

Dear Ms. Pearlstein,

I live in Northwoods V and am aware that a mixed-use development is being proposed for the Altemueller parcel. Having been a real estate broker for almost twenty years, I have observed how this type of development, if not done with great consideration for the bordering neighborhood, can result in greatly decreased property values, something I want to avoid for myself and my neighbors.

I am offering a couple of suggestions below for consideration which could meet the town's development needs while keeping our property values intact:

SINGLE STORY, SMALLER HOMES -- In today's market, I am frequently asked about the availability of modest sized (1600-2000 square feet), single family, one story homes, something currently sorely lacking in Chapel Hill. These would serve the needs of young families as well as empty nesters who no longer need their family-sized Chapel Hill homes, but who want to remain in Chapel Hill vs. exiting to Chatham County or other more reasonably priced areas.

ADULT COMMUNITY RESIDENCE -- This is a concept which is springing up nationwide as the baby boomers reach retirement. With many ways to design this, one such development I'm involved with in Holly Springs includes attached residential "apartments" with shared dining and recreational facilities. Still in the planning stages, the municipality of Holly Springs welcomed the concept with open arms.

I would be happy to discuss any of this further with you or the appropriate parties. I offer these possibilities in the hope of benefitting both Mr. Christian, the developer, and my Northwoods V neighborhood.

Judy Weinstock

Judy Weinstock, REALTOR[®], ABR, CRS, GRI

Accredited Buyer Representative, Certified Residential Specialist, Graduate REALTOR[®] Institute

**The Judy Weinstock Team at Keller Williams Realty
1516 E. Franklin Street, Chapel Hill, North Carolina 27514**

Call 888 SEE JUDY (888.733.5839) / 919.951.1800

January 21, 2009

Dear Community Design Commission,

We, the residents of Parkside, absolutely do not want Kenilworth to extend to Martin Luther King, Jr. Boulevard as determined by the town as a result of the development of the Altemueller property. The connectivity of this road is marginalized by the median on MLK Blvd. which allows for only right hand turns when exiting and only allows entering from the north. Parkside already has 2 entrances to MLK Blvd. within 1000 feet from where Kenilworth will punch through. The redundancy of another entrance of limited use due to the median issue is an unnecessary use of public funds. The citizens that would benefit the most from the road have determined the trade offs are too high.

Since Kenilworth dead ends, it acts like a cul-de- sac where children play and ride bikes. Connectivity will increase traffic and present a danger to our children. In addition, the property is filled with large, majestic old trees which serve as a visual and natural sound barrier to noise from MLK Blvd and I40. The destruction of the trees and our natural screen will negatively impact our quality of life. Our property values will decline due to the detrimental aesthetic impact of the tree removal.

Based on conversations with Bill Christian, the developer of the Altemueller property; he is taking a neutral position. The connectivity of this road is not a necessity for the development of the property.

Cc: Chapel Hill Town Council

Paul and Jennifer Jansen
200 Glenmore Road

Lijun Chen and Xuezhon Cai
105 Kenilworth Place

Caryn & Bill Zoffer
207 Glenmore Road

Patrick Chen, Wendy Jin
203 Kenilworth Place

Paige and Kent Rossman
100 Kenilworth Place

Zhimin Gao and Jie Liu
202 Kenilworth Place

Paul and Kim Hoffmann
109 Maddry Court

Gregory & Kathy Matera
115 Glenmore Road

Chitra and Jai Shankar
108 Maddry Court

Dongsun Cao and Lin Gu
504 Lonebrook Drive

Jill and Bill Hennen
306 Lonebrook Drive

Troy and Peggy Trystad
106 Kenilworth Place

Mahdi and Azhita Fahim
501 Lonebrook Drive

Lynn and Doug Tocci
113 Glenmore Road

Dwight & Valerie Smith
201 Glenmore Road

Lisa and Tom Volk
103 Kenilworth Place

Elizabeth and Tom Leech
101 Kenilworth Place

Pat and Ed Yahner
200 Kenilworth Place

Youwen He and Jian Gao
602 Palafox Drive

Yuan Yao & Ling-yan Wang
107 Glenmore Road

Bill and Cindy Renn
104 Kenilworth Place

Karupiah and Rajeswari Jayaraj
200 New Parkside Drive

Qingqi Chen & Kim Liu
303 New Parkside Drive

Gwan-Shiuh Lin
208 Glenmore Road

Lonnie Leithold & Tom Wiepke
102 Kenilworth Place

Bob & West Dupuis
205 Kenilworth Place

Gary Feng & Xiuhong Cao
206 Kenilworth Place

Christopher Lyu & Jing Jin Gu
218 Glenmore Road

Suhag Parikh & Shilpa Shah
413 Palafox Drive

Xin Chen & Ping Fan
411 Palafox Drive

Bo Zheng & Jun Ye
107 Kenilworth Place

Bob and Cherie Page
110 Maddry Court

Heather Benjamin & Jeff Danner
423 New Parkside

January 28, 2009

To: Community Design Commission

The CDC will be reviewing a preliminary concept plan for the Altemueller property presented by Mr. William Christian, and we wanted to make you aware of our concerns ahead of time.

