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Council OKs homeless shelter

Residents say their safety concerns were not addressed.

By Sarah Glen
City Editor

After more than three years of contentious debate, the Chapel Hill Town Council approved a special-use permit Monday night that will allow for the expansion of a local homeless shelter.

The Inter-Faith Council for Social Service's Community House men's shelter will move from its 100 W. Rosemary St. location to 1315 Martin Luther Kind Jr. Blvd. and will offer 52

permanent beds and 17 emergency cots in a two-story building.

IFC Executive Director Chris Moran said the organization will now go through a zoning compliance permit process for the \$3.5 million to \$4 million project that will take about four months.

"There's a lot of detailed work that we have to do, but the hardest parts are behind us," he said. "The project sounds more believable than it did before the council's approval, so it's easier for funders to respond."

But the shelter's move was not met with unanimous approval.

Residents of the neighboring Homestead Park community have opposed the move since it was first announced in 2008, cit-

ing safety, over-concentration of services and the possibility of the shelter housing sex offenders as their key concerns.

Neighboring resident Lisa Ostrom said she doesn't think any of the community's concerns have been addressed.

"There are no conditions in the special-use permit to provide any neighborhood protection," she said. "This means that the applicant has promised to do some things and we have to take it on faith that they will make good on a 50-year promise."

Council members Matt Czajkowski and Laurin Easthom voted against the approval at Monday night's meeting with these concerns in mind.

Czajkowski said he would have preferred to approve the move but continue discussion of the emergency cot system — which prompted an elevated level of concern from residents — during the four-to-five-year construction phase of the project.

"You have a whole group of neighbors who basically feel as though very little of what they asked for ended up in the (special-use permit)," he said. "Their voices were not really paid much heed."

Moran said the emergency cots are a crucial part of the project.

"Not having them would be like building a hospital without an emergency room," he said.

To promote further discussion between the shelter and its neigh-

bors, the council stipulated that the IFC craft a Good Neighbor Plan and present it to the council before the lease is completed.

A draft of the plan includes running background checks on clients and monitoring resident behavior to prevent loitering, littering or harmful behavior. But Moran said the first step will be to listen to what all the parties involved have to say.

"We have been instructed to get this moving, and that's what we're going to do," he said. "This is a plan that we want to be able to live by and want a majority of the neighbors to live with."

Contact the City Editor at city@dailytarheel.com.

IFC PLAN OVER THE YEARS

- Jan. 1985: Shelter opens on Rosemary Street
- May 5, 2008: Town and University announce new homeless shelter partnership
- Oct. 19, 2009: Council reviews IFC Concept Plan
- June 21, 2010: IFC submits Special Use Permit application
- March 21, 2011: More than 45 residents protest shelter move at public hearing for IFC Special Use Permit application
- May 9, 2011: Council approves IFC Special Use Permit application at 5-hour meeting

SOURCE: TOWN OF CHAPEL HILL, DTH ARCHIVES
DTH/ANNA THOMPSON

HERE COMES THE SUN



DTH/ERIN HULL

The class of 2011 sings the final lines of UNC's alma mater, "Hark the Sound." The song marked the end of the University's graduation ceremony in Kenan Stadium.

Graduates encouraged to be 'public assets,' mind planet

By Lyle Kendrick
University Editor

While waiting for the rain that never came, members of the class of 2011 waved colorful umbrellas and Mother's Day signs in an effort to attract the attention of family and friends who attended the May 8 commencement.

But the emphasis at Kenan Stadium was placed on fueling individual drive towards bettering society rather than sticking out.

"Our founders believed that an educated person is a public asset," said Bob Winston, chairman of the Board of Trustees.

Chancellor Holden Thorp pointed out the spirit of service within the class, noting that it passed its

private giving goal of 43 percent participation.

The commencement speaker, Harvard University professor emeritus and biologist E.O. Wilson, revived the theme of fusing knowledge and action in a short speech about the changing environment.

"The 21st century is going to be the century of the environment," he said.

Wilson said the graduating class will need to carry the torch in solving the environmental problems being faced by the planet due to the use of "godlike technology."

"We will have to evolve a better human order than we have now," he said.

But not all of the ceremony focused on the challenges facing the 2011 graduates.

Senior class president Liz Deane looked back upon the accomplishments and tragedies of the graduating class's time at UNC in her speech.

She reminisced about the successful men's basketball team and women's field hockey team.

She also noted widespread philanthropic efforts and the University's response to the death of former Student Body President Eve Carson.

"In times of adversity, Carolina rises," Deane said.

While graduates were urged to use their educations to better society, speakers also emphasized a theme of nostalgia and trepidation about leaving the University.

