK is a transportation route. It should be developed accordingly. More Town homes, more density, local shops and eateries add some arts and culture and you can have a wonderful new main street through town.
23. I live near the area and feel the Carolina North project and the surrounding MLK Jr Blvd should be developed in light of each other.
24. Please let's take care with this area as we can make it a wonderful place for our students and for Chapel Hill. It can be a very well thought out entry way that has quiet commercial getting more commercial as Martin Luther goes to 40. I have no doubt that the corner of Estes and Martin Luther could be something that Chapel Hill and UNC is proud of. A chain hotel does not come to mind. Hotels can be nice as the Carolina Inn - but I can't see replacing the Carolina Inn with a Holiday Inn. Especially the with prominence of the corner of Estes and Martin Luther King. I would urge another solution be considered for this site. The problem is that it would not be the

most lucrative for the owner - but since this site is a defining place in Chapel Hill, perhaps great care should be taken to keep it in a way that we want Chapel Hill defined.

25. I would like to see the building forms and uses for this area defined. This includes building height, set-backs, transitions to adjacent single-family homes, green spaces, commercial vs. residential mix and improved transportation corridors including complete streets. Improved walkability and bikability, especially on Estes, as well as on MLK are vital to the plan.
26. Type and pace of development of this area needs to be approached at all times with Carolina North in mind.
27. Student housing should be built on UNC land and preserve the less than 50% land not owned by UNC for something other than students.
28. I am not opposed to thoughtful change. I would be glad to see this area house people who work locally and will therefore walk/bus/cycle to work, and I think planning should encourage those behaviors.
29. I spend a fair amount of time in both Raleigh and Charlotte. Each of those cities has great neighborhoods that abut major cross-town arteries (think Myers Park in Charlotte, Glenwood areas in Raleigh). Somehow modest development and community services co-exist with highly desirable residential living that minimize commutes. We should seek to do the same in CH rather than continually pushing desirable neighborhoods out to the suburban fringes. We are at great risk of doing that if Central West is developed poorly.
30. Turning this area into more commercial use will strangle some of the residential areas, not just depressing property value but making navigation of roads more dangerous and risking environmental deterioration -- not just for residents but particularly for schools.
31. keep it residential as opposed to extensive commercial development
32. It would be lovely if something like an music/art center can come to Estes/MLK intersection area along with small retail stores. Hotels and student apartments are not needed in this area!
33. Focus high density along MLK. Avoid high capacity thoroughfare on Estes
34. We need a weaver st type market near Carolina north
35. I would like to see both an increase in mixed use density on all bus routes, stores below, residents above, parking under and behind buildings, hidden from street view, removal of asphalt near mall to restore the Bolin Creek wetlands. I would like parking on the town's perimeter and more bus use so fewer vehicles are inside town. I would like to see more residents not to have to use cars to get anything done. All children and teens should use and have more city bus service and college students using zip cars, bikes, and buses..Not private vehicles. No more free parking in-town. Free parking at gateways.
36. Would like well planned commercial zoning along MLK, Jr.
37. There should be a greenway connecting all the area to downtown, the mall, and homestead, and part of it should reach Carrboro. I am not opposed to a homeless shelter in this Area.
38. more people please, more transit, more density
39. I think that planning for an increased student population (student apartments, widening Estes, hotel for visitors to the University) is based on an out-of-date paradigm. Given the current economic and political climate, and the increased ability of universities to deliver instruction via the internet, the physical presence of the university is likely to shrink in the next decade. Building an infrastructure to support a brick and mortar university is short-sighted.
40. more multifamily development please, esp up on homestead near MLK
41. It needs to be vigorously defended against developers who seem to think they have a God-given right to changes in zoning for property they bought with restrictive zoning.
42. Again, I think there are a number of undeveloped parcels which, taken as a whole, create a vibrant mixed use which would benefit the residents and increase the town's tax base over

single family residential. This is a good place for a urban to semi-urban environment which could serve the current residents and future residents of Carolina North. The intersection of two major thoroughfares supports the need for such mixed use.

