

Anya Grahn

From: Judy Johnson
Sent: Wednesday, November 18, 2020 7:20 PM
To: Anya Grahn
Subject: FW: CHT conversations with Bridgepoint

From: Jeanette Coffin <jcoffin@townofchapelhill.org>
Sent: Wednesday, November 18, 2020 4:20 PM
To: Kimberly Sanchez <ksanchez@communityhometruster.org>
Cc: Judy Johnson <jjohnson@townofchapelhill.org>; Colleen Willger <cwillger@townofchapelhill.org>; Allen Buansi <abuansi@townofchapelhill.org>; Amy Ryan <aryan@townofchapelhill.org>; Hongbin Gu <hgu@townofchapelhill.org>; Jeanne Brown <jbrown2@townofchapelhill.org>; Jess Anderson <janderson@townofchapelhill.org>; Karen Stegman <kstegman@townofchapelhill.org>; Michael Parker <mparker@townofchapelhill.org>; Pam Hemminger <phemminger@townofchapelhill.org>; Shakera Vaughan <sVaughn@townofchapelhill.org>; Tai Huynh <thuynh@townofchapelhill.org>; Amy Harvey <aharvey@townofchapelhill.org>; Ann Anderson <aanderson@townofchapelhill.org>; Carolyn Worsley <cworsley@townofchapelhill.org>; Flo Miller <fmiller@townofchapelhill.org>; Laura Selmer <lselmer@townofchapelhill.org>; Mary Jane Nirdlinger <mnirdlinger@townofchapelhill.org>; Maurice Jones <mjones@townofchapelhill.org>; Rae Buckley <rbuckley@townofchapelhill.org>; Ran Northam <rnortham@townofchapelhill.org>; Ross Tompkins <rtompkins@townofchapelhill.org>; Sabrina Oliver <soliver@townofchapelhill.org>
Subject: RE: CHT conversations with Bridgepoint

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.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
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[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Kimberly Sanchez [<mailto:ksanchez@communityhometruster.org>]
Sent: Wednesday, November 18, 2020 1:04 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: erichchupp@bellsouth.net
Subject: CHT conversations with Bridgepoint

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Good afternoon Mayor Hemminger and Council Members

In advance of the council meeting tonight, November 18, 2020, Community Home Trust wanted to provide you with an update regarding our communications with the developers for Bridgepoint. We have had meetings to review the development plans and discuss the needs for affordable housing in Chapel Hill. We are pleased that the proposed Bridgepoint townhomes will be the same size as the market rate homes, including two car garages, and that deliberate effort was made by Bridgepoint to disburse the affordable homes among the market rate homes in the neighborhood. Although the proposal does not meet the Inclusionary Housing Ordinance's 15%, which would require 6-7 units, but instead proposes 5 townhomes at 65% and 80%, these units would still be an excellent addition to CHT's inventory. These would be the largest townhomes in our inventory and we have need for units this size, for larger families.

Please do not hesitate to contact me with additional questions you may have regarding this issue.



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Anya Grahn

From: lynn wells <wllslynn@yahoo.com>
Sent: Thursday, November 19, 2020 8:20 AM
To: Anya Grahn; Town Council; Susan Nassar
Subject: Bridgepoint Input
Attachments: bridgepoint trees.pdf

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

November 19, 2020

To Planning and Development and the Mayor:

I appreciate the chance to have some input on the Bridgepoint project. Thank you for reading this email.

I received a postcard about a public information session for project 20-081. After seeing that I decided on Wednesday to look in on the Bridgepoint project on Homestead Road. I was surprised to find that the meeting for that project was Wednesday. I ended up talking to Ms Grahn, a project manager, about Bridgepoint. The first person I talked to at 919-968-2743 said there had been an information session on November 4th. I have received no information in the mail about any meetings about this project for over two years. I live in Vineyard Square on Sonoma Way and would definitely give input. Why am I not getting notices? This project keeps changing and I feel you are pushing it forward without public input. I was glad to be able to express some concerns at last night's virtual meeting but want to make my points clearer with this email.

Although the actual townhouse areas have improved I have some concerns about the area marked disturbed area in 50' managed area and the water retention plan.

