

## **Bridgepoint Townhome Community Statement of Justification**

### **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 53 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 the applicant 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 in the housing stock. If approved, Bridgepoint will help fill the essential need for the "missing middle" housing in Chapel Hill. As the University of North Carolina tries to attract the best and the brightest to Chapel Hill, those potential teachers or staff 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 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. 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 along Seawell School Road 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 on Homestead Road along the frontage of the proposed Bridgepoint community and the proposed 2200 Homestead Road community. The Applicant of the Bridgepoint project has offered to construct two shared entrances, entirely at the applicant’s expense, to serve both the Town owned 2200 Homestead Road site and the proposed Bridgepoint community. This will provide the Town with many advantages in the proposed development of its affordable housing community. The secondary shared access point is located on Weaver Dairy Extension Road. This secondary access point onto Weaver Dairy Extension Road 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 a Greenway easement connecting the Town’s proposed 2200 Homestead Road community, and the existing Vineyard Square community to Weaver Dairy Extension Road, and then by sidewalk to the Horace Williams/ Bolin Creek Trails and the communities to the south of Homestead Road. The connection will also help link the future Green Tract to Homestead Road and the Horace Williams/ Bolin Creek Trails and potentially to the Homestead Park and Aquatics Center. 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.

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 identifies the Bridgepoint Site as a “Development Opportunity Area” and the proposed project is consistent with the future land use maps residential zoning.

**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 an “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 collaborate 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

Director of Development  
Capkov Ventures Inc.  
(919) 260-7262  
[ericchupp@bellsouth.net](mailto:ericchupp@bellsouth.net)

## Bridgepoint Developers Program with Affordable Housing Plan

**Developers Background:** Capkov Ventures Inc. is a Chapel Hill owned and managed development company that has been building communities in Chapel Hill and Carrboro for over 30 years. Capkov Ventures is owned by Scott Kovens and his three sons. Scott has lived in Chapel Hill for his entire adult life and raised his family here. Communities that have been designed and/or 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 current Special Use Permit for the Bridgepoint development located immediately adjacent to the Town owned 2200 Homestead Road property on the north side of Homestead Road. The site is roughly nine acres in size and rectangular in shape. A small stream originating from the west separates the Bridgepoint property from the Vineyard Square town home development to the north, Weaver Dairy Road Extension makes up the eastern border, Homestead Road makes up the southern border, and as mentioned the Town owned 2200 Homestead Road site makes up the western border. The Bridgepoint development was originally approved in 2010 for up to 32 townhomes and 27,400 square feet of commercial space. The commercial space included as part of the original plan has been determined to be unsustainable after 10 years of unsuccessful marketing and feedback from both real estate professionals and commercial users. The Special Use Permit Modification being proposed eliminates the commercial element and replaces it with 21 additional town homes. The 53 town homes being proposed will help fill a tremendously underserved need in Chapel Hill helping fill the “missing middle” segment of the housing market. In addition, 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 and more cost-effective

communities on both properties. By working together on a wide range of issues including integration of the roadway system, creating shared entrances, connecting greenway trails, and accommodating future mass transit, both the Town of Chapel Hill 2200 Homestead Road property and the Bridgepoint development will share significant benefits.

**Proposal Specifics:** The proposed Bridgepoint community will locate the 53 town homes south of the 150-foot stream buffer separating the site from the Vineyard Square town home community to the north. The site slopes from south at Homestead Road towards the small stream at the northern end of the site. Storm water quality will be addressed in accordance with the Chapel Hill Land Use Ordinance by way of a wet pond running west to east, south of the small stream where the water naturally flows. The vehicular entrance onto Weaver Dairy extension will remain as previously approved. The entrance onto Homestead Road will be moved westward to line up with the entrance into the EPCON project the Courtyards at Homestead Road which was approved and developed after the Bridgepoint site was approved. This location will not only provide a significantly safer entrance than the one previously sited, it will allow shared use with the Town of Chapel Hill's 2200 Homestead Road site and be located over an existing OWASA water and sewer easement where building is otherwise prohibited. All public utilities have been previously extended to the site eliminating the need for additional extension. The primary public sewer line serving the Bridgepoint site was constructed as part of the development of the EPCON site on the south side of Homestead Road. The OWASA easement for the sewer line was granted to EPCON by the Town of Chapel Hill, and the OWASA easement running east to west through the Bridgepoint property connecting in Weaver Dairy Extension Road was granted to EPCON by the Bridgepoint property. Water is available on both Homestead Road and Weaver Dairy Extension.

