



Concept Plans are intended to be an opportunity for the Town Council and some Boards and Commissions, and the community to review and consider major development proposals and their potential benefits and impacts. Applicants propose a Concept Plan with the expectation of receiving feedback on their development idea.

The following are questions that the Council may ask of an applicant during the discussion of a Concept Plan. The attached application addresses the topics below. Please contact our staff if you have any questions or if we can provide additional information (planning@townofchapelhill.org)

1. Would this project demonstrate compliance with the Comprehensive Plan?

a. Compliance with:

- Small Area Plan
- Overlay Zone / NCD
- Study Area:
- Land Use Plan

Yes, Bridgepoint demonstrates compliance with the Comprehensive Plan and the Northern Area Task Force Report.

2. Would the proposed project comply with the Land Use map?

Yes, Bridgepoint demonstrates compliance with the Land Use Map.

3. Would the proposed project require a rezoning?

No re-zoning required.

4. What is the proposed zoning district?

The proposed/existing zoning is R-5C.

5. Would the proposed project require modifications to the existing regulations?

No substantive regulations will require modification.

6. If there is a residential component to the project, does the applicant propose to address affordable housing?

- Has the applicant presented its Concept Plan to the Housing Advisory Board (this is a voluntary step in the process)?

The applicant has proposed an affordable housing plan for Bridgepoint as part of the “Developers Program”. The applicant has presented a conceptual affordable housing plan to the Town Staff and will present the proposal to the Affordable Housing Board for feedback.

- Has the applicant met with appropriate Town staff to discuss affordable housing policy, expectations and options?

Town Staff has conveyed the Town’s affordable housing expectations and we have discussed options



- Is the project for ownership or rental?

The town homes in the community will be sold to individual owners.

7. Are there existing conditions that impact the site design (i.e. environmental features such as RCD, slopes, erosion and sedimentation, retention of trees and tree stands, stormwater drainage patterns, significant views into and out of the site)

The Bridgepoint site has proposed preserving 2.44 acres of RCD on the northern portion of the site. The perennial stream protected by the RCD flows from the Town owned property at 2200 Homestead Road from west to east across the Bridgepoint property. The site slopes moderately down from Homestead Road northward. The site has limited areas of steep slopes near Weaver Dairy Extension where the natural grade was filled to build Weaver Dairy Extension.

8. Has the applicant addressed traffic impacts? Traffic and circulation issues?

Yes, the applicant has discussed transportation patterns with Town Staff on several occasions including a meeting with the Technical Review Team which included the Fire Department, Engineering, and Planning.

9. Has the applicant discussed the project with adjacent neighbors?

The applicant has met on several occasions with the Town. The Town is the immediately adjoining neighbor to the west. The applicant will discuss the community with the residents of Vineyard Square and the EPCON community. These two communities are the neighboring communities to the north and south.



CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 9870914489 & 9870919528

Date: April 23, 2019

Section A: Project Information

Project Name: Bridgepoint

Property Address: 2214 & 2312 Homestead Road, Chapel Hill, NC Zip Code: 27516

Use Groups (A, B, and/or C): A Existing Zoning District: R-5-C

Project Description: A residential community with 54 lots designated for townhomes

Section B: Applicant, Owner and/or Contract Purchaser Information

Applicant Information (to whom correspondence will be mailed)

Name: Advanced Civil Design, Inc.

Address: 51 Kilmayne Drive, Suite 105

City: Cary State: NC Zip Code: 27511

Phone: 919-481-6290 Email: crice@advancedcivildesign.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: *Cam Arce* Date: 4/23/2019

Owner/Contract Purchaser Information:

Owner Contract Purchaser

Name: CapKov Ventures, Inc.

