

I thank you for taking the time to read this letter. I am still dismayed over what is proposed for the area behind the development including the pond, cut zone, and tree preservation zone. Mr Chupp graciously offered to walk the site with me. However I became sick November 28th and the fever is still with me so I cannot be around people. We did talk over the phone so I was able to ask him questions while looking at a map. Here are my final thoughts and I would ask you to consider them

1. I looked at what was proposed for that site by Fraley Properties in 2008. The site plan showed a stormwater management area at the back of the parking lot. It is considerably less than what is currently being proposed even though with a paved parking lot there would be more run off. A lot less trees were being removed. A lot less disturbance. Mr Ghupp said that things have changed and a bigger storm retention area is needed. This should be checked. And also check about the placement of the pond. Why not where the Fraley Project had it?
2. Why a pond that runs the entire length of the back side of the development. It may not be needed and will cost more. The Fraley stormwater pond is a better idea. At the least the pond becomes a mosquito haven. That area has enough mosquitos after it rains due to being flat and retaining water around the stream. And it has to be maintained at a cost to the HOA. Mr Chupp said more collection area is needed. Has it change that much since the other project? It would be better to have a "dry pond" as Vineyard Square has rather than a fully wet pond. People in the neighborhood said it was once a fully wet pond and had so many problems that it had to be converted to Dry pond at cost of over \$15000 for HOA.
3. A big draw was the "greenway". It is not a draw to me for several reasons. A. It will be at eye level with the backyards of the homeowners bordering the pond. No privacy. B. It is not needed if you have a sidewalk near Homestead Road. The residents would be able to use the sidewalk to walk the short distance to the light at Weaver Dairy Extended, cross over, and miles of trails in a true greenway area of Carolina North Forest. C. It is added cost. The sidewalk idea is much more cost effective. D. It may be one of the reasons so many trees are being cut. E. The "greenway" needs to make sense and not just be part of a master scheme.
4. This is a rich ecological area. In the past 5 years I have watched a fox family, wild turkeys, possums, raccoon and deer. There is an owl, a hawk, three species of woodpeckers, 12 other species of birds including 6 hummingbirds that return every year. Much of that will be lost as the animals will move on (though I am not sure where as you are also removing a lot of forest further up Homestead Road) But they can survive somewhere else. What will be destroyed are the reptile and amphibians. This past summer alone I have seen three box turtles. They will not be able to get away.
5. Also lost will be numerous native plant species. I know the developers say they will replant but I have seen what they planted here in Vineyard Square. It is what they get in bulk, is cost effective, and grows and fills in fast. None of the plants in my yard are native. I have spent the past three years tearing out to replace with native species. (I am only 40% along) The bees, birds, and butterflies need the native plants. Mr. Chupp stated below that the pond will be planted and landscaped. This needs to be with native species, similar to what will be torn out and plowed under.

Mr Chupp sent me the following:

Please find the attached exhibit. As you can see there is about 180' of undisturbed woods between the closest town homes at Vineyard Square and the bottom of the slope to our pond. Most required Town landscape buffers are either 10' or 20'. In addition while by ordinance we are allowed to disturb 20% of the first 50' of stream buffer we are not disturbing it at all. While we are allowed to disturb 40% of the second 50' of buffer and we are only disturbing 22%. In addition the pond will be landscaped and planted as well. While it may not be

perfect we have worked very hard to provide the biggest buffer possible while still making a community that serves the missing middle income households.

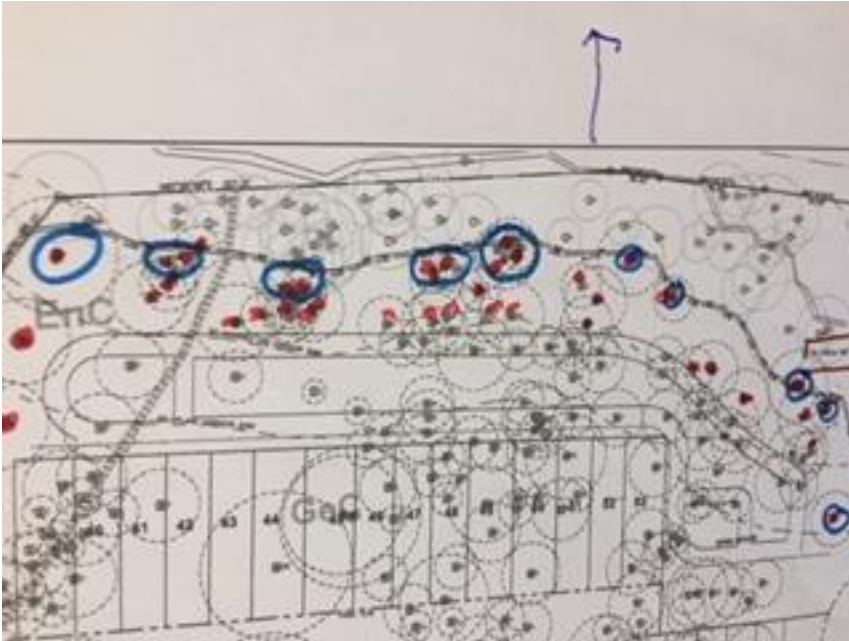
Nice to have the statistics but the picture he sent with it does not tell me what trees and where they are being cut down. It is a very generic picture and not very telling. A significant part of the green in the picture is on the Vineyard Square side of the stream and he has colored in green areas that have not retained trees at the site



