

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, September 02, 2021 11:34 AM
To: Michael Hoppe
Cc: Colleen Willger; Adam Searing; Allen Buansi; Amy Ryan; Andrew Creech; Camille Berry; Hongbin Gu; Jeanne Brown; Jeffrey Hoagland; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Robert Beasley; Tai Huynh; Vimala Rajendran; Zachary Boyce; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Reflections on Town Council meeting on September 1 in regard to Summit Hospitality Group proposal for 101-111 Erwin Road
Categories: Agenda Packet Process

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Michael Hoppe [mailto:mheinzhoppe@gmail.com]
Sent: Thursday, September 2, 2021 11:29 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Reflections on Town Council meeting on September 1 in regard to Summit Hospitality Group proposal for 101-111 Erwin Road

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor Hemminger, dear Town Council Members!

As I reflected on last night's Town Council meeting in regard to Summit Hospitality Group's proposal for 101-111 Erwin Road, three mind-boggling disconnects became crystal clear:

1. Water Run-Off: On the one hand, Chapel Hill is expected to have increasingly severe rainfalls in years to come due to climate change, the property in question sits on top of a piece of significantly sloped land, Booker Creek and Eastgate will likely be more frequently flooded due to the expected heavier rainfalls, NC soil is known for its impervious clay under a thin layer of soil, trees will be cut down, there already sits a hotel and, in the near future, the Christ Community Church on that land, and there are neighborhoods with already existing flooding problems below AND YOU EVEN SERIOUSLY CONSIDER ALLOWING A DEVELOPMENT WITH TOO MANY BUILDINGS, TOO MANY ADDITIONAL IMPERVIOUS ROADS AND PARKING SPACES, AND TOO FEW GREENSPACES?

2. Car dependency: On the one hand, Chapel Hill promotes itself as a desirable place to live, with lots of greenspaces, a town-wide bus system, bike lines, walkable neighborhoods, recreational areas for children and adults to safely enjoy, and a small town atmosphere AND YOU EVEN SERIOUSLY CONSIDER ALLOWING A DEVELOPMENT THAT WILL ADD MORE THAN A HUNDRED PARKING SPACES TO THE ALREADY EXISTING ONES AT THE HOTEL AND THE ANTICIPATED ONES FOR THE CHRIST COMMUNITY CHURCH, PROVIDES MINUSCULE GREENSPACES AND RECREATIONAL AREAS, NO WALKABILITY OF NOTE, AND ADDITIONAL PRESSURE ON THE EXISTING TRAFFIC INFRASTRUCTURE?

3. Affordability: On the one hand, Chapel Hill is in need of housing that can be afforded by its teachers, nurses, firemen/women, grocers, et al, is close to town to decrease commuting traffic, provides access to its bus lines, is near shopping areas in walking distance, and does not exceed 30% of a household's monthly income AND YOU EVEN SERIOUSLY CONSIDER ALLOWING A DEVELOPMENT IN WHICH 45 OF ITS PROPOSED 52 TOWNHOUSES WILL COST BETWEEN \$450,000 AND \$650,000 (according to the Summit Hospitality Group), THAT SIGNIFICANTLY REQUIRES MORE OF THE 30% OF THE MEDIAN HOUSEHOLD INCOME FOR HOUSING, AND THAT IS NOT IN WALKING DISTANCE OF GROCERY AND OTHER ESSENTIAL STORES?

As I have pointed out many times before, I am all for sensible, affordable, desirable, and existing zoning-compliant development of the property in question. As I have also expressed many times before, the current Summit Hospitality Group's proposal is none of these things. What I have tried to stress in this e-mail is that the proposal is fundamentally at odds with your officially stated values and objectives for a livable Chapel Hill. Respectfully submitted.

Michael H. Hoppe
205 Windhover Drive
Chapel Hill, Nc 27514
(919) 929-7009

Amy Harvey

From: Jeanette Coffin
Sent: Friday, September 10, 2021 8:49 AM
To: hkrasny@mindspring.com
Cc: Colleen Willger; Adam Searing; Allen Buansi; Amy Ryan; Andrew Creech; Camille Berry; Hongbin Gu; Jeanne Brown; Jeffrey Hoagland; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Robert Beasley; Tai Huynh; Vimala Rajendran; Zachary Boyce; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: FW: Facts re Creation of a Swale in the Summit Buffer-- Mayor & Council/Chapel Hill
Attachments: Stream Determination-Feb 2016.pdf; Pond Flow Behind 120 Woodbridge Ln in 2021.pdf
Importance: High

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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Office Assistant
Town of Chapel Hill Manager's Office
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Chapel Hill, NC 27514
(o) 919-968-2743 | (f) 919-969-2063

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

From: H. Krasny [mailto:hkrasny@mindspring.com]
Sent: Friday, September 10, 2021 7:07 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Sue Burke <sburke@townofchapelhill.org>; Judy Johnson <jjohnson@townofchapelhill.org>
Subject: Facts re Creation of a Swale in the Summit Buffer-- Mayor & Council/Chapel Hill
Importance: High

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Re: Creation of a Swale in the Summit Hospitality (Marriott Residence Inn)

Hotel) 100 Ft Deed Restricted Undeveloped Buffer.

Dear Mayor & Council-

I am writing you today to inform you of facts that I believe you all are NOT aware of on the above referenced matter. As the saying goes, "FACTS MATTER."

I so testify, that I believe that to install a Swale or Pipe in the 100 ft undeveloped Buffer beside and aligned with my Townhome's front and rear yard situated directly behind the Marriott Residence Inn Hotel in Chapel Hill would be a USELESS and WASTE OF Town and/or Marriott RESOURCES and FUNDS, as well as a POTENTIAL DESTRUCTION OF Valuable VEGETATION therein, which I believe would violate a Restriction in the Permanent Registered Deed (see Item 3 below).

I will prove to you in the following statements that there is NO need or rationale to construct a Swale or introduce a Pipe in Summit's Undeveloped Buffer immediately BESIDE my Townhome (120 Woodbridge Ln), and aligned with the front to back of my Townhome's footprint plus 50 ft in the front and 30 ft in the rear. It will NOT serve a purpose because a need does NOT exist in THIS PART of the Buffer. Find below my support and hard evidence of said fact.

FACTS IN EVIDENCE To Corroborate My Above Statement.

I am hereby responding to the brief discussion during Agenda item 15 in the Sept 1, 2021 Town Council meeting regarding constructing a Swale and/or adding a pipe inside the 100ft undeveloped Buffer owned by Summit Hospitality, and that lies between the Marriott Hotel and Woodbridge Ln where I live. I wish to reveal and disclose to you certain INDISPUTABLE FACTS that I respectfully ask the Council and the Town Staff and its Attorney to please review, and thoroughly investigate BEFORE embarking upon or authorizing ANY such action and expenditure of funds to create a completely UNNECESSARY construction of a Swale or introduction of a Pipe inside and on ANY part of Summit's Undeveloped Buffer located IMMEDIATELY NEXT TO MY Townhome (120 Woodbridge Ln), a construction that will have lasting negative consequences for my property and my Townhome.

This above referenced undeveloped Buffer sits directly BESIDE my Townhome (120 Woodbridge Ln), beginning 25 ft from my footprint where lies a common property line with Summit. I shall refer to this as its Southern border.

As a reference, the Northern border of this Buffer is located 100 ft away, and where all large vegetation stops. Approximately 75 ft beyond that point lies the Hotel's footprint.

1. I have been told on 8-20-21 by Scott Radway, representing Summit Hospitality, that a study is being undertaken to determine if a stormwater channel [or Pipe] in the 100 ft buffer EAST of Woodbridge Ln would provide additional stormwater flow RELIEF for Summerfield residents. I hereby CONTEND and testify as one of the original homeowners in Summerfield Crossing (since 1985) that there is NO REFERENCED RELIEF being sought by me, nor do I believe there is ANY need to construct a Swale or add a Pipe inside the undeveloped Buffer IMMEDIATELY NEXT TO my Townhome which now faces the rear of the present Marriott Residence Inn Hotel. I challenge ANYONE to show or prove otherwise the necessity of such RELIEF in this SPECIFIC SEGMENT of the Buffer that sits directly beside my Townhome's footprint plus 50 ft in the front and 30 ft in the rear. I further believe any such statement of a need for RELIEF in this stated segment would be untruthful and a hoax.

I furthermore CONTEND that there is and NEVER has been rainwater or Pond water that enters my front, side or rear yards on Woodbridge Ln from the area that includes the said undeveloped Buffer since I have lived here for 36 years. However, there is and continues to be an overflow of Pond water (from the 5 acre property now owned by Summit) flowing though an existing and Town sanctioned natural Swale approximately 45 ft from the rear of my Townhome and that of my next door neighbors extending to a Town storm drain on Summerfield Crossing (Rd). I find this to be acceptable, UNLESS the path and/or the amount of water flow is ever physically altered in ANY WAY.

Another words, its occurrence has resulted in NO damage to date to my part of the property I own or am immediately adjacent to.

Please refer to the attached PDF-- "Pond Flow Behind 120...", "an aerial view with the path (colored in blue) of the Pond water's overflow (after a rain or snow event) NOTE my Townhome is incorrectly marked in this visual as "122" instead of "120." Also I have included attached a Stream Determination Map produced by the Town's Stormwater Division, and it indicates that SAME path of Pond overflow.

FACT: I have NEVER seen in the 15 years since the Marriott was opened ANY EVIDENCE WHATSOEVER (before, during or after a rainfall) of a stream of water flowing INSIDE this 100 ft undeveloped Buffer North to South from the Marriott building towards Woodbridge Ln, and aligned with the front to back of my Townhome's footprint plus 50 ft in the front and 30 ft in the rear.

Furthermore, I have NEVER seen ANY stream of water inside this Buffer running West to East before or after a rainstorm, to align with the same front to back of my Townhome. I have walked this ground regularly over the last 15 years since Marriott opened its doors. There has been ABSOLUTELY NO observable CHANGE in the pattern of dissipation of water during OR after a rainfall or snowfall.

Furthermore, there has been NO EVIDENCE WHATSOEVER of observable soil erosion and abnormal disappearance of vegetation in this Buffer (other than the brief incident in 1995 cited below) to align with the same front to back of my Townhome, despite ANY statements made by Summerfield Crossing residents, a Marriott representative or the Town of Chapel Hill representatives to the contrary.

I submit to you that I believe any claims to the contrary relating to the above are a FABRICATION AND PERVERSION OF FACTS, and I will gladly testify under oath if necessary to attest to these facts herein presented.

FACT: See also in the attached Town Stream Determination Map the pathway of an "Undetermined Stream" that begins beyond the front of my Townhome (approximately 50 ft), and crosses the cul-de-sac and moves to the REAR of 116 & 118 Woodbridge Ln (ie, NOT "IN FRONT OF"). This apparently is NOT the source of the standing water that has appeared in the FRONT (NOT back) yard of 116 or 118 Woodbridge Ln. See a PROFESSIONAL ENGINEERING REPORT described in item 2 below. I have personally NOT observed this identified "Undetermined Stream" occurrence since I have lived here (36 yrs). I believe it would be a shallow stream of water ONLY briefly appearing on the pavement or grounds in front of and behind Woodbridge Ln's County Recycling area AFTER it rains, and it immediately dissipates. Notice that the path of this purported stream as drawn DOES NOT originate from the area known as the Buffer between the Marriott building and the Summerfield Crossing property.

Again, I believe that to install a Swale or Pipe in this aforementioned area (ie, 100 ft undeveloped Buffer beside and aligned with my Townhome's front and rear yards) would be a USELESS and WASTE OF Town and/or Marriott RESOURCES and FUNDS, as well as a POTENTIAL DESTRUCTION OF Valuable VEGETATION therein, which I believe would violate a Restriction in the Permanent Registered Deed (see Item 3 below).

2. The Summerfield Crossing HOA has recently contoured the front yards of 116 and 118 Woodbridge Ln to help stop standing water that ONLY appears following a rainstorm. However, I believe it may still continue to some extent for a brief period because the soil, like others yards on our same street, are predominately composed of clay (documented fact in my yard), and it's a well known FACT in our part of the country that heavy clay soils exist here and will hold on to water for a very long time.

FACT: A PROFESSIONAL ENGINEERING COMPANY (Criterium-Giles Engineering prepared a detailed report in Nov, 2018 signed-off by their PE after conducting a study that included the drainage problems of 116 and 118 Woodbridge Ln (owned by L. Brown). In my reading of their Report (copy

available) I see NO IMPLICATION WHATSOEVER that the water in their respective front yards is coming from the nearby Buffer, flowing South from the existing Marriott Hotel building or flowing from the Marriott's Pond on their adjacent 5 acre property.

The Report stated:

"From our review, the topography at this site is a limiting factor...We noted ponded [standing] water adjacent to the building, and the inlets were generally functioning as intended...Limited drainage improvements could include minor grading around the building to prevent localized ponding and improve positive drainage... More significant drainage improvements at this building would REQUIRE the installation of larger inlets and piping..."

3. The existing Marriott Hotel SUP states:

"23. A "permanent Deed Restricted Buffer of EXISTING VEGETATION, a minimum of 100 feet in width, shall be created along the joint property line with Summerfield Crossing."

There is also a Deed filed in Orange County with a page that states

"Restrictions":

"A buffer of existing vegetation, minimum of 100 feet in width, shall be maintained along the joint property line of the property hereinabove described and Summerfield Crossing."

This has been interpreted that the "EXISTING VEGETATION... shall be maintained" means NO removal. PERIOD. This requirement has previously been enforced by the Town when in 1995 Summit's subcontractor drove into the said undeveloped Buffer entering at the Northern border of the Buffer, destroying vegetation 40 ft before turning parallel to the Northern property line and further destroying approximately 140' of vegetation (ref Town Records).

They were fined by the Town for their violation. Reclamation of damaged vegetation could NOT be accomplished inside the Buffer itself due to the preponderance of shade inside the Buffer that would NOT support successfully NEW vegetation growth.

4. The vegetation in the 100 ft undeveloped Buffer is required to remain intact because it represents a necessary screen of the direct view of the Marriott's guest room windows (sit on a higher plane) and vice-versa, since the windows of hotel guests directly face my Townhome windows. Some trees in this Buffer site have a DBH (Diameter at Breast Height) of 18 to 26 in.

Another words, they are big and tall, and help to support the Buffer's screening efforts. It would be unwise, unfruitful, and unproductive to make any changes or land disturbances whatsoever that would alter their screening pattern and usage.

To Summarize:

I have presented to you the unvarnished and I believe indisputable truth.

The homeowner at 118 is seeking a solution to the regrettable drainage problem they have experienced in their FRONT yard, as well as their neighbors (116) yard AFTER a rain event. However, the above referenced Engineering Report and any other certified Engineering reports or studies done to date do NOT draw this conclusion that this problem can or will be mitigated by adding any mechanism (eg, a Swale or Pipe) on Summit's property (ie, 100 ft undeveloped Buffer) beside my Townhome (120 Woodbridge Ln) and aligned with the front to back of my Townhome's footprint plus 50 ft in the front and 30 ft in the rear.

I believe the above referenced Professional Engineering Report supports some of the corrective measures that apparently have since been implemented by the Summerfield Crossing Home Owners Assoc (HOA) by adjusting the contour of the their respective yards. I believe it would be up to the homeowners of 116 & 118 and NOT Marriott or the Town to seek from the HOA further necessary adjustments to their respective properties if necessary, should their drainage problems continue in their front yards.

I also believe that perhaps the respective homeowners in 116 & 118 have NOT accepted the well known FACT in our part of the country that some yards are built with an abundance of clay soil, and heavy clay soils will hold on to water for a

period of time. Therefore, these soils are more prone to leaving a yard plagued with standing water, which is part of their complaint.

Council, FACTS MATTER!

There is NO need or rationale to construct a Swale or introduce a Pipe in Summit's Undeveloped Buffer immediately BESIDE my Townhome (120 Woodbridge Ln), and aligned with the front to back of my Townhome's footprint plus 50 ft in the front and 30 ft in the rear. It will NOT serve a purpose because a need for it does NOT exist in this part of the Buffer.

