



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

BEVERLY EAVES PERDUE
GOVERNOR

EUGENE A. CONTI, JR.
SECRETARY

MEMO TO: Post Hearing Meeting Attendees

FROM: Jay Bennett, PE
State Roadway Design Engineer

DATE: April 21, 2011

SUBJECT: Project 34820.2.1 (U-2524C&D) Guilford County
Greensboro Western Urban Loop from SR 2176 (Bryan Blvd.) to SR 2303
(Lawndale Drive)

Post Hearing Meeting Minutes

The Post Hearing Meeting was held on March 9, 2011 in the Roadway Design Conference Room to discuss the verbal and written comments received from the "Transportation Corridor Official Map Act" Public Hearing for TIP Project U-2524C&D. A Pre-Hearing Open House and Formal Public Hearing were held on October 25, 2010 at the Bur-Mil Park Club House in Greensboro. Approximately 284 people signed the attendance roster. We had 19 people make verbal comments at the hearing and we have received numerous written comments.

Project U-2524C&D proposes a new location 6-lane, 46' median divided freeway from Bryan Blvd. to Lawndale Drive and has an approximate length of 4.7 miles.

Executive Summary

- The majority of the verbal comments and written comments involved traffic noise issues, poor condition of NCDOT owned properties and concerns regarding the access to Battleground Park. The public hearing handouts and Ed Lewis's formal presentation outlined how traffic noise is analyzed, the federal guidelines and criteria for noise abatement. The Date of Public Knowledge for U-2524C&D was the Design Public Hearing held February 15, 1996.

Noise abatement locations are recommended along portions of both the north and south sides of the U-2524D section of the loop from Old Battleground to Lawndale Drive. Other comments regarding potential improvements for noise abatement involved using asphalt pavement rather than concrete pavement and making the cut sections as deep as possible to help absorb the noise. Ed Lewis also pointed out that landscaping helps screen the road from the neighborhoods along the corridor and this is something that NCDOT would consider.

MAILING ADDRESS:
NC DEPARTMENT OF TRANSPORTATION
ROADWAY DESIGN UNIT
1582 MAIL SERVICE CENTER
RALEIGH NC 27699-1582

TELEPHONE: 919-250-4016
FAX: 919-250-4036

WEBSITE: WWW.NCDOT.ORG/DOH

LOCATION:
CENTURY CENTER COMPLEX
BUILDING A
1000 BIRCH RIDGE DRIVE
RALEIGH NC

- Many of the speakers and some of written comments received expressed displeasure and frustration with the funding priorities, funding uncertainties and schedule delays. Generally, they are tired of being told one thing and six months later being told of the funding problems and delays.

At the time of the hearing, the Loop Priority List had just recently been issued and right of way for U-2524C was in September 2011 and construction in September 2013. U-2524D has right of way and construction not funded through 2020.

Just recently, The Program Development Branch reviewed loop funding and schedules and a recommendation was made to advance U-2524D right of way to September 2011 and construction is Post Year.

WRITTEN COMMENTS FROM THE HEARING

1) Roger Cates – President, Cotswold Village Association

NCDOT purchased 24 properties in Cotswold Village in anticipation of Greensboro Outer Loop. They have failed to maintain the properties adequately, lowering the values of the remaining homes by 30%. Mr. Cates suggests demolition of the properties.

Response: See Attached letter.

2) Kristin Anne Pappas-McFayden -- #5 Barrett Court

Mrs. Pappas-McFayden requests the demolition of rental property due to unsafe conditions (gang activity, robberies, threats, property damage) in her neighborhood.

Response: See Attached letter.

3) Allenous M. Carter -- #11 Barrett Place, Greensboro, 27455

Ms. Carter is having difficulty selling her home because of the uncertainty of the impacts the Greensboro Outer Loop will have on the property value of her home and the neighborhood. Also, she states that the neglected NCDOT owned rental properties add to difficulty of selling the home. Is DOT going to continue to rent the DOT owned properties for the next 10 years?

Response: See Attached letter.

4) Jake Webb & Elizabeth Fesmire – 8 Yeardeley's Court

Property owners are concerned with the lack of upkeep to the NCDOT rental properties in the neighborhood. Their poor condition reflects on the entire neighborhood and property values. The NCDOT rental homes are easily picked out in the neighborhood.

Response: See Attached letter.

