

Bridgepoint

Chapel Hill, NC

Capkov Ventures Inc.

Chapel Hill Town Council

Concept Plan Review

SUP Modification

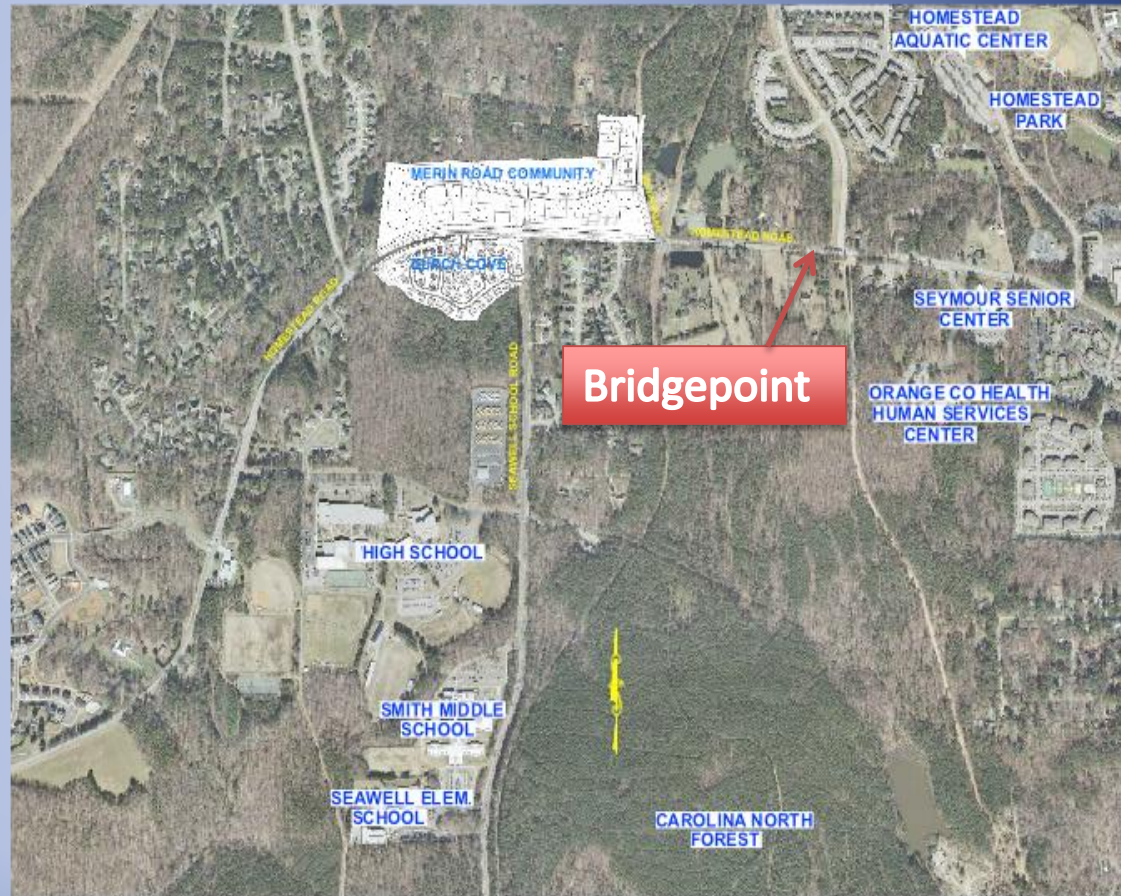
Landmark Map

1. Bridepoint is located at the Northwest corner of the intersection of Homestead Road and Weaver Diary Extension.
2. The senior Living community recently approved by the Town Council, and the Courtyards at Homestead will be located across Homestead Road as will the entrance to the Horace Williams Tract trails.
3. The Town of Chapel Hill owned 2200 Homestead Road future affordable housing community is located adjacent to Bridepoint to the West. The Town's concept plan shows that approximately 140 affordable homes will be built on the town's site.
4. Vineyard Square town homes were constructed immediately to the North.

Landmarks & Amenities:

Homestead Park, Aquatics Center, Senior Center, Orange County Services Complex, Horace William Trail, Future UNC North Campus are all walking distance.