Address: P.O. Box 16815

City: Chapel Hill State: NC Zip Code: 27516

Phone: 919-942-8005 (Office) 919-260-7262 Cell Email: ericbchupp@bellsouth.net

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: *Eric B Chupp* Date: 4/23/2019



Concept Plan Overview

Site Description	
Project Name	Bridgepoint
Address	2214 & 2312 Homestead Road Chapel Hill, NC 27516
Property Description	Two adjoining tracts of land that are currently occupied by two detached single-family dwelling units and various accessory structures. The site is partially wooded. The overall site includes a Net Land Area (NLA) of approximately 8.4 acres and a Gross Land Area (GLA) of 9.2 acres.
Existing Land Use	Single Family
Proposed Land Use	Multi-family Townhome
Orange County Parcel Identifier Numbers	9870914489 & 9870919528
Existing Zoning	R-5-C
Proposed Zoning	R-5-C
Application Process	Special Use Modification
Comprehensive Plan Elements	(1) Complements adjacent development; (2) Provides orderly redevelopment to achieve appropriate and compatible use of land; (3) Potential future greenway connections along western portion of site; (4) increases the availability of medium income housing; (5) Limit impervious area as delineated in Table 3.8-1; (5) Maintain the Urban Services Area/Rural Buffer Boundary; and (6) Conserve and protect the natural setting of Chapel Hill.
Overlay Districts	None

Regulatory Land Use Intensity

Design/LUMO Standards		Requirement		Proposal	Status
Sec. 3.7	Use/Density	Maximum 15 Units/Acre		5.87 Units/Acre	
Sec 3.8	Net Land Area	N/A		363,611 SF	
Sec 3.8	Gross Land Area	N/A		399,972 SF	
Sec. 3.8	Dimensional Standards	Street	20'	20'	
		Interior	6'	0'	
		Solar	8'	8'	
Sec. 3.8	Max. Floor area	121,192 SF		121,100 SF	
Sec. 4.5.6	Modification to Regulations	Disturb < 25% of 4:1 slopes		> 25% of manmade 4:1 slopes disturbed	
Sec. 5.5	Recreation Space	19,999 SF		(1) 12,000 SF greenway easement (2) 6,335 Pocket Park (3) 493 LF of multi-use trail	



Site Design

	Design/LUMO Standards	Requirement	Proposal	Status	
Landscape	Sec. 5.6	East (Ex. Weaver Dairy Rd)	30-ft Type D	20-ft Type C Alternate	
	Sec. 5.6	North	10-ft Type B	10-ft Type B (existing vegetation)	
	Sec. 5.6	South (Ex. Homestead Rd)	30-ft Type D	20-ft Type C Alternate	
	Sec. 5.6	West (Prop. Local Street)	15-ft Type B	15-ft Type A Alternate	
	Sec. 5.7	Tree Canopy	1.344 Ac.	1.35 Ac.	
	Sec. 5.11	Lighting Plan (footcandles)	In accordance w/ LUMO Section 5.11	In accordance w/ LUMO Section 5.11	
Environment	Sec. 3.6	Resource Conservation District	150'	150'	
	Sec. 5.18	Jordan Riparian Buffer	N/A	N/A	
	Sec. 5.3.2	Steep Slopes	< 25% of 4:1 slopes disturbed	52% of 4:1 slopes man-made slopes disturbed	
	Sec. 5.4	Stormwater Management	Section 2 of the 2005 Design Manual	Wet Pond	
		Land Disturbance	N/A	390,000 sf	
	Sec. 5.4	Impervious Surface	50%	196,000 (49%)	
	Sec. 5.13	Solid Waste & Recycling	Yes	Town	
Housing	Affordable Housing Proposal, if applicable	8	see attached developers plan		



Design/LUMO Standards		Requirement	Proposal	Status	
Access & Circulation	Sec. 5.8	Street Standards	Yes	25' B/B	
	Sec. 5.8	Vehicular Access	Yes	Two entrances provided	
	Sec. 5.8	Bicycle Improvements	N/A	Bike Lane improvements will be provided along the entire Homestead Road Frontage as part of the Homestead Road Improvement Project	
	Sec. 5.8	Pedestrian Improvements	Yes	Sidewalk Interconnectivity	
	Sec. 5.8	Distance from bus stop	Yes	Approx. 1/4 mile from site at Seymour Center	
	Sec. 5.8	Transit Improvements	N/A	N/A	
	Sec. 5.9	Vehicular Parking Spaces	1.5 per unit	2 per unit	
	Sec. 5.9	Bicycle Parking Spaces	1 per 4 DU	Parking provided in garage	
	Sec. 5.9	Parking Lot Standards	N/A	N/A	
Other		Homeowners Association	Yes	Will provide	
	Sec. 5.5	Recreation Space	19,999 SF	(1) 12,000 SF greenway easement (2) 6,335 Pocket Park (3) 493 LF of multi-use trail	
	Sec. 5.12	Utilities	Yes	Yes	
	Sec. 5.16	School Adequate Public Facilities	Yes	To be included as Stipulation in Resolution A	

