

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, November 02, 2021 9:31 AM
To: 翔太田辺
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: About project of stanat's place development

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: 翔太田辺 [mailto:jp.t.sta@gmail.com]
Sent: Monday, November 1, 2021 10:25 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: About project of stanat's place development

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

Hello

My name is Shota

I'm living at Vintage Dr. town house with 3yrs old son and wife.

I'm concerned about 2 things.

First cocern is traffic and dangerous for child.

My son always enjoy in Vintage Dr. and Cabernet Dr. So please do not make road that go through to new residences if project will start.

Second is broken quiet nature for back yard.

We always are relax on deck. So please keep a lot of trees and it is also privacy. We hope to remain as much as possible.

Thank you

Shota Tanabe

3366391278

Amy Harvey

From: Jeanette Coffin
Sent: Monday, November 08, 2021 1:29 PM
To: Carl Schuler
Cc: Colleen Willger; Lance Norris; Adam Searing; Allen Buansi; Amy Ryan; Camille Berry; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; 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: Stanat's Place Concept Plan comments (Agenda#11) ahead of the Chapel Hill Town Council Virtual Meeting on Wednesday, November 10th, 2021

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.

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From: Carl Schuler [mailto:gocarlschulergo@outlook.com]
Sent: Monday, November 8, 2021 1:27 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Stanat's Place Concept Plan comments (Agenda#11) ahead of the Chapel Hill Town Council Virtual Meeting on Wednesday, November 10th, 2021

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

Dear Mayor Hemminger, Mayor Pro Tem Parker and Town Council Members,

As Town Council members hear and review details during the Stanat's Place Concept Plan scheduled (Agenda#11) this Wednesday, November 10th, 2021, I would like to highlight some points discussed during recent meetings with Vineyard Square neighbors while touring the proposed site of the Stanat's Place Conceptual Plan.

Proposed traffic and existing surface level streets:

The concept plan calls for a southbound extension of Cabernet Drive from Vineyard Square with a final exit point onto Aquatics Drive in Homestead Park. It is my belief that the additional traffic arising from surface street connections will tax the existing road way infrastructure and add safety concerns for both children at play and for citizens on foot and those riding bikes within Vineyard Square community as well as for future neighbors residing in the proposed development.

Additionally points about the existing streets within Vineyard Square include:

- Cabernet Drive, Napa Valley Way and Vintage Drive are narrow streets with an approximate width of 22 feet-curb to curb.
- Street width impedes normal two-way traffic -especially with vehicles parked curbside parked along Cabernet Drive.
- The intersection of Napa Valley Way and Cabernet Drive (immediate turn from Weaver Dairy Road) has limited visibility and serves as a major cross-walk and a bus stop for school age children.
- Connecting Cabernet Drive to Aquatics Drive will encourage motorists to bypass Homestead and Weaver Dairy Roads, take Cabernet Drive as a short cut, and avoid the traffic light as they travel to Homestead Park.

With these concerns, perhaps Town Council could explore the use of a possible bike and walk way connectivity between the two neighborhoods? Currently, Vineyard Square does have a walking path on Vintage that connects the neighborhood to the Aquatics Center and Homestead Park. A similar bike/pedestrian connectivity plan would fit with the existing neighborhood that I've come to know as a Vineyard Square homeowner over the past 17 years.

Privacy and Green Space between the Vineyard Square and the proposed development.

From the Concept rendering, approximately 25 townhouses along Vintage Drive will abut the proposed concept development. Townhouses on Vintage Drive are three story units designed with the master bedroom and bath on the 3rd floor. For these Vintage Drive townhouses adjacent to the development, this means the master bedroom and bath will face the proposed development directly. Additionally, the three-story townhouse units have an open second floor deck and ground floor patio facing southwards as well.

As you review the concept renderings, I ask Council to consider the use of additional space between Vineyard Square townhouses on Vintage Drive and the proposed development to ensure privacy.

Added buffering between developments will limit disruption of the existing trees (very tall Pines and natural vegetation) due to construction and bring needed privacy. Additional benefits include less impervious space and a natural means to limit storm water run-off. Appropriate setbacks afford both existing and future neighbors in densely populated neighborhoods the means to enjoy their properties.

I look forward to hearing Council's comments about the Stanat's Place Concept Plan, and appreciate the Mayor and Council Members who toured the area and met with Vineyard Square neighbors in recent days.