With the completion of the "Homestead Road Improvement Project" public sidewalks will lead to Seawell Elementary School, Smith Middle School & Chapel Hill High School



Proposal

Bridgepoint was originally designed in 2006 and Approved by Special Use Permit in 2009. The original site plan called for 27,000 square feet of commercial and up to 32 town homes. Capkov Ventures Inc. is requesting a Modification of the Special Use Permit to accommodate 54 town homes and eliminate the 27,000 square feet of commercial. The site, at only 9 acres, is not large enough to support mixed use in this location and after 10 years of trying to market the commercial it has been determined that the commercial element is not feasible, or sustainable.

BRIDGEPOINT
Chapel Hill, Orange County, NC



Capkov Ventures, Inc.

G2 Planning & Design

14 MAY 2019

Site Specifications

A. Two proposed entrances; 1. Homestead Road shared entrance with the Town of Chapel Hill. 2. Weaver Dairy Road Extension shared entrance with the Town of Chapel Hill.

B. No change of zoning required. The property is currently zoned R5-C which allows a density of up to 15 units per acre or 138 units. We are proposing 54 units which is an overall density of 5.8 units per acre, almost identical to the density of the adjoining Vineyard Square. Vineyard Square is 5.6 units per acre.

C. No extension of public utilities will be necessary. With the development of the Courtyards at Homestead EPCON Development installed the sewer main through the Bridgepoint site from west to east. Water is available in both Homestead Road and Weaver Dairy Road Extension. All streets are proposed to be public streets.



Capkov Ventures, Inc.



14 MAY 2019

Site Specifications

D. The Bridgepoint proposal conforms to all required buffers, open space, recreation space, tree canopy, and resource conservation standards required by the Chapel Hill Land Use Ordinance.

E. The Bridgepoint proposal conforms to Section 3.1 (Inclusionary Zoning) of the Chapel Hill Land Use Ordinance.

F. The Bridgepoint proposal would extend the Chapel Hill Greenway Trial through the site connecting with the Town of Chapel Hill's 2200 Homestead Road site and then continuing northward to the publicly owned Green Tract



Capkov Ventures, Inc.

G2 Planning-Design

14 MAY 2019



Site Specifications

G. A 6335 square foot pocket park with playground and benches has been centrally located on site.

H. The Bridgepoint proposal would extend a Chapel Hill Greenway natural trail from east to west through the site connecting both the Town owned 2200 Homestead Road site and Bridgepoint to Weaver Dairy Road Extension.

I. The Bridgepoint proposal would conform to all current storm water and water quality standards as required by the Chapel Hill Land Use Ordinance.



Capkov Ventures, Inc.

G2 Planning-Design
ARCHITECTURE

14 MAY 2019



General Information

- The lot width will be 24', and each will have an exterior courtyard 20' deep.
- The size of the town homes will range between 1700 square feet and 2300 square feet.
- The anticipated price range will be \$250,000 - \$350,000



Copkov Ventures, Inc.

G2 Positioning, Inc.

14 MAY 2019

Affordable Housing Plan

1. Bridgepoint will fully conform with the inclusionary zoning requirements found in the Chapel Hill Land Use Ordinance by providing a payment in lieu based on 15% of the market rate lots. This translates into 8.1 affordable units at a payment in lieu established by the Town of Chapel Hill of \$85,000 per unit for a total contribution to affordable housing of \$688,500. This is over half the cost of the entire tract of land (59.8 % to be exact).

2. The Bridgepoint proposal would require a portion of the payment in lieu go towards the construction of the primary entrance into the Town of Chapel Hill owned 2200 Homestead Road property currently being designed as an affordable housing community. The entrance would be shared with Bridgepoint. The remainder would be a direct payment to the Town of Chapel Hill's affordable housing fund. The entrance would consist of a traffic circle accommodating the 140 affordable units currently being considered at the 2200 Homestead Road site and the 54 units contemplated by the Bridgepoint site. The improvements would also include extending both public water and sewer utilities to the Town owned site stubbing out at the traffic circle. Bridgepoint would be solely responsible for connecting the two legs from the Town owned 2200 Homestead Road site through the traffic circle to the proposed Weaver Dairy Road Extension exit.