Symbol	Meaning	Symbol	Meaning
	Meets Standard	M	Modification necessary
NA	Not Applicable	UNK	Not known at this time



Checklist

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning and Sustainability at (919)968-2728 or at planning@townofchapelhill.org.

X	Application fee (refer to fee schedule)	Amount Paid \$	360.00
X	Pre-application meeting – with appropriate staff		
X	Digital Files - provide digital files of all plans and documents		
X	Project Fact Sheet		
X	Statement of Compliance with Design Guidelines (2 copies)		
X	Statement of Compliance with Comprehensive Plan (2 copies)		
X	Affordable Housing Proposal, if applicable (Rezoning Policy or Inclusionary Ordinance)		
X	Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool)		
X	Mailing fee for above mailing list	Amount Paid \$	272
X	Developer’s Program – brief written statement explaining how the existing conditions impact the site design. Including but not limited to:		
	<ul style="list-style-type: none"> • Natural features of site • Access, circulation, and mitigation of traffic impacts • Arrangement and orientation of buildings • Natural vegetation and landscaping • Impact on neighboring properties • Erosion, sedimentation, and stormwater 		
X	Resource Conservation District, Floodplain, & Jordan Buffers Determination - necessary for all submittals		
X	Reduced Site Plan Set (reduced to 8.5"x11")		

Plan Sets (10 copies to be submitted no larger than 24"x36")

Plans should be legible and clearly drawn. All plan sets sheets should include the following:

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property Boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Setbacks and buffers
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable



Area Map

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated open space, parks, greenways
- c) Overlay Districts, if applicable
- d) Property lines, zoning district boundaries, land uses, project names of site and surrounding properties, significant buildings, corporate limit lines
- e) Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicular parking areas, bicycle parking, handicapped parking, street names.
- f) 1,000' notification boundary

Existing Conditions Plan

- a) Slopes, soils, environmental constraints, existing vegetation, and any existing land features
- b) Location of all existing structures and uses
- c) Existing property line and right-of-way lines
- d) Existing utilities & easements including location & sizes of water, sewer, electrical, & drainage lines
- e) Nearest fire hydrants
- f) Nearest bus shelters and transit facilities
- g) Existing topography at minimum 2-foot intervals and finished grade
- h) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries

Proposed Site Plan

- a) Existing building locations
- b) General location of proposed structures
- c) Parking areas
- d) Open spaces and landscaped areas
- e) Access points and circulation patterns for all modes of transportation
- f) Approximate locations of trails, pedestrian and bicycle connections, transit amenities, and parking areas
- g) Approximate location of major site elements including buildings, open areas, natural features including stream buffers, wetlands, tree stands, and steep slopes
- h) Proposed land uses and approximate location



PROJECT FACT SHEET

TOWN OF CHAPEL HILL
Planning Department

Section A: Project Information

Use Type: (check/list all that apply)

Office/Institutional Residential Mixed-Use Other: _____

Overlay District: (check all that apply)

Historic District Neighborhood Conservation District Airport Hazard Zone

Section B: Land Area

Net Land Area (NLA): Area within zoning lot boundaries		NLA=	363,595	sq. ft.
Choose one, or both, of the following (a or b), not to exceed 10% of NLA	a) Credited Street Area (total adjacent frontage) x ½ width of public right-of-way	CSA=	51,662	sq. ft.
	b) Credited Permanent Open Space (total adjacent frontage) x ½ public or dedicated open space	COS=	0	sq. ft.
TOTAL: NLA + CSA and/or COS = Gross Land Area (not to exceed NLA + 10%)		GLA=	399,955	sq. ft.