Please note the following diagram which is from page 8 of Bridgepoint's site plan. There is a zone of protection where nothing is disturbed as Mr Chupp stated – the first 50 feet near the stream. However the next 50 feet as you move toward the pond had every tree removed (area of the arrows) How is this disturbing only 22%? I apologize that the image is not clearer but you can go to the site plan on page 8 see in detail every tree removed



I suggest that more trees could be saved , especially the “high Value trees” mentioned in Chapel Hill Ordinance about water buffers. These I have circled in blue and the red dots are maybes.



I would like the developer to reconsider the pond area. Make it smaller (maybe even the pond smaller) to do less destruction. When possible the natural areas in this town need to be preserved for future generations, even is on the small aside. I know not every tree can be preserved but more than what is here in this plan.

After finishing the email I received this from Mr chupp:


The buffer between the bottom of our proposed water quality pond is more than 50' off the stream bank and therefore there will be no clearing or grading there at all. Then there is a 150 foot stream buffer on your side of the creek (the north side). Partly on our property, partly on the Town's property, and partly on the Vineyard Square property. No clearing will take place anywhere there. This is a huge wooded area. Then on our side of the creek for the next 100 feet outside the 50 foot streamside buffer it will all be stabilized with grasses and plantings. There will be no impervious surface. We will continue to try to shrink the pond size as we start to work on the actual construction drawings so things may get even better. Hope you are feeling better.





While this is good news it still does not address the issue of why so many trees are being cut in zone between pond and stream buffer no development on the Bridgepoint side of the stream . Again I think more trees can be saved as seen in the above drawing . The two underlines sentences seem to be opposites. The buffer between the bottom of the pond will have no grading or clearing and then later 100 feet outside of the stream side buffer will be stabilized with grasses and plantings ? I am at least hopeful that more scrutiny will be done on the area and I thank Eric for emailing me. Hopefully they are truly reconsidering the area.

Bridgepoint Project comments

 Lynn wells <wllstynn@yahoo.com> (Lynn wells via townofchapelhill.org)
To: All Communications & Public Affairs

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 I thank you for taking the time to read this letter.docx
151 KB

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Tue 12/8/2020 7:54 PM

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

See attached

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, December 09, 2020 10:22 AM
To: susannassar@energistics.com
Cc: Judy Johnson; Colleen Willger; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: FW: Please include my Bridgepoint public comments letter in the Dec 9 Council meeting packet
Attachments: 12.08.2020 to Council .docx

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.

If your email is related to a development application or a particular issue being addressed by the Council, your comments will be made part of the record.

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: Susan Nassar [mailto:susannassar@energistics.com]
Sent: Tuesday, December 8, 2020 6:24 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please include my Bridgepoint public comments letter in the Dec 9 Council meeting packet

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

Thank you!

Susan Nassar
109 Sonoma Way, Vineyard Square
Chapel Hill NC 27516
susannassar@energistics.com

December 7, 2020

Dear Mayor and Council,

I have followed the Fraley/Bridgepoint project since its inception and as you are now at a final, irreversible decision point I would like to share my thoughts on the site plan before you.

This project is a square peg in a round hole, and I fail to see what is in it for us in Chapel Hill beyond five homes for the Community Home Trust inventory. Yes it offers middle income housing but if Vineyard Square is any example, many of those homeowners will move to Chapel Hill for the schools and commute elsewhere to work.

Can we not do "infill" without losing the aesthetics of our once lush college town? Not to mention the health and climatic benefits of trees?

This project is too dense, will generate a traffic nightmare, and as designed will not result in the neighbor friendly environment it strives for.

I will preclude my opinions and questions by recognizing that the applicant has gone through hoops to accommodate the various concerns and suggestions of Council and CDC (and most certainly all the other Advisory Boards.) And the actual developer, national builder KB Home, has been forthright in stating that they can make no further concessions and still meet their corporate profit demands.