Affordable Housing Plan

3. Two major driveway's onto Homestead Road would be eliminated.
4. The cost of the traffic circle and utility extensions are estimated to be approximately \$400,000 resulting in a direct payment to the Town of Chapel of approximately \$288,500
5. The Bridgepoint proposal conforms Section 3.1.3(d)(5) of the Land Use Ordinance (show and read slide).
6. The Bridgepoint proposal recognizes this as a unique opportunity to work together with the Town of Chapel Hill to create two projects that are better than they could be developed individually. The proposal reflects the spirit and the letter of the inclusionary zoning ordinance. Paragraph 3 in the ordinance preamble tells us that affordable housing should be accomplished by “a structure of cooperative participation by the public and private sectors in the production of affordable housing”. It is also alluded to in the Northern Area Task Force 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”.
7. The construction of the traffic circle and the utilities extensions to the Towns 2200 Homestead Road site far exceed the value of the payment in lieu alone.

Advantages of the Traffic Circle Entrance

- The traffic circle will be built prior to the development and construction of the Town owned 2200 Homestead Road community saving months if not years in the development of the affordable housing community. Time savings will be realized in traffic studies, permitting, traffic control, and actual construction. When the Town of Chapel Hill is ready, they can simply plug their roadways into the newly constructed traffic circle.
- Cost savings will be realized by a private developer constructing the traffic circle rather than a public entity. This is just a reality.
- The traffic circle will provide a more efficient and safer driveway meeting the anticipate traffic volume requirements of the 140 units 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 out going traffic was channeled from Homestead Road directly into a parking lot.
- The traffic circle as proposed will sit ovetop of an existing 30' sewer easement where development would be prohibited anyway.

Advantages of the Traffic Circle Entrance

- Adding the traffic circle now, with the construction of the Weaver Dairy Extension entrance should satisfy the circulation requirements for fire safety and allow the Town to eliminate the emergency entrance shown on their concept plan. Utilizing the two entrances proposed by Bridgepoint will free up area on the Town's site for buildings and parking.
- Building the traffic circle now will allow the construction of the Homestead Road Improvement Project to proceed without having to go back and adjust in accordance with later entrance plans for the Town owned 2200 Homestead Road community. Planning the entrance later will inevitably lead to constructed items being torn out and redone.
- Allows the Town and the applicant of Bridgepoint to collaborate on the best location for bus shelters, greenways, and buffers.
- Allows direct access to I-40 via Weaver Dairy Extension for commuters without adding traffic to Homestead Road

Conclusion

BRIDGEPOINT
Chapel Hill, Orange County, NC



Copkor Ventures, Inc.

