

September 20, 2009

Mr. Jeff Kleaveland, Planner/Zoning Development Specialist
Town Of Carrboro, 301 West Main Street, Carrboro, North Carolina 27510

Dear Mr. Kleaveland:

After recently reviewing the proposal for the conditional use permit for the Lloyd Square Development, I am concerned that there are some errors that may impact the safety of those who use alternative transportation. I highly support the EAB recommendation of a school commuter child safety measures plan as part of the construction plan approval. However, not only do children commute to school within the walk zone of McDougle Elementary and Middle, but there is also a group home on Quail Roost with residents that walk the neighborhood for daily exercise.

Issue 1: Summary of Staff and Advisory Board Recommendations

"The Planning Board recommends that the applicant provide construction traffic and staging plan that addresses neighbors' concerns about construction traffic during school walking hours. For example, consider limiting parking of construction vehicles to Lisa Street these hours."

As many children walk to the schools using Lisa Street as they do Quail Roost. The parking of construction vehicles does not disturb me as greatly as construction occurring during the hours of 7:15-8:30 am and 2:30-3:30 pm.

Issue 2: There is an error in both the Staff Report section and in the McDougal Glen AIS Subdivision CUP Application Transportation Impact Statement from 2008.

Staff Report: Traffic Analysis, Pedestrian/Bicycle Facilities, Transit, Parking (Attachment B-4)

"Traffic Analysis - A transportation impact statement was prepared by the applicant (Attachment E). By this, the proposed 16 lots are expected to generate 170 trips per day. These trips will be directed to Hillsborough Road via Quail Roost Drive.

Pedestrian/Bicycle Facilities - Quail Roost Drive and **Lisa Drive both have existing sidewalks** on one side of the street. Deer Street is unpaved and has no sidewalk. Existing accessibility ramps are provided at all street crossings. No additional sidewalks are proposed. "

Philip Post and Associates: McDougal Glen AIS Subdivision CUP Application Transportation Impact Statement, dated 11/25/2008

1 This AIS subdivision will generate 170 new trips per day. Of the 170 trips, 60 will be onto Deer Street, 60 onto Lisa Street and 50 onto Quail Roost Drive. The 170 new trips will enter and be disbursed among the existing Carrboro "grid" public street system consisting of James Street, Carol Street, Rainbow Drive, Lorraine Street and eventually onto Hillsborough Road and Fayetteville Road.

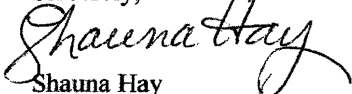
2 The existing Carrboro public street system is capable of safely accommodating the 170 new trips. No capacity or safety improvements are needed or contemplated.

3 **Paved pedestrian public sidewalks** exist along both Quail Roost and Lisa Street.

Both of these reports assume that Lisa Street has a continuous paved sidewalk. Lisa Street **ONLY** has a sidewalk on 1 of its 3 blocks (i.e., the 100 block which is directly across from the proposed development). The 200 and 300 blocks of Lisa Street **DO NOT** provide a sidewalk for safe transportation.

As Carrboro prides itself on being eco-friendly and searches for ways for town residents to avoid using automobiles for transportation needs, I do not feel comfortable with the error in reporting the sidewalk situation of Lisa Street. The sidewalk would need to be extended to support additional cars and construction vehicles. Adding increased traffic down this street without providing neighborhood residents, children, and other vulnerable individuals a safe route is unacceptable. Walking or biking is friendly to our environment and health; please consider this request on behalf of the children walking and learning to respect their bodies and our planet.

Sincerely,


Shauna Hay