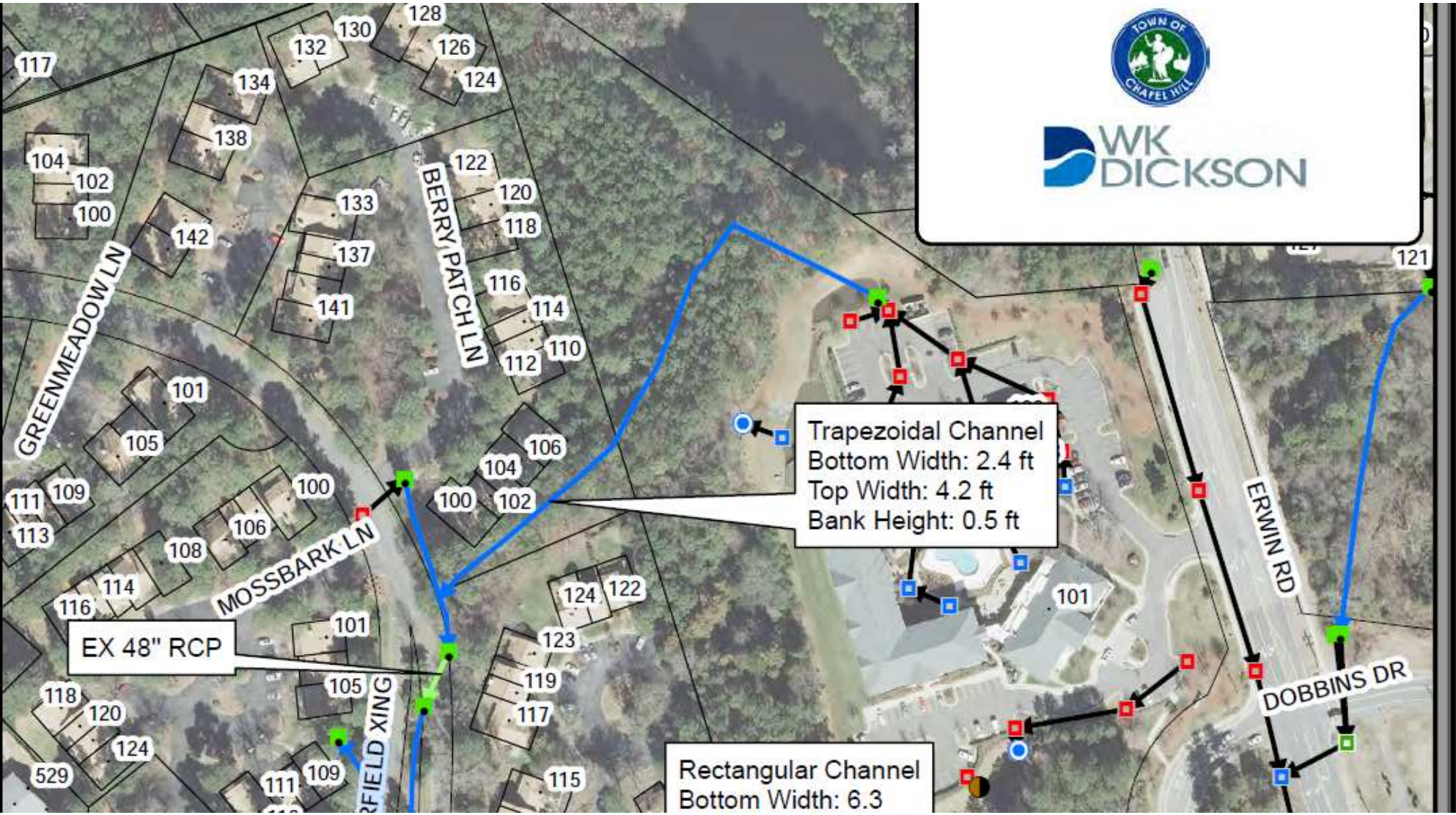
Thank you for your time to review this material and the accompanying recorded HARD FACTS I have respectfully revealed to you in this E-mail.

Regards,
Harvey Krasny
Howmowner
120 Woodbridge Ln
Chapel Hill, NC

Enc(2): Town Aerial View of the Pond (2021) & Path of Flow; Town Stormwater Div Stream Determination Map.



WK
DICKSON





















EX 48" RCP

Trapezoidal Channel
Bottom Width: 2.4 ft
Top Width: 4.2 ft
Bank Height: 0.5 ft

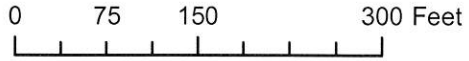
Rectangular Channel
Bottom Width: 6.3

Stream Determination Area Map

-  Unclassified Stream
-  Ephemeral Stream
-  Intermittent Stream
-  Perennial Stream
-  Culverts
-  2-foot Contours
-  10-foot Contours
-  Buildings
-  Parcels
-  Site visited
-  Non-regulated Waterbody
-  Non-perennial Waterbody
-  Wide Perennial Stream
-  Perennial Waterbody
-  Approximate Jordan Buffer
-  Ephemeral Breakpoint
-  Intermittent Breakpoint
-  Perennial Breakpoint

Address: Erwin Rd

Parcel ID: 9799-48-1814



1 inch = 150 feet

Stream locations are approximate and must be verified by survey.



Amy Harvey

From: Jeanette Coffin
Sent: Monday, September 13, 2021 10:07 AM
To: H. Krasny
Cc: Adam Searing; Allen Buansi; Amy Ryan; Andrew Creech; Camille Berry; Hongbin Gu; Jeanne Brown; Jeffrey Hoagland; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Robert Beasley; Tai Huynh; Vimala Rajendran; Zachary Boyce; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Typo Correction: Facts re Creation of a Swale in the Summit Buffer-- Mayor & Council/Chapel Hill

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin

Jeanette Coffin
Office Assistant
Town of Chapel Hill Manager's Office
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514
(o) 919-968-2743 | (f) 919-969-2063

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

From: H. Krasny [mailto:hkrasny@mindspring.com]
Sent: Monday, September 13, 2021 5:10 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Sue Burke <sburke@townofchapelhill.org>; Judy Johnson <jjohnson@townofchapelhill.org>
Subject: Typo Correction: Facts re Creation of a Swale in the Summit Buffer-- Mayor & Council/Chapel Hill
Importance: High

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Re: Typo Error in Letter to Mayor & Council on 9-10-21

Dear Mayor & Council-

Please accept my apologies for the following two related typos in my previous E-mail sent to you on 9-10-21 at 7:07AM. with the subject line:

"Facts re Creation of a Swale in the Summit Buffer..."

The corrected date in brackets "[2005]" is as follows:

1. " (other than the brief incident in 1995 [2005] cited below)..."

AND

2. "...in 1995 [2005] Summit's subcontractor drove into the said undeveloped Buffer entering at the Northern border of the Buffer,..."

Kind regards,
Harvey Krasny

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

From: H. Krasny [mailto:hkrasny@mindspring.com]

Sent: Friday, September 10, 2021 7:07 AM

To: mayorandcouncil@townofchapelhill.org

Cc: sburke@townofchapelhill.org; jjohnson@townofchapelhill.org

Subject: Facts re Creation of a Swale in the Summit Buffer-- Mayor & Council/Chapel Hill

Importance: High

Re: Creation of a Swale in the Summit Hospitality (Marriott Residence Inn Hotel) 100 Ft Deed Restricted Undeveloped Buffer.

//

Amy Harvey

From: Jeanette Coffin
Sent: Monday, September 13, 2021 10:12 AM
To: Scott Radway
Cc: Adam Searing; Allen Buansi; Amy Ryan; Andrew Creech; Camille Berry; Hongbin Gu; Jeanne Brown; Jeffrey Hoagland; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Robert Beasley; Tai Huynh; Vimala Rajendran; Zachary Boyce; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
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Again, thank you for your message.

Sincerely,

Jeanette Coffin



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[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Scott Radway [mailto:scott.muv_cz@radwaydesign.com]
Sent: Friday, September 10, 2021 5:12 PM
To: Judy Johnson <jjohnson@townofchapelhill.org>; Sue Burke <sburke@townofchapelhill.org>
Cc: Town Council <mayorandcouncil@townofchapelhill.org>; Alisha Goldstein <agoldstein@townofchapelhill.org>; Jon Eakins, PE <jeakins@thenauco.com>
Subject: Re: Facts re Creation of a Swale in the Summit Buffer-- Mayor & Council/Chapel Hill
Importance: High

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Judy & Sue,

Thank you for forwarding Mr. Krasny's email of this morning. Often he copies me on communications, but apparently not this one because I can not find it in my email system.

A first response to a couple items in Mr. Krasny's email.

- My professional association with the hotel and pond properties started in 1998, so I have 23 years of history compared with the the 36 years of experience Mr. Krasny has as an adjoining homeowner.

 - Since 2000, when the concept plan for the hotel was presented first to the town, I have never heard Mr. Krasny speak of being affected on his property [essentially his townhome footprint] by stormwater flow from any storm event. In his email he describes quite well his unique and quite beneficial geographic position relative to stormwater flow near the property boundary separating Summerfield Crossing from the hotel property. I have highlighted in blue below his statements about never having flooding problems himself. The issue at hand is not flooding at his townhome, but at others both north and south of him.
1. From my reading of Mr. Krasny's email of this morning, it appears that he adamantly opposes any intrusion of any type into the 100' buffer area highlighted on the attached exhibit. He also has stated many times his opposition to any adjustment to the existing buffer on the hotel property.
- As you know, we have just finished collecting topographic and tree information to address the SMUAB recommended study to see what might be done to benefit the townhomes south and east Woodbridge Lane [108 - 118]. We are now in the process of looking at potential swale/channel interventions to address the flooding problems those properties have had for many years. I have seen the flooding on Woodbridge Lane and in the front yards of 116 & 118 Woodbridge as well as the flooding in the rear of all 6 townhomes near the property line share with the hotel site.
1. I know that you have seen the photographs provided by homeowners and have first hand experience with this property also. Council has seen these photographs of flooding and a number of them have walked the site recently and in prior years.
- Our existing plan substantially exceeds stormwater management flow reduction requirements from Mr. Krasny's home at 120 Woodbridge Lane north to the northern corner of the proposed development. We did not propose to disturb the 100' buffer to the east and south of 120 Woodbridge Lane in either our first plan or revised plan.

 - However, It is our intent to address the recommendation of the SMUAB and study the situation to determine if there is a swale, channel, or pipe solution[s] that would: 1) address the flooding problems of the 108 - 118 Woodbridge Lane homeowners, 2) provide it for complete review by town staff, and 3) share the results - good or indifferent - with the Council for their consideration.

- Lastly, per the Summerfield Crossing HOA Management contractor, it should be noted [and is shown on the attached exhibit] that except for a limited distance ($\pm 5'$) surrounding the TH foundations, the remaining property in the Summerfield Crossing neighborhood is owned by the HOA.

Site Visit to help make choices/decisions

At the Sept 1 hearing, the Mayor and other council members were clear that before they make any decision about allowing an intrusion for a stormwater channel In the buffer that they wanted to see the channel limits of disturbance, centerline, and affected trees staked and flagged in the field for them to visit.

As soon as we have a review of the submitted concept and a good discussion with staff, we are ready to stake the channel and trees for council, staff, and neighbor review.

Sincerely,

Scott Radway

Radway Design Group

2627 Meacham Road
Chapel Hill, NC 27516

919-880-5579 (direct)
scott@radwaydesign.com

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

From: H. Krasny <hkrasny@mindspring.com>

Sent: Friday, September 10, 2021 7:07 AM

To: Town Council <mayorandcouncil@townofchapelhill.org>

Cc: Sue Burke <sburke@townofchapelhill.org>; Judy Johnson <jjohnson@townofchapelhill.org>

Subject: Facts re Creation of a Swale in the Summit Buffer-- Mayor & Council/Chapel Hill

Importance: High

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Dear Mayor & Council-

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POTENTIAL DESTRUCTION OF Valuable VEGETATION therein, which I believe would violate a Restriction in the Permanent Registered Deed (see Item 3 below).

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FACTS IN EVIDENCE To Corroborate My Above Statement.

I am hereby responding to the brief discussion during Agenda item 15 in the Sept 1, 2021 Town Council meeting regarding constructing a Swale and/or adding a pipe inside the 100ft undeveloped Buffer owned by Summit Hospitality, and that lies between the Marriott Hotel and Woodbridge Ln where I live. I wish to reveal and disclose to you certain INDISPUTABLE FACTS that I respectfully ask the Council and the Town Staff and its Attorney to please review, and thoroughly investigate BEFORE embarking upon or authorizing ANY such action and expenditure of funds to create a completely UNNECESSARY construction of a Swale or introduction of a Pipe inside and on ANY part of *Summit's Undeveloped Buffer located IMMEDIATELY NEXT TO MY Townhome (120 Woodbridge Ln), a construction that will have lasting negative consequences for my property and my Townhome.*

This above referenced undeveloped Buffer sits directly BESIDE my Townhome (120 Woodbridge Ln), beginning 25 ft from my footprint where lies a common property line with Summit. I shall refer to this as its Southern border. As a reference, the Northern border of this Buffer is located 100 ft away, and where all large vegetation stops. Approximately 75 ft beyond that point lies the Hotel's footprint.

1. I have been told on 8-20-21 by Scott Radway, representing Summit Hospitality, that a study is being undertaken to determine if a stormwater channel [or Pipe] in the 100 ft buffer EAST of Woodbridge Ln would provide additional stormwater flow RELIEF for Summerfield residents. I hereby CONTEND and testify as one of the original homeowners in Summerfield Crossing (since 1985) that there is NO REFERENCED RELIEF being sought by me, nor do I believe there is ANY need to construct a Swale or add a Pipe inside the undeveloped Buffer IMMEDIATELY NEXT TO my Townhome which now faces the rear of the present Marriott Residence Inn Hotel. I challenge ANYONE to show or prove otherwise the necessity of such RELIEF in this SPECIFIC SEGMENT of the Buffer that sits directly beside my Townhome's footprint plus 50 ft in the front and 30 ft in the rear. I further believe any such statement of a need for RELIEF in this stated segment would be untruthful and a hoax.

I furthermore CONTEND that there is and NEVER has been rainwater or Pond water that enters my front, side or rear yards on Woodbridge Ln from the area that includes the said undeveloped Buffer since I have lived here for 36 years. However, there is and continues to be an overflow of Pond water (from the 5 acre property now owned by Summit) flowing though an existing and Town sanctioned natural Swale approximately 45 ft from the rear of my Townhome and that of my next door neighbors extending to a Town storm drain on Summerfield Crossing (Rd). I find this to be acceptable, UNLESS the path and/or the amount of water flow is ever physically altered in ANY WAY. Another words, its occurrence has resulted in NO damage to date to my part of the property I own or am immediately adjacent to.

Please refer to the attached PDF-- "Pond Flow Behind 120...", an aerial view with the path (colored in blue) of the Pond water's overflow (after a rain or snow event) NOTE my Townhome is incorrectly marked in this visual as "122" instead of "120." Also I have included attached a Stream Determination Map produced by the Town's Stormwater Division, and it indicates that SAME path of Pond overflow.

FACT: I have NEVER seen in the 15 years since the Marriott was opened ANY EVIDENCE WHATSOEVER

(before, during or after a rainfall) of a stream of water flowing INSIDE this 100 ft undeveloped Buffer North to South from the Marriott building towards Woodbridge Ln, and aligned with the front to back of my Townhome's footprint plus 50 ft in the front and 30 ft in the rear.

Furthermore, I have NEVER seen ANY stream of water inside this Buffer running West to East before or after a rainstorm, to align with the same front to back of my Townhome. I have walked this ground regularly over the last 15 years since Marriott opened its doors. There has been ABSOLUTELY NO observable CHANGE in the pattern of dissipation of water during OR after a rainfall or snowfall.

Furthermore, there has been NO EVIDENCE WHATSOEVER of observable soil erosion and abnormal disappearance of vegetation in this Buffer (other than the brief incident in 1995 cited below) to align with the same front to back of my Townhome, despite ANY statements made by Summerfield Crossing residents, a Marriott representative or the Town of Chapel Hill representatives to the contrary.

I submit to you that I believe any claims to the contrary relating to the above are a FABRICATION AND PERVERSION OF FACTS, and I will gladly testify under oath if necessary to attest to these facts herein presented.

FACT: See also in the attached Town Stream Determination Map the pathway of an "Undetermined Stream" that begins beyond the front of my Townhome (approximately 50 ft), and crosses the cul-de-sac and moves to the REAR of 116 & 118 Woodbridge Ln (ie, NOT "IN FRONT OF"). This apparently is NOT the source of the standing water that has appeared in the FRONT (NOT back) yard of 116 or 118 Woodbridge Ln. See a PROFESSIONAL ENGINEERING REPORT described in item 2 below. I have personally NOT observed this identified "Undetermined Stream" occurrence since I have lived here (36 yrs). I believe it would be a shallow stream of water ONLY briefly appearing on the pavement or grounds in front of and behind Woodbridge Ln's County Recycling area AFTER it rains, and it immediately dissipates. Notice that the path of this purported stream as drawn DOES NOT originate from the area known as the Buffer between the Marriott building and the Summerfield Crossing property.

