

From: Ricky Roberson [parklane@mindspring.com]
Sent: Monday, April 28, 2008 3:20 PM
To: Town Council
Cc: Dana Stidham; Gene Poveromo
Subject: Woodmont, Stancil Drive

Mayor Foy and Members of the Town Council,

My name is Ricky Roberson and I live on Pearl Lane just off Barbee Chapel Road. My property line is adjacent to the Woodmont Development Project on the Northwest side. My sister, Donna Sayers property adjoins my property line and the Woodmont Project also on the West side.

I am a fourth generation descendent who has lived in this neighborhood most of my life, **and probably will be the last generation**. My grandmother and grandfather bought 19 acres from her parents to live and farm here. She had three children and as they married, she parceled land to them to build their homes. Her last daughter of that third generation lived here until her death last year. My sister and five first cousins still have homes here.

My grandmother and mother described NC 54 when it was a dirt road. I don't remember that, but I do remember Barbee Chapel Road as a dirt road and NC 54 two lanes and beautiful pastures. I believe I have a vested interest, and insight in this area and how it should be developed.

I was upset and disappointed when I discovered that the beautiful forest joining my property had been sold. As plans for the proposed development unfolded I will be the first to admit that I emailed you with my concerns. After many meetings and viewing the plans with Harry Bowles, I believe their project will fit into this area for the future and maintain the integrity with their concept plans.

That being said, I want to point out one large concern I have left. **I believe Stancell Drive should be closed**. Woodmont is planning a beautiful entrance into their project. Stancell Road continues to be used not only as an access to the gas station/quick stop store, but also, it is used as a park and eat for many labor workers in the area. Trash is discarded and the surrounding area is always littered. A lot of this trash ends up along NC 54 into Chapel Hill.

Another reason for closing Stancell Road is the accident hazard. Many people try to use this road for short cuts when trying to go East on NC54 and many use it when trying to bypass the lights at the intersection. I have been involved in an accident that was caused by someone trying to access Stancell Drive through the intersection at NC 54 and Barbee Chapel Road. Three others in my neighborhood alone have had the same experience. I live approximately 150 feet from Stancell Road and I can see the misuse daily. I hear the accidents when the Chapel Hill police and fire departments are call.

Stancell Road is not only a hazard but it costs the Town police and fire departments. This short access road was the remnant of the original NC 54 and with the traffic growth in this area, it has outlived its intended propose. Unless closed or redesigned, increased misuse will continue to create a traffic hazard.

An additional concern is the fact that the gas/quick stop store has been a target for armed robberies and on several occasions, they have left on foot to reach their car parked on Stancell Drive or Pearl Lane to access NC 54 and Barbee Chapel Road as their escape route.

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In closing, I want it on the record that my family members and other property owners of our neighbor, are in agreement that the Woodmont Project is the best fit for the entrance to Chapel Hill. No one else in this area speaks for us.

Thank you,

Ricky Roberson.

Ricky Roberson
Home 919-942-0137
Cell 919-260-7993
parklane@mindspring.com
www.totalskinphotography.com

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Dana Stidham

From: JB Culpepper
Sent: Friday, May 02, 2008 6:17 PM
To: Gene Poveromo; David Bonk; Dana Stidham
Subject: FW: Email RE: Woodmont public hearing

Dana – FYI and for the files as well as for an attachment.

From: Carol Abernethy
Sent: Monday, April 21, 2008 4:44 PM
To: 'Del Snow'
Cc: JB Culpepper; 'Bill Strom'; Bill Thorpe; Ed Harrison; Jim Ward; Jim Ward (w) ; Kevin Foy; Laurin Easthom; Mark Kleinschmidt; Matt Czajkowski ; Sally Greene (w); Amy Harvey; Carlo Robustelli; Catherine Lazorko; Dwight Bassett; Roger Stancil; Sabrina Oliver; Sandy Kline; Bruce Heflin; Flo Miller; Ralph Karpinos; Toni Pendergraph
Subject: Email RE: Woodmont public hearing

Thank you for your email. A copy has been forwarded to each Council Member and to senior staff members.

