

10/01/2024

**Petition to the City of Greensboro Regarding Rezoning and Development of the Water Treatment Center Property on Seminole Dr.**

**To: The City Council of Greensboro**

**Subject: Rezoning of Water Treatment Center Property on Seminole Dr.**

Dear Members of the City Council,

We, the undersigned residents Seminole Dr. & Lake Daniel Neighborhood, respectfully submit this petition concerning the rezoning and development of the Water Treatment Center property located on Seminole Dr. We recognize the necessity of upgrading our city's water treatment facilities and understand that a new facility is essential for meeting our community's growing needs. However, we urge the City Council to ensure that the design and development of the new buildings integrate harmoniously with the existing neighborhood context.

Our focus is on ensuring that the new facility harmoniously blends with the surrounding residential area, complementing the character of our post-war neighborhood. We kindly request that the City Council consider the following design guidelines to help create an inviting and cohesive environment that enhances the overall appeal and context of our community:

**1. Fencing:**

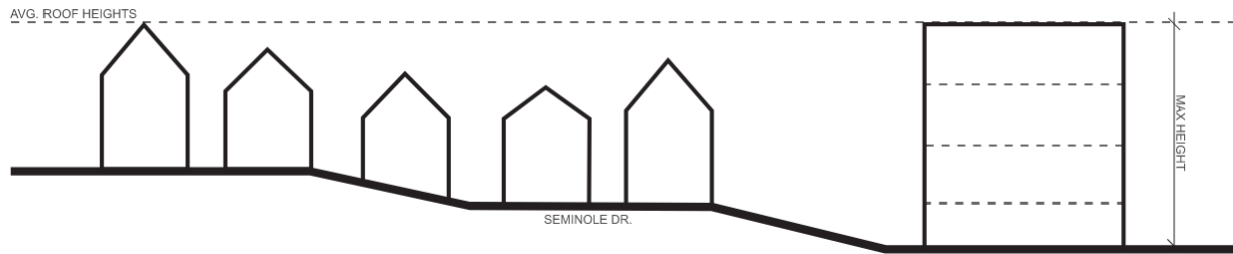
- Install a new black metal fence around the facility, avoiding the use of razor wire or chain link, to align with the aesthetic of the neighborhood.
- Replace the existing fence with a new black metal fence that matches the design and material of the newly installed fence.

**2. Vegetation and Screening:**

- Enhance landscaping beyond standard requirements by incorporating additional evergreen trees and hedging for year-round screening. Ensure that existing old-growth trees are preserved where possible or replace any removed trees with new plantings to maintain the neighborhood's aesthetic.
- Construct a berm along the side of the site facing the residential neighborhood to provide extra privacy and visual buffering.

**3. Building Height and Design:**

- Limit the maximum building height to match the surrounding neighborhood, as depicted in the diagram below. Ensure that roof heights are in keeping with the scale and proportion of nearby structures to preserve the neighborhood's visual character.
- Implement a 100-foot setback facing the neighborhood side, rather than the proposed 45 feet. This setback will align with the current locations of the existing water treatment buildings.
- Screen all rooftop mechanical equipment to minimize visual impact.
- Use brick as the primary cladding material for the new buildings to match the aesthetic of the surrounding neighborhood.



**4. Access Restrictions:**

- Prohibit any street access to the new or existing facility from residential streets to prevent increased traffic and disruption within the neighborhood.

**5. Equipment Storage:**

- Ensure that all equipment is stored exclusively within the new facility's enclosed areas. This will help maintain the area's visual appeal and environmental quality by avoiding unsightly storage and potential hazards.

**6. Greenway Access:**

- Provide an easement on the site to ensure continuous access to the greenway from the residential neighborhood (sidewalk or cut through). This will maintain essential and safe connectivity for pedestrians and cyclists, allowing the greenway to remain a usable and integrated part of the community's recreational and public space network.

**7. Lighting:**

- Limit the use of exterior lighting to ensure it is downlighting and directed away from residential streets, thereby reducing light pollution and preserving the residential ambiance of the neighborhood.

**8. Sound Ordinance:**

- Adhere to residential sound standards by ensuring noise levels do not exceed 65-70 decibels. This is essential for preserving neighborhood tranquility and preventing disruptions to daily life, mental well-being, and the overall peaceful atmosphere of our residential area.