Again, I believe that to install a Swale or Pipe in this aforementioned area (ie, 100 ft undeveloped Buffer beside and aligned with my Townhome's front and rear yards) would be a USELESS and WASTE OF Town and/or Marriott RESOURCES and FUNDS, as well as a POTENTIAL DESTRUCTION OF Valuable VEGETATION therein, which I believe would violate a Restriction in the Permanent Registered Deed (see Item 3 below).

2. The Summerfield Crossing HOA has recently contoured the front yards of 116 and 118 Woodbridge Ln to help stop standing water that ONLY appears following a rainstorm. However, I believe it may still continue to some extent for a brief period because the soil, like others yards on our same street, are predominately composed of clay (documented fact in my yard), and it's a well known FACT in our part of the country that heavy clay soils exist here and will hold on to water for a very long time.

FACT: A PROFESSIONAL ENGINEERING COMPANY (Criterium-Giles Engineering prepared a detailed report in Nov, 2018 signed-off by their PE after conducting a study that included the drainage problems of 116 and 118 Woodbridge Ln (owned by L. Brown). In my reading of their Report (copy available) I see NO IMPLICATION WHATSOEVER that the water in their respective front yards is coming from the nearby Buffer, flowing South from the existing Marriott Hotel building or flowing from the Marriott's Pond on their adjacent 5 acre property.

The Report stated:

"From our review, the topography at this site is a limiting factor...We noted ponded [standing] water adjacent to the building, and the inlets were generally functioning as intended...Limited drainage improvements could include minor grading around the building to prevent localized ponding and improve positive drainage... More

significant drainage improvements at this building would REQUIRE the installation of larger inlets and piping..."

3. The existing Marriott Hotel SUP states:

"23. A "permanent Deed Restricted Buffer of EXISTING VEGETATION, a minimum of 100 feet in width, shall be created along the joint property line with Summerfield Crossing."

There is also a Deed filed in Orange County with a page that states

"Restrictions":

"A buffer of existing vegetation, minimum of 100 feet in width, shall be maintained along the joint property line of the property hereinabove described and Summerfield Crossing."

This has been interpreted that the "EXISTING VEGETATION... shall be maintained" means NO removal. PERIOD. This requirement has previously been enforced by the Town when in 1995 Summit's subcontractor drove into the said undeveloped Buffer entering at the Northern border of the Buffer, destroying vegetation 40 ft before turning parallel to the Northern property line and further destroying approximately 140' of vegetation (ref Town Records).

They were fined by the Town for their violation. Reclamation of damaged vegetation could NOT be accomplished inside the Buffer itself due to the preponderance of shade inside the Buffer that would NOT support successfully NEW vegetation growth.

4. The vegetation in the 100 ft undeveloped Buffer is required to remain intact because it represents a necessary screen of the direct view of the Marriott's guest room windows (sit on a higher plane) and vice-versa, since the windows of hotel guests directly face my Townhome windows. Some trees in this Buffer site have a DBH (Diameter at Breast Height) of 18 to 26 in. Another words, they are big and tall, and help to support the Buffer's screening efforts. It would be unwise, unfruitful, and unproductive to make any changes or land disturbances whatsoever that would alter their screening pattern and usage.

To Summarize:

I have presented to you the unvarnished and I believe indisputable truth.

The homeowner at 118 is seeking a solution to the regrettable drainage problem they have experienced in their FRONT yard, as well as their neighbors (116) yard AFTER a rain event. However, the above referenced Engineering Report and any other certified Engineering reports or studies done to date do NOT draw this conclusion that this problem can or will be mitigated by adding any mechanism (eg, a Swale or Pipe) on Summit's property (ie, 100 ft undeveloped Buffer) beside my Townhome (120 Woodbridge Ln) and aligned with the front to back of my Townhome's footprint plus 50 ft in the front and 30 ft in the rear.

I believe the above referenced Professional Engineering Report supports some of the corrective measures that apparently have since been implemented by the Summerfield Crossing Home Owners Assoc (HOA) by adjusting the contour of the their respective yards. I believe it would be up to the homeowners of 116 & 118 and NOT Marriott or the Town to seek from the HOA further necessary adjustments to their respective properties if necessary, should their drainage problems continue in their front yards.

I also believe that perhaps the respective homeowners in 116 & 118 have NOT accepted the well known FACT in our part of the country that some yards are built with an abundance of clay soil, and heavy clay soils will hold on to water for a period of time. Therefore, these soils are more prone to leaving a yard plagued with standing water, which is part of their complaint.

Council, FACTS MATTER!

There is NO need or rationale to construct a Swale or introduce a Pipe in Summit's Undeveloped Buffer immediately BESIDE my Townhome (120 Woodbridge Ln), and aligned with the front to back of my

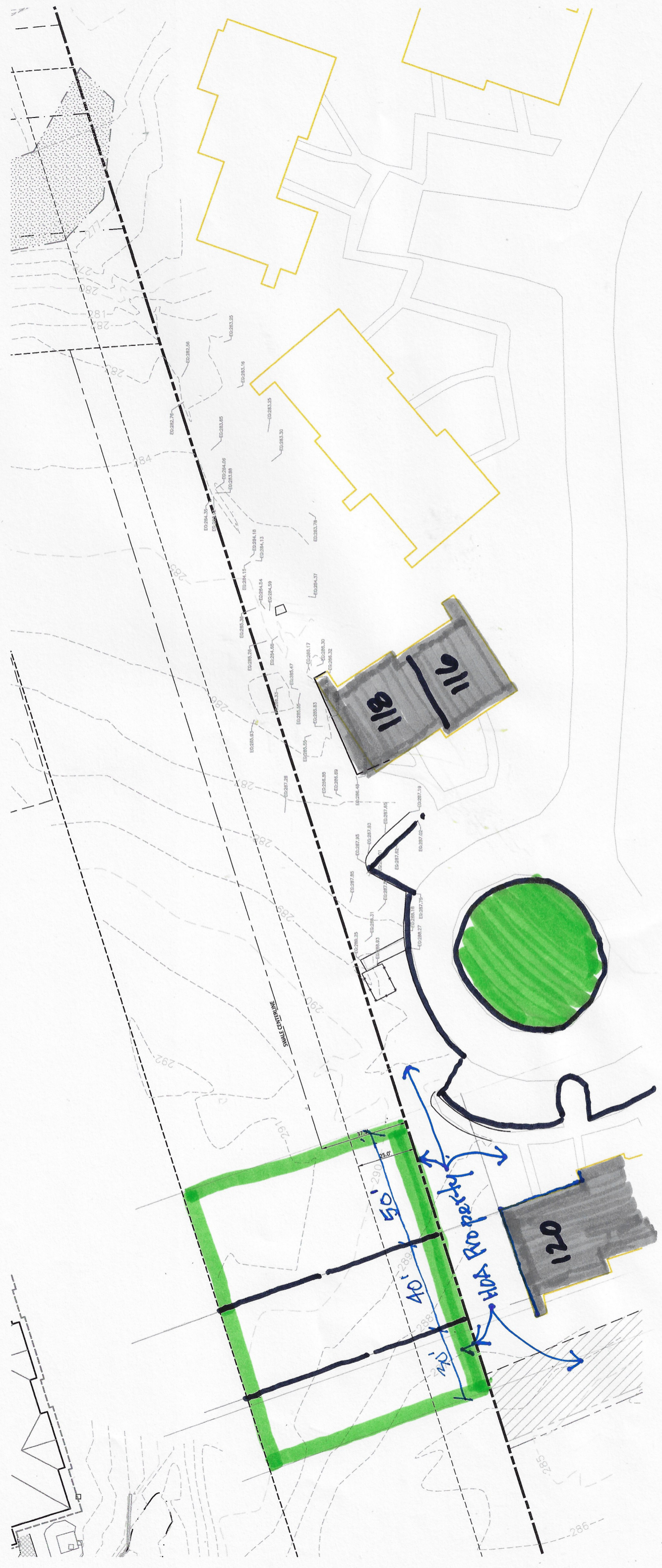
Townhome's footprint plus 50 ft in the front and 30 ft in the rear. It will NOT serve a purpose because a need for it does NOT exist in this part of the Buffer.

Thank you for your time to review this material and the accompanying recorded HARD FACTS I have respectfully revealed to you in this E-mail.

Regards,
Harvey Krasny
Howmowner
120 Woodbridge Ln
Chapel Hill, NC

Enc(2): Town Aerial View of the Pond (2021) & Path of Flow; Town Stormwater Div Stream Determination Map.

<Stream Determination-Feb 2016.pdf><Pond Flow Behind 120 Woodbridge Ln in 2021.pdf>



Amy Harvey

From: Jeanette Coffin
Sent: Monday, October 04, 2021 10:30 AM
To: jingyuan zhang
Cc: Colleen Willger; Chelsea Laws; Dwight Bassett; Adam Searing; Allen Buansi; Amy Ryan; Andrew Creech; Camille Berry; Hongbin Gu; Jeanne Brown; Jeffrey Hoagland; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Robert Beasley; Tai Huynh; Vimala Rajendran; Zachary Boyce; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: against Project #20-082, 101-111 Erwin Road

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: jingyuan zhang [mailto:zhangjingyuanyf@gmail.com]
Sent: Sunday, October 3, 2021 9:13 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: against Project #20-082, 101-111 Erwin Road

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Hi Ms. Mayor and Council members,

I am a resident of Erwin Village. I heard that a developer is planning an extension of the Marriott hotel and the construction of 52 townhouses with 117 parking spaces. Please say no!!! And don't allow the developer to do that!!!

I moved to Chapel Hill 10 years ago. I love Erwin Village because this community is so quietly, and also so friendly to natural environment. I saw trees, greens and beautiful birds singing and flying around. So lovely, so peaceful, everything is so perfect so far. But if you allow them to destroy this peace, destroy this beautiful scene, my whole family will be very sad and unhappy. My son, 9 years old, also doesn't like this extension construction. Please think about it very very carefully! Thanks!

Jingyuan Zhang
919-428-1035
104A Duncan Ct, Chapel Hill

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, October 05, 2021 9:06 AM
To: hushiqiong@gmail.com
Cc: Colleen Willger; Chelsea Laws; Adam Searing; Allen Buansi; Amy Ryan; Andrew Creech; Camille Berry; Hongbin Gu; Jeanne Brown; Jeffrey Hoagland; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Robert Beasley; Tai Huynh; Vimala Rajendran; Zachary Boyce; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: FW: Message from Website

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: info@townofchapelhill.org [mailto:info@townofchapelhill.org]
Sent: Monday, October 4, 2021 4:52 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Message from Website

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

A new entry to a form/survey has been submitted.

Form Name: Contact Mayor and Council
Date & Time: 10/04/2021 4:51 PM
Response #: 518
Submitter ID: 13659
IP address: [152.23.165.225](#)

Survey Details

Page 1

Submit the form below or email mayorandcouncil@townofchapelhill.org.

1. Name

Shiqiong Hu

2. Residency*

I am a resident of Chapel Hill

3. Message

Opposition the development proposal '#20-082, 101-111 Erwin Road'

Hello,

I am a resident of Chapel Hill who live in McGregor Drive together with my husband and 1 year old baby. We heard that there will be a public meeting of Town Council on October 13 to discuss a development proposal for huge constructions just right across our street. This is an inappropriate proposal, especially the huge construction noise and terribly increased traffic will make it hard to my baby's growth. Thus, we strongly object this development proposal '#20-082, 101-111 Erwin Road'.

I write you here to voice the objection of my family. We would like to attend the Town Council meeting on October 13. Could we receive a Zoom link on it?

Thank you very much for your consideration.

Shiqiong Hu, Ming Liu, Declan Liu

4. If you would like us to contact you regarding this issue, please provide an email or telephone number.

hushiqiong@gmail.com

Note: Mail sent to or received from the Town of Chapel Hill is subject to publication under the provisions of the North Carolina public records law.

Thank you,
Town of Chapel Hill, NC

This is an automated message generated by Granicus. Please do not reply directly to this email.

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, October 06, 2021 8:56 AM
To: hkrasny@mindspring.com
Cc: Chelsea Laws; Colleen Willger; Dwight Bassett; Adam Searing; Allen Buansi; Amy Ryan; Andrew Creech; Camille Berry; Hongbin Gu; Jeanne Brown; Jeffrey Hoagland; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Robert Beasley; Tai Huynh; Vimala Rajendran; Zachary Boyce; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: FW: Markers for Swale Placed Outside Stated Location-- Radway/Radway Design
Attachments: 09-10-21 Sketch (003) Swale.pdf

Importance: High

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin

Jeanette Coffin
Office Assistant
Town of Chapel Hill Manager's Office
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514
(o) 919-968-2743 | (f) 919-969-2063

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

From: H. Krasny [mailto:hkrasny@mindspring.com]
Sent: Wednesday, October 6, 2021 4:20 AM
To: scott@radwaydesign.com
Cc: Town Council <mayorandcouncil@townofchapelhill.org>; Judy Johnson <jjohnson@townofchapelhill.org>; Sue Burke <sburke@townofchapelhill.org>; chadp@greatoutdoorprovision.com
Subject: Markers for Swale Placed Outside Stated Location-- Radway/Radway Design
Importance: High

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Scott-

This is a false narrative that you are promoting re the location of the proposed Swale (being dug inside the dedicated Buffer) to end 50 ft in front of my Townhome as exhibited in the attached drawing. In actual fact, Markers for the Swale have now been placed in direct contradiction to your statement (E-M below on 9-10-21) and your attached drawing. These markers now extend inside the Buffer positioned parallel to my Townhome's ENTIRE footprint and beyond into the existing functioning Swale behind my Townhome, and if the Swale is dug as marked it will subsequently destroy existing LARGE and smaller vegetation directly in its marked pathway, which I have captured in pics.

This is a convenient diversion from the important questions at hand re Summit's proposed two developments (Hotel expansion, and Townhome complex) to be reviewed by Council next Wednesday (10-13-21). I believe the so-called "need" for this Swale to mitigate stormwater drainage issues on 116 & 118 Woodbridge Ln is in complete CONTRADICTION to an independent Licensed Professional Engineer's report that CLEARLY has identified the causation of their drainage difficulties as being due to individual ON-SITE DRAINAGE ISSUES, and DOES NOT SHOW ANY OTHER CAUSATION such as the alleged stormwater flowing from elsewhere such as Marriott's property. This would be in concurrence with a previous Town prepared "Stream Determination Map."

Corrective measures visually appear to have been completed, though intermittent puddling of water following a heavy rainstorm will continue when a heavy concentration of clay soil is involved.

Furthermore, there has NEVER been any stormwater observed flowing from inside the entire Buffer area beside my Townhome (except in the existing functioning Swale behind my Townhome) since the Marriott was built 16 years ago. Hence, the construction of a Swale inside the Buffer is wholly unnecessary.

GIVEN:

There is a 100 ft (deep) permanent Deed RESTRICTED Buffer containing untouched vegetation that begins 25 ft from my Townhome (120 Woodbridge Ln) where our common property line exists, and extends 100 ft up to the beginning of a clearing approximately 75 ft from where Summit's Marriott Residence Inn building begins.

The vegetation (tall, large and smaller diameter trees and ground cover) growing inside the Buffer allows for natural screening of the view of the guest rooms inside the hotel and correspondingly my Townhome's windows directly facing the 3-story hotel that sits at a higher elevation. Another words, it benefits both parties.

- Existing SUP (2003-03-24/R-7) §23. A PERMANENT DEED RESTRICTED BUFFER of existing vegetation, a minimum of 100 feet in width, shall be created along the joint property line with Summerfield Crossing."

- Existing Registered Deed (Exhibit B), Orange Ct: "A buffer of existing vegetation a minimum of 100 feet in width, shall be maintained along the joint property line of the property...and Summerfield Crossing."

Another words, it is NOT to be breached for ANY REASON, whether or not the SUP continues to exist. FULL STOP!

1. You have presented to the Town on 9-10-21 a drawing (attached) that exhibits the location of a proposed said Swale or ditch to be constructed inside this Deed Restricted Buffer contrary to the aforementioned PERMANENT Deed restrictions (SUP & Deed Restriction).