Section C: Special Protection Areas, Land Disturbance, and Impervious Area

Special Protection Areas: (check all those that apply)

Jordan Buffer Resource Conservation District 100 Year Floodplain Watershed Protection District

Land Disturbance	Total (sq. ft.)
Area of Land Disturbance (Includes: Footprint of proposed activity plus work area envelope, staging area for materials, access/equipment paths, and all grading, including off-site clearing)	390,000
Area of Land Disturbance within RCD	65,024
Area of Land Disturbance within Jordan Buffer	0

Impervious Areas	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Impervious Surface Area (ISA)	20,491	20,491	196,000	196,000
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA)%	0.051	0.051	0.49	0.49
If located in Watershed Protection District, % of impervious surface on 7/1/1993	0	0	0	0



PROJECT FACT SHEET

TOWN OF CHAPEL HILL

Planning Department

Section D: Dimensions

Dimensional Unit (sq. ft.)	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Number of Buildings	(9) 8,510	(9) 8,510	(54) 121,100	(54) 121,100
Number of Floors	1 - 1.5	1 - 1.5	2	2
Recreational Space	0	0	20,000	20,000

Residential Space

Dimensional Unit (sq. ft.)	Existing (sq.ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Floor Area (all floors – heated and unheated)	3433	3433	2242	2242
Total Square Footage of All Units	3433	3433	121,100	121,100
Total Square Footage of Affordable Units	0	0	see developer program letter	see developer program letter
Total Residential Density	4 units/ac	4 units/ac	5.87 units/ac	5.87 units/ac
Number of Dwelling Units	2	2	54	54
Number of Affordable Dwelling Units	0	0	see developer program letter	see developer program letter
Number of Single Bedroom Units	0	0	0	0
Number of Two Bedroom Units	1	1	0	0
Number of Three Bedroom Units	1	1	54	54

Non-Residential Space (Gross Floor Area in Square Feet)

Use Type	Existing	Proposed	Uses	Existing	Proposed
Commercial					
Restaurant			# of Seats		
Government					
Institutional					
Medical					
Office					
Hotel			# of Rooms		
Industrial					
Place of Worship			# of Seats		
Other					

Dimensional Requirements		Req'd by Ordinance	Existing	Proposed
Setbacks (minimum)	Street	20'	0	20'
	Interior (neighboring property lines)	6'	0	6'
	Solar (northern property line)	8'	N/A	8'
Height (maximum)	Primary	39'	N/A	39'
	Secondary	60'	N/A	60'
Streets	Frontages	40	635' & 581'	635' & 581'
	Widths	50	60' & 98'	60' & 98'



PROJECT FACT SHEET

TOWN OF CHAPEL HILL

Planning Department

Section F: Adjoining or Connecting Streets and Sidewalks

Note: For approval of proposed street names, contact the Engineering Department.

Street Name	Right-of-Way Width	Pavement Width	Number of Lanes	Existing Sidewalk*	Existing Curb/Gutter
Homestead Road (SR 1777)	Variable	27'	2	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes
Weaver Dairy Road (SR 1733)	98'	28'	2	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes

List Proposed Points of Access (Ex: Number, Street Name): Homestead Road & Weaver Dairy Road

*If existing sidewalks do not exist and the applicant is adding sidewalks, please provide the following information:

Sidewalk Information			
Street Names	Dimensions	Surface	Handicapped Ramps
Greenway Landing - (278 lf +/-)	Varies	Asphalt	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Street A - (959 lf +/-)	25' B/B 35' R/W	Asphalt	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Street B - (87 lf +/-)	25' B/B 35' R/W	Asphalt	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Street C - (433 lf +/-)	25' B/B 35' R/W	Asphalt	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

Section G: Parking Information

Parking Spaces	Minimum	Maximum	Proposed
Regular Spaces	1.5 per unit	2.25 per unit	2 per unit
Handicap Spaces	n/a	n/a	n/a
Total Spaces	80	122	110
Loading Spaces	n/a	n/a	n/a
Bicycle Spaces	1 per 2 units	n/a	0
Surface Type	Asphalt		