**9. Site Preparation and Stormwater Management:**

- Demolish existing slabs and replace them with new grading and planting to enhance the site.
- Position stormwater retention systems at the low end of the site, away from residential areas, to prevent flooding, reduce standing water that attracts birds, and minimize the impact on nearby homes.

**10. Site Preservation:**

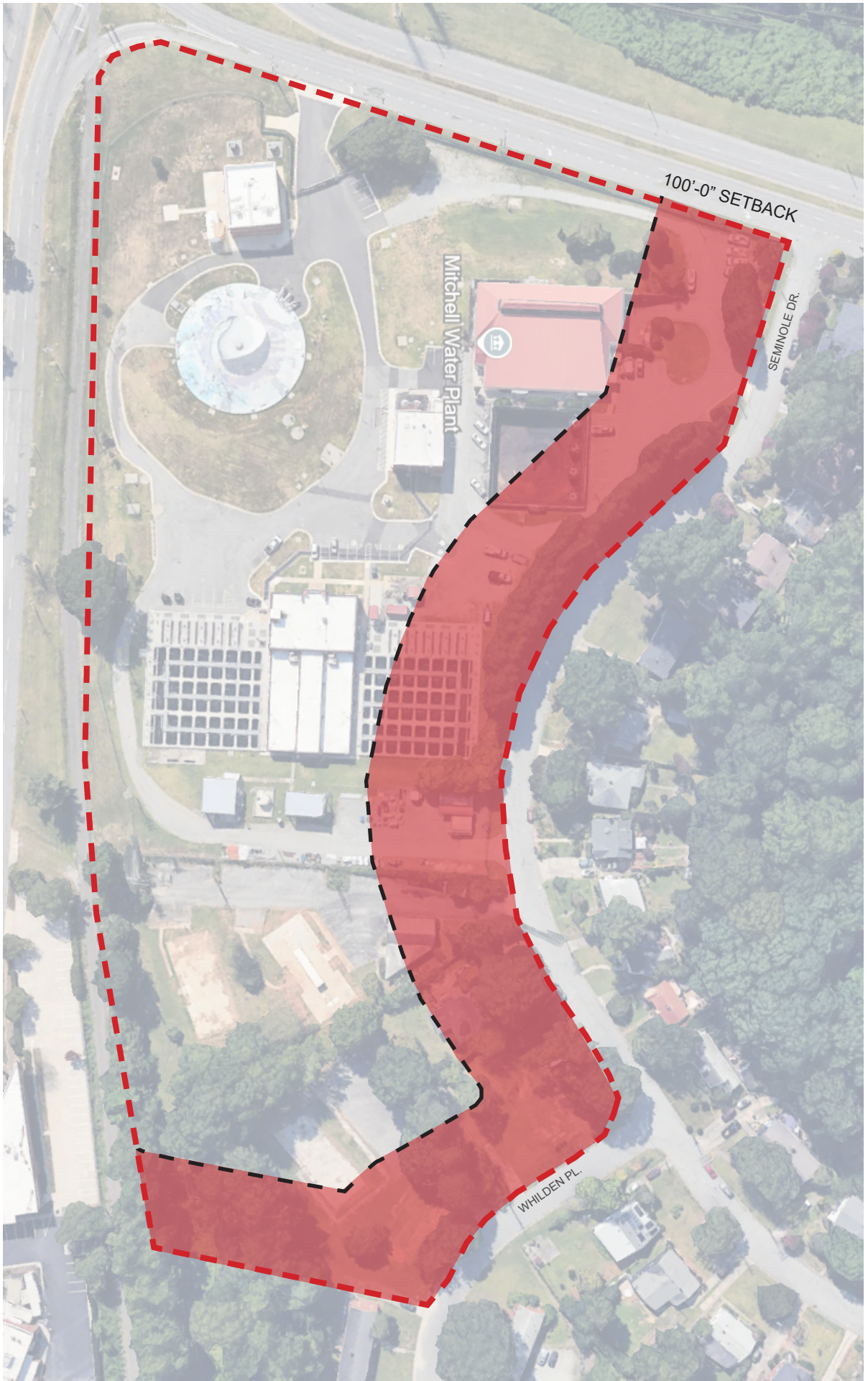
- Maintain at least one-third of the site as untouched and free from non-pervious materials like sidewalks, buildings, and parking lots. This approach will enrich the neighborhood by preserving natural green space, enhancing local biodiversity, and creating a more aesthetically pleasing and harmonious environment for residents.