5) Denise Schumacher – 4 Yeardley’s Court, Greensboro, 27455

Property owner is concerned with the lack of upkeep to the NCDOT rental properties in the neighborhood. Their poor condition reflects on the entire neighborhood and property values. What is NCDOT’s plan to keep the neighborhood from continuing to run down?

Response: See Attached letter.

6) Wayne & Val Coffey – 5 Yeardley’s Court, Cotswold Village

Original resident’s of Cotswold Village. With the revival of Painter’s Blvd Route, slow to no resale on properties, poor refinancing options. NCDOT rental properties had poor impact on the neighborhood. Property owners seek an accurate road route, increase in property values comparable to similar properties, and removal of state owned properties. With a completion date of 2020, is there another 10 years of waiting?

Response: See Attached letter.

7) Mary Ellen Weaver – 3 Yeardley’s Court, Greensboro, 2745

Property owner is concerned with the lack of upkeep to the NCDOT rental properties in the neighborhood. Their poor condition reflects on the entire neighborhood and property values. Properties need to be maintained in good condition or torn down.

Response: See Attached letter.

8) Mark Sempier – 7 Barrett Place

Property owner is concerned with the lack of upkeep to the NCDOT rental properties in the neighborhood. Their poor condition reflects on the entire neighborhood and property values. Vandalism and crime in the neighborhood are a big problem.

Response: See Attached letter.

9) Cathy Foster – 1 Barrett Place

Property owner is concerned with the lack of upkeep to the NCDOT rental properties in the neighborhood. Their poor condition reflects on the entire neighborhood and property values. When the home was purchased, she was told the rental homes would be temporary. Vandalism and crime in the neighborhood are a big problem. NCDOT needs to address the state of the houses or tear them down.

Response: See Attached letter.

14) Phil Henderson – 15 Barrett Place, Cotswold Village

When purchasing the property in 1998, Mr. Henderson was assured by realtors that Painter's Blvd. would not be an issue only to find out later that was not the case. He is upset with the way the project was shifted to save houses in the Liberty Square subdivision, while taking more of his property. He is requesting NCDOT to purchase his home at the appropriate value, not the reduced value created by unkempt rental properties.

Response: This will need to be negotiated with the Right of Way agent during the right of way negotiation process. Right of way acquisition is schedule to begin September 2011.

15) Jackie & John Oakley – 9 Barrett Place, Greensboro, 27455

Property owner is concerned with the lack of upkeep to the NCDOT rental properties in the neighborhood. Their poor condition reflects on the entire neighborhood and property values. Vandalism and crime in the neighborhood are a big problem. Please consider demolition of the rental properties.

Response: See Attached letter.

16) Shuping Household – 4 Barrett Place, Greensboro, NC

Property owner is concerned with the lack of upkeep to the NCDOT rental properties in the neighborhood. Their poor condition reflects on the entire neighborhood and property values. Vandalism and crime in the neighborhood are a big problem. NCDOT needs to address the state of the properties and restore the neighborhood.

Response: See Attached letter.

17) Email from Alan Baker, 3003 F Greystone Pointe

Mr. Baker had a few major concerns: What part of the project will the Battleground Avenue interchange be constructed under? How will water runoff from their parking lot be handled? Can trees along the parking lot be saved? What about light pollution? The estimated height of the road as it passes Greystone Pointe. Finally, the treatment of Old Battleground Road.

Response: Clayton Walston responded to his email with the following answers: The western portion of the interchange will fall under U2524C, while the eastern part will fall under U2524D. Water runoff from the parking lot will be handled with a ditch section. Unfortunately, the trees will not be able to be saved. Lighting is currently under design. Greystone Pointe will be approximately 10 feet above the proposed road. In regards to Old Battleground, the northern part will connect into the Cotswold/Lake Brandt road, and the southern part will cul-de-sac.

18) Chancey & Nicole Penn, 3701 Cotswold Terrace – Commons on the Lake Condominiums

The Penns have a few concerns: Will Cotswold Terrace be part of the loop or will the street lead into Old Battleground naturally? Will a bridge or roadway go over our residence? Will we have to move? Please explain what is meant by "realign Cotswold Terrace with Cotswold Avenue". Will Cotswold Terrace be opened up?

Response: Ed Lewis responded to the Penns email with the following answers: Cotswold Ave. east of Old Battleground will be removed. Cotswold Ave. west of Old Battleground will be shifted north in the vicinity of its intersection with Cotswold Terrace to cross Old Battleground Avenue at a new location directly across from Lake Brandt Road. No buildings in their location will be affected by the Loop. We are not sure at this time if Cotswold Terrace will be opened up.