At the 9-01-21 hearing, the Mayor and other Council members were clear that BEFORE they make any decision about allowing an intrusion for a stormwater channel in the Buffer that they wanted to see the channel limits of disturbance, centerline, and affected trees staked and flagged in the field for them to visit.

2. I have located yesterday (10-05-21) and memorialized with pictures multiple physical wooden markers (wooden stakes flagged) that Summit's contractor has placed (marked "Ditch Bank") inside the said Buffer presumably to mark the location of the intended Swale (ie, ditch to be dug).

The stakes are clearly BEYOND the area where the proposed Swale (see attached drawing) ends in the attached drawing.

The multiple stakes are located directly along a line of multiple mature, large trees that are of significant diameter, and would ostensibly be destroyed (ie, removed or roots severed) by the excavation of said Swale.

Some trees in this Buffer site have a DBH (Diameter at Breast Height) of 18 to 26 in. Another words, they are big and tall, and help to support the present Buffer's screening efforts to block what would be an unfettered view of both parties (Marriott guest room windows and my Townhome's windows) during the seasonal leaf drop.

Contrary to the enclosed drawing, these the wooden stakes align with and run parallel to the entire length of my Townhome, extending from the front of my Townhome's foundation to the rear of this foundation (ie footprint) and extending an additional approximately 40+ ft into where a permanent Swale exists which carries stormwater since 1985 from an existing Pond and rainfall on the Marriott property to a Town storm drain on Summerfield Crossing (Rd).

SUMMARY

1. The location of these stakes, presumably to indicate the location of the proposed Swale, entirely CONTRADICTS the attached drawing and your written statement to J. Johnson on 9-10-21 (E-M below).

2. I believe the placement of this said Swale is in contravention of and will breach the existing Registered Deed Restricted Buffer as well as the existing Marriott SUP.

3. I believe this entire discussion of the Swale comes at a far too convenient time when you would like to deflect from the MUCH bigger issue that the Town and the immediate neighbors should be laser focused on as follows:

A. The review for approval (on Wed, Oct 13, 2021) of another Hotel building (4-stories) that EXCEEDS THE HEIGHT of ANY other building in the neighborhood (3 stories max), and that also CONTRADICTS THE ORIGINAL MARRIOTT AGREED UPON MAXIMUM DENSITY (108 lodging units max) which was previously entered into, settled and agreed upon in good faith with the Town and the immediate neighbors, and now is being disregarded by this proposed expansion of the Hotel.

B. A TOWNHOME SUBDIVISION OF 52 UNITS built on 0.5 acre that FAR EXCEEDS THE MAXIMUM ALLOWED DENSITY of the existing Zoning (R-2) or even a reasonable and humane density (eg, 20 units max). It will also INCREASE TRAFFIC in this area (presently 694 homes, fed by Erwin Rd & Dobbins Dr) to an intolerable level (2023 Build-out est. Level of Service = "E" (AM) & "F" (PM) per Town's TIA.

C. Draining a Pond on Summit's recently purchased site adjacent to the Hotel is short-sighted. It has historically served and supported wildlife (Deer, Fox, Ducks and Fish to name a few) far longer than most any residents now living in Chapel Hill. It could also serve as a visual amenity and recreation area for Townhome residents.

Sincerely,
Harvey Krasny
Howmowner

Enc(1): Hand-Drawing of Swale Location in the Dedicated Buffer.

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

From: Judy Johnson [mailto:jjohnson@townofchapelhill.org]

Sent: Monday, September 27, 2021 9:03 AM

To: H. Krasny

Subject: RE: Marriott Proposed Alteration of Buffer-- Johnson/Chapel Hill

Dr Krasny

Here is the attached sketch from Scott Radway referenced below.

Judy Johnson

[Enc(1): Hand-Drawing of Swale Location in the Buffer]

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

From: Scott Radway [mailto:scott.muv_cz@radwaydesign.com]

Sent: Friday, September 10, 2021 5:12 PM

To: Judy Johnson <jjohnson@townofchapelhill.org>; Sue Burke <sburke@townofchapelhill.org>

Cc: Town Council; Alisha Goldstein; Jon Eakins

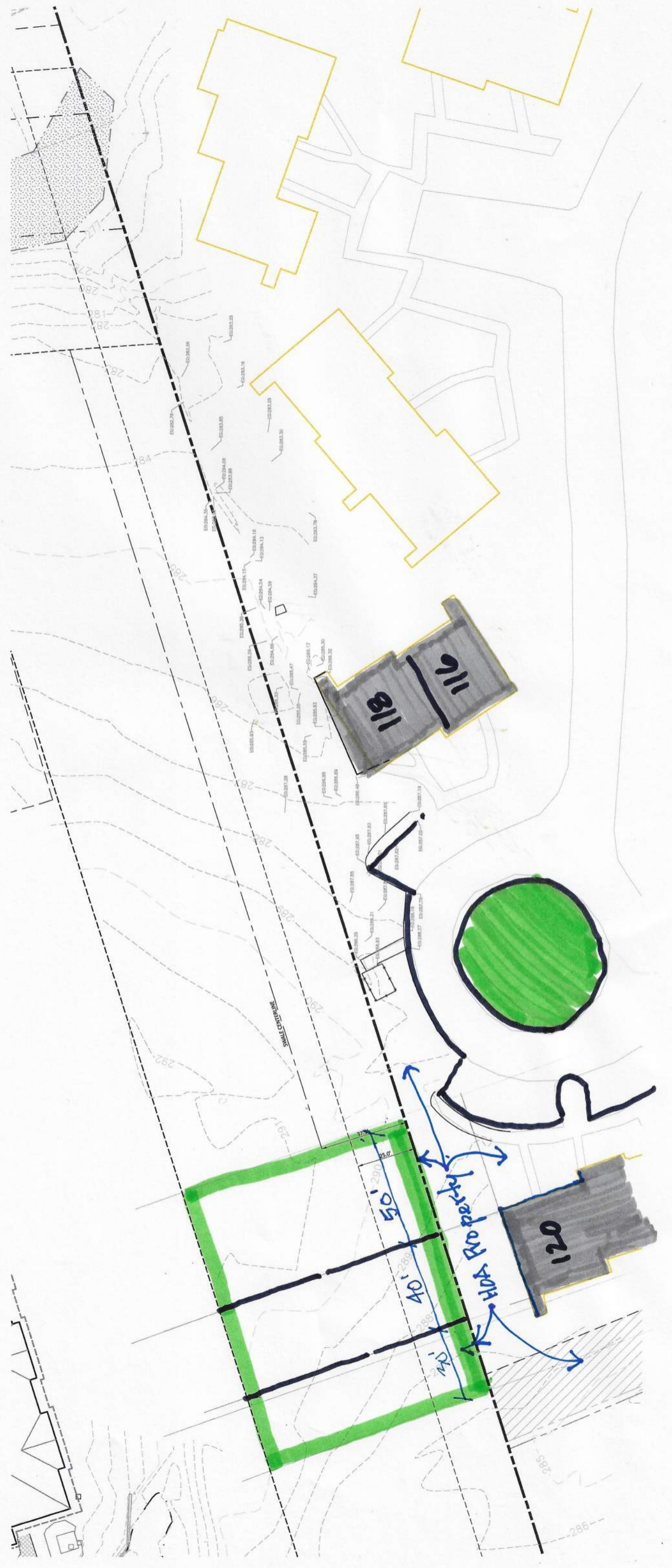
Subject: Re: Facts re Creation of a Swale in the Summit Buffer-- Mayor & Council/Chapel Hill

Importance: High

Judy & Sue,

//

We did not propose to disturb the 100' buffer to the east and south of 120 Woodbridge Lane in either our fist plan or revised plan.



Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, October 06, 2021 8:58 AM
To: Scott Radway
Cc: Chelsea Laws; Colleen Willger; Dwight Bassett; Sarah Vinas; Adam Searing; Allen Buansi; Amy Ryan; Andrew Creech; Camille Berry; Hongbin Gu; Jeanne Brown; Jeffrey Hoagland; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Robert Beasley; Tai Huynh; Vimala Rajendran; Zachary Boyce; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
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Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Scott Radway [mailto:scott@radwaydesign.com]
Sent: Wednesday, October 6, 2021 8:17 AM
To: H. Krasny <hkrasny@mindspring.com>
Cc: Town Council <mayorandcouncil@townofchapelhill.org>; Judy Johnson <jjohnson@townofchapelhill.org>; Sue Burke <sburke@townofchapelhill.org>; Chad Pickens (chadp@greatoutdoorprovision.com) <chadp@greatoutdoorprovision.com>
Subject: Re: Markers for Swale Placed Outside Stated Location-- Radway/Radway Design
Importance: High

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Harvey - Good Morning

Lets be clear about a starting point that we can agree upon. The applicant has not submitted a plan that proposes to locate any portion of a stormwater

On Oct 6, 2021, at 4:19 AM, H. Krasny <hkrasny@mindspring.com> wrote:

Scott-

This is a false narrative that you are promoting re the location of the proposed Swale (being dug inside the dedicated Buffer) to end 50 ft in front of my Townhome as exhibited in the attached drawing. In actual fact, Markers for the Swale have now been placed in direct contradiction to your statement (E-M below on 9-10-21) and your attached drawing. These markers now extend inside the Buffer positioned parallel to my Townhome's ENTIRE footprint and beyond into the existing functioning Swale behind my Townhome, and if the Swale is dug as marked it will subsequently destroy existing LARGE and smaller vegetation directly in its marked pathway, which I have captured in pics.

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The vegetation (tall, large and smaller diameter trees and ground cover) growing inside the Buffer allows for natural screening of the view of the guest rooms inside the hotel and correspondingly my Townhome's windows directly facing the 3-story hotel that sits at a higher elevation. Another

words, it benefits both parties.

- Existing SUP (2003-03-24/R-7) §23. A PERMANENT DEED RESTRICTED BUFFER of existing vegetation, a minimum of 100 feet in width, shall be created along the joint property line with Summerfield Crossing."

- Existing Registered Deed (Exhibit B), Orange Ct: "A buffer of existing vegetation a minimum of 100 feet in width, shall be maintained along the joint property line of the property...and Summerfield Crossing."
Another words, it is NOT to be breached for ANY REASON, whether or not the SUP continues to exist. FULL STOP!

1. You have presented to the Town on 9-10-21 a drawing (attached) that exhibits the location of a proposed said Swale or ditch to be constructed inside this Deed Restricted Buffer contrary to the aforementioned PERMANENT Deed restrictions (SUP & Deed Restriction).

At the 9-01-21 hearing, the Mayor and other Council members were clear that BEFORE they make any decision about allowing an intrusion for a stormwater channel in the Buffer that they wanted to see the channel limits of disturbance, centerline, and affected trees staked and flagged in the field for them to visit.

2. I have located yesterday (10-05-21) and memorialized with pictures multiple physical wooden markers (wooden stakes flagged) that Summit's contractor has placed (marked "Ditch Bank") inside the said Buffer presumably to mark the location of the intended Swale (ie, ditch to be dug). The stakes are clearly BEYOND the area where the proposed Swale (see attached drawing) ends in the attached drawing.

The multiple stakes are located directly along a line of multiple mature, large trees that are of significant diameter, and would ostensibly be destroyed (ie, removed or roots severed) by the excavation of said Swale. Some trees in this Buffer site have a DBH (Diameter at Breast Height) of 18 to 26 in. Another words, they are big and tall, and help to support the present Buffer's screening efforts to block what would be an unfettered view of both parties (Marriott guest room windows and my Townhome's windows) during the seasonal leaf drop.

Contrary to the enclosed drawing, these the wooden stakes align with and run parallel to the entire length of my Townhome, extending from the front of my Townhome's foundation to the rear of this foundation (ie footprint) and extending an additional approximately 40+ ft into where a permanent Swale exists which carries stormwater since 1985 from an existing Pond and rainfall on the Marriott property to a Town storm drain on Summerfield Crossing (Rd).

SUMMARY

1. The location of these stakes, presumably to indicate the location of the proposed Swale, entirely CONTRADICTS the attached drawing and your written statement to J. Johnson on 9-10-21 (E-M below).

2. I believe the placement of this said Swale is in contravention of and will breach the existing Registered Deed Restricted Buffer as well as the existing Marriott SUP.

3. I believe this entire discussion of the Swale comes at a far too convenient time when you would like to deflect from the MUCH bigger issue that the Town and the immediate neighbors should be laser focused on as follows:

A. The review for approval (on Wed, Oct 13, 2021) of another Hotel building (4-stories) that EXCEEDS THE HEIGHT of ANY other building in the neighborhood (3 stories max), and that also CONTRADICTS THE ORIGINAL MARRIOTT AGREED UPON MAXIMUM DENSITY (108 lodging units max) which was previously entered into, settled and agreed upon in good faith with the Town and the immediate neighbors, and now is being disregarded by this proposed expansion of the Hotel.

B. A TOWNHOME SUBDIVISION OF 52 UNITS built on 0.5 acre that FAR EXCEEDS THE MAXIMUM ALLOWED DENSITY of the existing Zoning (R-2) or even a reasonable and humane density (eg, 20 units max). It will also INCREASE TRAFFIC in this area (presently 694 homes, fed by Erwin Rd & Dobbins Dr) to an intolerable level (2023 Build-out est. Level of Service = "E" (AM) & "F" (PM) per Town's TIA.

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Sincerely,
Harvey Krasny
Howmowner

Enc(1): Hand-Drawing of Swale Location in the Dedicated Buffer.

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

From: Judy Johnson [<mailto:jjohnson@townofchapelhill.org>]

Sent: Monday, September 27, 2021 9:03 AM

To: H. Krasny

Subject: RE: Marriott Proposed Alteration of Buffer-- Johnson/Chapel Hill

Dr Krasny

Here is the attached sketch from Scott Radway referenced below.

Judy Johnson

[Enc(1): Hand-Drawing of Swale Location in the Buffer]

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

From: Scott Radway [mailto:scott.muv_cz@radwaydesign.com]

Sent: Friday, September 10, 2021 5:12 PM

To: Judy Johnson <jjohnson@townofchapelhill.org>; Sue Burke
<sburke@townofchapelhill.org>

Cc: Town Council; Alisha Goldstein; Jon Eakins

Subject: Re: Facts re Creation of a Swale in the Summit Buffer-- Mayor &
Council/Chapel Hill

Importance: High

Judy & Sue,

//

We did not propose to disturb the 100' buffer to the east and south of 120
Woodbridge Lane in either our first plan or revised plan.

<09-10-21 Sketch (003) Swale.pdf>

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, October 06, 2021 3:14 PM
To: Scott Radway
Cc: Sarah Vinas; Colleen Willger; Adam Searing; Allen Buansi; Amy Ryan; Andrew Creech; Camille Berry; Hongbin Gu; Jeanne Brown; Jeffrey Hoagland; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Robert Beasley; Tai Huynh; Vimala Rajendran; Zachary Boyce; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Markers for Swale Placed Outside Stated Location-- Radway/Radway Design

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Scott Radway [mailto:scott@radwaydesign.com]
Sent: Wednesday, October 6, 2021 3:05 PM
To: H. Krasny <hkrasny@mindspring.com>
Cc: Town Council <mayorandcouncil@townofchapelhill.org>; Judy Johnson <jjohnson@townofchapelhill.org>; Sue Burke <sburke@townofchapelhill.org>; chadp@greatoutdoorprovision.com
Subject: Re: Markers for Swale Placed Outside Stated Location-- Radway/Radway Design
Importance: High

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Harvey - Good Afternoon.

A first email reply to you this morning was sent before it was completed. My mistake in hitting a wrong button.

The Stormwater Management Utility Advisory Board acted upon a referral from the council who were requested by several of your neighbors to see if their flooding problems could be solved. The SMUAB recommended to the Council that the applicant for the Townhomes and Hotel expansion take a look and see if there was a possible solution on the applicant's property.

As you point out, the Summerfield HOA has invested in a number of stormwater management and flow improvements on Summerfield HOA property. Some have improved the overall system along the public and private roads and some have benefited individual town homes with very specific problems. Still there are areas with flooding problems.

You have testified that you have not had a stormwater problem for the 38± years you have resided at 120 Woodbridge Lane. You are fortunate. Many of the other homes along the eastern edge of Summerfield have had problems, thus this study.

The applicant has undertaken the study asked for by Council and has provided some of the findings and several options to stormwater staff for review and comment. The tree survey and flagged trees and stakes that you refer to are for the purpose of allowing anyone interested a chance to see various swale options that could reduce the flow of stormwater that is negatively affecting the residents of 118 - 108 Woodbridge Court.