43. Pay attention to what Chapel Hill needs: one-floor condos or continuing care facility for retirees; extended-stay hotel for visiting researchers at Carolina North; housing affordable to grad-student families. Restaurants on Carolina North campus, as that is where customer base will come from.
44. I'd like to see bus service that runs from Fordham Blvd to MLK, and sidewalks along both sides of Estes Drive from Fordham Blvd to MLK
45. my street- caswell - is very family centered- lot of walkers, runners - concerned that increased development on the edge at MLK and Estes will force additional traffic that will take easy path down caswell - a street with no stopsigns and lights - to get to estes - and resulting congestions and potential accidents am lookign forward to development at Carolina North and watn to be sure that the opposite corners are not developed too hastily as this is an evolving area.
46. Many of the neighbors who are involved with the process have made it extremely difficult for positive change to take place. They also make it intimidating for reasonable people to speak up. I am in support of new development with an higher intensity as long as it is attractive.

#### **Bike+Ped**

1. Make Estes more bike-friendly, complete streets, more connectivity. Would love more businesses to walk to.
2. Due to bus traffic in our area, and the future of CH North, I feel the main roads, such as Bradley Dr, should have sidewalks for the safety of walking in the neighborhoods.
3. We need bike lanes along all city roads!!! and sidewalks too! Estes Road Extension needs sidewalks!!! and roundabouts might help. maybe if the bus routes to the areas just outside of town were increased instead of decreased, more people would ride the bus to work and to shop downtown. I live where the bus service was decreased=- bummer. And what about night service? and weekend service? if there isn't enough money for free bus service at all the "shoulder times" then make the extra times for a fare. And why not use more smaller busses? and have them more frequently? if bus service is frequent, more people will use it. this town NEEDS frequent bus service because there is NO PLACE to park downtown. And the east west corridors are totally jammed with traffic. If carolina north is to be developed, then you NEED to get more east west roads from MLK to Hillsboro and Greensboro Roads. Go over the creek and connect with the neighborhoods along Pathway Drive. If there aren't more east west connections, this town is going to be a parking lot at rush hour.
4. I love this area and am excited about it's growth and development. I hope it stays an area full of locally owned businesses, UNC facilities rather than admitting national chains. I hope there will be more sidewalks and trails for families with young children, pedestrians and bikers to use safely.
5. Residents of this area all have to get in their cars for services.
6. Need to have consistent bike lanes
7. I specifically chose this area because I can live in the woods in a walk to school zone, just 1.5 miles away from supermarkets and a shopping mall. I love the fact that I can safely walk along the middle of the side roads - there are few sidewalks. Whilst walking I see lots of wildlife - foxes, a coyote on Estes Drive, a Bald Eagle, lots of Hawks, (Red Shouldered, Red Tailed, & Coopers). Within my property I have a steep bank leading to a creek, along which I have seen foxes, woodchucks, rabbits, too many deer, opossum, raccoons, snakes, chipmonks and a wide



variety of other birds. I feel fortunate to have been able to bring my children up with this on their doorstep within walking distance of Estes and Phillips Schools. The neighborhood has mixed ages and a great small community feel to it. It is lovely to see so many people walking together, and I see many people walking, running or cycling passed my house daily, despite the fact I live at the end of a cul de sac that is being slated as lacking in connectivity.