*Carol Abernethy
Exec. Asst., Manager's Office
Town of Chapel Hill*

From: Del Snow [mailto:djdsnow@msn.com]
Sent: Sunday, April 20, 2008 5:56 PM
To: Town Council
Subject: Woodmont public hearing

To the Mayor and Chapel Hill Town Council:

I appreciate the need for density along designated transit corridors, however I am once again concerned about issues of cumulative impact and lack of existing supportive infrastructure along Route 54. There have been a number of recent high density proposals besides Woodmont on a relatively short stretch of this corridor - Glen Lennox, Aydan Court, and, of course, 54 East which has already been approved.

We know that transit will not flourish without density, and that density without significant transit will create an environmental and traffic nightmare, but I don't believe that this is the only issue that exists. It is extremely important to finish work on the Strategic Plan in order to confirm the vision of Chapel Hill that you will be responsible for for decades to come. How Chapel Hill maintains its character and sense of place will be your challenge as you evaluate proposed developments that, for the most part, could be found in Anytown, USA.

The Council also approved purchase of planning software that would help to assess cumulative impact and foresee unintended consequences. This software would not only be of use in the Northwest area of Chapel Hill, but would also be of great value to planning for the 54 corridor.

From what I understand Capital Associates has requested that the Woodmont Public Hearing be postponed and I would hope that you will guarantee that request.

Thanks-
Del Snow

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----- Forwarded Message

From: Carol Abernethy <cabernethy@townofchapelhill.org>
Date: Fri, 7 Mar 2008 13:56:37 -0500
To: Frank and Vicki Herlant <herlant@earthlink.net>
Cc: JB Culpepper <jbculpepper@townofchapelhill.org>, Bill Strom <billstrom@nc.rr.com>, Bill Thorpe <fourseasons709@aol.com>, Ed Harrison <ed.harrison@mindspring.com>, Jim Ward <jimward@nc.rr.com>, "Jim Ward (w)" <wardjl@email.unc.edu>, Kevin Foy <kevinfoy@townofchapelhill.org>, Laurin Easthom <laurineasthom@gmail.com>, Mark Kleinschmidt <markkleinschmidt@gmail.com>, Matt Czajkowski <mattczajkowski@nc.rr.com>, "Sally Greene (w)" <sally@ibiblio.org>, Amy Harvey <aharvey@townofchapelhill.org>, Carlo Robustelli <carlo@townofchapelhill.org>, Catherine Lazorko <clazorko@townofchapelhill.org>, Dwight Bassett <dbassett@townofchapelhill.org>, Roger Stancil <rstancil@townofchapelhill.org>, Sabrina Oliver <soliver@townofchapelhill.org>, Sandy Kline <skline@townofchapelhill.org>, Bruce Heflin <bheflin@townofchapelhill.org>, Flo Miller <fmiller@townofchapelhill.org>, Ralph Karpinos <rkarpinos@townofchapelhill.org>, Toni Pendergraph <tpendergraph@townofchapelhill.org>
Conversation: Email RE: Woodmont Development
Subject: Email RE: Woodmont Development

Thank you for your email. A copy has been forwarded to each Council Member and to senior staff members.

Carol Abernethy
Exec. Asst., Manager's Office
Town of Chapel Hill

-----Original Message-----

From: Frank and Vicki Herlant [<mailto:herlant@earthlink.net>]
Sent: Thursday, March 06, 2008 8:39 PM
To: Town Council
Cc: herlant@earthlink.net
Subject: Woodmont Development

Dear Town Council

Regarding: Woodmont Development Rezoning Request

Date: March 6, 2008

From: Frank Herlant

I am writing on behalf of the neighbors and property owners along Pearl Lane. Over the years, the area around our neighborhood has changed substantially. What used to be on the outside of town, is now very much part of town. Meadowmont and the adjoining Capital Associates developments have added to the quality of life, but it has also increased traffic & noise to this area.