I am sure that the mayor and council will consider your concerns about any intrusion into the buffer as well as your neighbors concerns about the possibility of a remedy that will affect the well being of their property and yours well into the future.

Sincerely,

Scott Radway

On Oct 6, 2021, at 4:19 AM, H. Krasny <hkrasny@mindspring.com> wrote:

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DRAINAGE ISSUES, and DOES NOT SHOW ANY OTHER CAUSATION such as the alleged stormwater flowing from elsewhere such as Marriott's property. This would be in concurrence with a previous Town prepared "Stream Determination Map."

Corrective measures visually appear to have been completed, though intermittent puddling of water following a heavy rainstorm will continue when a heavy concentration of clay soil is involved.

Furthermore, there has NEVER been any stormwater observed flowing from inside the entire Buffer area beside my Townhome (except in the existing functioning Swale behind my Townhome) since the Marriott was built 16 years ago. Hence, the construction of a Swale inside the Buffer is wholly unnecessary.

GIVEN:

There is a 100 ft (deep) permanent Deed RESTRICTED Buffer containing untouched vegetation that begins 25 ft from my Townhome (120 Woodbridge Ln) where our common property line exists, and extends 100 ft up to the beginning of a clearing approximately 75 ft from where Summit's Marriott Residence Inn building begins.

The vegetation (tall, large and smaller diameter trees and ground cover) growing inside the Buffer allows for natural screening of the view of the guest rooms inside the hotel and correspondingly my Townhome's windows directly facing the 3-story hotel that sits at a higher elevation. Another words, it benefits both parties.

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Sincerely,
Harvey Krasny
Howmowner

Enc(1): Hand-Drawing of Swale Location in the Dedicated Buffer.

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

From: Judy Johnson [<mailto:jjohnson@townofchapelhill.org>]
Sent: Monday, September 27, 2021 9:03 AM
To: H. Krasny
Subject: RE: Marriott Proposed Alteration of Buffer-- Johnson/Chapel Hill

Dr Krasny

Here is the attached sketch from Scott Radway referenced below.

Judy Johnson

[Enc(1): Hand-Drawing of Swale Location in the Buffer]

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

From: Scott Radway [mailto:scott.muv_cz@radwaydesign.com]
Sent: Friday, September 10, 2021 5:12 PM
To: Judy Johnson <jjohnson@townofchapelhill.org>; Sue Burke <sburke@townofchapelhill.org>
Cc: Town Council; Alisha Goldstein; Jon Eakins
Subject: Re: Facts re Creation of a Swale in the Summit Buffer-- Mayor & Council/Chapel Hill
Importance: High

Judy & Sue,

//

We did not propose to disturb the 100' buffer to the east and south of 120 Woodbridge Lane in either our first plan or revised plan.
<09-10-21 Sketch (003) Swale.pdf>

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, October 07, 2021 9:07 AM
To: H. Krasny
Cc: Chelsea Laws; Colleen Willger; Dwight Bassett; Adam Searing; Allen Buansi; Amy Ryan; Andrew Creech; Camille Berry; Hongbin Gu; Jeanne Brown; Jeffrey Hoagland; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Robert Beasley; Tai Huynh; Vimala Rajendran; Zachary Boyce; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: REPLY: Markers for Swale Placed Outside Stated Location-- Radway/Radway Design

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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Office Assistant
Town of Chapel Hill Manager's Office
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514
(o) 919-968-2743 | (f) 919-969-2063

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

From: H. Krasny [mailto:hkrasny@mindspring.com]
Sent: Thursday, October 7, 2021 3:22 AM
To: scott@radwaydesign.com
Cc: Town Council <mayorandcouncil@townofchapelhill.org>; Judy Johnson <jjohnson@townofchapelhill.org>; Sue Burke <sburke@townofchapelhill.org>; chadp@greatoutdoorprovision.com; Ann Anderson <aanderson@townofchapelhill.org>
Subject: REPLY: Markers for Swale Placed Outside Stated Location-- Radway/Radway Design
Importance: High

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Scott-

Thank you sir, but I ASK YOU to please NOT OBFUSCATE THE FACTS with your words and rhetoric re a "submitted plan." YOU HAVE STATED IT CLEARLY IN WRITING (below) TO J. JOHNSON on Sept 10, 2021 (see E-M below) where the

proposed Swale starts and stops. PERIOD. It's on the record and it's public information now. It stops well BEFORE the front of my property begins(120 Woodbridge Ln).

The location of the stakes now placed inside the 100 ft Dedicated 100 ft Buffer next to my Townhome CLEARLY CONTRADICT the drawing and description YOU have submitted to the Town ON THE RECORD on 9-10-21. You canNOT take it back.

As I have implied, I believe this entire subject is a rouse to divert from the real issues-- namely the expansion and excessive home development on Summit's property, and a scheme of trying to pit one neighbor against the other.

1. There are NO alterations even allowed if they were desired in the referenced 100 ft Dedicated Buffer. PERIOD. READ the DEED RESTRICTION.

It's REAL and it's NOT going to go away, despite you and your client's efforts. This issue is exactly why this clause was required to be recorded in the County's records because Mayor Foy, Town Council and the neighbors ALL knew at that time that Summit would eventually try to alter the Buffer one day. It's written in stone for that reason alone, whether or not Summit's existing SUP survives. PERIOD. CHECK WITH YOUR ATTORNEYS AND THE TOWN ATTORNEYS.

2. Remove the flagged stakes in the Dedicated Buffer NEXT to my house now please. We are NOT going to have a REPEAT of the supposed "accidental" incident in 2005 when Summit's contractors recklessly drove into this SAME area and PERMANENTLY DESTROYED vegetation 40 ft before turning parallel to the Northern property line, and further destroyed approximately 140 ft of vegetation (ref Town Records) with the claim of innocence due to an order from Summit, which Summit denied. Due to someone's arrogance and stupidity it resulted in permanent damage to part of the buffer. The Town fined Summit, but regrettably could NEVER reverse what was damaged.

3. Please don't use that garbage line on me that by my efforts I am compromising my "neighbors concerns about the possibility of a remedy that will affect the well being of their property and yours well into the future." This entire issue is a trumped-up lie-- a rouse. Anyone who would do the proper research would find that to be a falsehood, if they were really interested in getting to the TRUTH.

This issue is fraught with politics. The owner of 118 was a strong advocate and supporter on the record and before Council opposing the proposed development on Summit's 2 properties (hotel & residences). Miraculously this party has now suddenly changed their position, and now gives their total support to the development of Summit's entire property. Make whatever you want of that factoid folks!

4. There was a fairly recent single independent FACT-BASED STUDY and printed REPORT (paid for by the Summerfield Crossing HOA) executed by a Licensed Professional Engineering company on the issue of drainage problems and the cure at 116 and 118 Woodbridge Ln. I believe it is either being ignored or set aside by the Town. That's called SUPPORTING EVIDENCE folks!

The ONLY determined cause in this Report at this site was ON-SITE DRAINAGE ISSUES and clogged drainage piping at 118. NOTHING was said or implied re stormwater flowing down from elsewhere (eg, the Summit property) onto 116 or 118 Woodbridge Ln.

There were NO OTHER STORMWATER-RELATED ISSUES AND COMPLAINTS investigated or reported at that time on Woodbridge Ln next to the Buffer and Common property line with Summit. That should speak volumes about the miraculously SUDDEN REPORTED CONCERNS coming out of the shadows by other neighbors (108-114) who heretofore have NOT complained about ANY adverse drainage problems on their properties.

We ALL have a high-content of clay in our soil that deters rapid and normal dissipation of rainwater from our respective yard surfaces. I was present when my Townhome was built and visually witnessed truckloads of good topsoil (as part of

the original dairy farm) being hauled away leaving a mostly Clay-based soil in yards on Woodbridge Ln. It has been confirmed by soil analysis.

Various drainage issues on the common land next to homes on Woodbridge Ln were COMPLETELY addressed in 2015 TO HOMEOWNERS' SATISFACTION by a professional drainage company hired by the previous HOA management company to correct a few on-site drainage issues at a handful of homeowner sites on Woodbridge Ln. These were COMPLETELY UNRELATED to the Summit property. I am sure that the Homeowner and Summerfield Crossing Board member in charge of that project as liaison to the Engineering contractors of that project can testify to this fact. I will as well.

As a law abiding citizen and neighbor we know and anticipate that Summit will do the right thing and comply with the DEED RESTRICTION under its Exhibit (B) that applies to this 100 ft dedicated Buffer and states:
"A buffer of EXISTING VEGETATION a minimum of 100 feet in width, shall be MAINTAINED along the joint property line of the property...and Summerfield Crossing."

SUMMARY

Again, I believe this entire subject is a rouse to divert from the real issues being addressed-- namely the expansion and excessive home development on Summit's property.

Sincerely,
Harvey Krasny

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

From: Scott Radway [mailto:scott@radwaydesign.com]

Sent: Wednesday, October 06, 2021 3:05 PM

To: H. Krasny

Cc: mayorandcouncil@townofchapelhill.org; Judy Johnson; Sue Burke; chadp@greatoutdoorprovision.com

Subject: Re: Markers for Swale Placed Outside Stated Location-- Radway/Radway Design

Importance: High

Harvey - Good Afternoon.

A first email reply to you this morning was sent before it was completed.

My mistake in hitting a wrong button.

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Sincerely,
Scott Radway

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

From: Scott Radway [mailto:scott@radwaydesign.com]

Sent: Wednesday, October 06, 2021 8:17 AM

To: H. Krasny

Cc: mayorandcouncil@townofchapelhill.org; Judy Johnson; Sue Burke; Chad Pickens (chadp@greatoutdoorprovision.com)

Subject: Re: Markers for Swale Placed Outside Stated Location-- Radway/Radway Design

Importance: High

Harvey - Good Morning

Lets be clear about a starting point that we can agree upon. The applicant has not submitted a plan that proposes to locate any portion of a stormwater

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

From: H. Krasny [mailto:hkrasny@mindspring.com]

Sent: Wednesday, October 06, 2021 4:20 AM

To: 'scott@radwaydesign.com'

Cc: 'mayorandcouncil@townofchapelhill.org'; 'jjohnson@townofchapelhill.org'; 'sburke@townofchapelhill.org'; 'chadp@greatoutdoorprovision.com'

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3. I believe this entire discussion of the Swale comes at a far too convenient time when you would like to deflect from the MUCH bigger issue that the Town and the immediate neighbors should be laser focused on as follows:

A. The review for approval (on Wed, Oct 13, 2021) of another Hotel building (4-stories) that EXCEEDS THE HEIGHT of ANY other building in the neighborhood (3 stories max), and that also CONTRADICTS THE ORIGINAL MARRIOTT AGREED UPON MAXIMUM DENSITY (108 lodging units max) which was previously entered into, settled and agreed upon in good faith with the Town and the immediate neighbors, and now is being disregarded by this proposed expansion of the Hotel.

B. A TOWNHOME SUBDIVISION OF 52 UNITS built on 0.5 acre that FAR EXCEEDS THE MAXIMUM ALLOWED DENSITY of the existing Zoning (R-2) or even a reasonable and humane density (eg, 20 units max). It will also INCREASE TRAFFIC in this area (presently 694 homes, fed by Erwin Rd & Dobbins Dr) to an intolerable level (2023 Build-out est. Level of Service = "E" (AM) & "F" (PM) per Town's TIA.

C. Draining a Pond on Summit's recently purchased site adjacent to the Hotel is short-sighted. It has historically served and supported wildlife (Deer, Fox, Ducks and Fish to name a few) far longer than most any residents now living in Chapel Hill. It could also serve as a visual amenity and recreation area for Townhome residents.

Sincerely,
Harvey Krasny
Howmowner

Enc(1): Hand-Drawing of Swale Location in the Dedicated Buffer.

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

From: Judy Johnson [mailto:jjohnson@townofchapelhill.org]
Sent: Monday, September 27, 2021 9:03 AM
To: H. Krasny
Subject: RE: Marriott Proposed Alteration of Buffer-- Johnson/Chapel Hill

Dr Krasny

Here is the attached sketch from Scott Radway referenced below.

Judy Johnson

[Enc(1): Hand-Drawing of Swale Location in the Buffer]

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

From: Scott Radway [mailto:scott.muv_cz@radwaydesign.com]
Sent: Friday, September 10, 2021 5:12 PM
To: Judy Johnson <jjohnson@townofchapelhill.org>; Sue Burke <sburke@townofchapelhill.org>
Cc: mayorandcouncil@townofchapelhill.org; agoldstein@townofchapelhill.org; Jonjeakins@thenauco.com
Subject: Re: Facts re Creation of a Swale in the Summit Buffer-- Mayor & Council/Chapel Hill
Importance: High

Judy & Sue,

//

We did not propose to disturb the 100' buffer to the east and south of 120 Woodbridge Lane in either our first plan or revised plan.

Amy Harvey

From: Jeanette Coffin
Sent: Monday, October 11, 2021 9:12 AM
To: H. Krasny
Cc: Colleen Willger; Chelsea Laws; Sarah Vinas; Adam Searing; Allen Buansi; Amy Ryan; Andrew Creech; Camille Berry; Hongbin Gu; Jeanne Brown; Jeffrey Hoagland; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Robert Beasley; Tai Huynh; Vimala Rajendran; Zachary Boyce; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: DISSOLVING the SUP Protection With a Zoning Change to Expand the Marriott Residence Inn-- Mayor & Council/Chapel Hill

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin

Jeanette Coffin
Office Assistant
Town of Chapel Hill Manager's Office
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514
(o) 919-968-2743 | (f) 919-969-2063

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

From: H. Krasny [mailto:hkrasny@mindspring.com]
Sent: Sunday, October 10, 2021 8:58 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: DISSOLVING the SUP Protection With a Zoning Change to Expand the Marriott Residence Inn-- Mayor & Council/Chapel Hill
Importance: High

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Re DISSOLVING An Existing SUP and Its Protections For ALL the Neighborhood Residences to Allow Expansion of the Existing Marriott Residence Inn & Addition of a Townhome Subdivision on Site.

Mayor and Council Members-

You are being asked to DISSOLVE the existing SUP for Marriott Residence Inn.

The Town Council in approving the original SUP for the Hotel wisely limited it to 108 rooms max, and ONLY to 3-stories (45 ft) maximum height to make it more consistent with the appearance and the original PLANNING of the surrounding ALL residential neighborhood it sits in. They also added a Registered PERMANENT Deed Restricted Buffer of existing vegetation, a minimum of 100 feet in width. Also, they stipulated that NO building shall be placed closer than 175 feet to the joint property line of the Marriott site and Summerfield Crossing, nor closer than 100 feet to any other property line.

The then Council member and later turned Mayor (Kleinschmidt) called "shoe-horning" this development into an area where it did NOT belong in the planning of that area..."

The hotel is attempting to override that SUP and add a new 4-story hotel building with 54 rooms, plus an adjacent Townhome community of 52 units in an 5 acre space allotted by its present R-2 zoning to a maximum of 20 townhomes (2020 Land Use Plan).

Without the present SUP standing in their way, Summit will succeed in eliminating the protections previously specifically emplaced by the previous Council in 2003 to maintain the residential appearance of the area where the hotel is located, and protect their all residential neighbors' quality of life and property investment. I believe the Council has TWO CHOICES-- protect the neighbors in this area, or throw out the SUP and let the existing homeowners (their CONSTITUENTS!) live with the consequences or go elsewhere.

HOTEL

Summit Hospitality (aka Marriott Residence Inn) does NOT appear to be filling all their 108 hotel rooms they presently have (before and after the Pandemic began), and now they want to add more rooms (54). For what purpose, one should ask-- to do another switch to another more profitable entity like they did in 2001 when the Town ORIGINALLY approved on this site a Senior Assisted Living Facility, with a separate wing totally devoted to people suffering from Alzheimer's Disease. AFTER its approval Summit then almost immediately changed their newly APPROVED site proposal to a hotel (Marriott Residence Inn) instead because they said (on record to the Town) Senior Assisted facilities were no longer profitable, and its use as a hotel was more profitable to them.