Sincerely,

Carl

Carl Schuler
102 Vintage Drive
919-599-5234
gocarlschulergo@outlook.com

Amy Harvey

From: Jeanette Coffin
Sent: Monday, November 08, 2021 3:25 PM
To: Emily Tsai
Cc: Colleen Willger; Sarah Vinas; Adam Searing; Allen Buansi; Amy Ryan; Camille Berry; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; 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: Letter of Concerns regarding Concept Plan for Stanat's Place development

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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From: Emily Tsai [mailto:etsai@tsacloud.net]
Sent: Monday, November 8, 2021 2:58 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Letter of Concerns regarding Concept Plan for Stanat's Place development

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

Dear Chapel Hill Mayor and Town Council members,

We are owners, residents, and neighbors of Vineyard Square. We are united in our love of our vibrant, multicultural, unique middle-income community. We write to express our collective concerns regarding the most current version of the development plan for "Stanat's Place", adjacent to Vineyard Square.

We have five areas of significant concern.

1 - SAFETY. Vineyard Square is home to many families with school-age and younger children. The residential streets of Cabernet Drive and Vintage Drive are home to over 50 households, and from one-half to two-thirds of these have children, and also pets, who are often playing and walking in our residential streets, along with neighborhood pedestrians, runners, and cyclists. Visibility and close calls are already priority concerns for us. Increased and continuous vehicle traffic from the proposed extension of Cabernet Drive into Stanat's Place would create considerable and irreversibly dangerous conditions for the children and families of the community.

2 - TRAFFIC. The proposed extension of Cabernet Drive would create a cut-through -- effectively a shortcut -- from Weaver Dairy Extension to Homestead Park. Undoubtedly non-resident drivers would utilize the new road to avoid the traffic light at the Weaver Dairy Ext-Homestead Road intersection. This transforms residential streets -- Cabernet Drive and Vintage Drive -- into access roads that connect two other access roads (WDE and Homestead). The increased and continuous non-resident traffic, in addition to the expected traffic from residents at Stanat's Place, would be ruinous for community safety, noise, and pollution.

3 - CONGESTION. Cabernet Drive, Vintage Drive, and other streets in Vineyard Square are 25' wide, and with street-parked vehicles, garbage and recycling receptacles, bikes and toys, and other neighborhood elements lining the curbs. These elements create a natural traffic-calming zone where side-by-side traffic is not possible, and neighborhood drivers frequently need to pause and maneuver to allow each other to pass safely. An increase in vehicle traffic through Cabernet Drive and Vintage Drive would be beyond the practical capacity of these streets, creating back-ups of cars waiting to maneuver around each other, and the congestion would negatively impact the community tremendously.

4 - PRIVACY. The proposal calls for 3-story townhomes to be backyard-adjacent to existing homes along Vintage Drive with a significant reduction in the existing tree cover. Effectively, it would eliminate backyard privacy for the homes along Vintage Drive and in Stanat's Place, who would also have 3rd-floor master bedroom and bathroom windows facing each other without trees. In the Vineyard Square neighborhood, with over 140 homes in a dense configuration, backyard privacy is maintained throughout and is a baseline expectation of any new development, which is not met in this proposal.

5 - HIGH VOLTAGE POWER. Stanat's Place is adjacent to both a high-voltage substation and a high-voltage tower, and the proposal would eliminate the significant tree growth that separates and obscures them from Homestead Park and the surrounding neighborhoods, including Vineyard Square. The proposal effectively integrates the massive power infrastructure as permanent features of the neighborhoods and community park. This is certainly undesirable as a matter of aesthetics and harmony, and also raises safety concerns in an area where Chapel Hill residents live, gather, and recreate.

We share the optimism and concerns of all about a sustainable, diverse, and equitable Chapel Hill. We in Vineyard Square *today* represent what Council members, town visionaries, and developers express for Stanat's Place and the Chapel Hill of *tomorrow* -- young families, empty-nesters, middle-income and middle-income aspirants, immigrants, retirees, culturally and linguistically diverse, and families committed to sustainable, equitable and just opportunities to thrive. We do not oppose development of affordable housing in our neighborhood; we in fact are the voices of those who would live in Stanat's Place, and we represent the future of Chapel Hill. However, these developments need to be done thoughtfully with regards to livability of current and future residents equally, and we urge you to enjoin us in co-creating this future.