Section H: Landscape Buffers

Location (North, South, Street, Etc.)	Minimum Width	Proposed Width	Alternate Buffer	Modify Buffer
Homestead Road	20'	20'	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes
Weaver Dairy Road	15'	15'	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes
Western Property Line	15'	15'	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes
Northern Property Line	10'	10'	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes



Section I: Land Use Intensity

Existing Zoning District: R-5-C
 Proposed Zoning Change (if any):

Zoning – Area – Ratio			Impervious Surface Thresholds			Minimum and Maximum Limitations	
Zoning District(s)	Floor Area Ratio (FAR)	Recreation Space Ratio (RSR)	Low Density Residential (0.24)	High Density Residential (0.50)	Non-Residential (0.70)	Maximum Floor Area (MFA) = FAR x GLA	Minimum Recreation Space (MSR) = RSR x GLA
R-5-C	.303	0.05	N/A	0.50	N/A	121,186	19,999
TOTAL							
RCD Streamside		0.01					
RCD Managed		0.019					
RCD Upland							

Section J: Utility Service

Check all that apply:

Water	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Well	<input type="checkbox"/> Community Well	<input type="checkbox"/> Other
Sewer	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Septic Tank	<input type="checkbox"/> Community Package Plant	<input type="checkbox"/> Other
Electrical	<input checked="" type="checkbox"/> Underground	<input type="checkbox"/> Above Ground		
Telephone	<input checked="" type="checkbox"/> Underground	<input type="checkbox"/> Above Ground		
Solid Waste	<input checked="" type="checkbox"/> Town	<input type="checkbox"/> Private		



Bridgepoint Developers Program with Affordable Housing Plan

Developers Background: Capkov Ventures Inc. is a Chapel Hill owned and operated development company that has been building communities in Chapel Hill and Carrboro for the last 30 years. Capkov Ventures is owned by Scott Kovens who has lived in Chapel Hill for his entire adult life. Communities that have been designed and developed by Capkov Ventures Inc. include;

- 1) Weatherhill Pointe, Carrboro
- 2) Bolin Forest, Carrboro
- 3) Erwin Village, Chapel Hill
- 4) Columbia Place, Chapel Hill
- 5) Pickard Oaks, Chapel Hill
- 6) The Cedars at Bolin Forest, Carrboro
- 7) Franklin Grove, Chapel Hill
- 8) Chancellors View, Chapel Hill
- 9) Winmore, Carrboro
- 10) The Goddard School, Chapel Hill
- 11) Burch Kove, Chapel Hill (design and entitlements only)
- 12) Chandlers Woods (design and entitlements only)

Overview: Capkov Ventures is proposing to modify the existing and active Special Use Permit for the Bridgepoint site located adjacent to the Town owned property on the north side of Homestead Road. The site is roughly nine acres and we are proposing 54 townhomes, to replace up to 32 townhomes and 27,400 square feet of commercial space. The commercial space has proven unsustainable and the additional town homes will serve a tremendously underserved need. The current zoning of R5-C has been proposed to remain the same. The original site plan was approved by Special Use Permit in May of 2010. The site is immediately to the east of the Town owned property. The development of the Bridgepoint site provides a unique opportunity for the Owner of the Bridgepoint site to collaborate with the Town of Chapel Hill to create better communities on both properties at a lower cost for each. By working together on a wide range of site development issues both the Town and Bridgepoint will benefit.

Proposal Specifics: The proposed Bridgepoint community will require the modification of the existing Special Use Permit leaving the underlying zoning of R5-C unchanged. The proposed modification is for 54 town homes on 9.2 acres of gross land area. Dual access points will be provided from shared entrances with the Town of Chapel Hill on both Homestead Road and Weaver Dairy Extension Road. Storm water quality will be maintained in accordance with the Chapel Hill Land Use Ordinance through a wet pond running west to east on the northern portion of the site. All public utilities are located on the site and no extension of public utilities will be necessary. The public sewer main line was constructed as part of the development of the EPCON site across the street on the south side of Homestead Road. A public sewer easement running north was granted to EPCON by the Town of Chapel Hill, and a sewer easement running the length of the Bridgepoint site from west to east making a final connection in Weaver Dairy Extension Road was granted to EPCON by the owner of the Bridgepoint property. The sewer line constructed by EPCON is in alignment with the approved Special Use Permit for Bridgepoint. Water is available on both Homestead Road and Weaver Dairy Extension.

