



## **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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