

Storm water control will improve.

The concern that storm water will be a bigger problem seems unfounded. Presently, there are no storm water remediation requirements for the area to be redeveloped.

The required storm water management required for construction of the new lodge will be extensive and very expensive. It will be a net decrease in storm water discharge rates.

Underground parking will further decrease oils from parked cars flushing into the stream during rain events.

Traffic may be decreased rather than increase.

MRA housing is principally for those attending programs that fit within MRA's "special use" mission. These programs are between 1 to 6 days. The increased traffic claim assumes more bedrooms in the new lodge means an increase in traffic. Not really.

Added rooms does not mean more people are coming to Montreat.

The added rooms allow for more guests to sleep in the lodge, park once and walk to most MRA facilities located in the center of the MRA campus. These additional guests presently have to rent private housing in Black mountain motels or in private homes in Montreat. Staying "off campus" means more trips per day to the central campus area.

The MRA by its' Charter, mission, definition and purpose **is a special use**. The IRS recognizes this. It is a religious assembly campus and facilities to support its' mission.

The question may be whether Montreat's newer more secular population believes the mission of the MRA is on the whole, an impediment to a newer desire for a peaceful retirement community.

This deserves a good look by the whole community including all stakeholders.