Access and Circulation: Two vehicular entrances are being proposed to access the Bridgepoint site. The location of these entrances on Homestead Road and Weaver Dairy Extension provides a significant improvement to traffic circulation and safety over the previously approved Bridgepoint plan. The two entrances also provide a great opportunity for the Town of Chapel Hill to collaborate with the applicant of the Bridgepoint site to make both entrances shared entrances thus reducing cost to both. The proposed shared entrance on Homestead Road will be located directly across the street from the entrance to the EPCON site allowing a full access intersection and the primary access into the Town of Chapel Hill's 2200 site. The entrance will be constructed over the existing sewer easement and will neck into a round-about providing great flexibility in the overall density of the adjoining sites. The second entrance on Weaver Dairy Extension Road will provide access to I-40 without entering Homestead Road creating a more efficient and safer traffic pattern. The Weaver Dairy Extension entrance will be shared as well. The applicant is proposing that all roadways including the shared entrances will be public roadways. The Homestead Road Improvement Project scheduled to begin this summer will provide non-vehicular transit opportunities along Homestead Road making a connection all the way to Seawell School Road. The Bridgepoint Proposal also includes providing a link in the Chapel Hill Greenway System that will eventually link the Horace Williams/ Bolin Creek Trails with the communities north of Homestead Road and eventually to the publicly owned Green Tract. Also, with the completion of the Homestead Road Improvement Project, multi-use paths and public sidewalk will extend from the Bridgepoint community all the way to Seawell Elementary School, Smith Middle School, and Chapel Hill High School. This will be significant to families with children which comprise a significant share of our target market. Other amenities within a mile of the site include, the new Robert and Pearl Seymour Center, the Orange County Health and Human Services Complex, the Chapel Hill Aquatic Center, Homestead Park, and eventually the University of North Carolina's next campus on the Horace Williams Tract. All will be a short walk from the Bridgepoint community. Public sidewalks are being proposed internally within the Bridgepoint community as well.

Buffers and Natural Constraints: Vegetative buffers are being proposed around the entire perimeter of the site, and street trees will be planted along the public streets. The western border adjoining the Town owned property will provide another excellent opportunity for the Town and the Bridgepoint applicant to work together to build a better overall community through collaboration. We will focus heavily on using native evergreen planting materials using the list developed by the Town of Chapel Hill as a guide. The site is generally sloping to the north away from Homestead Road with small areas of steep slopes where the Town filled the natural grade for the construction of Weaver Dairy Extension Road. A perennial stream runs from west to east across the northern section of the Bridgepoint site. Approximately 2.5 acres of RCD have been proposed to buffer the creek on the north side of the site. A greenway trail is being proposed to run through the natural area parallel with the perennial stream.

Stormwater Management: The Bridgepoint proposal includes a long “wet pond” running from west to east across the northern portion of the property. The pond has been located at the low point of the site and will conform with the Town of Chapel Hill’s design standards for storm water quality. Treating storm water quality, volume, and velocity will be another area we think we can work with the Town of Chapel Hill to create better communities for all.

Recreational Amenities: The Bridgepoint proposal includes a 6,335 square foot pocket park centrally located within the community. It will provide space to construct a playground as well as sitting and relaxing areas for adults. The proposal also includes the construction of a critical link in the Town of Chapel Hill’s Greenway Plan linking the Horace Williams/Bolin Creek Trails with the communities to the north of Homestead Road and eventually the publicly owned Green Tract. The applicant is also proposing a nature trail running west to east across the northern area of the site linking the Town owned property at 2200 Homestead Road and the Bridgepoint site to Weaver Dairy Extension Road through a peaceful natural area running parallel to the perennial stream. Homestead Park and the Chapel Hill Aquatic Center are both a short walk from the site.

