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Date: 4-28-15

To: Board of Aldermen

From: Runyon Woods

Re: Advisory board Recommendations

In the list of Recommendations from the advisory boards I have strong objections to:

 #4 and #5 from the Planning Board
 # 7 from the TAB
and # 1 from the EAB.

#4 from the Planning Board references an earlier roof plan for building 1 which ran a long sloped roof along the north side of the building. This roof was eliminated for cost. We can hyper insulate the entire roof for the cost of this unnecessary cosmetic raised roof section. While it is important to shield our neighbors from HVAC noise as much as possible, raising the parapet or placing sound shields around the units are both much more cost effective solutions.

#5 from the Planning Board: Eliminating the second (eastern) entrance/exit to the lot for Building 1 is a bad idea. It puts too large a demand on the remaining exit (western) and the adjacent section of Rand Road, which is an area of the road network already burdened by an entrance/exit from the south lot directly across and also the end of the NCDOT required raised median. This is particularly the case as the parking lots are designed to work as a total design, not as individual parcels so considerable crossing between lots 1 and 2 will occur. That traffic should be spread over more than one entrance/exit.

#7 TAB: Raising the entire intersection deemphasizes the location of the crosswalks, where pedestrians can safely cross. Raising the entire intersection may also encourage diagonal pedestrian crossing, for which there is no safe right of way.

EAB #1:Due to the size and steepness of the slope, We would like to have the option of using Weeping Love Grass on the slope in combination with other seed for the initial erosion control. Love grass will provide the drought tolerance in the mix to hold the slope in the event that other species fail. The best method for stabilizing this slope is to have a variety of options in the seed mix to account for timing of seeding and the unknown weather conditions that may cause failure. The most important issue on this site is to stabilize the slope quickly to prevent sediment from leaving the site. Over time, the intent is to reestablish the native forest.

Thank You,

Runyon Woods