**Access and Circulation:** Two vehicular entrances are being proposed. The location of the Homestead Road entrance provides a significant improvement over the previous plan in terms of traffic circulation and safety. The two entrances also provide an opportunity for the Town of Chapel Hill and the applicant of the Bridgepoint site to work together to share both entrances and eliminate two new entrances that may have been required if the sites were developed independently. 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 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 between the two properties as well. The applicant is proposing that all roadways including the shared entrances will be public roadways, built to public standards and subject to public rights-of-way. 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 dedicated 20-foot Greenway easement running west to east along the small stream linking the Town's 2200 Homestead Road site and the existing Vineyard Square asphalt trail to Weaver Dairy Extension. This Greenway easement is shown on the Chapel Hill Greenway Plan which envisions linking the Horace Williams/ Bolin Creek Trails with the publicly owned Green Tract and with future

dedications provide a walking trail to the Homestead Road Community Park and Aquatic Center. The completion of the multi-use path and sidewalks associated with the Homestead Road Improvement Project will connect the Bridgepoint community all the way to Seawell Elementary School, Smith Middle School, and Chapel Hill High School. This will be significant to families that will live in the Bridgepoint community and those that will live in the affordable community being proposed by the Town of Chapel Hill at the 2200 Homestead Road property. Other amenities within a mile of the site include, the new Robert and Pearl Seymour Senior 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 within the public right-of-way internally in the Bridgepoint community. The Bridgepoint proposal includes 8 guest parking spaces at the end of street "C" to accommodate visitors.

**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 an excellent opportunity for the Town and the Bridgepoint community to work together to build a better overall community through collaboration. The northern border of the Bridgepoint community will be buffered by the 150-foot stream buffer creating a combined buffer of over 300 feet between the Bridgepoint community and the Vineyard Square community. 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. As previously discussed, a small perennial stream runs from the western property line from the Town's 2200 Homestead Road property then leaving the site through a pipe under Weaver Dairy Extension.

**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 on both sites.

**Recreational Amenities:** The Bridgepoint proposal includes a pocket park centrally located within the community. The pocket park will include a large children's playground with a play structure, swings, and other amenities including benches for the adults to gather and watch the children. It will be fenced with a 4' picket fence to keep small children safe. As discussed above, and in accordance with the Chapel Hill Greenway Plan, the applicant is also proposing to dedicate a 20-foot wide Greenway easement for a future Greenway trail running west to east across the northern area of the site linking the Town's 2200 Homestead Road site, the Vineyard Square town home community, and Bridgepoint, to Weaver Dairy Extension through a peaceful natural area running parallel to the small perennial stream. Homestead Park and the Chapel Hill Aquatic Center are both a short

walk from the terminus at Weaver Dairy Extension with the anticipation of a future connection as the intervening properties are developed.

**Affordable Housing:** The Bridgepoint Community will provide a combination of affordable town homes and a contribution to the road widening necessary to accommodate a shared entrance into the Town's 2200 Homestead Road site where an affordable housing community has been proposed by the Town of Chapel Hill.

