

# Capkov Ventures

Developing Homes And Communities Since 1954, In Chapel Hill Since 1972.



## **Bridgepoint Townhome Community Statement of Compliance with the Comprehensive Plan, Northern Area Task Force Report, and Future Land Use Map**

The proposed Bridgepoint townhome community has been designed to comply with the Town of Chapel Hill's Comprehensive Plan, Northern Area Task Force Report, and the Future Land Use Map. The site plan has been designed to meet the plans in the following ways;

### **A. Compliance with the Comprehensive Plan**

#### *1) A Place for Everyone*

One of the major goals under the theme "A Place for Everyone" is to provide "A range of housing options for current and future residents". Diversity of housing options has become a significant problem in Chapel Hill. The proposed Bridgepoint community will provide 54 town homes and make a significant contribution to affordable housing at a time when virtually all development plans being proposed or approved within the last 10 years in Chapel Hill are for multi-family apartments. Over 3,500 multi-family apartment units have been approved in Chapel Hill over the last 10 years and there are more applications pending. At the same time not a single town home community has been approved. There have been a few duplex units constructed on odd lots and we provided nine (9) town homes as part of the affordable component of the Merin Road community but no significant contributions to the lack of diversity. If approved Bridgepoint will fill an essential need for a housing type that is missing in Chapel Hill, homes built for families and children. As the University of North Carolina tries to attract the best and the brightest to Chapel Hill those potential employees who have children or anticipate having children will have as one of their primary considerations the availability of family-oriented housing. The same is true for the wider community as Chapel Hill tries to encourage innovative businesses to locate in Chapel Hill. While Bridgepoint will not solve the problem of providing diversity in housing it will provide some additional options for families who, for whatever reason, are looking for something other than an apartment home.

2) *Community Prosperity and Engagement*

One of the major goals under the theme “Community Prosperity and Engagement” is to “Foster success of local businesses.” The Town of Chapel Hill has consistently expressed the desire to promote our world class university and to attract new employers who can utilize the talents and technologies developed at UNC to launch new and creative businesses. As mentioned in the preceding paragraph to successfully attract such businesses the Town must provide housing to meet the needs of the prospective employees. Bridgepoint will add housing diversity to the existing stock in a housing type that is underserved. The location of the Bridgepoint site immediately across Homestead Road from the Horace Williams tract, the University of North Carolina’s next big campus, makes the contribution to the diversity of housing all that more significant.

3) *Getting Around*

The goal is to promote “A connected community that links neighborhoods, businesses, and schools through the provision of greenways, sidewalks, bike facilities, and public transportation.” The Bridgepoint community will provide a critical link in providing a holistic transportation system in Chapel Hill. As part of our concept plan Bridgepoint is proposing to construct a link of the Chapel Hill Greenway System connecting the communities to the north of Homestead Road, and the Green Tract to the trail system south of Homestead Road referred to as the Horace Williams/ Bolin Creek Trail system (see exhibit A). In addition, the applicant has deeded NCDOT the necessary right-of-way to construct the Homestead Road Improvement Project which will begin this summer. The Bridgepoint frontage along Homestead Road will include bike lanes on both sides and a 10’ multi-use path to facilitate non-vehicular transportation opportunities. The Homestead Road Improvement project will link the Bridgepoint site to the public schools and the Horace Williams trail system. Perhaps even more important is the fact that in conjunction with the development of the Town owned site at 2200 Homestead Road enough critical mass may be established to warrant efficient bus service to an area where it has been sparsely provided in the past. Discussions are ongoing to determine the best location for bus stops along Homestead Road along the frontage of both the Bridgepoint Site and 2200 Homestead Road. The Applicant of the Bridgepoint project has offered to construct a traffic circle to serve as the primary entrance into the Town owned 2200 Homestead Road site in exchange for a credit towards its affordable housing commitment. This will provide the Town with many advantages in the development of its affordable housing community. Bridgepoint will also provide the Town’s secondary access point for the 2200 Homestead Road site on Weaver Dairy Extension Road. Moving this secondary access point from Homestead Road to Weaver Dairy Extension will allow direct access to I-40 without entering onto Homestead Road making access and circulation better for both sites and reducing the driveways onto Homestead Road.