8. please expand the roads, add a long pedestrian walk way, and add a bike lane. People in this community like to walk their dogs, and walk the trails. Currently people have to drive to the trails to walk. If you expand or connect pathways, people can walk or bike to it...
9. Sidewalks throughout the neighborhood will be necessary. Though I hate the prospect, a double decker roadway may be necessary on MLK. Perhaps it can go underground along Estes Drive as well.
10. We need sidewalks! It is tough to walk in this area with small children because many streets do not have sidewalks.
11. Please don't cater to cars! We need to enable transit and bikes in these areas.
12. Better bike lanes
13. Great neighborhoods and schools. Any development that you consider should include walking and biking trails.
14. It's unpardonable that Estes Extension has neither bicycle lanes nor the short sidewalk necessary to connect the Seawell School developments to the main MLK transit thoroughfare (or even the park and ride). It is extremely frustrating to have abundant public transit so close, yet so far out of reach. (It is a short walk to the park and ride, but the walk is on the side of a busy road, on the shoulder, in a ditch, through knee-high grass.)
15. Sidewalks and bike lanes and reconceptualized bus routes should precede further housing and carolina north development! And should happen even absent further housing and carolina north development. Thank you!
16. We need better bicycle facilities and better connectivity to the bike facilities we already have.
17. The community decided about 20 years ago that we didn't want sprawl so we began to focus on density; but we didn't give the same attention to preserving open space. This area has great potential for more vibrancy without destroying the current benefits; but to do so, we need to incorporate dedicated open space, walking paths, walking trails, pedestrian friendly development into the density that is sure to come. If we don't preserve open space now, we will end up with both density and sprawl.
18. Needs to be friendlier for bikes and walkers.
19. Please put a sidewalk on MLK on between piney mountain and homestead. It is ridiculous that there is no sidewalk on this stretch. Very dangerous!!!

### **Community Character**

1. I, for one, am for conserving these area neighborhoods as much as possible, so as not to ultimately lose some of the town's character.
2. maintain the character of Chapel Hill -- which is completely being lost on Franklin St.
3. I would like to see the area, especially in the MLK/Estes intersection, develop into a village environment with local businesses (restaurants and stores) that can be reached easily by walking, biking and public transit, and that will embody what attracts both residents and area visitors to Chapel Hill.
4. It's been a balanced neighborhood and a great place to live and raise a family.
5. Heart of Chapel Hill!
6. Keep it beautiful - including the lakes

7. Critical area of Chapel Hill that has growth potential that needs to be carefully managed.
8. Quit ruining Chapel Hill with all your ugly development. You always claim it will not mean more traffic, pollution, destruction of natural beauty, more crime, etc. but it always does. And, despite your claims that the development will add to the tax base, it never seems to--it seems to require that our taxes constantly be increased to cover your development. The only ones benefiting are greedy developers. I cannot express how disappointed I have become in Chapel Hill. It is now about development gone wrong.
9. Please don't use it for housing!!! It is a prime property in a central location that could be used by all of Chapel Hill. Whether it is a government complex or a go-to tourist attraction. Whatever gets put there needs to serve all of Chapel Hill's population for the next century.
10. please keep the lovely small college town character of chapel hill
11. I am appalled by the haphazard destruction of the property along Old Erwin for the pointless extension of Sage Road. Although we are not facing the same issue, it is clear that little regard for neighborhoods was shown. It's a shameful reflection on Chapel Hill's town planning. With the current level of traffic on Estes, any high-density housing will create a need for major roadway construction, ultimately destroying the neighborhood atmosphere.
12. Yes please take a deep hard look at Franklin Street and do the exact opposite.
13. Chapel Hill is a wonderful place to live and work. The town generally does a very good job in the face of complex forces...developers vs. no growth groups, university vs. town, etc...the town may have to learn to say "NO" to some people. Thank you.
14. The town us being ruined with too much building.
15. Make it pretty and functional. Consider citizens not just students. More urban atmosphere would be nice.
16. The town should focus on revitalizing the downtown before urbanizing MLK. I moved to Chapel Hill because it was a great town. Not a city. Let's keep it that way.
17. Chapel Hill is a small college town and we do not want it to become a metropolis.
18. I think that the area should stay as it is now. There is so much to be appreciated by the woods and undeveloped tracts of land in our town, that many of us take for granted. I compel those in the local government to think about the implications of putting up a huge development which will take away the natural beauty of Chapel Hill that so many residents enjoy.
19. This stretch of MLK has at least 3 gas stations (and perhaps the only place to buy Dunkin Donuts in CH) - maybe not what neighbors like but totally necessary. Besides the one at Franklin/Estes, not sure where there are any others? In the short term, I don't think that Carolina North is going to have the impact that people imagine. In the long term, it will.
20. Look out for Bolin Creek and Eastwood Lake, please!
21. There should be more opportunities for residents of the community to participate in these changes. Engaging students and people of all ages to work hands on once construction starts taking place, such as public art, and the labor work of building hand made elements in green spaces, rather than hiring construction companies to do the work. I think residents will be eager to put their time and effort into their own town.
22. A tremendous opportunity will be missed if the area does not become a viable lively hub.
23. I would love to see our area pattern its development on the Carrboro model. When I first arrived in Chapel Hill, we were the coolest place in NC. However, Carrboro and Asheville have both accelerated past us like we were standing still. To help get our coolness back, I would like to see the Central West Area become a mini-Carrboro like area that centers around a community-based service/retail, resident area located on the corner property at North Estes Drive and MLK. This center would focus on the local community with a multi-store, village like design (mixed-use) that promotes walking, biking, and public transit to and from. Local