We feel the proposed Woodmont project should be part of Chapel Hill's long term plan. The project will certainly add jobs & revenue to the area, and will be an attractive addition to Chapel Hill.

The Woodmont development will however strongly impact our neighborhood.

- The project will literally "wrap" around our neighborhood, changing it's privacy & feel forever. Our properties will be wrapped by commercial & mixed use land.
- The project will certainly increase traffic & noise to the area.

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Henry A. Lister, PhD

halister@bellsouth.net

123 Little John Rd.
Chapel Hill, NC 27517

Writer, Photographer

December 4, 2006

Jonathan Whitney, Chair
105 Laurel Hill Circle
Chapel Hill, NC 27514

Subject: Proposed site development for Woodmont

Dear Community Design Commission Members,

In the last year I have met with Harry Bowels of Capital Associates both at his office and in my backyard, and have attended CDC and Town Council meetings regarding the proposed Woodmont development. As the chair of a committee that built two HUD 206 projects in Chapel Hill and Carrboro, and have taken the lead in shepherding those two projects through the regulatory processes in both municipalities, I believe I bring a level of knowledge beyond most of my neighbors. I would like to make several points about the proposed Woodmont.

First, this project does not fit in with the general character of the NC 54 Entryway, as set in policy by the Chapel Hill Town Council in a resolution adopted June 12, 1995. While a list of features of the project may seem to align with the basic tenets of the Entranceway Goals, the enormous scale of the project would overwhelm all the good intentions of those goals. The Goals are littered with the following words: variety, small, ¼, scale to fit, two to 3 story, limit, cluster, preservation. In my opinion, a 520,000 square foot office complex with three 4-story and two 5-story buildings do not fit with either these descriptive words or the overall goals for the entranceway.

Second, this project proposes a zoning change from R-2 to OI. This is unprecedented in the town of Chapel Hill and I do not find that there is sufficient cause to warrant such a zoning change in this case. Woodmont is, in essence, a square peg attempting to be placed in a round hole. All the land surrounding the intended project is currently residential, and the property was intended to provide low-density housing (up to 8 units

(87)

per acre). There is no rationale for rezoning this property to OI when the character of the area is clearly residential.


Third, this project, if built as proposed, would not enhance our health, safety, or property values. The anticipated light pollution, noise from heat and air handling systems, and runoff from paved areas into our neighborhood pose diminishing health issues. Traffic from 1600 parking spaces and over 2500 car trips per day, onto a roadway already infamous for its inability to handle traffic, will create additional safety issues – both as drivers and pedestrians. It is already nearly impossible for me to walk from my house to the shops at Meadowmont, as crossing NC 54 is not practical. Finally, there is no data to support that the construction of such a large office complex will enhance the value of residential property in my neighborhood, especially a project of the proposed magnitude of Woodmont.

For these and lesser reasons that I shall reserve for the future, I believe that the construction of Woodmont would be detrimental to me directly and to the Town of Chapel Hill. Mr. Bowles is an earnest man who represents a company well-known for quality and integrity. However, the character of the principals and the corporation are not factors that should be included in the assessment of this projects' worthiness. This project is inappropriate for the land on which it is proposed. Please take my points into consideration as you review it and submit your opinions to the Town Council.

Sincerely,

Henry A. Lister, PhD

Hand out @ 10/28
Woodmont Concept Plan


M E A D O W M O N T
O F C H A P E L H I L L
Community Association

October 10, 2006

Mr. Harry Bowles, CEO
Capital Associates
1100 Crescent Green, Suite, 115
Cary, NC 27518

Dear Mr. Bowles:

As you know the businesses in Meadowmont Village are all members of the Meadowmont Community Association by virtue of their payment of association dues. Through this letter I am expressing the support of the Meadowmont business community for your current proposal for the Woodmont project. In numerous conversations with our retailers, restaurant owners, and office renters they have expressed their strong support for your concept plan.