Justifying the purported need now for our community to provide more hotel rooms is even more questionable, given the previous statement made by our Mayor during Council's prior review of Marriott (10-17-18) that at a local Hotel Owners' meeting it was stated that area hotel rooms were being underutilized (by 20%), and that was during pre-Covid! Now several new hotels in Chapel Hill are being proposed or approved (eg, 140 Rm AC Hotel by Marriott on W. Rosemary St, and in the near future a hotel with up to 150 rooms as part of the Phase 2 Glen Lennox transformation project). There comes a time when the Town needs to say enough is enough. Wasted space and it can only invite MORE STORMWATER due to impervious surfaced parking lots that will accompany it.

TOWNHOMES

The proposed Summit Place Townhomes (111 Erwin Rd) next to the Marriott on an 8 acre lot with a pond that has supported area wildlife for decades (fish, ducks, fox, deer), granted that we need good affordable residences in Chapel Hill. However, the old adage to NOT "Rob Peter to Pay Paul" may apply here. Summit is proposing 52 Townhomes on this site in a space meant to REASONABLY HOLD ABOUT TWENTY (20) HOMES (presently zoned R-2 in the 2020 Land Use Plan). Packing 52 Townhomes into this undersized lot for that many Townhomes will sacrifice green space and decent recreation space for the other Townhome residents on this site, and create a crowded condition for families. As one Council member wisely said: "sidewalks do NOT count as recreation space."

Adding more Townhomes above the density now allowed (R-2) in this 5 acre parcel is an INAPPROPRIATE use of that land, and in my opinion foolhardy, selfish and egregious behavior.

Thank you for your attention and consideration of this request.

Respectfully,
Harvey Krasny
Homeowner

Amy Harvey

From: Jeanette Coffin
Sent: Monday, October 11, 2021 9:14 AM
To: Jihong Wu
Cc: Colleen Willger; Chelsea Laws; Adam Searing; Allen Buansi; Amy Ryan; Andrew Creech; Camille Berry; Hongbin Gu; Jeanne Brown; Jeffrey Hoagland; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Robert Beasley; Tai Huynh; Vimala Rajendran; Zachary Boyce; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: The 101-111 Erwin Road

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Jihong Wu [mailto:jihongwu@hotmail.com]
Sent: Monday, October 11, 2021 12:31 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: The 101-111 Erwin Road

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor and Chapel Hill council members,

I am writing to you as a resident living in the Windhover subdivision off of Erwin Road. I am strongly opposed to the council approving the change in zoning as indicated in the proposed development project File #21-0766, Residence Inn and Summit Place Townhomes, 101-111 Erwin Road, Mixed Use-Village-Conditional Zoning District (MU-V-CZD).

The Summit Hospitality group built the existing hotel after agreeing to the constraints of the existing SUP (special use permit) zoning. These restrictions have clear protections for the neighborhoods around the hotel property. To change this zoning is to do harm to the surrounding homeowners affecting drainage, noise, traffic levels and property values that the SUP designation protects.

Rather than allowing the Summit Hospitality group to be allowed to build a 4-story hotel building in the place of the current 2 story building, hotel buildings should stay at 2 stories. All of the neighboring developments are one and two stories tall so this planned building will be out of character with the existing communities.

I am also opposed to the 52 townhomes (3 stories tall) that are planned to be built on approximately 5 acres of land between the existing hotel properties and the church being built on the corner of Old Oxford Road, Erwin Road and across from Windhover Dr. I am not opposed to townhomes in general, just the number of units. The number of units is too dense and will increase traffic to a standstill on Erwin Road and will exacerbate stormwater runoff to neighbors adjacent to this property downhill. As already stated, the three stories of the proposed townhomes are too tall for the neighborhood. Remove all the trees on the site also make the environment getting worse in this area.

Sincerely,

Jihong Wu

Amy Harvey

From: Jeanette Coffin
Sent: Monday, October 11, 2021 9:14 AM
To: mark watson
Cc: Colleen Willger; Chelsea Laws; Adam Searing; Allen Buansi; Amy Ryan; Andrew Creech; Camille Berry; Hongbin Gu; Jeanne Brown; Jeffrey Hoagland; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Robert Beasley; Tai Huynh; Vimala Rajendran; Zachary Boyce; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: 101-111 Erwin Rd

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: mark watson [mailto:mewatson@hotmail.com]
Sent: Sunday, October 10, 2021 4:35 PM
To: Linda Brown <lkbrown9478392@gmail.com>; Hongbin Gu <hongbin.gu@gmail.com>; Amy Ryan <amymorrisryan@gmail.com>; Jessica Anderson <jcooperanderson@gmail.com>; Town Council <mayorandcouncil@townofchapelhill.org>; Karen Stegman <kstegman@townofchapelhill.org>; Michael Parker <mparker@townofchapelhill.org>; Tai Huynh <thuynh@townofchapelhill.org>; Allen Buansi <allenbuansi23@gmail.com>; Pam Hemminger <phemminger@townofchapelhill.org>
Cc: Michael DiNezza <MJDINEZZA@gmail.com>; msJuliemcclintock <McClintock.Julie@gmail.com>; Yunjun Mu <Yunjun.mu@gmail.com>; Mary Williford <mary@omegamgmt.com>; Laura Summe <lsumme@omegamgmt.com>; Susan Manning <manningsusan@bellsouth.net>; mark watson <mewatson@hotmail.com>
Subject: Re: 101-111 Erwin Rd

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

I wholeheartedly agree.

Any appropriately robust stormwater handling plan must capture the vast majority of the water that currently flows toward the Summerfield Crossing property (via the adjoining buffer) and direct it reliably and in a fully controlled manner to appropriately sized channels (whether those are EXISTING channels or not.)

The appropriate standard for capacity appears to be -- at a minimum -- the current "100 year" standard, which I *strongly suspect* has not been properly updated to reflect the REALITY of rainfall in this area over the last 10+ years, nor the very probable rainfall patterns going forward.

If this necessitates the use of substantial funds from the Town's Stormwater Fund to augment similar investment by Summit Properties, that is wholly appropriate.

I close with a link to my Google Drive which is a video I shot in the dark only 3 years ago after a substantial rain event that was **NOT hurricane-related**. Please turn on the AUDIO - I narrated it.


It shows a huge water flow -- **post rain event** -- beside my building, that was the result of the existing stormwater culvert overtopping with **floodwater flowing from the uphill pond and ephemeral streams running around the pond**.

Please note that all of the floodwater you see came from the LAND NOW UNDER CONSIDERATION FOR DEVELOPMENT with the attendant INCREASE IN IMPERVIOUS SURFACE.

Furthermore, this water flow is a fraction of the total flow across the 100 foot buffer into Summerfield Crossing.

Finally, let me point out that **correcting the flooding from the pond** (which is currently a de facto retention basin for the Summit property) **was specifically recommended in the Lower Booker Creek Subwatershed Study**.

<https://drive.google.com/file/d/1RPO0Oh-UoKaDnZ8f5H5z1ERqRnXfsBWA/view?usp=sharing>

	flood_20180917_grandtour.mp4
	drive.google.com

Thank you,
Mark Watson
122 Berry Patch Ln
919-923-3545

From: Linda Brown <lkbrown9478392@gmail.com>

Sent: Sunday, October 10, 2021 2:05 PM

To: Hongbin Gu <hongbin.gu@gmail.com>; Amy Ryan <amymorrisryan@gmail.com>; Jessica Anderson <jcooperanderson@gmail.com>; Town Council <mayorandcouncil@townofchapelhill.org>; kstegman@townofchapelhill.org <kstegman@townofchapelhill.org>; Michael Parker <mparker@townofchapelhill.org>; Tai Huynh <thuynh@townofchapelhill.org>; Allen Buansi <allenbuansi23@gmail.com>; Pam Hemminger <phemminger@townofchapelhill.org>

Cc: Michael DiNezza <MJDINEZZA@gmail.com>; Mark Watson <mewatson4you@gmail.com>; msJuliemclintock <McClintock.Julie@gmail.com>; Yunjun Mu <Yunjun.mu@gmail.com>; Mary Williford <mary@omegamgmt.com>; Laura Summe <lsumme@omegamgmt.com>; Susan Manning <manningsusan@bellsouth.net>

Subject: 101-111 Erwin Rd

Council members;

Erwin Road is still on Wednesday's agenda despite the fact that the Stormwater Advisory Board and not yet weighed in on the proposed plans and other stormwater engineering reports have not yet been reviewed.

I hope that no vote will be taken on this until all questions about stormwater handling are resolved, and that whatever plan is approved will prevent flooding in Summerfield Crossing.

Considering the new church and townhouse properties, it's not just a matter of "if," but rather "how quickly," the water flows into our area from those uphill properties.

The soil on the property to be developed is clay and appears not to percolate--and evaporative evacuation is negligible. So any stormwater basin that's kept or installed there must drain itself continuously until it is well below capacity.

The bottom line: all of the stormwater from the properties uphill that flow into the buffer must be captured and competently directed in a fashion that can handle what we used to consider a 100 year storm.

Until a plan that is in place that meets those requirements there must be no vote on this development project.

--+

LKBROWN9478392@GMAIL.COM

Only after the last tree has been cut down, only after the last river has been poisoned, only after the last fish has been caught - only then will you find that money cannot be eaten. - Cree Indian proverb

Amy Harvey

From: Jeanette Coffin
Sent: Monday, October 11, 2021 9:15 AM
To: Linda Brown
Cc: Colleen Willger; Lance Norris; Chris Roberts; Adam Searing; Allen Buansi; Amy Ryan; Andrew Creech; Camille Berry; Hongbin Gu; Jeanne Brown; Jeffrey Hoagland; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Robert Beasley; Tai Huynh; Vimala Rajendran; Zachary Boyce; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: 101-111 Erwin Rd

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Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Linda Brown [mailto:lkbrown9478392@gmail.com]
Sent: Sunday, October 10, 2021 2:06 PM
To: Hongbin Gu <hongbin.gu@gmail.com>; Amy Ryan <amymorrisryan@gmail.com>; Jessica Anderson <jcooperanderson@gmail.com>; Town Council <mayorandcouncil@townofchapelhill.org>; Karen Stegman <kstegman@townofchapelhill.org>; Michael Parker <mparker@townofchapelhill.org>; Tai Huynh <thuynh@townofchapelhill.org>; Allen Buansi <allenbuansi23@gmail.com>; Pam Hemminger <phemminger@townofchapelhill.org>
Cc: Michael DiNezza <MJDINEZZA@gmail.com>; Mark Watson <mewatson4you@gmail.com>; msJuliemcclintock <McClintock.Julie@gmail.com>; Yunjun Mu <Yunjun.mu@gmail.com>; Mary Williford <mary@omegamgmt.com>; Laura Summe <lsumme@omegamgmt.com>; Susan Manning <manningsusan@bellsouth.net>
Subject: 101-111 Erwin Rd

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Council members;

Erwin Road is still on Wednesday's agenda despite the fact that the Stormwater Advisory Board and not yet weighed in on the proposed plans and other stormwater engineering reports have not yet been reviewed.

I hope that no vote will be taken on this until all questions about stormwater handling are resolved, and that whatever plan is approved will prevent flooding in Summerfield Crossing.

Considering the new church and townhouse properties, it's not just a matter of "if," but rather "how quickly," the water flows into our area from those uphill properties.

The soil on the property to be developed is clay and appears not to percolate--and evaporative evacuation is negligible. So any stormwater basin that's kept or installed there must drain itself continuously until it is well below capacity.

The bottom line: all of the stormwater from the properties uphill that flow into the buffer must be captured and competently directed in a fashion that can handle what we used to consider a 100 year storm.

Until a plan that is in place that meets those requirements there must be no vote on this development project.

--+

LKBROWN9478392@GMAIL.COM

Only after the last tree has been cut down, only after the last river has been poisoned, only after the last fish has been caught - only then will you find that money cannot be eaten. - Cree Indian proverb

Amy Harvey

From: Jeanette Coffin
Sent: Monday, October 11, 2021 11:59 AM
To: manningsusan@bellsouth.net
Cc: Lance Norris; Chris Roberts; Colleen Willger; Adam Searing; Allen Buansi; Amy Ryan; Andrew Creech; Camille Berry; Hongbin Gu; Jeanne Brown; Jeffrey Hoagland; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Robert Beasley; Tai Huynh; Vimala Rajendran; Zachary Boyce; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Summit development on Erwin Rd.

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: manningsusan@bellsouth.net [mailto:manningsusan@bellsouth.net]
Sent: Monday, October 11, 2021 11:37 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Summit development on Erwin Rd.

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor and Town Council Members,

I live in Summerfield Crossing directly below the proposed development by Summit Hospitality. Currently, the drainage issues in my yard are significant even during a relatively minor rain event. Previous attempts by our Board to remediate these problems have been unsuccessful. My concern, along with others in my community, is that the new development will increase the water that flows down the hill to make our problem worse.

I talked with Storm Water Management and was assured that they would be participating in the approval of this project, but now find that they do not have the most current proposals, even though a vote is to be taken on October 13. Also, I appreciate your efforts to involve our community, but none of our homeowners is qualified to make a decision regarding "which plan" will work the best.

As a resident of Chapel Hill I am relying upon our elected officials and the experienced and qualified people employed by our town to protect the interests of ALL their citizens so that a new development will not be allowed to negatively impact my property and that of my neighbors.

Thank you for your service to our community.

Susan Manning
118 Berry Patch Lane
Chapel Hill, NC 27514

336 213-4001

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, October 12, 2021 9:31 AM
To: sabrina.sas.slp@gmail.com
Cc: Colleen Willger; Adam Searing; Allen Buansi; Amy Ryan; Andrew Creech; Camille Berry; Hongbin Gu; Jeanne Brown; Jeffrey Hoagland; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Robert Beasley; Tai Huynh; Vimala Rajendran; Zachary Boyce; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: 101-111 Erwin Rd

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Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: sabrina.sas.slp@gmail.com [mailto:sabrina.sas.slp@gmail.com]
Sent: Tuesday, October 12, 2021 8:44 AM
To: hongbin.gu@gmail.com; Amy Ryan <amymorrisryan@gmail.com>; jcooperanderson@gmail.com; Town Council <mayorandcouncil@townofchapelhill.org>; Karen Stegman <kstegman@townofchapelhill.org>; Michael Parker <mparker@townofchapelhill.org>; Tai Huynh <thuynh@townofchapelhill.org>; Pam Hemminger <phemminger@townofchapelhill.org>; allenbuansi23@gmail.com
Cc: mewatson@hotmail.com; lkbrown9478392@gmail.com
Subject: Tomorrow's Agenda: 101-111 Erwin Rd

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor and Council Members,

I wholeheartedly agree with my neighbors' emails below. I am writing to echo Mr. Watson's and Ms. Brown's grave concerns about flooding in Summerfield Crossing and ask that you please postpone your vote on the Erwin Road development until an approved plan that fully protects our neighborhood from further flooding is in place. Our homes, our financial stability, and our wellbeing as individuals and a community are at stake.

Thank you very much for your time and consideration of our neighborhood.

Best regards,

Sabrina Simon
Owner of 134 Berry Patch Lane

From: mark watson <mewatson@hotmail.com>

Date: Sunday, October 10, 2021 at 9:17 PM

To: edward.gilgor@gmail.com <edward.gilgor@gmail.com>, gary.bailey@alamancelifeworks.com <gary.bailey@alamancelifeworks.com>, jenny shaw <jennyshaw@icloud.com>, kbonardi@gmail.com <kbonardi@gmail.com>, kmdancer79@gmail.com <kmdancer79@gmail.com>, Melissa Daston <mdaston@gmail.com>, mneilelkin@gmail.com <mneilelkin@gmail.com>, tj Schroeder23@gmail.com <tj Schroeder23@gmail.com>, Joseph Kiare <warukenya1982@gmail.com>, Yolaine Cartright <yln cartright@gmail.com>, andy somers and sam <andysam@live.com>, Bernardo E. Caceres <bcaceres@nc.rr.com>, c kimbro <ckimbro@fmrealty.com>, Carol Whisnant <carolwhiswhip@gmail.com>, cschuft@mindspring.com <cschuft@mindspring.com>, Conway, Cece <conwayec@live.unc.edu>, jjshon2@gmail.com <jjshon2@gmail.com>, Doris Elkin <dbdorito@gmail.com>, Ivy Belskie <imhill@gmail.com>, janetyndall@gmail.com <janetyndall@gmail.com>, Judith Heyhoe <jmheyhoe@gmail.com>, Kathi <camwab@aol.com>, Katie Jelen <kmjelen@gmail.com>, lacala & ken <lacala@nc.rr.com>, Luisa De Marino <tsnld@yahoo.com>, Margaret Billinger <Margieb45@gmail.com>, Mark Watson <mewatson4you@gmail.com>, Mary Garren <mbwgarren@gmail.com>, Mike Dinezza <mjdinezza@gmail.com>, nalin.parikh.1 <nalin.parikh.1@gmail.com>, ann Pittard <ann_pittard@unc.edu>, Sabrina Aguilar-Simon <sabrina.sas.slp@gmail.com>, Stearns, Sally Clark <sally_stearns@unc.edu>, Stephanie Shuft <sschuft@gmail.com>, Linda Brown <lkbrown9478392@gmail.com>, Yunjun Mu <Yunjun.mu@gmail.com>

Subject: Fw: 101-111 Erwin Rd

Hi folks!