G2 Printing - Design

Chapel Hill Code of Ordinances 3.10.3

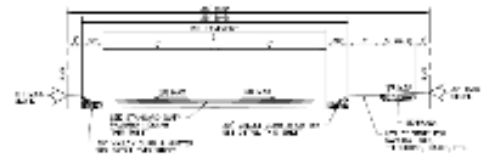
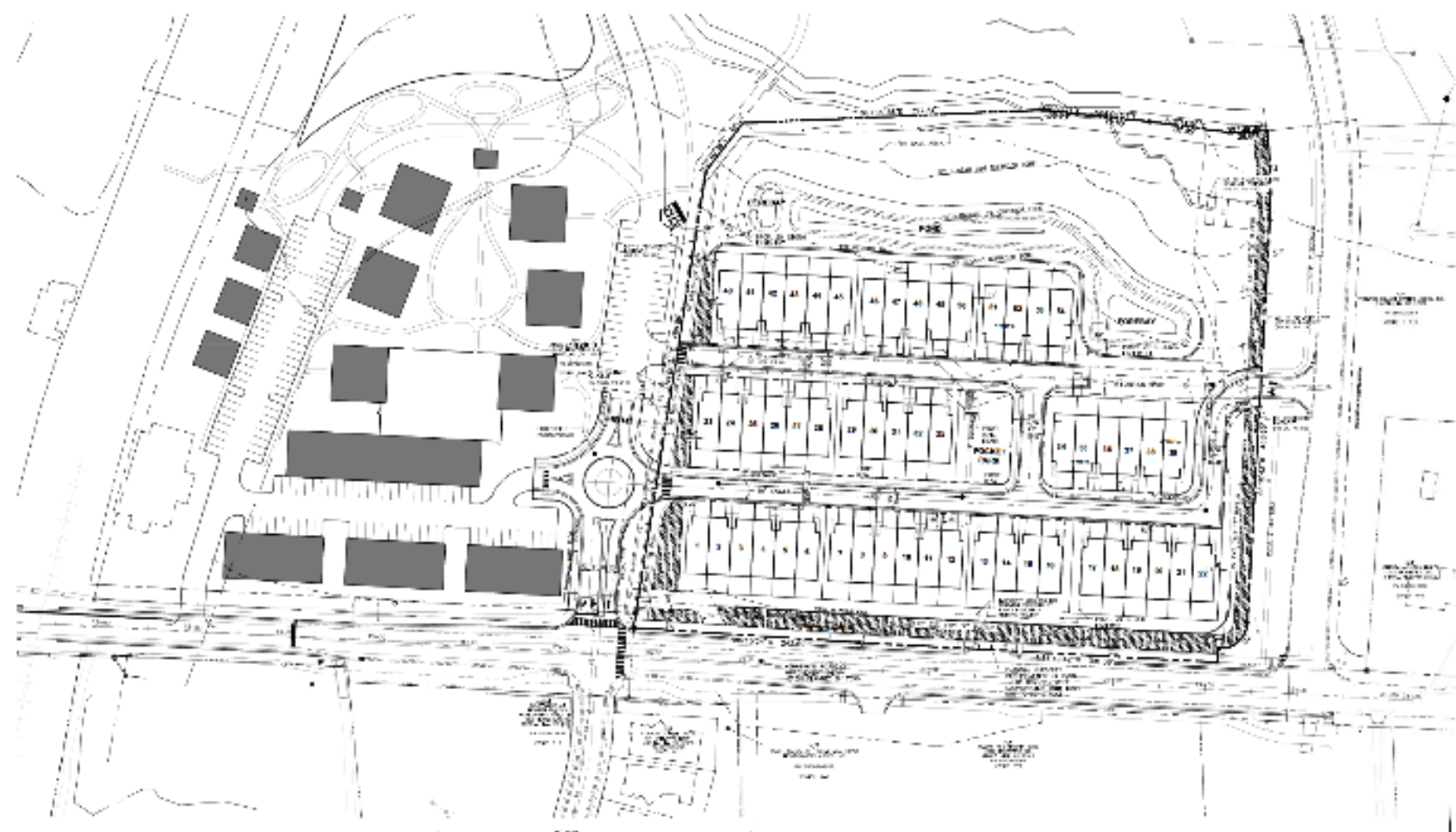
3.10.3 Alternatives to On-Site Development of Affordable Housing Units

(a) This section 3.10.3 provides alternatives to the construction of affordable dwelling units onsite as a way to comply with this section. The alternatives are listed in subsection (d), below.

(d) The town council, or the planning commission, in circumstances where the planning commission has final authority, may approve one or more of the following options to providing affordable dwelling units that are required by this section.

(5) An alternative proposed by the applicant that directly provides or enables the provision of affordable housing units within the town extra territorial jurisdiction or joint planning area. The alternative shall be approved by the town council, or the planning commission, in circumstances where the planning commission has final authority, and made a condition of approval of the application.

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SECTION A-A STANDARD LOCAL STREET SECTION
 1/2" = 1'-0"

LEGEND

—	Proposed	1/2" = 1'-0"	Proposed
---	Existing	1/2" = 1'-0"	Proposed
---	Proposed	1/2" = 1'-0"	Proposed
---	Proposed	1/2" = 1'-0"	Proposed

APPENDIX A
 1/2" = 1'-0"



BRIDGEPORT
CONCEPT PLAN
 FOR
K&H HOME CAROLINAS
CONNECTIVITY PLAN

K&H CONSULTANTS, INC.
 1000 W. HARRIS BLVD., SUITE 200
 RICHMOND, VA 23220
 TEL: 804.771.1111
 FAX: 804.771.1112
 WWW.K&HCONSULTANTS.COM

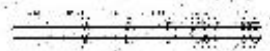
DATE: 07/2017
 SCALE: 1/2" = 1'-0"

DESIGNED BY: []
 CHECKED BY: []

PROJECT NUMBER:
 18-001-018

SHEET NUMBER:
 4/4

PROJECT NO. 100-100-100
 DATE: 10/10/10
 DRAWN BY: [Name]
 CHECKED BY: [Name]



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0.85	0.85
0.90	0.90
0.95	0.95
1.00	1.00