The merchants and restaurant owners are obviously particularly supportive of the fact that your plan does not include additional retail and restaurant space. One has only to drive through the many area shopping centers and down Franklin Street to realize that there may already be more of these types of establishments than the area can support. The vacancy rate speaks for itself. On the other hand, those who rent office space in the current Exchange and in Meadowmont Village, all comment on the fact that there is a major shortage of quality office space convenient enough to accommodate the needs of current or future companies who would like to be part of the Chapel Hill community.

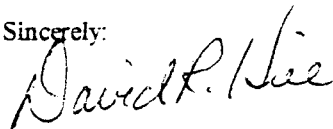
Your offer to provide a shuttle service between Woodmont and Meadowmont Village during the busy lunch time hours of 10:00 am to 2:00 pm is also of special interest to Meadowmont Village tenants. This proposal not only takes into account the Town Council's concern about traffic congestion on Raleigh Road, but also has the positive affect of supporting a significant Chapel Hill business community.

Finally, I have discussed your idea of providing a drop-off site in Woodmont where Meadowmont stores can deliver items that have been ordered via telephone or email by Woodmont employees. This idea has also received very positive comments from our business community.

Your proposal appears to be a win-win for all parties involved. The Town Council must face the inevitability of some type of development on the proposed Woodmont site. Your proposal appears to offer the smallest possibility of a major increase in traffic on the already congested Raleigh Road. In addition the town will be able to boast of another quality office complex that will meet the need for additional office space close to home for many Chapel Hill residents. The future Woodmont employees will be winners in that they will have easy access to quality stores and restaurants, only a short walk or shuttle ride away. And the Meadowmont businesses will win because the new "Meadowmont Annex" will no doubt result in more business for them. This will further the Chamber of Commerce emphasis on Buying Local.

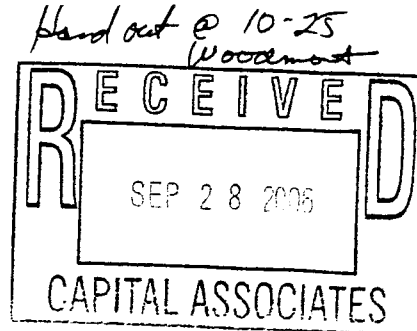
Please be assured that the Meadowmont Village business community will work closely with the Woodmont developers to assure that the project will be mutually beneficially to all parties involved, including the Chapel Hill community as a whole.

Sincerely:



David R. Hill, Manager
Meadowmont Community Association

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M E A D O W M O N T
OF CHAPEL HILL
Community Association



September 25, 2006

Mr. Harry Bowles, CEO
Capital Associates
1100 Crescent Green, Suite, 115
Cary, NC 27518

Dear Mr. Bowles:

Thank you for meeting with us recently to review your concept plan for the Woodmont commercial development on Route 54 in Chapel Hill. Your analysis of the needs for Class A office space in Chapel Hill appears to be very much on target given the recent experience we have observed in both Meadowmont and other areas in close proximity. While office space is rented quickly and provides Chapel Hill residents with opportunity to work close to home, retail space throughout the area appears to be relatively overbuilt and much more difficult to lease.

Our Community Association Board of Directors, at its September 20 meeting, unanimously expressed support for two items in your concept plan:


1. Your decision not to include retail space in Woodmont, but instead to use existing retail services in Meadowmont Village, and
2. Your proposal to provide shuttle service between Woodmont and Meadowmont during daytime hours.

These components of your plan not only support existing Chapel Hill retail businesses, but also have the potential for reducing additional daytime traffic on Route 54. Both of these concepts are excellent examples of cooperation between two neighboring developments. Our Board will follow the progress of your plans through the various committees and Town Council hearings, and is willing to communicate its support for these items in your plan to the appropriate groups. Please feel free to include a copy of this letter with the documents you present.