residents, workers, and the community really need a center such as this, and this will greatly complement Carolina North as well. Proper design is paramount and incorporating sufficient green space and public meeting areas are key to its success. By encouraging patrons to not use cars would help resolve auto traffic congestion along Estes and MLK and will improve the character of our area and pedestrian and bicycle safety going forward. Once this center is viable, developers for surrounding properties could feed off this concept by incorporating workforce housing, high density residence, etc. since they now would be able to incorporate this village style central hub into their projections and ROI.

24. Transitioning to a more urban environment is the right direction but is going to be difficult; must be done with sensitivity in order to be successful.
25. I like the proximity of stores only blocks away. New development needs to complement the residential neighborhoods near by and not block a major artery with traffic.
26. If you are really planning to move the "homeless shelter" out that way I fear the riff raff that frequent storefronts along Franklin St. will just have a new place for people to panhandle.
27. I look forward to the positive benefits development of Carolina North can bring -- especially re public transportation & open space--if it's done correctly. I'm not afraid of growth.
28. The intersection of MLK and Estes should be beautiful. It is an important entry to downtown, has high traffic volume, and people spend a lot of time at that traffic light.
29. Carolina North will create huge potential for growth in the area. We should encourage it as a town in order to grow effectively
30. the area offers the best in residential living
31. I wish the town would stop building. Period. Go Hodding Carter!
32. it's beautiful, don't ruin it
33. I adore Chapel Hill!!
34. I think it is somewhat unique in that there are many types of housing, some retail, etc. but I can see already that the development already in progress will put huge strain on the existing roads and do not feel confident this has been fully taken into account (one in particular would be the little "Chapel Hill North" shopping area and the access in and out of there --already intense and there will be many many more cars using this just from some of the currently approved growth, much less Chapel Hill North and all of that in the future. I feel Chapel Hill is about to lose its charm and become a massive university which happens to have a town sort of attached to it. Seems a real shame - I fully understand the relationship of the Univ. to the town, etc. but do think not enough thought has been given to how all of this ends up working for the people who live here - again with traffic (and the attendant pollution) being a huge issue. (Also fits in Traffic/Transit)
35. As stated above, I really don't see a need to develop anything along Estes, and no need to develop along east side of MLK. I wasn't aware that the whole "impact area" was being evaluated and it makes me very uneasy to think about what might be planned and how many people could be negatively affected. I thought the only area being considered for development was the airport.
36. Carolina North is inevitable no doubt and there advantages and disadvantages to this. Higher taxes? more density, crime, noise.
37. If neighborhood residents continue to block transportation corridors and development, they will hurt not only themselves but the entire Chapel Hill and Carrboro economy
38. Very concerned about growth and the impact on Lake Ellen
39. I'd like to see the area along MLK developed, but any development should be designed to enhance the community (both the surrounding residential areas and the town-Carolina North relationship). Local use -- stores and businesses that serve local demand, to which local

residents could walk -- would be far preferable to cookie-cutter developments that are simply inserted into the area without any regard for actual local need or potentially adverse effects. There is no data indicating a need/demand for more student housing or more hotels. There is no data indicating a need for more traffic volume along either MLK or Estes. Chartwell is not the appropriate type of development for the area.