Respectfully,

Emily Tsai, Joseph Tsai and Oliver Tsai
Cathy Harrison
Joy Yin and Songlin Zhu
Lei Zhang, Yehua Wei, and Yian Wei

Nana Yuan, Gang Li, Kathy Li, and Benjamin Li
Huizhi Bai, Zhiyue Lu and Xiaoyue Lu
Yuqiang Zhang
Wei Zhang, Xiaolin Duan, and our two kids
Denise Soufi
Li Wang and Lan Hu
Yanyan Yang and Ming Feng
Lori Montgomery
Sara Conway
Chenghao Chen and Fang Wu
Carl Schuler
Inna Tchivileva
Patricio Orces and Melina Orces
Christy Tate and Jim Tate
Raymond Parker and Deborah Parker
Yun Yang and Liuyang Wang
Rebecca Parrilla
Susan Chiurco, Louie Chiurco and Marc Chiurco
Bingchao Liu
Howard Shang, Jing Fang and Lucy Shang
David Carbonneau and June Carbonneau

--

Emily Tsai

etsai@tsaicloud.net

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, November 09, 2021 8:55 AM
To: David Zweidinger
Cc: Colleen Willger; Adam Searing; Allen Buansi; Amy Ryan; Camille Berry; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; 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: Stanant's Place development

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: David Zweidinger [mailto:david.zweidinger@gmail.com]
Sent: Tuesday, November 9, 2021 8:49 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Lisa Herman <lisaherman617@gmail.com>
Subject: Stanant's Place development

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

Dear Chapel Hill Mayor and Town Council members,

We are the owners of the property (2430 Homestead Road) directly to the south of the proposed "Stanant's Place" development. We have the following concerns about the development and its impact on the commons.

Booker Creek impact - The southern border of Stanant's Place features Booker Creek. We are glad to see the plan honoring the required stream setbacks. We are still very concerned about the runoff from the development. With the recent expansion of the Seymour Center we have seen the load on the stream increase considerably - water backing up and overflowing its banks on occasion. With the addition of this development and the already approved 2200 Homestead Road project, the stream is likely to flood even more often. When the creek overflows, the banks are further eroded and more trash and sediment are carried into the Jordan Lake watershed. Also, the mosquito population booms and vegetation along the creek is damaged. We hope the stormwater department will be vigilant in ensuring the health of Booker Creek during construction and monitoring afterwards.

Wildlife impact - This area is home to rare birds. We have sighted Peregrin falcons and Piliated Woodcocks (North America's largest). These birds thrive on the mixed Pine and hardwood trees and the water from the creek. Removal of the trees and contaminated runoff is likely to adversely affect these and other bird populations. The negative impact on bird habitat from this development (and the others along Homestead Road) are of great concern.

Congestion - With the addition of this development there will be another 98 cars coming and going on Homestead Road. This road is nearing congestion levels that may require widening. Widening Homestead Road will be very expensive compared to the impact fees and property taxes collected from this development. We are also not thrilled with possible eminent domain impacts to our property if Homestead Road is widened.

Light pollution - The expansion of the Seymour Center came with many added street lamps flooding the night. The Stanant's Place development plan is unclear about added street lamps and their leakage in neighboring space. We would like to see an effort made to minimize the light pollution of this development by the use of directed fixtures.

Affordable housing - Please do not allow this project to undercut the affordable housing requirements. Their proposal has only 9% reserved units for low income units. Using the developers numbers from the proposal, they are looking at more than \$10 million profit. In addition they will have a great cost savings (~\$250,000) from the existing OWASA sewer main on the property. They can afford to meet the full 15% requirement to help keep the neighborhood economically diverse.

Respectfully,

Lisa Herman
David Zweidinger

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, November 09, 2021 12:00 PM
To: Lei Zhang
Cc: Colleen Willger; Sarah Vinas; Adam Searing; Allen Buansi; Amy Ryan; Camille Berry; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; 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: Concerns about the proposed Stanat's Place

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

From: Lei Zhang [mailto:zhangleisk@gmail.com]
Sent: Tuesday, November 9, 2021 10:43 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Concerns about the proposed Stanat's Place

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

Dear Mayor and Council,

I am writing in reference to the concept review for Stanat's Place. My family moved to Vineyard Square two years ago. We immediately fell in love with the neighborhood, a vibrant community with friendly neighbors, walking access to Homestead Park, and a large number of children whom our son could meet and play with.

I am particularly concerned about the proposal of extending Cabernet Dr. from Vineyard Square to Stanat's Place. The safety risks of the extension were detailed in our community letter written by Emily and Joseph Tsai,

so I will not repeat it here. I want to state that as a mother of a three-year-old boy who is constantly running around, the extension would significantly affect our family. It would reduce outside playtime for my son, and have me constantly worried when he is out. I believe many of the young families living near us have similar concerns.

Finally, I would like to thank many council members for visiting Vineyard Square to hear our concerns. I believe affordable housing development is great, and I am excited about potentially meeting new neighbors and friends at Stanat's Place. However, new developments should always put the safety of children and both the current and prospective residents into top considerations. Thank you for your consideration.