Mr. Christian was kind enough to meet with several homeowners last month to preview his plans. We are impressed with his desire to respond to community input and attempt to rectify potential problems. Last week, Mr. Christian invited the former chair of the Dept. of Horticulture at NC State to walk the buffer area with residents in order to share her knowledge and ideas about different planting options.

Unfortunately, the Altemueller property will present a number of challenges to any developer. The site itself is home to the headwaters of Booker Creek and contains a perennial and intermittent stream. A representative of the Clean Water Management Trust Fund surveyed the property and found it to be worthy of grant application. Mr. Christian has proposed leaving that part of the lot undeveloped. However, previous development on Weaver Dairy Road has led to severe sedimentation problems with both Lake Forest and Lake Ellen. Without appropriate engineering controls, this may recur. RAM Development's (the previous owner) efforts to negotiate use of the existing DOT retention ponds were not successful; alternative methods to detain stormwater may be necessary. Additionally, the original Altemueller home still exists on the property and the Chapel Hill Preservation Society is seeking its preservation and adaptive re-use. Mr. Christian has tentatively agreed to this. Lastly, the parcel contains quite a number of majestic trees that are well over 100 years old that line the entrance corridor along Martin Luther King Jr. Blvd.

Neighbors have concerns about a number of specific issues. A number of homes have already had stormwater management issues and the significant increase in impervious surface may exacerbate this situation. The plan that Mr. Christian showed to us established 29-foot buffers between his mixed-use proposal and one family homes. We feel very strongly that this is an insufficient amount of buffering for many reasons. Mr. Christian's plans call for a driving

alleyway in the back of the development. This will abut homes that will be affected by both headlights and noise. Furthermore, the clearing of most of the lot will subject residents to both light and noise pollution from a major transit corridor-MLK, Jr. Blvd. It will not only be difficult to adequately transition the buildings from multi-story mixed-use to one family homes on this shallow parcel, but it will be a challenge to preserve privacy as multi-story buildings overlook residences.

We would suggest that Mr. Christian consider the environmental sensitivity of this parcel in his designs by collecting rainwater for re-use and using pervious pavers to mitigate some of the stormwater impact. We also suggest that dark-sky friendly lighting techniques be used throughout. Finally, in considering whether this lot can support the intensity proposed, we would point out that 280 parking spaces are excessive for a transit oriented development on the bus line.

We look forward both to hearing your comments on the preliminary concept plan and to continuing to work with Mr. Christian to create a plan that is both a successful development and one that preserves our property values.