We believe that these measures will ensure that the new facility enhances, rather than detracts from, the character and quality of our neighborhood. We appreciate your attention to these concerns and look forward to your thoughtful consideration and action.

Thank you for your time and commitment to our community.

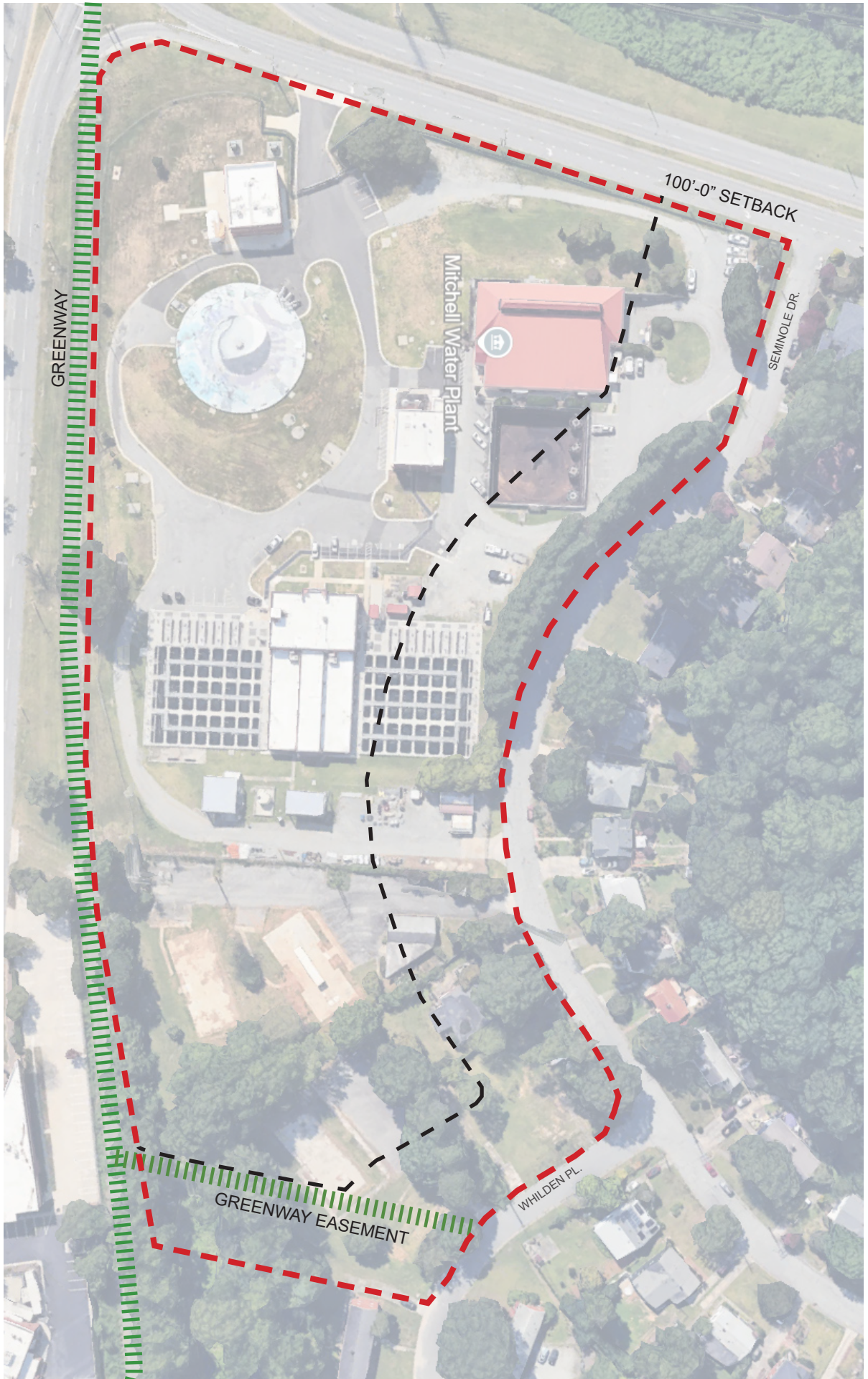
Sincerely,

