

Hand out @ Woodmont
Woodmont Concept Plan

M E A D O W M O N T
OF CHAPEL HILL (17)
Community Association

ATTACHMENT 3

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 be part of the Chapel Hill community.

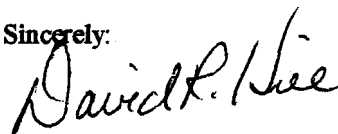
Your offer to provide a shuttle service between Woodmont and Meadowmont Village during the busy lunch time hours of 10:00 am to 2:00 pm is also of special interest to Meadowmont Village tenants. This proposal not only takes into account the Town Council's concern about traffic congestion on Raleigh Road,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

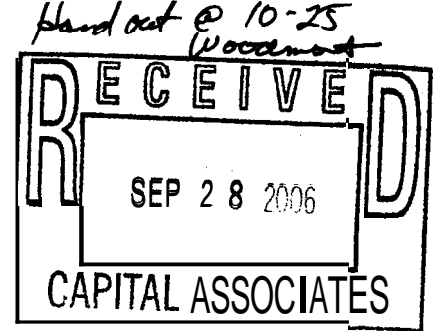
Please be assured that the Meadowmont Village business community will work closely with the Woodmont developers to assure that the project will be mutually beneficially to all parties involved, including the Chapel Hill community as a whole.

Sincerely:



David R. Hill, Manager
Meadowmont Community Association

A D O W M O N T
OF CHAPEL HILL
Community Association
(18)



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 document 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

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

(19)

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

20

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 Shenwood 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

(21)

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

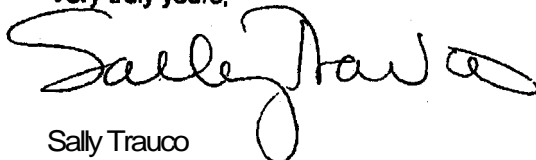
Dear Town Council and CDC Members,

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 Shewood 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

Hand out @ 10-25
Woodmont

Downing Creek Community

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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,

Rebecca Board, Property Manager
Downing Creek Community Association

For the Board,

Cathy Ladd, President
Downing Creek Community Association