MIA
 Michigan Institute of Architecture
 1000 Woodward Ave.
 Detroit, MI 48226
 313.963.1100
 www.mia-arch.com

EXISTING POND AND BUFFER
 COMMUNITY GARDENS
 GARDEN SHED
 DUPLEXES
 PLAYGROUND
 TOWNHOUSES
 SHARED /CO-HOUSING
 EMERGENCY VEHICLE ENTRANCE

REBUILT POND

REVISED POND BUFFER
 EXISTING STREAM RCD BUFFER

GREENWAY TRAIL
 APARTMENTS
 CO-OP MARKET
 VEHICLE ENTRANCE
 BUS STOP

GRADING LIMITS FOR EMERGENCY ACCESS

INADEQUATE STACKING, PARKING CONFLICTS WITH INCOMING TRAFFIC

OPT. OR. 1

OPTION 1

BRIDGEPOINT
Chapel Hill, Orange County, NC



- TOWN RESPONSIBILITY
- BRIDGEPOINT RESPONSIBILITY



Copkov Ventures, Inc.

G2 Planning + Design

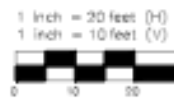
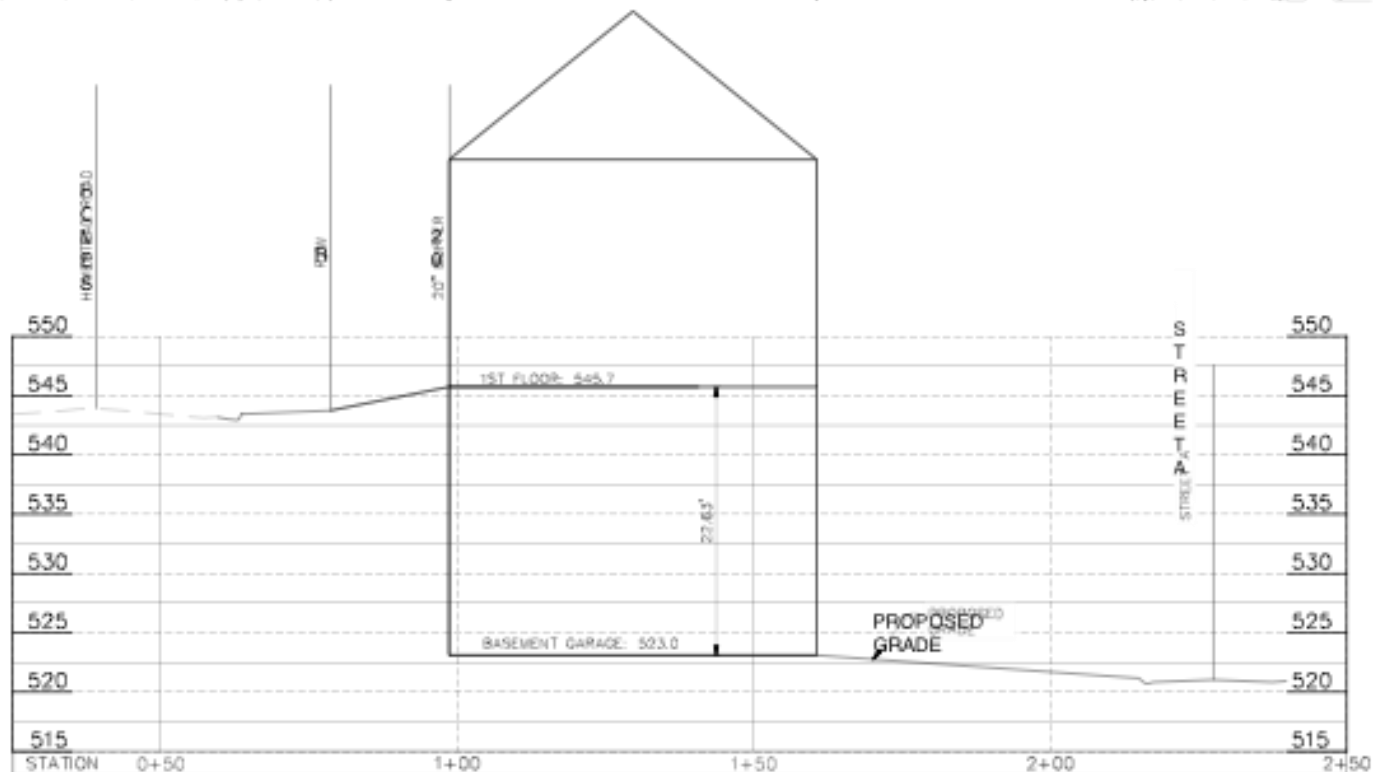
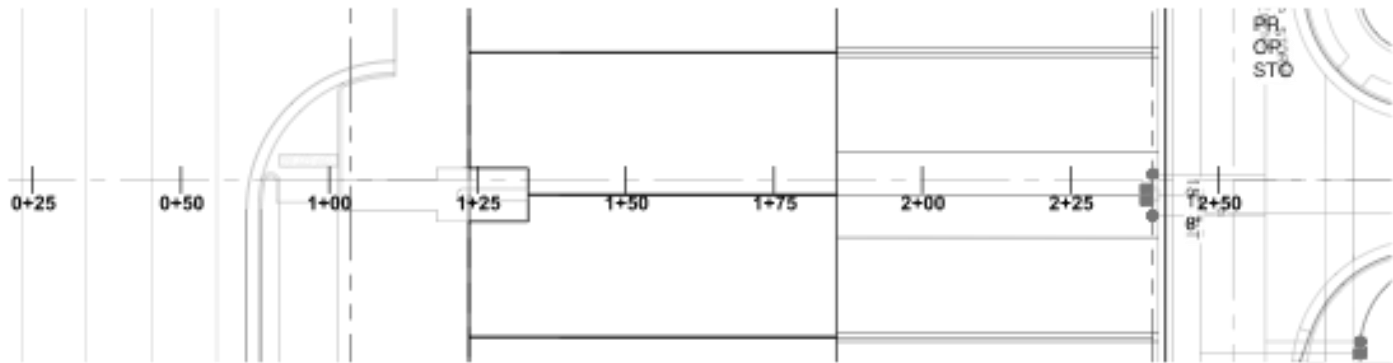