I'm passing along two emails (below) about the uphill development (Residence Inn expansion and new townhomes) being considered, which were sent to the Mayor and Town Council -- the first (earliest) from Linda Brown, with the second being my follow-up support email.

I guess the "long and short of it" is that we need the town to be very demanding about the handling of stormwater flowing toward us from the ENTIRE property adjacent the buffer that separates it from all of Summerfield Crossing.

And that may well involve the Town throwing some money into the project from the big Stormwater Bond Fund it got passed some time ago.

Our community is **currently** at high risk of flooding (unit intrusion and major erosive damage) **WITHOUT any new development**. If you're skeptical, take a gander at the video I shot 3 years ago and have attached to my email below.

New development WITH properly and professionally designed and vetted (by the Town's stormwater experts) stormwater handling can GREATLY reduce that risk.

The Town Council is meeting THIS WEDNESDAY, and will consider the uphill development proposal. I vehemently agree with Linda's position that the Council should postpone a decision until the Town's professional stormwater department AND stormwater advisory council have delved deeply into this.

I've been up to my eyeballs in this stormwater management/recurrent flooding issue for over 5 years, and I'll say without hesitation that we don't want to CONTINUE to be in the risk situation WE ARE IN NOW, nor an inevitably GREATER risk situation should the uphill development be approved without a **very well-engineered stormwater handling requirement.**

-- Mark

From: mark watson <mewatson@hotmail.com>

Sent: Sunday, October 10, 2021 4:35 PM

To: Linda Brown <lkbrown9478392@gmail.com>; Hongbin Gu <hongbin.gu@gmail.com>; Amy Ryan <amymorrisryan@gmail.com>; Jessica Anderson <jcooperanderson@gmail.com>; Town Council <mayorandcouncil@townofchapelhill.org>; kstegman@townofchapelhill.org <kstegman@townofchapelhill.org>; Michael Parker <mparker@townofchapelhill.org>; Tai Huynh <thuynh@townofchapelhill.org>; Allen Buansi <allenbuansi23@gmail.com>; Pam Hemminger <pheeminger@townofchapelhill.org>

Cc: Michael DiNezza <MJDINEZZA@gmail.com>; msJuliemcclintock <McClintock.Julie@gmail.com>; Yunjun Mu <Yunjun.mu@gmail.com>; Mary Williford <mary@omegamgmt.com>; Laura Summe <lsumme@omegamgmt.com>; Susan Manning <manningsusan@bellsouth.net>; mark watson <mewatson@hotmail.com>

Subject: Re: 101-111 Erwin Rd

I wholeheartedly agree.

Any appropriately robust stormwater handling plan must capture the vast majority of the water that currently flows toward the Summerfield Crossing property (via the adjoining buffer) and direct it reliably and in a fully controlled manner to appropriately sized channels (whether those are EXISTING channels or not.)

The appropriate standard for capacity appears to be -- at a minimum -- the current "100 year" standard, which I *strongly suspect* has not been properly updated to reflect the REALITY of rainfall in this area over the last 10+ years, nor the very probable rainfall patterns going forward.

If this necessitates the use of substantial funds from the Town's Stormwater Fund to augment similar investment by Summit Properties, that is wholly appropriate.

I close with a link to my Google Drive which is a video I shot in the dark only 3 years ago after a substantial rain event that was **NOT hurricane-related**. Please turn on the AUDIO - I narrated it.

It shows a huge water flow -- **post rain event** -- beside my building, that was the result of the existing stormwater culvert overtopping with **floodwater flowing from the uphill pond and ephemeral streams running around the pond.**

Please note that all of the floodwater you see came from the LAND NOW UNDER CONSIDERATION FOR DEVELOPMENT with the attendant INCREASE IN IMPERVIOUS SURFACE.

Furthermore, this water flow is a fraction of the total flow across the 100 foot buffer into Summerfield Crossing.

Finally, let me point out that **correcting the flooding from the pond** (which is currently a de facto retention basin for the Summit property) **was specifically recommended in the Lower Booker Creek Subwatershed Study.**

<https://drive.google.com/file/d/1RPO0Oh-UoKaDnZ8f5H5z1ERqRnXfsBWA/view?usp=sharing>



flood_20180917_grandtour.mp4

drive.google.com

Thank you,
Mark Watson
122 Berry Patch Ln
919-923-3545

From: Linda Brown <lkbrown9478392@gmail.com>

Sent: Sunday, October 10, 2021 2:05 PM

To: Hongbin Gu <hongbin.gu@gmail.com>; Amy Ryan <amymorrisryan@gmail.com>; Jessica Anderson <jcooperanderson@gmail.com>; Town Council <mayorandcouncil@townofchapelhill.org>; kstegman@townofchapelhill.org <kstegman@townofchapelhill.org>; Michael Parker <mparker@townofchapelhill.org>; Tai Huynh <thuynh@townofchapelhill.org>; Allen Buansi <allenbuansi23@gmail.com>; Pam Hemminger <phemminger@townofchapelhill.org>

Cc: Michael DiNezza <MJDINEZZA@gmail.com>; Mark Watson <mewatson4you@gmail.com>; msJuliemclintock <McClintock.Julie@gmail.com>; Yunjun Mu <Yunjun.mu@gmail.com>; Mary Williford <mary@omegamgmt.com>; Laura Summe <lsumme@omegamgmt.com>; Susan Manning <manningsusan@bellsouth.net>

Subject: 101-111 Erwin Rd

Council members;

Erwin Road is still on Wednesday's agenda despite the fact that the Stormwater Advisory Board and not yet weighed in on the proposed plans and other stormwater engineering reports have not yet been reviewed.

I hope that no vote will be taken on this until all questions about stormwater handling are resolved, and that whatever plan is approved will prevent flooding in Summerfield Crossing.

Considering the new church and townhouse properties, it's not just a matter of "if," but rather "how quickly," the water flows into our area from those uphill properties.

The soil on the property to be developed is clay and appears not to percolate--and evaporative evacuation is negligible. So any stormwater basin that's kept or installed there must drain itself continuously until it is well below capacity.

The bottom line: all of the stormwater from the properties uphill that flow into the buffer must be captured and competently directed in a fashion that can handle what we used to consider a 100 year storm.

Until a plan that is in place that meets those requirements there must be no vote on this development project.

--+

LKBROWN9478392@GMAIL.COM

Only after the last tree has been cut down, only after the last river has been poisoned, only after the last fish has been caught - only then will you find that money cannot be eaten. - Cree Indian proverb

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, October 12, 2021 9:35 AM
To: Rebecca Smith
Cc: Colleen Willger; Adam Searing; Allen Buansi; Amy Ryan; Andrew Creech; Camille Berry; Hongbin Gu; Jeanne Brown; Jeffrey Hoagland; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Robert Beasley; Tai Huynh; Vimala Rajendran; Zachary Boyce; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Thoughts on item #8 on 10-13-21 meeting agenda

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Rebecca Smith [mailto:rebeccacastorsmith@gmail.com]
Sent: Monday, October 11, 2021 7:06 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Thoughts on item #8 on 10-13-21 meeting agenda

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

October 11, 2021

Dear Mayor and Council members,

I am writing to once again remind you of my thoughts on the proposed change in zoning and the development plan that you will decide on Wednesday October 13 when you consider item #8 on the agenda. I have followed the plans for this property starting with the initial development of the Marriott Residence Inn years ago. My neighbors and I have

attended multiple council meetings, design committee meetings and stormwater management meetings to educate ourselves on the proposed development of the area across from the opening to our neighborhood.

Please be reminded that prior to the September 2021 meeting that I sent you a petition signed by 50 owners of the Windhover Property Owners Association that indicates that we are against the current plan. We are opposed to increased densities to allow the building of 52 townhomes and the height of both the townhomes and the new hotel building replacing the current two- story building along Erwin Road. We are distressed at the number of green trees that will be destroyed and the destruction of the pond which is a natural asset in this ecosystem. We worry about the drainage issues that may be created by the increase of impervious surfaces and the buildings themselves. We anticipate drastically increased traffic issues on Erwin Road, which is already heavily used during rush hour as well as worrying about increased traffic through our neighborhood as a cut through route.

I urge you to vote in favor of Resolution C to deny the conditional zoning application. I plan to speak in person on Wednesday, but this will depend on when I finish my earlier appointment that evening and the pace of the council meeting.

Sincerely,

Rebecca (Becky) Smith

President Windhover Property Owners Association

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, October 12, 2021 11:49 AM
To: Mary Garren
Cc: Colleen Willger; Adam Searing; Allen Buansi; Amy Ryan; Andrew Creech; Camille Berry; Hongbin Gu; Jeanne Brown; Jeffrey Hoagland; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Robert Beasley; Tai Huynh; Vimala Rajendran; Zachary Boyce; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: 101-111 Erwin Road Development and Stormwater

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Mary Garren [mailto:mbwgarren@gmail.com]
Sent: Tuesday, October 12, 2021 11:46 AM
To: Hongbin Gu <hongbin.gu@gmail.com>; Amy Ryan <amymorrisryan@gmail.com>; Jessica Anderson <jcooperanderson@gmail.com>; Town Council <mayorandcouncil@townofchapelhill.org>; Karen Stegman <kstegman@townofchapelhill.org>; Michael Parker <mparker@townofchapelhill.org>; Tai Huynh <thuynh@townofchapelhill.org>; Allen Buansi <allenbuansi23@gmail.com>; Pam Hemminger <phemminger@townofchapelhill.org>
Subject: 101-111 Erwin Road Development and Stormwater

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor and Council,

My neighbor, Linda Brown wrote to you recently concerning your consideration of the 101-1110 Erwin Road development. I have copied her message into this one as she has

spoken succinctly and her comments reflect my own concerns. I have lived in Summerfield Crossing since 1988 and I feel that the easternmost areas of our HOA- Berrypatch Lane and Woodbridge Lane are in serious jeopardy now and that affects our entire HOA.

Ms. Brown says: "Erwin Road is still on Wednesday's agenda despite the fact that the Stormwater Advisory Board and not yet weighed in on the proposed plans and other stormwater engineering reports have not yet been reviewed.

I hope that no vote will be taken on this until all questions about stormwater handling are resolved, and that whatever plan is approved will prevent flooding in Summerfield Crossing.

Considering the new church and townhouse properties, it's not just a matter of "if," but rather "how quickly," the water flows into our area from those uphill properties.

The soil on the property to be developed is clay and appears not to percolate--and evaporative evacuation is negligible. So any stormwater basin that's kept or installed there must drain itself continuously until it is well below capacity.

The bottom line: all of the stormwater from the properties uphill that flow into the buffer must be captured and competently directed in a fashion that can handle what we used to consider a 100 year storm.

Until a plan that is in place that meets those requirements there must be no vote on this development project."

Thanks for adding my concerns to all those that have been communicated.

Mary Garren
Gristmill Ln.
Chapel Hill

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, October 12, 2021 12:55 PM
To: Luisa De Marino
Cc: Colleen Willger; Adam Searing; Allen Buansi; Amy Ryan; Andrew Creech; Camille Berry; Hongbin Gu; Jeanne Brown; Jeffrey Hoagland; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Robert Beasley; Tai Huynh; Vimala Rajendran; Zachary Boyce; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Summerfield Crossing Townhomes Community Erwin Road Development and Flooding

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Luisa De Marino [mailto:tsnld@yahoo.com]
Sent: Tuesday, October 12, 2021 12:50 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Summerfield Crossing Townhomes Community Erwin Road Development and Flooding

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Attn: Mayor Pam Hemminger and Town of Chapel Hill Council

I am Luisa De Marino. I am a resident and owner of **124 Woodbridge Lane**, Summerfield Crossing Townhomes Community (Summerfield), Chapel Hill, NC 27514.

I am a 78 years old handicapped female. Right now I am not in the best of health; so I have had limited participation in Summerfield and the City of Chapel Hill community. But I do try to keep up with what my neighbors think.

It is my understanding that your office has received many notes/letters from the residents of Summerfield. I fully support the following information sent to you and the Council from my neighbors Linda Brown, Matt Watson, and Sabrina Simon to name a few.

I also, wholeheartedly agree with all my neighbors who have asked that you please postpone your voting on the Ewin Road Development until an approved plan that fully protects our neighborhood from further flooding. A very well-engineered Stormwater development plan is needed. Nothing less will not fix the flooding in Summerfield - no band aid approach please.

I have had the value of my land assessment by Orange County lowered by \$10,000 and my area has been "labeled" Low Land. The word is going to get out that Summerfield is not a good real estate investment. I am presently preparing to have my real property lowered in 2021 taxes because of all the damage done to my real property from flooding and HOA neglect. Needless to say I am fed up. I wish I could move but due to my finances I'm not able to.

I am paying State taxes, County taxes, and City taxes and getting nothing in return.

Thank you for the opportunity to allow me to share my concerns.

Best Regards,

Luisa De Marino
984- 999-4283

Amy Harvey

From: MG Daston <mdaston@gmail.com>
Sent: Tuesday, October 12, 2021 3:40 PM
To: Town Council; Pam Hemminger; Michael Parker; Jess Anderson; Allen Buansi; Hongbin Gu; Tai Huynh; Amy Ryan; Karen Stegman; Amy Harvey
Cc: Linda Brown; Mark Watson; Laura Summe; Mary Williford
Subject: Erwin Road Development - Wednesday agenda
Categories: Agenda Packet Process

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor and Members of the Town Council:

Ref:

[\[21-0766\]](#)

1\$

8.\$

\$

Zoning Atlas
Amendment\$

Close the Legislative Hearing and Consider a Conditional Zoning Application
District (MU-V-CZD).\$

The development of 101 Erwin Road is currently on the Wednesday agenda despite the fact that the Stormwater Advisory Board and not yet weighed in on the proposed plans and other stormwater engineering reports have not yet been reviewed.

I am requesting that this item be deferred (no vote will be taken) until all questions about stormwater handling are resolved. Specifically, it is well documented that the current stormwater management system at the Marriott is insufficient and there is regular flooding downhill into Summerfield Crossing. Any additional expansion of the Marriott and development of the uphill properties without adequate stormwater retention and management will further exacerbate the problem.

Considering the new church and townhouse properties, it's not just a matter of "if," but rather "how quickly," the water flows into our area from those uphill properties. The soil on the property to be developed is clay and appears not to percolate--and evaporative evacuation is negligible. So any stormwater basin that's kept or installed there must drain itself continuously until it is well below capacity.

The bottom line: all of the stormwater from the properties uphill that flow into the buffer must be captured and competently directed in a fashion that can handle the current 100 year storm capacity. As we all know that this level of rainfall has become the defacto level of rainfall in Chapel Hill over the past several years.

Until the Stormwater Advisor Board completes its assessment and recommendations and an approved plan for proper stormwater management integrated into the record, any vote would be based on partial information with many unintended consequences that the Town and its residents will have to retroactively work to remediate. I strongly urge that the vote on this on this development project be deferred until all information is available to make a fully informed decision.

Thank you.

Melissa Daston

108 Beaver Dam Court

Chapel Hill, NC 27514

mdaston@gmail.com

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, October 13, 2021 9:59 AM
To: Doris Elkin
Cc: Colleen Willger; Lance Norris; Chris Roberts; Adam Searing; Allen Buansi; Amy Ryan; Andrew Creech; Camille Berry; Hongbin Gu; Jeanne Brown; Jeffrey Hoagland; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Robert Beasley; Tai Huynh; Vimala Rajendran; Zachary Boyce; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Summerfield Crossing flooding

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Doris Elkin [mailto:dbdorito@gmail.com]
Sent: Tuesday, October 12, 2021 8:16 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Summerfield Crossing flooding

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

To our mayor and town council members,

We are asking you to delay the vote on the Marriott Hotel/town home/church projects until all engineering reports have been submitted and it has been reviewed by the Stormwater Advisory

Board. Why else have one? We believe this information and review process will help you determine the best solution to prevent flooding in Summerfield Crossing. It also seems to us it will benefit the city to have flood protection in place to prevent the downstream Eastgate shopping Center from more flooding. It's no place for canoes and kayaks, nor is it right for our community at Summerfield Crossing to flood with each heavy rain when solutions can be found.