40. Sidewalks, a good community retail space including public gathering area (A weaver street in carrboro style gathering space would be wonderful.). A real review of community development literature and the art of Placemaking, to help guide a participatory/ community driven planning process which acknowledges the desires to live and play without having to drive to franklin street. The creation of a community, not a just spatial issues but real community building efforts
41. I've ben working in Chapel Hill for almost 5 years, and I lived here as a student in the 80's. We used to rent a house in Chapel Hill, but when it came time to buy a house, the prices were much too high. We live about 15 miles outside of Chapel Hill because that was the closest affordable location. I would have loved to live in town here, and my children would have benefitted from the excellent schools, but it's much too expensive for the average worker.
42. I see a nice residential area with trees. Others see income potential.
43. I love this neighborhood, but it is starting to feel out-dated. So many things are nearby -- the Y, the school, the library -- but I have to drive everywhere, and people drive on Airport Road like it's a speedway.
44. Accept for the airport only nature exists in abundance at this time.What's going to happen to the parking lot. Traffic is already a problem at peak traffic hours.
45. Please undo suburbia.
46. Carolina North means the entire area will need an upgrade to provide services and access to people there. We should embrace this economic development opportunity.
47. We already have empty apartments and condos on Rosemary street that are so ugly
48. Neighborhood pool is a great asset. Children on the swim teams have a ready made set of friends at school.
49. Too much disruption will be very disrupting to town as a whole. In many ways it is the heart of Chapel Hill.
50. The town needs to accommodate the needs of a growing population without spoiling what makes Chapel Hill special and desirable.
51. We are not opposed to development and change, but would like any such development to preserve and enhance the quality of life and special characteristics of these long- established neighborhoods and enhance the amenities for people of all ages living in the area.
52. Leave it alone. RTP or Finley Golf course are far better candidates for Carolina North. UNC should build student housing on campus. Bulldoze from Franklin Street to South Road and build 10 story buildings above and below ground. And all development should be required to "play in their own sandbox" --- that is to say stay inside their property lines at all times. No development should EVER affect travel of the public with lane closures (140 Waste), (ShortBus Left), loading / unloading. If they can't follow that simple rule then the development should not be allowed for any reason whatsoever. Look at the Public Library --- I've noticed no traffic impact so far. Compare that with others. What idiot decided to put the parking deck in Carrboro AFTER the hotel had been built? Would it not have made more sense to do the deck first? Look at Franklin Street. 140 Waste has blocked Franklin and Church for over a year. What is the benefit to the citizens? NONE! If I blocked the street, I'd be arrested --- these developers do it and nobody does anything. The streets are torn up, traffic is delayed and the public just gets screwed in the process. This is not fair and should be STOPPED.

53. I don't want to any change. This is a residence area. I live nearby 2 apartments so, i live with enough of a crowded area with students and transportation. People cross my private property to catch a bus to school because, it is a shortcut and they trash my house area.
54. seems like there are a lot of families around, and we would like to find another place to live in the area, if we can afford it.
55. I recognize that growth and change is inevitable, but think this can be done without destroying the long-established neighborhoods and hope/expect that town council will bear this constantly in mind.
56. Please continue to keep this area safe and clean.
57. The Town has already decided to develop the area. Why bother with a survey? I have no confidence that information gathered here will have any impact on what happens, and believe that in the near future our neighborhood will no longer be attractive to the kinds of residents it used to attract.
58. Is there no one to question constatnt growth?
59. I remember when the stretch between Estes and Weaver Dairy was mostly trees and a few homes. This area grew lopsidely residential--with subdivisions and apartments- with, it seems, little consideration of transportation except along MLK and with no consideration of where all those residents were going to work, shop or play. I am glad that there is an effort--finally--to address a wider area than an individual subdivision or apartment complex. The area is almost completely built out (except university owned land) but I am hopeful that a more comprehensive approach can help bring some balance of work/shop/play to this heavily residential area.
60. Keep it as is.
61. We are now the older people in the area and we enjoy seeing all the new young families. We would like for it to remain that way.
62. None of the recently approved developments in Chapel Hill have increased the cities character or charm. Developing high rise, luxury condos, large student housing projects and drug stores on every corner have diminished the character and reduced the desirability of every place they have been added. I understand the goal of high density occupancy in downtown, but when it came at the expense of one of the few decent parking lots and in the heart of the downtown area - it drove as many people away from downtown as its likely to increase. People don't live move here so they can have a Walmart on every corner and the planning should reflect that.
63. Much of the Central West area is such a wonderful mix of town and gown and RTPers, young families and retired people, ChapelHill lifers and people from around the globe all chosing to live in this established area of town because it is a welcoming community that hopes to stay in place for a long time even as it adapts to change. That will change for me and probably for others if we experience a kind of marginalization from the town due to profound changes to the core values and/or expectations of the community that has developed over time here. I am not all against thoughtful and planned development and think it is needed -- but, of all the good work that I see being done to ensure that, every new meeting I attend raises new concerns about the town's resolve -- in the end. I keep remembering how Franklin Street has not been able to become at all what it needs to become and, in fact, is a less attractive and dynamic commercial place than it was in 1978 when I frst travelled here. So, I worry a lot about the fate of the Airport Road Strip and the key intersection with Estes and it's extension.....
64. It should keep its residential character.
65. As an Estes Drive homeowner and mother, I have found it impossible to gain real knowledge about what is really happening in my neighborhood. I have concerns about development in my neighborhood. I think that development could potentially be a great thing and I am not afraid of