Affordable Housing: The Bridgepoint Community proposes a unique combination of physical development improvements to the Town of Chapel Hills affordable housing community adjacent to Bridgepoint, and a residual payment in lieu to satisfy the affordable housing provisions of Section 3.10 of the Chapel Hill Land Use Ordinance “Inclusionary Zoning”. While we anticipate a robust exchange of ideas between the Bridgepoint applicant, the Town Staff, and the Affordable Housing Advisory Board, the general proposal is that the applicant of the Bridgepoint site construct the main entrance into the Town of Chapel Hill’s proposed affordable housing community at 2200 Homestead Road as a credit towards an agreed amount of payment in lieu based on the proposed number of market rate units in Bridgepoint. These improvements would include all engineering, traffic control, and construction of the round-about and entrance from Homestead Road. We believe that Section 3.10 of the Land Use Ordinance allows such flexibility especially and specifically when the resulting affordable housing commitment exceeds the expectations drafted in the Inclusionary Zoning Ordinance. This type of creative approach to affordable housing is alluded to in the Northern Area Task Force Report where it suggests that “Realizing these concepts and addressing these goals and objectives will require a cooperative effort between the Town,

property owners, developers, and citizens”. Not a single town home project has been brought forward in Chapel Hill since the Inclusionary Zoning Ordinance was approved and made part of the Land Use Ordinance. We believe a collaborative effort by the Town and the applicant can result in serving both the need to diversify the Town's stock of market rate town homes and realizing the overall goals of the Inclusionary Zoning Ordinance. Some of the advantages to the Bridgepoint site constructing the round-about entrance on the Town's property include;

1. The entrance into the Town's affordable housing community will be built when the Town is ready to build the homes saving months if not years in the development of the affordable housing community.
2. As a private developer developing local projects for 30 years the applicant will be able to build the infrastructure cheaper than the Town of Chapel Hill being a public entity. This will save both communities significant capital.
3. When the Town of Chapel Hill is ready, they will simply be able to plug their parking lots into the newly constructed round-about.
4. The round-about will provide a more efficient and safer entrance meeting the anticipated traffic volume requirements of the 140 units anticipated on the Town's site. It is a much more functional entrance than was shown on the Town's concept plan where the incoming and outgoing traffic was channeled from Homestead Road directly into a parking lot (see exhibit A).
5. Adding the round-about on Homestead Road and utilizing the Weaver Dairy Extension Road entrance constructed by the applicant of Bridgepoint will satisfy the circulation requirements for fire safety and allow the Town to eliminate the emergency entrance shown on their concept plan. This will add tremendously to traffic flow, circulation, connectivity, and safety. The 10' - 12' grade differential between Homestead Road and the grade of the Town's site would require huge side slopes from the 20' entrance consuming a large portion of the Town's overall site area. Utilizing the two entrances proposed by Bridgepoint will free up area on the Town's site for parking and homes.
6. Allows the entrance to be constructed with the Homestead Road Improvement Project rather than afterward which could result in demolition of recently installed improvements by the Town.
7. Allows the Town and the applicant of Bridgepoint to collaborate on the best location for bus shelters.

We believe working through the details of allowing infrastructure on the Town's affordable housing community to serve as a credit towards Bridgepoint's affordable housing commitment will result in a better overall mix of housing for the area both in terms of design and price range. It provides a great opportunity to work together where the resulting project will be far better than if developed individually.

Home Design: The town homes in the Bridgepoint community will be a traditionally designed homes with attached two car garages. The space between the public street and the garage, designed to be 18', will provide two additional off-street parking spaces. The lot size will allow for a town home with a footprint of 24' X 62' providing great flexibility in design

and size of the homes. Our primary market is starter homes for families to take advantage of the nearby schools and recreational opportunities, but downsizing adults moving from single family homes will also comprise a large share of anticipated home owners. Two story, three-bedroom two bath town homes will probably be the most frequently constructed. The town homes will be arranged in buildings ranging between 4-6 units.

Impact on Neighboring Properties: Bridgepoint is consistent in design and size of the adjacent neighboring community of Vineyard Square, will provide healthy balance of market rate homes adjacent to the Town's 2200 Homestead Road affordable community, and will provide a great transitional buffer between Vineyard Square and the denser multi-family recently approved to the south.