Thank you for your consideration in reviewing your plans with us and for including us in your planning process.

Very truly yours,


Gary Barnes, President
Meadowmont Community Association


David R. Hill, Manager
Meadowmont Community Association

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Owens & Dubal, LLC
106B Little John Road
Chapel Hill, NC 27517

01/29/2007

FILE

Ms. Kay Pearlstein
Community Design Commission Members
306 N. Columbia Street
Chapel Hill, NC 27517

Subject: Proposed site development for Woodmont

Dear Community Design Commission Members:

We have a rental duplex, which I live in half, that will border the proposed development. After researching other properties built and managed by Capital Associates, as well as reviewing current plans for Woodmont, we support the project.

Harold Bowles of Capital Associates has kept constant communication with myself on any changes to plans, and has requested my input regularly. Given the portfolio already developed and managed by Capital Associates, their willingness to work with the neighborhood, the very high quality building that is planned, large setbacks proposed, and the understanding Capital Associates will manage the property, we believe this will be the best possible neighbor to our property.

In supporting this project, we also have voiced concerns about traffic to Harold Bowles. We do believe for this to be successful for the Town, Capital Associates, and Sherwood Forest, there will need to be serious traffic issues addressed. Traffic is a major problem now in this area, so any improvement overall will be one more positive outcome.

Sincerely,

David M. Owens
President, Owens & Dubal, LLC
919-338-8071
davidowens@davidowens.org

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October 25, 2006

Eric S. Workman
114 LittleJohn Rd.
Chapel Hill, NC 27517

Ms. Kay Pearlstein
Community Design Commission Members
306 N Columbia St
Chapel Hill, NC 27517

Re: Proposed site development for Woodmont

Dear Ms Pearlstein,

My property on Littlejohn Rd. in the Sherwood Forest Subdivision shares a border with the proposed Woodmont development. Harry Bowles and Capitol Associates have organized the neighbors in Sherwood Forest on several occasions to discuss, at length, the proposed project and address our concerns. On two occasions, the project civil engineer was available to talk with the neighbors about drainage issues in the area. Capitol Properties has shown genuine interest in the opinions of neighboring property owners and have gone the extra mile to incorporate those ideas and concerns into their design.

I am a Professional Architectural Engineer with a local firm in Chapel Hill designing commercial buildings in the area. In my professional opinion, the proposed buildings for the Woodmont project are both architecturally attractive and blend well with the Chapel Hill motif. Traffic on Hw 54 will need to be address before the conclusion of this project but I trust that Capitol Associates will work diligently with the Department of Transportation to resolve these issues.

I am in general support of this project and hope that the Community Design Commission will recommend this project for development.

Regards,

Eric S. Workman

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SALLY TRAUCO

13 LITTLEJOHN RD
CHAPEL HILL, NC 27517
PHONE: (919) 942-7303
EMAIL: STRAUCO@NC.RR.COM

October 24, 2006

Town Council Members and
Community Design Commission Members
306 N Columbia St
Chapel Hill, NC 27517

Re: Proposed site development for Woodmont

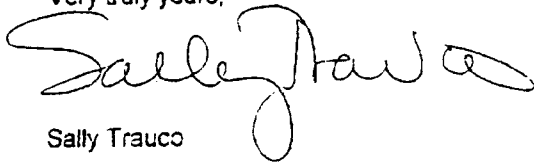
Dear Town Council and CDC Members,

Although I am unable to attend the meeting tomorrow evening, I would like to express to you my opinions concerning the proposed development of Woodmont. I own property in Sherwood Forest Subdivision, adjacent to the proposed development site. Over the last year or so our neighborhood has had many formal and informal meetings and contact with Harry Bowles and Capitol Associates. It is my opinion that they are a reputable development company who has shown genuine concern for the desires of their neighboring properties. I have attended multiple meetings with them where they encouraged our input to their development plan. In some cases, they have revised their plan in accordance to our concerns. Most recently, they brought a tree service in to remove fallen trees on their property and any that may be leaning toward our homes that we expressed concern over. In my opinion, they have been good neighbors and I feel very confident that they would remain so in the future.