Best,

Lei Zhang and Yehua Wei, residents of Vineyard Square

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, November 10, 2021 9:20 AM
To: susannassar energistics.com
Cc: Adam Searing; Allen Buansi; Amy Ryan; Camille Berry; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; 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: input to Nov. 10 Stanat Place agenda item

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Jeanette Coffin



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(o) 919-968-2743 | (f) 919-969-2063

From: susannassar energistics.com [mailto:susannassar@energistics.com]
Sent: Tuesday, November 9, 2021 4:16 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: input to Nov. 10 Stanat Place agenda item

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November 9, 2021

TO: Mayor Hemminger & Town Council

RE: Rejecting the Stanat Place concept cutting through Cabernet Drive

Dear Mayor Hemminger and Council,

I am writing you with input to this Wednesday's meeting where the applicant spokesperson for national developer KB Homes will present a concept plan that would destroy Vineyard Square in the name of corporate profit. The whole concept has been designed around a connection with Cabernet Drive which must be denied.

Vineyard Square is a 17-year old neighborhood that is the poster child for the 2020 Comprehensive Plan objectives and what we believe to be the essence of Chapel Hill and why we choose to live here.

- We are a real community. People chat with neighbors and visit in front of their homes, walk, run, bicycle, walk dogs all along our clean flat sidewalks. And that includes neighbors from Parkside who we welcome as it gives us the opportunity to meet more people. We also have two recently renovated playgrounds where families meet up and even hold potlucks— one designed for younger children and one designed for older children.
- We are an attractive neighborhood and we enforce our HOA covenants to stay that way.
- We are lush, and have multiple naturalized areas that were preserved during construction. We highly value and maintain all our trees and continue to add as well. Fortunately the town was very strict when approving the SUP, and back then apparently the Community Design Commission also had the authority to approve the landscaping plan.
- We are as diverse as it comes: Singles, couples, young families, older families, single and married retirees. And 30 of our 191 homes are Orange County Home Trust Homes to add to the variety of interesting and valued neighbors. We are also very multi-national.

But we do have our challenges— even before the ill-conceived pretentious proposal to use our Cabernet Drive as an egress and short-cut and thoroughfare to Weaver Dairy Road Extension.

- Streets are congested due to on-street parking, trash and recycling bin collection, frequent delivery trucks, and of course multiple walkers, dog walkers, children playing, and the like.
- Traffic has become so heavy and FAST on Weaver Dairy Road Extension that it is dangerous to cross the street from one side of Vineyard Square to the other in order to access the sidewalk, reach the school bus stop, or walk to Homestead Park. The development of Bridgepoint and 2200 Homestead Road plus everything else on up Homestead Road will significantly add to the problem. So what is my point? My point is that we should at least be allowed to preserve the residential nature of our internal neighborhood streets.

- From 6:30 a.m. until 8:30 a.m. our kids gather at the school bus stop for several schools at the top of Cabernet Drive, where Napa Valley Way feeds into Weaver Dairy Road Extension. They are already in danger from the cars rushing to work that fly by AND ignore our neighborhood stop signs. (Some are Vineyard neighbors. Some are Parkside neighbors.) We do not want to add to that danger.

I would implore the town to call a hiatus of residential development in this area. It's too much too fast.

I would also implore every council member to physically visit sites being proposed for development. Mayor Hemminger and several council members have already visited Cabernet Drive to see for themselves why Stanat Place should not be allowed to impose on Vineyard Square.

Importantly, urgently even, I demand the applicant stop claiming that Cabernet was intended to join their proposed neighborhood in some non-existent "master street plan." (This was stated to the Design Community Council on September 28.)

Cabernet Drive was not stubbed out as an eventual extension— and why would it be? The town and developer would never have had any reason to foresee a road across the residential pieces of property between Cabernet and Homestead Park's Aquatic Drive. I mean there IS already a major thoroughfare called Homestead Road. In fact, Cabernet's dead end was designed as a fire truck turnaround and also is necessary for the fire truck to access the Fire Department Connection (goose neck pipe that feeds into the fire suppression fire hut "riser room") left of 128 Cabernet. There is a similar stub out at the end of Beringer Drive that was most obviously never intended to some day be extended 20 feet into Weaver Dairy Road Extension.

The Stanat property for which KB Homes has an option to buy is currently accessed via a driveway directly from Homestead Road. They should plan their concept around that road and leave Vineyard Square alone. And if it costs them too much to cross the creek and they also cannot cram as many homes onto this tiny pocket of property as desired to make their target profit, then so be it; they can withdraw their application.

If this neighborhood does come to fruition, we will welcome our new neighbors with pedestrian and bicycle connectivity, and their dogs too. They will also be welcome to use our doggy stations and bags. We value connectivity of people/neighbors, but NOT vehicles.

Thank you for your time and consideration.

Sincerely,

Susan Nassar