19) Larry Diana, 3807 Camden Falls Court, Greensboro, 27410

Mr. Diana is requesting a 25ft Noise Barrier and a lighting system that will reflect downward rather than outward.

Response: Ed Lewis and Greg Smith have actively been addressing his concerns.

20) Elizabeth S. Hilliard, 5518 Birch Ridge Road, Greensboro, NC 27405

Ms. Hilliard is concerned with having to cross 6 lanes of traffic. She is also concerned with the way EMS & Fire response times would be affected.

Response: We are proposing to build a 6-lane, 46' median divided freeway with three lanes on each side of the median. Therefore you should not encounter having to cross 6 lanes of traffic. We coordinate with EMS & the Fire Department to ensure that response times are not affected to the detriment of the public.

21) Nancy Torieraims, 3313C Regents Park Lane

Property owner is concerned with NCDOT owned rental property and renters in her neighborhood. They seem to want to destroy the neighborhood.

Response: See Attached letter.

22) Edward Clark, 5 Osmond Place, Greensboro, NC 27455

Mr. Clark is concerned about not being able to make a left turn onto Old Battleground Avenue from his and other subdivisions. He is also concerned with the elimination of access to roads further south, New Garden & Westridge Road. Consider a bridge over Old Battleground to preserve the way of life in the area.

Response: See Attached letter.

23) Randall Kaplan, 302 Kemp West, Greensboro

Well designed and important for business.

Response: Thank you for your comment.

24) Ken & Martha Helms, 3205 Cottage Place, Greensboro, NC

Mr. Helms requests that Cotswold Terrace remains a dead end. Please do not make it a straight across entry into Old Battleground. Too much traffic cut through before it was cul-de-saced.

Response: In the late '90's Cotswold Terrace was turned into a dead end road as a result of the public's concern for the amount of traffic coming through the neighborhood causing safety issues. Therefore, the NCDOT does not plan to reconnect this street to Old Battleground.

25) Anonymous, While Bloom Drive

Concerned with cost and commute time.

Response: Comments noted.

26) James O.

Glad to see visualization of project. Also, glad to hear that the project has been moved to 2020.

Response: Thank you for your comment.

27) Barry Yow, 3302 Charing Cross & Harold Shelton, 3421 Cottage Place

Both are concerned with the closure of Old Battleground Avenue at the intersection of Cotswold Avenue. This will send a large amount of cut through traffic through their neighborhood to get to Wal-mart, Home Depot, etc. Please consider reopening Cotswold Terrace extension from Old Battleground Avenue to Cotswold Avenue. If the proposed changes do not occur, please assist the neighborhood with new, effective measures to reduce speeders. Finally, are there any new color options for sound barriers?

Response: In the late '90's Cotswold Terrace was turned into a dead end road as a result of the public's concern for the amount of traffic coming through the neighborhood causing safety issues. Therefore, the NCDOT does not plan to reconnect this street to Old Battleground. NCDOT is developing new criteria for allowing several alternatives for colors and textures for newly constructed noise barriers. The most current criteria will be used when designing this noise barrier.

28) Len Gillespie, Camden Falls Homeowner Association

The homeowners and association are concerned with noise abatement and when the cut off date is for consideration of noise walls. NCDOT has a February 15, 1996 date. Mr. Gillespie has supporting documentation showing that development of the properties was prior to that date.

Response: Greg Smith is preparing a response.

29) Stephen Fleming, President of Well Spring Retirement Community

Mr. Fleming is concerned with the new alignment and design of the western and eastern legs of the Greensboro Outer Loop. The change is in direct conflict with a negotiated and agreed upon location and design filed at the time of a Consent Judgment issued in NCDOT v. Well Spring Retirement Community, July 1994. Deviation from the original agreement will result in Well Spring's re-evaluation of its position relative to just compensation. NCDOT should revert back to original agreed upon design and location.

Response: Mike Mills, Division 7 Engineer and Mike Fox, Division 7 DOT Board Member, met with the folks in the Well Spring Community and presented a visualization of the project and addressed their concerns.

30) K. Alan Tutterow, 2307 Blue Ridge Drive

Family uses Battleground Park several times a week and is concerned about accessibility. Access to Lake Brandt Road will be re-routed, possibly thru other neighborhoods. Hearing that the closing of Cotswold Terrace may be re-considered.

Response: See Attached letter.