SEE GRADUATION, PAGE 4

Project defaults on loan

Greenbridge, which Bank of America says owes almost \$29 million, will make a court appearance on May 16.

By Chelsey Dulaney
Staff Writer

It started as an ambitious idea six years ago — to create a sustainable residential development that promotes environmentally friendly living.

But for the partners of Greenbridge Developments, the 10-story mixed-use development that opened in downtown Chapel Hill last fall, the dream could soon come to an end.

After selling less than half of its 97 condominiums, Greenbridge has defaulted on its loan and could go up for sale June 27 unless the project finds a lender to cover its debt.

On April 8, Bank of America, which financed a \$43.8 million loan for the development, filed documents to appoint a temporary receiver to oversee the development's operations.

The documents initiated foreclosure proceedings, claiming Greenbridge owes the bank about \$28.7 million on its loan. The filing also states that Greenbridge owes 13 different companies money.

"The borrower is in default," said Shirley Norton, spokeswoman for Bank of America.

"We've been trying to work with them for some time to no avail."

At a May 16 hearing, Chip Shelton of Charlotte-based Liberty Solutions will become the development's permanent receiver, Norton said. As the temporary receiver, Shelton has overseen all operations of the \$54 million property, like collecting rents and maintaining the grounds.

Norton said the bank has worked with the developers to avoid foreclosure, which came as a last resort.

"We've restructured the loan several times. We gave them additional funds last summer, but they went over budget again," she said. "We're still hopeful we will be able to work something out with the borrower."

Greenbridge developer Tim Toben did not return calls for comment.

Matt Czajkowski, a member of the Chapel Hill Town Council, said he thinks the development is facing the threat of foreclosure because of the poor state of the real estate market.

"To me, what Greenbridge has shown is really a reflection of what's happened all over this country," he said. "Projects were built with the expectation they could be sold at a certain price, but after the real estate market crashed they can no longer be sold for that price point."

Czajkowski said he thinks people are beginning to move away from buying to renting, which also might have been a factor in Greenbridge's inability to sell its units.

"There's not so strong a sentiment to own homes anymore," he said. "We have to ask ourselves whether that change is going to be with us for quite some time and whether we need to reevaluate our approach."

Contact the City Editor at city@dailytarheel.com.

Q&A WITH COMMENCEMENT SPEAKER

Wilson stresses biology in 21st century

By Andy Thomason
Summer Editor

As a boy, E.O. Wilson liked spending time with ants.

More than half a century after deciding on entomology as a career path, he is one of the most famous scientists in the world.

Wilson invented the field of sociobiology in the 1970s, a then-controversial development in the evolutionary theory of social behavior that has become a cornerstone of biological study.

In recent years, he has advocated for sustainability and the preservation of biodiversity.

In his commencement address to the University's graduating

class Sunday, Wilson remarked on the environmental challenges of the 21st century.

In an interview from his home in Lexington, Mass. on May 5, Wilson discussed environmental skepticism, his southern heritage and recent controversy.

DTH: How do we juggle the problems of global warming and the destruction of biodiversity, specifically of the smallest organisms, in our heads when they're viewed as problems of different scopes but they both have large implications?

E.O. Wilson: Of course, up until now, part of our problem has

been that we are egocentric. We think that everything that happens to and from us is all about us. It's sort of a species narcissism, you know?

As a species, we really haven't figured out what we are and where we came from and, until we do, it's going to be a big problem figuring out what to do, overall, as a species-wide policy.

DTH: I've grown up in a society, I think, that has a large dose of skepticism surrounding science in general. How can you reach people, specifically young people, about taking individual action?

SEE WILSON, PAGE 4



DTH/ERIN HULL

E.O. Wilson speaks to the class of 2011 during his commencement address at Sunday's graduation.

Inside

STUDENT JAILED

A freshman is in a Durham jail after being arrested by the FBI for sexual exploitation of children. **Page 3.**



TAR HEELS EYE NCAs

The women's and men's lacrosse teams earned the third and eighth respective seeds for the NCAA tournament. **Page 7.**

LESS FOOD MONEY

A center of support for local farmers is being threatened by the N.C. House of Representatives' proposal to cut a state tobacco commission, the project's largest supporter. **Page 6.**

This day in history

MAY 12, 1960
The Morehead Planetarium, which became the sixth planetarium in the United States in 1949, welcomed its one-millionth visitor.

Today's weather

Awkward boots
H 72, L 59

Friday's weather

Just a smidgeon
of low pressure
H 72, L 63

“I cloud nine when I want to / Out of school, yeah.”

SLY AND THE FAMILY STONE, "HOT FUN IN THE SUMMERTIME"