4) *Good Places, New Spaces*

Bridgepoint will promote several of the goals of the theme “Good Places, New Spaces” including the goal of providing “Open and accessible common spaces for community

gathering, cultural uses, and community development.” As mentioned above Bridgepoint will provide the Greenway System link between the Horace Williams/ Bolin Creek Trails and the communities to the north of Homestead Road. The connection will also help link the future Green Tract to Homestead Road and the Horace Williams/ Bolin Creek Trails. We have also proposed an east to west nature trail along the creek and open space on the north side of the property. This will connect the Town owned 2200 Homestead Road site in a natural setting to Weaver Dairy Road Extension and is part of the Chapel Hill Greenway Plan. A second major goal of the “Good Places, New Spaces” theme is to provide a range of neighborhood types that addresses residential needs. The town homes proposed on the Bridgepoint site will provide badly needed housing diversity to the Town of Chapel Hill’s housing stock. Being placed immediately adjacent to the Town’s affordable housing community the market rate town homes at Bridgepoint will provide a healthy mix of housing types and price points.

5) *Nurturing Our Community*

In the design of the proposed Bridgepoint community we have made a conscious effort to leave the northern part of the site undisturbed where a perennial stream runs west to east through the site. The only exception will be the natural greenway path running along the corridor as is highlighted in the Chapel Hill Greenway Plan. We propose meeting or exceeding the rigorous Chapel Hill storm water, open space, and tree canopy standards. We have also proposed an onsite pocket park to provide an additional recreational opportunity for children and their parents.

6) *Town and Gown Collaboration*

While the proposed Bridgepoint community may not directly affect the operations of the University of North Carolina Chapel Hill, or their relationship with the Town of Chapel Hill we believe that adding to the diversity of the Chapel Hill housing stock near the Universities’ future northern campus on the Horace Williams site will provide opportunities for the families who move to Chapel Hill to work at the University. With the future supply of town homes seriously in question this may be important factor in the Universities ability to attract the best and the brightest work force.

**B. Compliance with the Chapel Hill Future Land Use Map**

- 1) The Chapel Hill Future Land Use Map list the Bridgepoint Site as a “Development Opportunity Area” (see exhibit B).

**C. Compliance with the Northern Area Task Force Report**

- 1) Bridgepoint Complies with several of the most significant recommendations of the Northern Area Task Force Report.
  - a. The first recommendation of the Report is that projects be “Served by transit stops on Homestead Road.” Bridgepoint is working with the Town of Chapel Hill to

determine the best placement of a transit stop along Homestead Road. It is not a question of whether there will be one, but where the best location is.

- b. The Report recommends “Improved pedestrian corridor along Homestead Road...” to include landscaping, pedestrian/bicycle path separate from the roadway. Bridgepoint will have a 10’ multi-use path and bicycle lanes on both sides of Homestead Road, and a landscaped buffer.
- c. The Bridgepoint site is identified in area four (4) of the Northern Area Task Force Report as a “Opportunity to compliment new adjacent development”.
- d. Most importantly the Report emphasizes that “Realizing these concepts and addressing these goals and objectives will require a cooperative effort between the Town, property owners, developers and citizens.” From the onset we have worked with the Town of Chapel Hill to collaborated on the development of the 2200 Homestead Road Project and the Bridgepoint Project. We have contributed right-of-way to facilitate the Homestead Road Improvement Project and worked very hard through many meetings to develop a joint entrance on Homestead Road that will improve the connectivity and safety for both developments while freeing up more development space on both sites and lowering cost for the Town and Bridgepoint.
- e. Finally, the Report emphasizes that physical improvements and expanded Town services will be in place at the same time as anticipated development. Bridgepoint is proposing that the development of the primary entrance into the Town owned 2200 Homestead Road site be constructed by the developer of Bridgepoint, so it is ready for the anticipated Town developed affordable housing community immediately adjacent to Bridgepoint.

Best Regards, Eric Chupp

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