Part 1; The applicant proposes making five of the town homes in the Bridgepoint Community affordable to those earning less than the median income and conveying them to the Community Home Trust to assure their continued affordability. This works out to 10.41% of the market rate units. More specifically the applicant proposes making two of the town homes affordable to those making less than 65% of the median income, and three of the town homes available to those earning less than 80% of the median income. In a significant departure from the requirements set out in Section 3.10 of the Chapel Hill Land Use Ordinance the applicant proposes to build the affordable homes the same size as the market rate homes and build each with a two car garage making them identical to the market rate units. The applicant has further proposed to spread the affordable homes throughout the community making them entirely indistinguishable from the market rate homes. Table 3.10-2 found in Section 3.10 of the Land Use Ordinance requires that town homes making up the affordable component of a community contain a minimum of 1100 square feet of livable space for a three-bedroom home, and 1200 square feet of livable space for a four-bedroom home. The applicant proposes building the affordable town homes with approximately 1800 square feet of livable space. This exceeds the Land Use Ordinance by 40% for the three-bedroom homes and 35% for the four-bedroom homes. While the qualifying levels remain at 65% and 80% of the median income as called for in the Land Use Ordinance the applicants approach of building the affordable homes the same size as the market rate units, and with two car garages, will significantly increase the equity in each home and should also make them more attractive to those that otherwise may not be interested in purchasing an affordable home.

Part 2; As discussed in paragraph 4 "Access and Circulation" we believe one of the areas where the applicant and the Town of Chapel Hill can work together most effectively is through the construction of two shared entrances. The Town of Chapel Hill is currently planning for the development of the 2200 Homestead Road site for approximately 140 homes primarily affordable homes. The applicant will agree to construct both entrances that will eventually serve the Town's 2200 Homestead Road community and the Bridgepoint community. The applicant will construct both entrances at their sole cost, to public standards, and dedicated them as public right of way. This will translate into significant savings for the Town of Chapel Hill as both entrances into its future 2200 Homestead Road site will have been constructed by the applicant. However, prior to the approval of either the Bridgepoint site or the Town's 2200 Homestead Road site the Town initiated Homestead Road Improvement Project is moving forward with an anticipated start date of summer 2020. The current plan for the project does not contemplate or accommodate the widening of Homestead Road that will be necessary to add a deceleration lane for traffic coming from the east, or a left turn lane for

traffic coming from the west. Both will be necessary to later construct the shared entrance. The Town of Chapel Hill's Engineering Staff has estimated these costs to be in excess of \$100,000 if the road widening is done as part of the Homestead Road Improvement Project. If the road widening is done after the Homestead Road Improvement Project is completed the demolition of the recent improvements and road widening necessary for the shared entrance could easily cost three times as much exceeding \$300,000. The applicant believes it is imperative to construct the road widening necessary for the shared entrance together with, and at the same time as the Homestead Road Improvement Project. In addition to the affordable homes the applicant has proposed constructing as discussed in part 1 of this affordable housing plan the applicant will also pay the cost of the necessary road widening providing it is done as part of the Homestead Road Improvement Project, up to \$150,000. This second part of the affordable housing proposal will directly serve the Town's proposed affordable housing community at 2200 Homestead Road and allow the construction of that project to occur as soon as approvals are obtained without negotiating the complexities and time delays associated with entrance design and approval onto a North Carolina Department of Transportation roadway. The value in this cannot be overstated.

The applicant believes the combination of the large affordable homes with two car garages within the Bridgepoint community, and the contribution to address the roadway widening to accommodate the future shared entrance exceeds the expectations of Section 3.10 of the Chapel Hill Land Use 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 by providing homes in the "missing middle" and realizing the overall goals of the Inclusionary Zoning Ordinance at the same time.

**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 off-street parking available to each home, including the affordable homes, combined with 8 guest parking spaces in a lot at the end of street "C" should eliminate the potential of on street parking problems currently being experienced in other communities. 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 seniors will also comprise a large share of anticipated homeowners as they are the fastest growing segment of Chapel Hill's population. 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. The proposed Bridgepoint

community would 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. The “missing middle” presents a serious problem for the future vitality of the Chapel Hill community. 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 many including families which make up a good deal of Chapel Hill’s current and future work force. We believe that our proposed community of 53 townhomes will fill an essential part of the communities’ housing needs and ask for your support.

Thank you, Eric Chupp

Director of Development  
Capkov Ventures Inc.  
(919) 260-7262  
[ericbchupp@bellsouth.net](mailto:ericbchupp@bellsouth.net)