Subdivisions Approved By the Chapel Hill Town Council for Single Family Homes, or Town Homes in the Past 12 Years.

- 1) Southgrove (26)
 - 2) Northwoods Phase II (4)
 - 3) Courtyards at Homestead (64)
 - 4) Ramsley (14)
 - 5) Merin Road (63) Single Family (9) Town Homes
- *Total 180

*Of the 180 single family homes and Town homes 44 were age restricted leaving only 136 total single-family homes and town homes approved in 12 years. This is an average of 12.2 units per year while it is estimated that 500 – 600 new residents will move to Chapel Hill this year. Only 9 town homes have been approved and they were all affordable units as part of the Merin Road single family community.

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CROSS SECTION EXHIBIT
BRIDGEPOINT
 for
CAPKOV VENTURES, INC.

TOWN OF CHARL HILL, SPANNA COUNTY, NORTH CAROLINA



ADVANCED
 CIVIL DESIGN
 ENGINEERS SURVEYORS

53 80 High
 3rd
 Cary, North Carolina
 919.451.4600
 Fax 919.451.4601

DATE: 06/18/2019 1 / 1



Project: Bridgepoint
 Developer: CapKov Ventures, Inc.
 Chapel Hill, NC
 Contact: Advanced Civil Design
 Job No.: 18-0001-978

Date: 5/8/2019
 Revised:
 Revised:

PROPOSED ROUNDABOUT COST ESTIMATE

Studies, Design and Permitting				
QUANTITY	UNIT	DESCRIPTION	UNIT COST	EXTENSION
1	LS	Traffic Impact Analysis	\$ 10,000.00	\$ 10,000.00
1	LS	SUP Engineering & Plan Preparation	\$ 10,000.00	\$ 10,000.00
1	LS	ZCP Engineering & Plan Preparation	\$ 15,000.00	\$ 15,000.00
		TOTAL	\$	\$ 35,000.00
Grading, Sediment, & Erosion Control				
QUANTITY	UNIT	DESCRIPTION	UNIT COST	EXTENSION
1	LS	Mobilization	\$ 10,000.00	\$ 10,000.00
180	LF	Removal of Existing Concrete Flume & Haul Off	\$ 20.00	\$ 3,600.00
0.5	AC	Clearing & Grubbing	\$ 8,000.00	\$ 4,000.00
4000	CY	Cut/Fill	\$ 4.50	\$ 18,000.00
1800	SF	Fine Grading - Curb and Gutter	\$ 2.50	\$ 4,500.00
10286	SF	Fine Grading - Roadway Subgrade	\$ 1.00	\$ 10,286.00
640	LF	Silt Fence	\$ 4.00	\$ 2,560.00
640	LF	Tree Protection Fence	\$ 2.25	\$ 1,440.00
1	EA	Construction Entrance	\$ 4,000.00	\$ 4,000.00
2500	SY	Seeding & Mulching	\$ 0.75	\$ 1,875.00
5	EA	Inlet Protection	\$ 95.00	\$ 475.00
1	EA	Concrete Washout	\$ 1,200.00	\$ 1,200.00
		TOTAL	\$	\$ 61,936.00
Roadway and Paving				
QUANTITY	UNIT	DESCRIPTION	UNIT COST	EXTENSION
1440	SY	10" Compacted Aggregate Base Course	\$ 12.75	\$ 18,615.00
1256	SY	1.5" S9 5B 1st Lift-Surface Asphalt Concrete	\$ 9.00	\$ 11,304.00
1256	SY	1.5" S9 5B Final Surface Asphalt Concrete	\$ 9.00	\$ 11,304.00
171	LF	18" Curb & Gutter	\$ 13.50	\$ 2,308.50
709	LF	30" Concrete Curb & Gutter	\$ 18.00	\$ 12,762.00
113	SY	5" Monolithic Concrete Island	\$ 80.00	\$ 9,040.00
1590	SF	5" Concrete Walk	\$ 4.50	\$ 7,155.00
6	EA	Handicap Access Ramps	\$ 2,000.00	\$ 12,000.00
1	LS	Pavement Markings	\$ 3,500.00	\$ 3,500.00
3	EA	Street Lighting	\$ 4,800.00	\$ 14,400.00
		TOTAL	\$	\$ 102,388.50
Water				
QUANTITY	UNIT	DESCRIPTION	UNIT COST	EXTENSION
1	LS	Traffic Control	\$ 1,400.00	\$ 1,400.00
30	LF	Sawcut Existing Asphalt	\$ 5.00	\$ 150.00
7	SY	Remove Existing Asphalt	\$ 20.00	\$ 140.00
5	TN	Asphalt Patch	\$ 200.00	\$ 1,000.00
416	LF	8" DIP	\$ 55.00	\$ 22,880.00
7	EA	8" Gate Valve w/ Box	\$ 2,145.00	\$ 15,015.00
2	EA	12" Tapping Sleeve and Valve	\$ 8,143.00	\$ 16,286.00
2	EA	2" Blow Off & Valve Assembly	\$ 2,400.00	\$ 4,800.00
1	LS	Testing & Purification	\$ 3,160.00	\$ 3,160.00
1	LS	As-builts	\$ 2,500.00	\$ 2,500.00
		TOTAL	\$	\$ 67,331.00
Sanitary Sewer				
QUANTITY	UNIT	DESCRIPTION	UNIT COST	EXTENSION
100	LF	8" DIP 8-10	\$ 110.00	\$ 11,000.00
1	EA	4' MH 8-10	\$ 2,600.00	\$ 2,600.00
1	EA	Doghouse MH	\$ 3,200.00	\$ 3,200.00
1	EA	Connection to Existing	\$ 2,000.00	\$ 2,000.00
1	LS	Testing	\$ 5,000.00	\$ 5,000.00
1	LS	As-builts	\$ 2,500.00	\$ 2,500.00
		TOTAL	\$	\$ 26,300.00
Storm Sewer				
QUANTITY	UNIT	DESCRIPTION	UNIT COST	EXTENSION
93	LF	15" RCP	\$ 45.00	\$ 4,185.00
221	LF	18" RCP	\$ 65.00	\$ 14,365.00
5	EA	Catch Basins	\$ 2,100.00	\$ 10,500.00
1	EA	Manhole	\$ 3,000.00	\$ 3,000.00
		TOTAL	\$	\$ 32,050.00
		SUBTOTAL	\$	\$ 325,005.50
		Construction Management & Administration (15%)	\$	\$ 48,750.83
		Contingency (15%)	\$	\$ 48,750.83
		GRAND TOTAL	\$	\$ 422,507.15