I am in support of the land being used by Capitol Associates for the purposes they intend. If modeled after their Exchange West complex, I think that the buildings they are proposing are very upscale, the land in the site aesthetically pleasing and that their intended use of the land will blend well with the area in general. I have full trust and confidence in both the Community Design Commission and Town Council in the decisions they make in regard to this development. I trust that traffic and light pollution would be addressed by the Town of Chapel Hill as with any other development. I feel confident saying that Capitol Associates would abide by any restrictions set forth by the Town of Chapel Hill and would be a pleasant developing company to work with.

Thank you for your time.

Very truly yours,


Sally Trauco

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Hand out @ 10-25
Woodmont

Downing Creek Community Association

C/o Rebecca Board
10 Winslow Pl
Chapel Hill, NC 27517

(919) 968-1303

October 20, 2006

Community Design Commission
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514-5705

Dear CDC Members:

The Downing Creek Community Association Board of Directors has voted to recommend support for the Woodmont Office Park being proposed by Capital Associates. We have met with Harry Bowles several times to discuss it, and have appreciated many aspects of this project from the beginning. We believe that this project will be of benefit to Downing Creek by being part of an attractive entryway into Chapel Hill that is aesthetically consistent with the other new developments nearby on Hwy 54 as well as providing desirable office space.

We enjoyed the days when Hwy 54 was a quieter road with fewer buildings and we are sure that those who preceded our development enjoyed it even more. But with the construction that has already taken place along Hwy 54 on the edges of both Chapel Hill and Durham, we accept that our area has changed from rural and residential into a major thoroughfare and a main entryway to Chapel Hill. In the process we have mourned the loss of trees, raged over the traffic congestion, and also come to appreciate many of those new things. To the west of Barbee Chapel Rd is an area which is both pleasing to the eye and includes many businesses that we enjoy having to close to our homes. It has become an area to be proud of. But east of Barbee Chapel Road and on toward Durham, there are many areas that are decidedly unattractive and no longer well suited to this corridor. The site that the Woodmont project proposes to rejuvenate is one of the worst of these.

We know that there has been some concern about the high percentage of office space in this project, but we do not share this concern. This property is located directly on Hwy 54, and our experience as a residential neighborhood as this area has grown indicates that homes are better located slightly off of the busy thoroughfare. When considering the entire area around this site, both in Chapel Hill and in Durham, there is already plenty of residential and commercial space. Office space is in the shortest supply and so this project would even out the existing imbalance.

We have been informing our residents about the proposed development, and the only concerns our board has received are regarding traffic on Hwy 54 – which is already at unacceptable levels. The DCCA Board is concerned about this also, but we feel that Capital Associates has tried to face this problem as well as possible by offering to phase in the project and to re-evaluate traffic at each step. While we hope that future improvements to Hwy 54 will be made and that alternate routes will be created, we would also hate to pass up a chance to develop this property in such a positive way

So, in spite of our traffic concerns, Downing Creek is optimistic that this project might bring with it many things that benefit our residents including the improvement of traffic ingress and egress from our entrance onto Hwy 54, pedestrian and bicycle paths linking us to Meadowmont, general landscaping and aesthetic improvements along Hwy 54, spaces that might be used as community gathering places, the possibility of a nearby pediatrician's office, and another voice that will support the desire we all share to see a long term solution to traffic congestion - since we are sure that Chapel Hill will be watching the traffic closely before allowing the second and third phases of this project to be built.

For the Board,

For the Board,

Rebecca Board, Property Manager
Downing Creek Community Association

Cathy Ladd, President
Downing Creek Community Association