My wish is that the Council would refuse this project, and that property owner Kovens would develop it themselves in a manner that does not require overcrowding, clear cutting, endless impervious surfaces, and traffic congestion at the Weaver Dairy/Homestead intersection. Being a smaller privately owned company I would expect Kovens to have more flexibility in terms of style and profit demands. For example, the attractive cottages on Vineyard's Sonoma Way are attached only by storage sheds and thus have the appearance of single family homes while technically being "attached" homes. They are one-of-a-kind in Chapel Hill.

OBSERVATIONS - QUESTIONS - CONCERNS

1.

Half of these mid-level/starter homes will be snatched up by local investors unless the HOA covenants stipulate they must be single family owner-occupied *in an enforceable way*....

Yes, I believe it can be done, and that it could be deemed "reasonable" if the town demands it for the purpose of preserving middle income homes for people who work here.

Vineyard Square is in high demand among local investors and every time there is a sale we hold our breath hoping the buyer is not an investor. We also have many original homeowners who have moved as far away as California and have kept their units as investments.

Not only do renters change the character of the neighborhood, but the homes and grounds are less enhanced and less well kept by off-site owners, and in the case of one Vineyard home rented by 4 graduate students (with friends,) their neighbors cannot get their garbage and recycling bins emptied because they end up tucked between parked cars.

2.

A neighborhood without on-street parking is not especially livable.

Many people will choose to use their garages as living/storage space, and if it is like at Vineyard, there is really only room for one car in the driveway. Our driveways are 16 feet wide-- which is already tight for 2 cars-- and 19 feet long. I have to park my short PT Cruiser partly over the community/public sidewalk in order to leave room to access my personal sidewalk leading to my front door. I see that same sidewalk configuration on the Bridgepoint drawings.

The younger children in the neighborhood use the sidewalks to ride their bikes and scooters. And they play on their driveway and public sidewalk in front of their home.

For those living far from Street A's parallel parking, where will their HVAC repairman park? Their guests?

3.

Street C will become a cut-through for the 2200 Homestead Rd. neighborhood, as making a left turn onto Homestead Rd that close to the light will be a challenge.

The developer would be kind to install several traffic calming devices (low speed bumps) on Street C. It is much more difficult (and costly) for an HOA to come back and do it later.

4.

I don't see how these 108 cars turning in both directions onto Weaver Dairy Rd. Ext. are not going to cause back-ups and traffic gymnastics that close to the Homestead/Weaver Dairy light.

5.

Back to livability-- at Vineyard we are a sociable family oriented neighborhood thanks to our clean flat streets and sidewalks.

Kids play in front of their homes. Neighbors walk their dogs. There are walkers and runners. We chat with our neighbors from one side of the street to the other.

But every single unit has a private backyard and that is what people want.

I don't believe people want their back yards visible from a green social corridor with benches.

6.

Ideally every unit should have its own specimen tree in front to give some lushness to the streetscape.

Actually I think I see that in the color drawing presented to the CDC on November 11. But CDC is asking for an actual landscaping plan and should be allowed to give binding input.

7. The fire irrigation system will take up some of the limited permeable surface. Mailboxes and transformers too.

We have a fire hut (riser room) between each pair of buildings. Each connects to a large hot box just off the sidewalk with a water meter, 2 backflow valves and fire department connections.

We also have big square metal boxes that are small electric transformers.

8. I fail to see the rationale for treating these homes as single family so that CDC is cut out of the approval process.

It is clearly a multi-family neighborhood. Otherwise it would not be required to have a fire irrigation system. And we DO need CDC oversight.

9.

I am pleased to see the wisteria and other invasive vines will be removed, thus preserving what will be left of the huge old trees in the stream side corridor.

I have personally been managing the wisteria on the Vineyard side of the stream, but it originates on the Bridgepoint side of the stream so it's an uphill battle.

It would be nice if it could be in the covenants that the HOA must continue ongoing wisteria control. And removal of any Trees of Heaven that pop up would also be a good idea.

I hope it is true that these precious trees will be protected by a "tree protection fence." And that they will not end up with a higher level of dirt around them that would eventually kill them.

10. Could the developer also clean out the stream?

The vines have already killed some of their trees and they tend to fall across the stream. And there is also a lot of wisteria straddling the stream.

11.

I am curious as to why the stormwater pond will be a WET pond. Will it not worsen our mosquito problem? (As far as I know, chemicals in the pond are not advisable.)

Vineyard's BMP is a dry pond that lets runoff drain slowly into the ground... Just wondering.

12.

I would like to know the height of the Homestead Road and pond retaining walls, and the elevation of the pond berm/greenway path relative to the stream.

Also, will volunteer trees be allowed to grow back up on the stream side of the berm?

And I'm wondering if the whole neighborhood from Street A to Street C will be flat, or if it will be on a slope down toward the north.

Thank you for all your considerations and answers. And thank you for all the time and consideration you put in for our town and community in general.

Sincerely,

Susan Nassar