First behind your marked 44-46 homes that area is too close to the stream. There needs to be more undisturbed area.

Second I am not in favor of the future walking path unless it is a dirt path through the area where you do not cut down many trees, such as you find in UNC's North Forest. Too many old trees are going to be cut for this project as is. You need to leave as much forest as possible if you are going to have a TRUE greenway walking path. Looking at the plan of existing trees to be removed, the amount of trees to be removed north of the pond (on the Sonoma Way side), is absurd. It is nearly all the trees on the project side of the stream. **WHY??** My question at the town meeting about why the trees needed to be cut in that area was never answered. At the least, trees and bushes form a needed buffer zone. If you are having a greenway path, how is it "green" if you cut down all the trees, especially the trees to the north of the path.

To be clearer, there seems to be three zones at the north end of the development – pond, middle zone where greenway is proposed and area near creek. (the inset diagram) **I have attached the plans that are on the Bridgepoint website. PLEASE look carefully at page 8 of the attached plans. (Ms Grahn in her email to me said they are also addressed on page 6 landscape and trees and page 7 planting plan of the plans submitted 10/16/2020.)** That middle zone- the

disturbed area shown in red- has **ALL** the trees being cut. If trees are valued enough to be planted in the development, then trees should be valued enough that they do not have to be totally chopped down in the nondevelopment areas. Huge old trees are being cut in the development area. Save old trees in the area above the pond.



Third, shown on the diagram are two forebays and a long pond running along the backside of the development. Where does the water from the pond go and how much? Nothing is shown on the diagram and that question was brushed over at the meeting other than a quick piped into the stream. So a pipe will be built from the pond leading to the stream? Are the forebays meant to hold water to get rid of the gas, oil, pesticides, and fertilizers that will come from the development? How will they be treated before being dumped into the pond? Who will monitor how clean the water is before being piped to the stream? Where is the buffer zone of vegetation around the pond? Will the property retaining wall be built before the townhouses are built so that no dirt, mud, etc. will flow into the pond and /or stream area? I assume the pond will be built first to at least hold some of the runoff as the townhouses are built.

Since I moved to Chapel Hill five years ago I have become increasingly dismayed about what is "planned" along Homestead Road. Numerous projects have gone up and several more near Weaver Dairy Extended and Homestead road are planned. The majority retain little natural area. Multiuse housing is not the only thing that a development team should be looking at. Green natural areas – more than 20' wide – need to be part of the planning. Large tracts of old trees should be retained. They are valued not just for aesthetics, but as ecological regions of the area and habitats for wildlife and buffer areas for stream and ponds. Chapel Hill should be more than just buildings and landscaped areas around those buildings.

Yours,

Linda J

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Anya Grah

From: lynn wells <wllslynn@yahoo.com>
Sent: Thursday, November 19, 2020 8:28 AM
To: Anya Grah; mayorandtowncouncil@townofchapelhill.org; Susan Nassar
Subject: Bridgepoint project input
Attachments: thumbnail.jpg

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

In my previous email it seems my inset diagram did not show up - at least from what I can see. So I am attaching the inset diagram to this email so you can see what I am referencing in this paragraph. Sorry you are getting two emails but I want to be clear in my point

To be clearer, there seems to be three zones at the north end of the development – pond, middle zone where greenway is proposed and area near creek. (the inset diagram) **I have attached the plans that are on the Bridgepoint website. PLEASE look carefully at page 8 of the attached plans. . (Ms Grah in her email to me said they are also addressed on page 6 landscape and trees and page 7 planting plan of the plans submitted 10/16/2020.)** That middle zone- the disturbed area shown in red- has **ALL** the trees being cut. If trees are valued enough to be planted in the development, then trees should be valued enough that they do not have to be totally chopped down in the nondevelopment areas. Huge old trees are being cut in the development area. Save old trees in the area above the pond.



	RCD Areas (sf)		
	50-ft Stream Side	50-ft Managed Use	50-ft Upland
	34,206	35,782	33,033
er Dairy Rd Ext.	6,088	7,635	3,000
	0	8,119	4,790

LEGEND	
	UNDISTURBED AREA
	DISTURBED AREA IN 50' MANAGED USE