31) Mike/Donna Jordan, 5520 Camden Falls Circle

Seeking sound barrier (25' tall) and believe lighting options (street lights and protection from car/truck lights) should be part of the design. Design from 1996 is sufficiently different from the current.

Response: A Noise analysis has been done and noise wall locations were determined based on the analysis. The lighting for this project is still being designed. The design had to be revised to meet the requirements of the environmental agencies.

32) Howell/Mary Jean Nelson, 5109 Candlewick Road

Closing Old Battleground Road will restrict access to Battleground Park and access to Lake Brandt Road will be re-routed. This will also be inconvenience to the Harris Teeter shopping center.

Response: See Attached letter.

33) Tina Murphy, 3000-K Greystone Point

Closing Old Battleground Road will cause everyone to deal with more traffic, signals and overall hassles. Design has changed from aligning with existing roadways to now encroaching into residential neighborhoods.

Response: See Attached letter.

34) Heather Barber, 2518 Glen Meadow Drive

Project has been referred to as Painter Blvd. leaving us to believe that the design would be like Bryan Blvd. not a 6-lane highway. Bought house 8-years ago and been trying to sell the past 2-years without success, even after dropping price (by \$20,000).

Response: The design was changed to a 6-lane, 46' median freeway design to accommodate the increase in traffic.

35) Will/Tina Stevens, 3500 Camden Falls Circle, Greensboro

Concerned about noise and light pollution with this design. Design is substantially different from what was presented back in the 1990's and is elevated and much closer to our neighborhood.

Response: A Noise analysis has been done and noise wall locations were determined based on the analysis. The lighting for this project is still being designed. The design had to be revised to meet the requirements of the environmental agencies.

36) Emily Terranova, 106 Tatum Place

Last study was done 10-years ago. Current parts of Urban Loop have extremely low usage while the section between Bryan Blvd. and I-40 is only 1% commercial traffic. Oppose additional cost for construction.

Basically reduces/eliminates access to a city historic site - Guilford Courthouse along with access connecting Yanceyville Rail Trail to Bur Mill Road. The current loop goes thru mostly rural areas while this project goes thru primarily residential neighborhoods. Will the additional lanes help/hurt home values?

Response: See Attached letter.

37) Joel Kemp/Dixie Mattocks, 4608 Battle Forest Lane

Concerned about water runoff and the devaluing or making our property unsellable. Creek erosion has already affected their yard. Creek size has increased from being able to step over it to now being 15' to 20' wide and 6' deep in the 20 years we lived here.

Response: During the design of the project much care is taken to minimize the impacts to any water sources to meet the guidelines of the environmental agencies.

38) Sandra Welch/William Boren, IV, 3625 Camden Falls Circle

Seeking sound barrier (25' tall) and lighting options to protect from street lights and car/truck lights. Design from 1996 is sufficiently different from the current (elevated roadway with more lanes).

Response: A Noise analysis has been done and noise wall locations were determined based on the analysis. The lighting for this project is still being designed. The design had to be revised to meet the requirements of the environmental agencies.

39) Madeline B. O'Connell & Thomas L. O'Connell, 3808 Camden Falls Court

Seeking sound barrier (30') and light protection. Since the roadway is going thru wetlands and being elevated, appears that NCDOT cares more about animals than the public. Design is different than that initially shown.

Response: See Attached letter.

40) H. Varnell Moore, 3502 Camden Falls

Design is different than that provided back in 1996. Due to roadway being elevated, have concerns about the noise and lighting in our neighborhood.

Response: A Noise analysis has been done and noise wall locations were determined based on the analysis. The lighting for this project is still being designed. The design had to be revised to meet the requirements of the environmental agencies.

41) C. Pfaff, 3615 & Pat Pfaff, 3615 Camden Falls Circle

Bought house in 1998 and were told project would be Painter Blvd. similar to Bryan Blvd. Now the design has 6-lanes instead of 4-lanes and was never communicated to anyone until it was too late. Speed limit has also increased from 55 mph to 65 mph.

Response: The design had to be revised to meet the requirements of the environmental agencies and to accommodate the projected increase in traffic.

**42) Dr. Letitia Lane, 3416 Cotswold Terrace (Home)
5005-B Lawndale Drive (rental property)**

Objects to the Urban Loop cutting access to National Military Battle Park. Concerned about increased traffic through the neighborhood to go from Battleground to Lawndale. Only access to park will be from New Garden Road causing continued destruction of the environment along with being re-routed. (Handwriting very difficult to read)

Response: See Attached letter.