We are very excited about the possibility of having an opportunity to bring this town home community to Chapel Hill. We believe the townhome market in Chapel Hill is badly underserved and looking ahead at the development proposals being discussed in Chapel Hill there is nothing to reverse the trend. In the last 10 years over 3500 apartments have been approved in Chapel Hill with more on the drawing board. While the density is exciting it simply will not work for families with children and pets which make up a good deal of Chapel Hill's current and future work force. We believe that our proposed community of 54 townhomes will fill an essential part of the communities' housing needs and ask for your support.

Thank you, Eric Chupp

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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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Bridgepoint Proposed Town Home Community Statement of Compliance with Design Guidelines

The proposed Bridgepoint community has been designed to comply with the Town of Chapel Hill's design guidelines as expressed by the Land Use Management Ordinance and related materials. The following are a few of the substantive ways we have designed the community in observance of the design guidelines.

Density: The proposed Bridgepoint plan conforms to the current and existing zoning of R5-C and is significantly below the maximum allowable density. The lot size, floor area and height limitations will conform to the Chapel Hill Land Use Ordinance. The density and building type will be consistent with the adjoining Vineyard Square community to the north and will provide a buffer between Vineyard Square and the denser multi-family project recently approved to the south of the Bridgepoint site.

Access and Circulation: Two access points have been proposed for the Bridgepoint site conforming to both the Chapel Hill Land Use Ordinance and a review by the Chapel Hill Fire Department for adherence to the State Fire Code. A round-about has been proposed off Homestead Road to appropriately handle the density from the future development of the Town owned 2200 Homestead Road property. A second entrance on Weaver Dairy Extension Road will provide direct access to I-40 and the northern sections of Chapel Hill. All roads will be built to public standards and dedicated to the Town of Chapel Hill as public roadways. The Homestead Road Improvement Project will provide a multi-use path and bike lanes along the Homestead Road frontage.

Buffers and Natural Constraints: Bridgepoint will provide vegetative buffers around the perimeter of the site and street trees along the internal public streets. Working with the Town of Chapel Hill we will create wonderful buffers between the properties which will accommodate both the Town's needs and the needs of Bridgepoint. While alternative vegetative buffers may be necessary in areas to accommodate the Chapel Hill Greenway Trail, all buffers will conform with the Land Use Management Ordinance. The proposed Bridgepoint plan will buffer the existing perennial stream on the north side of the property

with 150' buffers on each side of the stream in accordance with the Land Use Development Ordinance. Small areas of steep slopes exist where the Town of Chapel Hill filled the natural grade to construct Weaver Dairy Extension Road. This will necessarily mean that a certain percentage of the steep slopes will be disturbed as we tie in the entrance from Bridgepoint into Weaver Dairy Extension Road.

Stormwater Management: Bridgepoint proposes an elongated wet pond running parallel to the perennial stream in the northern section of the site. The pond will be designed to conform with volume, velocity, and water quality standards laid out in the Chapel Hill Land Use Management Ordinance. The applicant will work with the Town of Chapel Hill to accommodate any off-site storm water which may be more practical to pick up and treat on the Bridgepoint site.

Recreational Amenities: The Bridgepoint proposal will provide onsite recreational facilities in the form of constructing essential links in the Chapel Hill Greenway Plan connecting the neighborhoods to the north of Homestead Road to the Horace Williams/Bolin Creek Trails to the south of Homestead Road. The applicant also proposes a west to east Greenway Plan connector which will serve both the Bridgepoint site and the 2200 Homestead Road site owned by the Town of Chapel Hill tying into Weaver Dairy Extension Road. The Bridgepoint proposal includes a 6335 square foot pocket park where the applicant proposes a children's playground and benches for parents to watch their children and relax.

Affordable Housing: The Bridgepoint proposal will conform to Section 3.10 of the Chapel Hill Land Use Management Ordinance and provide the requisite commitment to affordable housing. The preliminary details of the Affordable Housing Plan can be found in the Developers Program submitted with the Concept Plan Application.

Thanks, Eric Chupp

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