Doris and Marv Elkin

Sent from my iPad

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, October 13, 2021 10:00 AM
To: cschuft@mindspring.com
Cc: Colleen Willger; Lance Norris; Chris Roberts; Adam Searing; Allen Buansi; Amy Ryan; Andrew Creech; Camille Berry; Hongbin Gu; Jeanne Brown; Jeffrey Hoagland; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Robert Beasley; Tai Huynh; Vimala Rajendran; Zachary Boyce; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: vote NO on proposed development impacting Summerfield Crossing

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin

Jeanette Coffin
Office Assistant
Town of Chapel Hill Manager's Office
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514
(o) 919-968-2743 | (f) 919-969-2063

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

From: cschuft@mindspring.com [mailto:cschuft@mindspring.com]
Sent: Tuesday, October 12, 2021 7:24 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: vote NO on proposed development impacting Summerfield Crossing

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

I am writing to echo Mr. Watson's and Ms. Brown's grave concerns about flooding in Summerfield Crossing and ask that you postpone your vote on the Erwin Road development until an approved plan that fully protects our neighborhood from further flooding is in place.

Please, step up now to recognize your constituents serious concerns.

Carolyn Schuft
owner, 108 and 121 Mossbark Lane

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, October 13, 2021 10:01 AM
To: Tom Minor
Cc: Colleen Willger; Adam Searing; Allen Buansi; Amy Ryan; Andrew Creech; Camille Berry; Hongbin Gu; Jeanne Brown; Jeffrey Hoagland; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Robert Beasley; Tai Huynh; Vimala Rajendran; Zachary Boyce; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Town Council Review of 101-111 Erwin Road (Marriott/Summit) Property

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin

Jeanette Coffin
Office Assistant
Town of Chapel Hill Manager's Office
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514
(o) 919-968-2743 | (f) 919-969-2063

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

From: Tom Minor [mailto:tom@planet3030.com]
Sent: Tuesday, October 12, 2021 3:57 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Town Council Review of 101-111 Erwin Road (Marriott/Summit) Property

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

My wife and I are fourteen year residents of Woodbridge Lane in Summerfield Crossing which, by my count, is one of five townhouse communities surrounding this Erwin Road property. We make up a large, diverse group of citizens who feel extremely fortunate to have found affordable residences in Chapel Hill. We work here, shop here, dine in

restaurants, attend university and other public events, walk everywhere, and also ride the buses. We think that along with students, low income folks, and wealthy people we make up a great town.

The two of us lived here when a portion of the green space next to us was done away with for the Marriott Residence Inn. We have accepted that and now often give directions and information to their guests who walk along Dobbins and Summerfield Crossing Road. However, we completely fail to understand why each one of you do not favor and support the hundreds of your fellow citizens who want Marriott/Summit to stick to their original use of the land.

Thank you,

John Tom Minor
107 Woodbridge Lane

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, October 13, 2021 5:03 PM
To: scott.muv_cz@radwaydesign.com
Cc: Colleen Willger; Lance Norris; Chris Roberts; Adam Searing; Allen Buansi; Amy Ryan; Andrew Creech; Camille Berry; Hongbin Gu; Jeanne Brown; Jeffrey Hoagland; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Robert Beasley; Tai Huynh; Vimala Rajendran; Zachary Boyce; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: FW: 101-111 Erwin Rd
Attachments: LB - Stormwater Flow.pdf

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Scott Radway [mailto:scott.muv_cz@radwaydesign.com]
Sent: Wednesday, October 13, 2021 4:36 PM
To: Linda Brown <lkbrown9478392@gmail.com>; Judy Johnson <jjohnson@townofchapelhill.org>; Town Council <mayorandcouncil@townofchapelhill.org>
Cc: msJuliemclintock <McClintock.Julie@gmail.com>; edward.gilgor@gmail.com; gary.bailey@alamancelifeworks.com; kbonardi@gmail.com; kmdancer79@gmail.com; M. G. Datson <mdaston@gmail.com>; mneilelkin@gmail.com; tjschroeder23@gmail.com; andy somers and sam <andysam@live.com>; Bernardo Caceres <bcaceres@nc.rr.com>; Betty Johnson <bjj19562003@gmail.com>; c kimbrow <ckimbrow@fmrealty.com>; Carol Whisnant <carolwhiswhip@gmail.com>; Carolyn Schuft <cschuft@mindspring.com>; Conway, Cece <conwayec@live.unc.edu>; Debbie Deese <jjshon2@gmail.com>; Doris Elkin <dbdorito@gmail.com>; Ivy Belskie <lmhill@gmail.com>; Jane Tyndall <janetyndall@gmail.com>; jenny shaw <jennyoshaw@icloud.com>; Joseph Kiare <warukenya1982@gmail.com>; Judith Heyhoe <jmheyhoe@gmail.com>; Kathi <camwab@aol.com>; Katie Jelen <kmjelen@gmail.com>; lacala & ken <lacala@nc.rr.com>; Luisa De Marino <tsnld@yahoo.com>; Margaret Billinger <Margieb45@gmail.com>; Mark Watson <mewatson4you@gmail.com>; Mary Garren <mbwgarren@gmail.com>; Michael DiNezza <MJDINEZZA@gmail.com>; nalin.parikh.1 <nal.in.parikh.1@gmail.com>; Pittard, Ann <Ann_Pittard@unc.edu>; Stearns, Sally Clark <sally_stearns@unc.edu>; Stephanie Schuft <sschuft@gmail.com>; Yolaine Cartright <ylnartright@gmail.com>; Yunjun

Mu <Yunjun.mu@gmail.com>; Laura Summe <lsumme@omegamgmt.com>; Susan Manning <manningsusan@bellsouth.net>; Mary Williford <mary@omegamgmt.com>; John Tom Minor <tom@planet3030.com>; Mary DeFir <ma.defir@gmail.com>
Subject: Re: 101-111 Erwin Rd

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Linda - I have attached a pdf with 2 pages.

1st Exhibit shows the discharge from the stormwater basin being released to the east of the 100' buffer and then flowing through the 100' buffer. I have added the 291' elevation - shown in orange line. Stormwater flows toward the 285' elevation.

2nd Exhibit shows the pre and post development flows that are derived from the Stormwater Analysis Model that the town requires applicant's to use.

- The top table is the analysis for the area behind Mark Watson and the other TH near his home. For all storms the flow to this area is reduced by 75-78%.
- The bottom table is for the discharge from the proposed basin/stormwater control measure. The analysis shows that for the 1 - 25 year storms the flow is reduced by 75-78%. For the 100-year storm the flow is reduced by 50-52%.
 - The post development flow for the 100-year storm is less than the existing pre development 10-year storm.
 - The proposed basin has a large capacity and longer duration rain events or several rain events in sequence can be accommodated provided that they are not sequential 100 year storm events.

I believe it is a correct conclusion that the post development stormwater flow will be greatly decreased along the entire Summerfield Crossing - Summit Property shared border with the plan we have submitted and a constructed swale that would benefit 108 - 118 Woodbridge Lane residents.

I hope this answers your questions. If not, please let me know.

Scott

On Oct 13, 2021, at 2:32 PM, Linda Brown <lkbrown9478392@gmail.com> wrote:

Thank you for the clarification.

Item 1 above for answer to: I would like to know how and where the water from the stormwater basin will be discharged.

Item 2 above for answer to: I hope that the basin would be large and deep enough so that there would not be flooding in the event of several days of heavy rainfall, even if the basin was already full of a significant amount of water.

On Wed, Oct 13, 2021 at 12:16 PM Scott Radway <scott.muv_cz@radwaydesign.com> wrote:

Linda - Good Morning.

- 1). Tonight the application in front of the Council will be our plan with our stormwater system as previously presented.
- 2). We - applicant - at Council and staff request, studied the 2 alternatives you and the Mayor have corresponded about. One is a swale only - the other would divert some or all of the stormwater from our larger collection basin toward the swale and Dobbins Drive.
- 3). Applicant design team engineer and I have had zoom meetings and phone calls with town staff in the past 3 weeks that covered a lot of options.
- 4). After several different design concepts and details were examined, together the town stormwater staff and applicant determined that there is not a pipe or swale design that provides a beneficial way to discharge stormwater from the basin to a swale or to a pipe located outside the 100 feet buffer. That the result of the topographic slope of land and the internal water storage elevations of the basin. **SO - we are not providing a pipe to swale to steam alternative because it does not appear to work.**
- 5). **We are showing the Council a swale alternative that does provide relief to your home and the other 5 TH on the southeastern side of Woodbridge Lane.** I have attached a pdf exhibit with 10 slides showing this possibility. It is pretty straightforward.

Image #5 shows the 37,000 SF on the hotel lot that drains directly to the property line behind 108 - 118 Woodbridge Lane. It also shows what we believe is the drainage going directly to the roundabout and to your front yard area.

Image #6 highlights that 37,000 SF area in color.

Image #7 shows the reduction in area that is the result of constructing the swale. It also shows the reductions in peak stormwater flow for the 10 and 100 year storm events. Applicant did a stormwater impact assessment report that has been reviewed by town stormwater staff to verify these numbers. I can send it to you if you want. AND our preliminary cost estimate. We know it will be higher as this cost does not include design fees, review fees, permit fees, inspection fees, etc. All of which the town controls.

Image #8 shows outcomes and issues the Council has to address. If the council chooses to go ahead with this solution they need to make affirmative choices about what process and who pays. At a cost of \$30,000 to \$40,000 per townhome this is an expensive solution.

Probably more of an answer than you were expecting - but your questions cover a lot of considerations.

What we are showing the council is the swale option only - and proposing that they pay for construction with applicant doing design and actual construction rather than the town doing construction.

Best Regards,

Scott

[Radway Design Group](#)

2627 Meacham Road
Chapel Hill, NC 27516

919-880-5579 (direct)
scott@radwaydesign.com

On Oct 13, 2021, at 10:56 AM, Linda Brown <lkbrown9478392@gmail.com> wrote:

Mr. Radway-

A few days ago the mayor sent me a copy of three possible solutions for presenting stormwater from your development and the church flooding Summerfield Crossing. She asked me to select one.

I told her I was not a stormwater engineer and that it is the responsibility of the town's stormwater engineers to determine which would be most effective, and that without complete information the council should not vote on it.

She told me that more information was forthcoming, and phoned me yesterday again, at which time I repeated my concerns.

I am now unclear as to which plan is being recommended, and whether or not the plan--or plans--have been properly evaluated.

Can you tell me which plan--or plans--have been considered and properly reviewed?

--

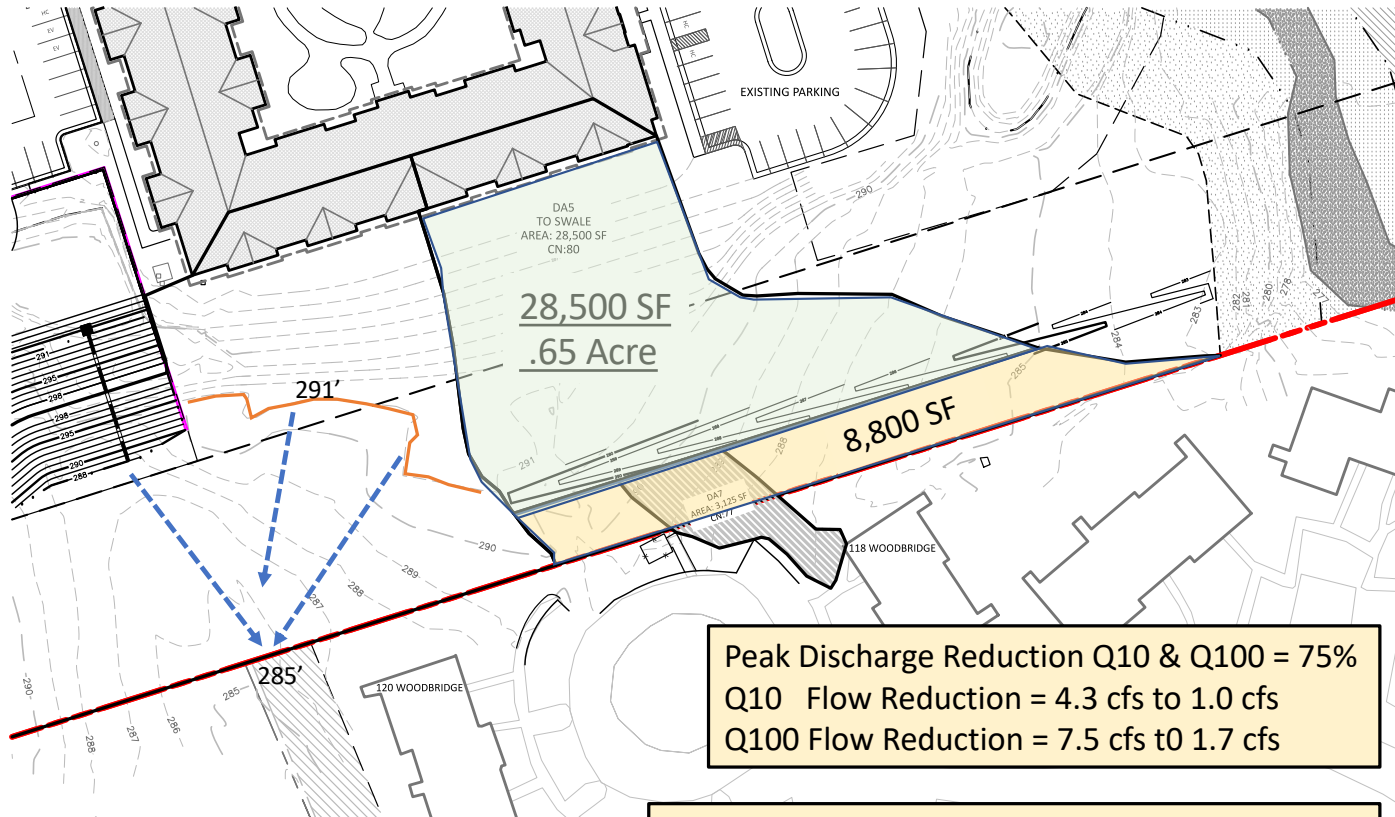
LKBROWN9478392@GMAIL.COM

Only after the last tree has been cut down, only after the last river has been poisoned, only after the last fish has been caught - only then will you find that money cannot be eaten. - Cree Indian proverb

--

LKBROWN9478392@GMAIL.COM

Only after the last tree has been cut down, only after the last river has been poisoned, only after the last fish has been caught - only then will you find that money cannot be eaten. - Cree Indian proverb



Peak Discharge Reduction Q10 & Q100 = 75%
 Q10 Flow Reduction = 4.3 cfs to 1.0 cfs
 Q100 Flow Reduction = 7.5 cfs to 1.7 cfs

Preliminary Estimated Cost = \$200 - \$225,000
 All tree cutting and debris clearance by hand.
 No tree replacement program cost included

PREPARED BY:
The Nau Company
 Consulting Civil Engineers
 PO Box 810 Rolesville, NC 27571
 919-435-6395
 NOBELS License P-0751

CLIENT:
 SUMMIT HOSPITALITY GROUP

PROJECT NO:
 ...

SCALE:
 1"=50'

DATE:
 2021-10-07

SHEET NO:
2.2

RESIDENCE INN-SUMMIT PLACE TOWNHOMES
 SWALE ANALYSIS
 CHAPEL HILL, NC

EXISTING DRAINAGE AREAS

Stormwater Management

Discharge From 24 Hour Storm	Pre Development Flow (cfs)	Post Development Flow (cfs)	Flow Reduction
1 - Yr	8.3	2.0	75.9 %
2 - Yr	10.4	2.5	76.0 %
10 - Yr	20.7	4.6	77.8 %
25 - Yr	26.9	5.9	78.1 %
100 - Yr	36.6	8.0	78.1 %

Discharge From 24 Hour Storm	Pre Development Flow (cfs)	Post Development Flow (cfs)	Flow Reduction
1 - Yr	15.0	3.3	78.0 %
2 - Yr	18.7	4.1	78.1 %
10 - Yr	33.2	7.5	77.4 %
25 - Yr	42.0	9.8	76.7 %
100 - Yr	55.6	28.0 w/o 26.6 with	49.6 % 52.2%