43)Elizabeth Thomas, 3525 Charing Cross Road

Will there be accessibility parking on the northern side of the pedestrian walkway? What kind of visual affects for the wall located across from property (rumored that we're only concerned about the roadway side, not both) will be used. Suggests an alignment of trees to help eliminate unhealthy gas fumes. Lighting is a concern for those sleeping at night and work should only be done during the daylight hours. Believe house which was bought 2-years ago will be devalued even more once construction done. She is also concerned about the rental units located on Cotswold Avenue (which she heard that the State owns). Believes persons from there have accessed their area with criminal activities in mind.

Response: See Attached letter.

44) Elaine Jones, 3706-1B Cotswold Terrace

Has a concern about noise since she works at home and would like some type of noise abatement. Is a pulmonary patient and has concerns about the air quality. Would like to see trees and or hedges provided to help reduce effects from both. Has a concern about parking on the northern side of Old Battleground for those utilizing the walkways on foot or by bicycle.

Response: See Attached letter.

45) Donald G. and Anne M. Mellen, 3306 Charing Cross Road, Greensboro, 27455

The Mellens suggested that rather than bridging Lake Brandt Road, Old Battleground should be bridged, leaving Lake Brandt still ending into Old Battleground. This would reduce the amount of land taken and allow easier access for people living in developments on either side of the loop.

Response: See Attached letter.

46) Ken Mackovic, 5300 Century Oaks Drive, Greensboro, NC 27455

Mr. Mackovic is opposed to the current proposal to dead end Old Battleground Avenue. He uses the park 4 or 5 times a week, and uses the trail connecting it to Lake Brandt Road. Please leave park access.

Response: See Attached letter.

47) Rita Tally, 3400 Charing Cross Road, Greensboro, NC

Mr. Tally requests the ability to turn left and right onto Old Battleground Road from Cotswold Terrace, Old Battle Forest.

Response: See Attached letter.

48) William O. Ameen, Jr., M.D., 2310 Blue Ridge Drive, Greensboro, 27455

Dr. Ameen is concerned with the blocking of access to New Garden Road and Battleground National Military Park from Lake Brandt Road. He uses New Garden daily to go to work and to access South Battleground. He and his neighbors use this route to go to the park. Limiting access would be a "nightmarish" inconvenience for many people in the area. Please consider leaving access open.

Response: See Attached letter.

49) Adam Fischer, Director, Greensboro Transportation Department

GDOT is requesting that Cotswold Terrace west of Old Battleground Road be connected (reconstructed) to Old Battleground Road. The road was disconnected when GDOT constructed Cotswold Avenue. When U2524D begins construction and Cotswold Avenue is closed, the reconnection to Cotswold Terrace will become necessary. They are pleased with the preliminary designs for U2524D, including a bridge for the A&Y Greenway (Bicentennial Trail) to carry trail traffic over the highway.

Response: See Attached letter.

50) Brian and Ingrid McMillan, 5403 Century Oaks Drive, Greensboro, 27455 & Neighbors

Mr. McMillan and neighbors are concerned with plans to terminate Old Battleground Road and disconnect Lake Brandt Road and Old Battleground Road. Daily routes will be disrupted and thousands will have to drive much longer to reach their destinations, including the park and all of Greensboro, north or south. If the proposed changes do still occur, it is imperative that the reconnection of Cotswold Terrace and Old Battleground takes place. Also, they are concerned with how the changes will affect cyclists and pedestrians. Please consider keeping Old Battleground Road intact.

Response: See Attached letter.

If anyone has any questions or comments regarding this information, please contact Mr. Zak Hamidi, PE, Project Engineer or me at (919) 250-4016.

JAB/cfw

Attachments

cc: Mike Fox, Board of Transportation Member – Division 7
Deborah Barbour, PE
Mike Mills, PE
Andy Williams, USACOE
Greg Thorpe, Ph.D.
Post Hearing Meeting Attendees

Post Hearing Meeting Attendees

James Speer
Jay Bennett
Danny Gardner
Clayton Walston
Doug Taylor
Lisa Feller
Beverly Robinson
Craig McKinney
Alan Ray
Patty Eason
Travis Potts
Lois Little
Ruth Brim
Ed Lewis

Karen Capps
Drew Joyner
Ritchie Tuttle
Eric Midkiff
Roger Thomas
Greg Smith
Mike Stanley