change. However, I am concerned that the vision of the Estes Drive families will not be valued and we will lose our community to a road. Additionally, if there is any way that I can stay more in touch with plans for this area, I would really like that. Email is [meganfouremman@gmail.com](mailto:meganfouremman@gmail.com)

66. The neighborhoods are established. Pedestrian activity needs to continue to be separated from traffic. I would like to see the exploration of linkages via greenways along power corridors and streams/creeks, such as in Carrboro, with connections to well designed clusters of economic, recreational & entertainment areas. A few key parking decks could create less waste of area for cars and implement the goal of a 5 minute walk to centers of cluster development. Street trees along the median of MLK, sidewalk improvements along Estes.
67. The older residential neighborhoods in this Impact Area are well protected and will stay as they are in the future. There are several opportunities for development/redevelopment along MLK and Estes near MLK. Low peak traffic impact uses include student housing where convenient to transit and hotel.

### **Natural Environment**

1. I'm worried about the quality of the air with all the traffic.
2. KEEP IT FORESTED
3. I sincerely hope that we can retain as much natural space as possible. The existing natural areas and large lot lines are what make this part of town unique and desirable to many.
4. Developers are interested in making money, not necessarily in the finer aspects of life in Chapel Hill. The less green space, the less beauty.

### **Other**

1. Please do not rush into anything. I think a macroeconomic plan needs to be developed for Chapel Hill. Thank you for sending out this survey.
2. Remind all that the airport is still open for flights in, and that the flight hazard overlay zone exists for good reason.
3. Go slowly. Let CH2020 guide our discussions. We are not obligated to approve every developer's proposal. Just say no.
4. not at this time
5. no
6. above
7. No.
8. no
9. It is going to be fun to watch.
10. I need know the progress of the COSTCO coming to Chapel Hill.
11. Looking forward to UNC-North.
12. I am sorry to see it coming.
13. Be creative. Do not get caught in old ways of thinking about development
14. Most activists are being led astray by the idea that change can be prevented.
15. continue having surveys throughout the 2020 process to access citizen changing views
16. As long as you frame change as a false choice between building everything and building nothing, we will never be able to envision a practical future for the area.
17. In the past, developers have controlled the development of Chapel Hill outside of downtown. We need to have other voices to counterweight the desires of developers.
18. no
19. See above. Thanks for your interest in my views.

20. See above
21. No
22. Remind all that the airport is still open for flights in, and that the flight hazard overlay zone exists for good reason.
23. We have some great opportunities there and should reach out more to the Church, The Y, UNC facilities and art lab and energy building and nearby residential areas to find out what they need. They won't necessarily come to us, workshops etc. must be 'convinced this is in their interest