



April 25, 2024

Mary S. Alexander
DMB Development LLC
Executive Vice President
7600 E Doubletree Ranch Rd Ste 250
Scottsdale AZ 85258-2136

Dear Ms. Alexander:

Thank you for your long-awaited response to our communications concerning the Asteria Storyliving development. Although you state that DMB Development, LLC (DMB) is the party responsible, not Disney, for land development and construction activities within the project, we do not agree that this relieves Disney of the responsibility to ensure that the environment and watershed will be protected. Without Disney's brand and marketing, it would not be a Storyliving development, and this is certainly how the public will perceive it.

You state that "DMB chose to pursue this development project in Chatham Park in large part because of CPI's attention to quality and environmental sensitivity in real estate development". As the organization that has been responsible for documenting violations to environmental protections, we do not agree.

- Are you aware that land clearing and construction activities in Chatham Park have accumulated over a dozen notices of violations for sedimentation and erosion control, including fines and stop work orders? These violations have resulted in damage to Hav en Creek (on left below) and Robeson Creek (on right) that flow to the Haw River.



- Are you aware that CPI prevailed with the NC Dept. of Transportation to have a road built through a neighboring community, North Woods, instead of routing it through Chatham Park land, despite enormous objections from the residents and larger community in Chatham County? (Read the Raleigh News and Observer article 2/5/2021 *Chatham Park developers want to run road through neighborhood* (<https://www.newsobserver.com/news/local/counties/chatham-county/article248975580.html>)
- Are you aware of the two large demonstrations held outside the courthouse in Pittsboro in February and May of 2019 by hundreds of community members? We entreated Chatham Park Investors to save more of the trees on what was almost completely forested land before bulldozing them for development. (*Banding Together for the Trees*, Triangle Community Foundation Magazine, Fall 2019).



You also state that CPI development standards for tree protections and riparian buffers meet or exceed those required by Chatham County, which are not applicable to Chatham Park, because it is under Pittsboro's Extra Territorial Jurisdiction.

This is not entirely accurate.

- Chatham County requires buffers of wetlands (including springs and seeps) and ephemeral streams. Because these are not protected in Chatham Park, small headwater streams and springs, crucial to water quality, can be bulldozed as land is cleared. Without buffers on wetlands, the wetlands can be damaged irreparably during construction.
- Chatham County has a "river corridor zone" with a width of 2500 feet along the Haw River that restricts lot sizes to an average of 1 dwelling per 5 acres in order to reduce impacts to the river and riparian habitat.
- Chatham County is in the process of creating a Unified Development Ordinance. It includes new Tree Protection rules that exceed what Chatham Park requires, including preserving 45% of existing trees within the river corridor zone.
- Chatham County requires stormwater management practices to be designed for the 25 year storm event, not the 10 year storm event required by Chatham Park. With storms stronger

than 25 year events happening more frequently, DMB should consider designing for even larger storms, and avoid building on steep slopes near the river.

We have visited your website to look at your developments, all of which are in the western US and the majority in more arid lands, and not the unique local environment of Chatham County, NC. We do not see the experience that's needed to design an environmentally sensitive development in an eastern US Piedmont ecosystem defined by forest and streams. We believe that the design and construction standards for Chatham Park Investors do not do enough to protect this unique environment, with its rich diversity of wildlife and plant species.

It is for this very reason that we are urging you and Disney to do more than what will be required under Chatham Park's standards, and to live up to Disney's 2030 Environmental Goals: *"Disney is committed to taking meaningful and measurable action to support a healthier planet for future generations as we operate and grow our business"*. A healthier planet for future generations would include taking greater measures to combat and mitigate climate change with more tree preservation and stronger stormwater and stream protections. It would include doing more to protect the unique environment of this land close to the beloved Haw River.

We have included the signatures of nearly 1000 community members on our [petition](#) supporting our recommendations that Disney and DMB do more to protect the environment as Asteria is built. We are not alone in our concerns.

Sincerely,

Elaine Chiosso
Executive Director

Emily Sutton
Haw Riverkeeper

CC:

To: Claire Bilby, Senior Vice President and General Manager of Disney Signature Experiences
Emerging Businesses
Beth Thibodaux, Director of External Affairs
Brent Herrington, DMB Development LLC President and CEO

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