SITE SETBACK



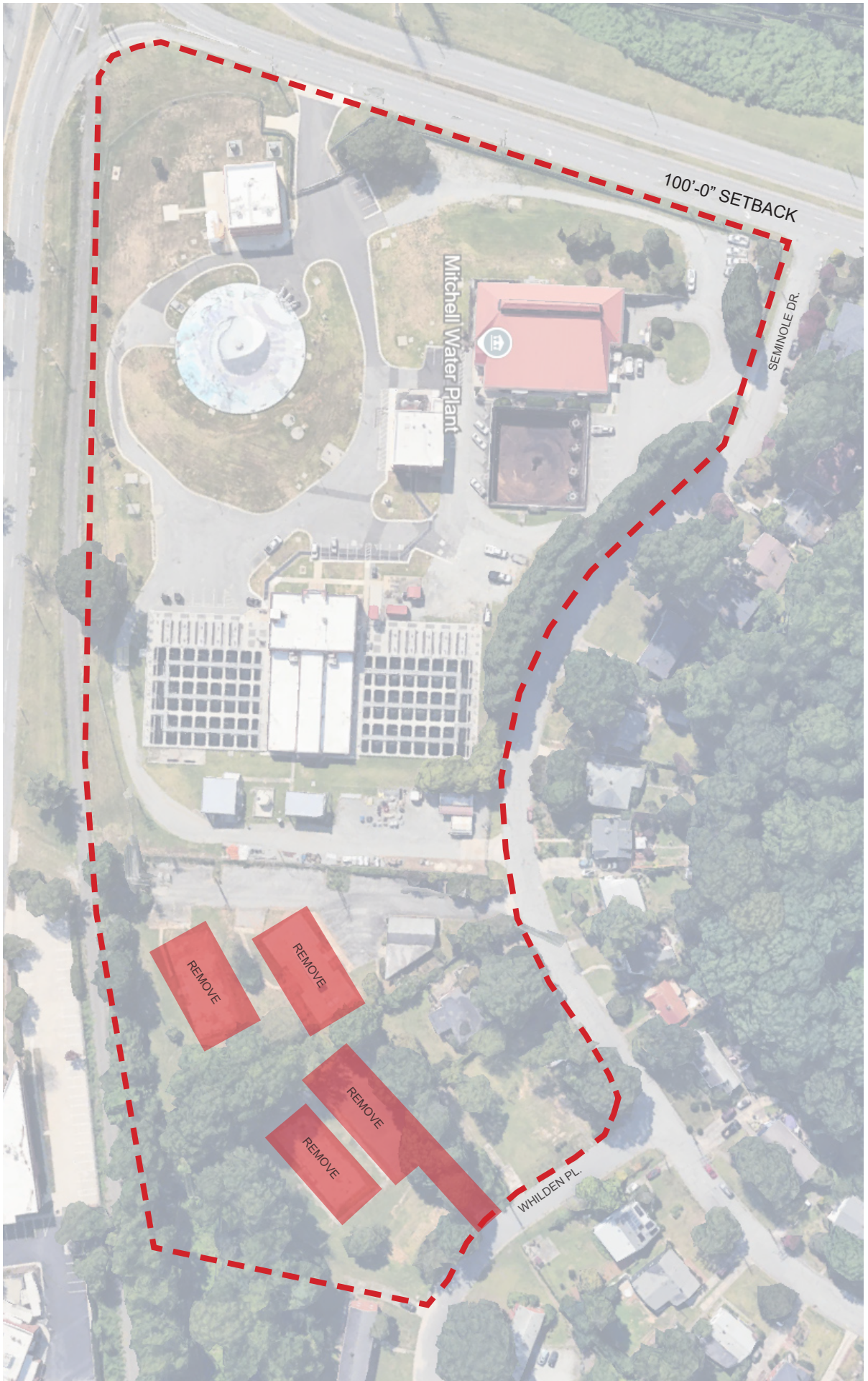


GREENWAY EASEMENT



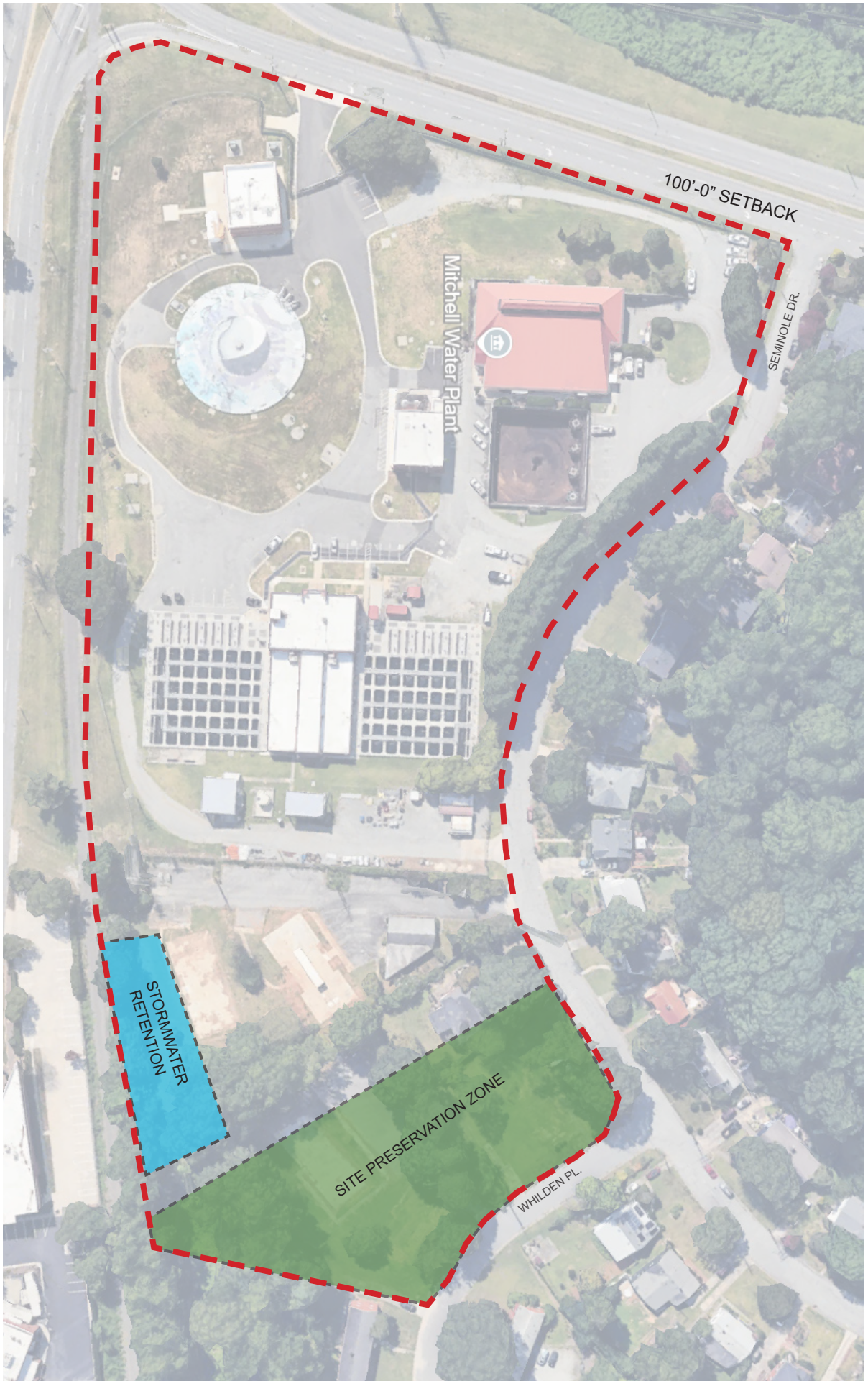


SITE PREPARATION





SITE PRESERVATION





VEGETATION SCREENING