Thank you-

Del and David Snow-111 Tremont Circle

Gabriel Coch & Beatrix Plaza-101 McCrae

Eric & Aruna Frazier-110 McCrae

Jeff & Joey Ware-Furlow-115 Tremont

Alan & Evelyn Hecht-127 Tremont

Jim Lewis & Mar Gutierrez-117 Tremont

Deborah Morris-Purcell-106 Weymouth

John & Linda Pischak-119 Tremont

Paul & Jennifer Jansen-200 Glenmore

Anu & Gurdeep Sidhu-219 Tremont

Ross & Cathy Durham-125 Tremont

Ben & Linda Poulson-102 Weymouth

Lottie Supples-109 Tremont

Wen Suter-201 Tremont

Dr Roland & Andrea Tisch-114 Tremont

Tim Wade & Irene Doherty-106 Tremont

Jian & Sally Wang-103 Weymouth

Jeff & Judy Weinstock-102 Tremont

Serge & Jennifer Zwickler-129 Tremont

Becky Elkins-113 Tremont

Jonathan Miller & Jennifer Weinberg-Wolf

105 Weymouth

ALTEMUELLER PROPERTY ~ NEIGHBORS WITH CONCERNS

Jeff & Judy Weinstock	102 Tremont Circle
Tim Wade & Irene Doherty	106 Tremont Circle
Barry & Toby Duchan	107 Tremont Circle
Lottie Supples	109 Tremont Circle
David & Del Snow	111 Tremont Circle
Alvin & Mitali Lebeck	112 Tremont Circle
Becky Elkins	113 Tremont Circle
Dr. Roland & Andrea Tisch	114 Tremont Circle
Jeff Furlow & Joey Ware-Furlow	115 Tremont Circle
Brad & Denise Fisher	116 Tremont Circle
Jim Lewis & Mar Gutierrez	117 Tremont Circle
John & Linda Pischak	119 Tremont Circle
Ross & Cathy Durham	125 Tremont Circle
Alan & Evelyn Hecht	127 Tremont Circle
Serge & Jennifer Zwikker	129 Tremont Circle
Wen Suter	201 Tremont Circle
Yuchen Chen & Ping Zhao	203 Tremont Circle
Anu & Gurdeep Sidhu	219 Tremont Circle
Ben & Linda Poulson	102 Weymouth
Jian & Sally Wang	103 Weymouth
Jonathan Miller & Jennifer Weinberg-Wolf	105 Weymouth
Deborah Morris Purcell	106 Weymouth
Gabriel Coch & Beatrix Plaza	101 Macrae Ct
Eric & Aruna Frazier	110 McCrae Ct
Barry & Sandra Malawski	102 Aster
Dr. Kensaku & Caitlin Kawamoto	117 Lonebrook
Lars & Jennifer Bishop	119 Lonebrook
Doug & Lynn Tocci	113 Glenmore
Paul & Jennifer Jansen	200 Glenmore
Bill & Caryn Zoffer	207 Glenmore
Christopher Lyu & Jing Jin Gu	218 Glenmore
Dr. T. Wiepke & Dr. L. Leithold	102 Kenilworth
Bill & Cindy Renn	104 Kenilworth
Evan & Lydia Renn	104 Kenilworth
Troy & Penny Trygstad	105 Kenilworth
Ed & Pat Yahner	200 Kenilworth
Zhimin Gao & Jie Liu	202 Kenilworth
Patrick & Wendy Chen	203 Kenilworth
Bob & West Dupuis	205 Kenilworth
Rob & Kathy Vreeland	207 Kenilworth
Qingqi Chen	303 New Parkside
Jeff Danner & Heather Benjamin	423 New Parkside
Bob & Cheri Page	110 Maddry Ct
Allen & Tammy Samuelson	403 Lonebrook
James & Anne Korfas	601 Palafox
Benedict Fernandes & Marisa D'Souza	108 Juliette Ct

ALTEMUELLER PROPERTY DEVELOPMENT CONCERNS

PROPERTY CONCERNS

- BOOKER CREEK HEADWATERS
- HISTORIC HOME ON SITE
- SPECIMEN TREES
- D.O.T. RETENTION PONDS
- CURB CUTS
 1. JUST SOUTH OF WDR
 2. EXTENSION OF KENILWORTH PLACE
-

SPECIFIC NEIGHBORHOOD CONCERNS

- STORMWATER PROBLEMS
- BUFFERS
- LIGHT POLLUTION
- NOISE POLLUTION
- LOSS OF PRIVACY
- TRANSITIONING
- DECLINE IN PROPERTY VALUES
- SAFETY

CONCEPT PLAN PROPOSAL
DEVELOPMENT INFORMATION

COMPARISON OF CONCEPT PLANS

RAM PROPOSAL		WCA PARTNERS PROPOSAL
557,570.2 sq'	SIZE OF DEVELOPMENT	561,924 sq'
109,500 sq'	FLOOR AREA-SQ. FT.	300,000 sq'
204	PARKING SPACES	280
48	DWELLING UNITS	110
3.75	UNITS PER ACRE	8.5
257,500 sq'	IMPERVIOUS SURFACE	243,000 sq'
2/21/07		1/28/09

Ram Concept Plan

TOWN OF CHAPEL HILL

CONCEPT PLAN PROPOSAL

Applicant Information

Name: Ram Development Company (Contact: Jonathon M. Keener)
Address: 516 West Peace Street
City: Raleigh State: North Carolina Zip: 27603
Phone (Work): (919) 834-7579 Fax: (919) 834-1509 E-mail jkeener@ramrealestate.com

Property Owner Information (included as attachment if more than one owner)

Name: MLK at Westminster CHNC LLC Phone: _____
Address: 3399 PGA Blvd. #450
City: Palm Beach Gardens State: FL Zip: 33410

Development Information

Name of Development: Altemueller Development
Tax Map: 7 Block: 18 Lot: 13B Parcel ID #: 9880-24-4842
Address/Location: 1641 Martin Luther King Jr. Blvd.
Existing Zoning: R-2 New Zoning District if Rezoning Proposed TBD
Proposed Size of Development (Acres / Square Feet): 12.8 / 557570.2
Permitted / Proposed Floor Area (Square Feet): TBD (Per New Zoning) / 109,500
Minimum # Parking Spaces Required: TBD (Per New Zoning) #Proposed 204
Proposed Number of Dwelling Units: 48 # Units per Acre 3.75
Existing / Proposed Impervious Surface Area (Square Feet): 11,000 / 257,050
Is this Concept Plan subject to additional review by Town Council? Yes

The undersigned applicant hereby certifies that: a) the property owner authorizes the filing of this proposal b) authorizes on-site review by authorized staff; and c) to the best of his/her knowledge and belief, all information supplied with this proposal is true and accurate.

Signature:  Date: 1/16/07

Please submit **20 sets** of all materials, or **35 sets** of all materials including reduced (8 1/2" by 11") copies of all plans if the Concept Plan is subject to additional review by the Town Council, no later than the first day of the month. Materials must be collated and folded to fit into a 12" x 15" envelope.

The Community Design Commission meets regularly on the third Wednesday of each month. Meetings with the Town Council will be scheduled after the Community Design Commission meeting. For confirmation of meeting dates and the placement of your request on the agenda, please call the Planning Department at (919) 968-2728.

Revised August 26, 2005