

**Transcript of July 20, 2022, Public Information Meeting:
2217 Homestead Road**

00:04:29.220 --> 00:04:29.670

Anya Grahm: alright.

11

00:04:31.020 --> 00:04:40.380

Anya Grahm: So let's get started i'm in your ground with the Chapel hill planning department and we're here tonight for our public information meeting on 2217 homestead.

12

00:04:41.280 --> 00:04:44.610

Anya Grahm: I just wanted to remind everybody of a couple of things, since we're on zoom.

13

00:04:45.060 --> 00:04:58.260

Anya Grahm: One we are recording this and we'll make it available online probably later this week or early next week we're also going to work on making sure that we have a transcript of the meeting, if we can produce it and we'll make that available online.

14

00:04:59.550 --> 00:05:11.910

Anya Grahm: There's no decision making in this meeting, this is just an opportunity for Richard Gurlitz and his team to present their plans and for you to ask any clarifying questions and provide feedback.

15

00:05:13.290 --> 00:05:25.740

Anya Grahm: There's a large group of us here tonight, and so I'm going to ask that we're respectful of each other. If you're not talking, make sure that you use the mute button because that'll help with a lot of the background and interference that we get.

16

00:05:26.310 --> 00:05:31.830

Anya Grahm: And if your neighbor says something you agree with, you can just say, you know, I agree with so and so.

17

00:05:33.030 --> 00:05:49.800

Anya Grahm: Tas and I will also put our emails in the chat and so if you don't feel comfortable or unable to get the MIC to work tonight, feel free to email us. We're happy to accept those emails as well, and so, with that I'll kick it over to Richard and introduce your team and kick it off.

18

00:05:54.360 --> 00:05:54.780

Here you.

19

00:05:59.400 --> 00:06:04.680

Richard Gurlitz: Don't know whether Tim Summerville is here. Amanda. I saw that Amanda Hoyle is here.

20

00:06:04.710 --> 00:06:06.210

Richard Gurlitz: From Tri Pointe.

21

00:06:07.170 --> 00:06:07.890

and

22

00:06:11.940 --> 00:06:13.170

Richard Gurlitz: It records here from.

23

00:06:13.200 --> 00:06:14.280

Richard Gurlitz: Trying yes.

24

00:06:14.310 --> 00:06:16.170

Tim Summerville: This is Tim. I'm here.

25

00:06:16.230 --> 00:06:17.700

Tim Summerville: For some reason my name showing up as Anya.

26

00:06:17.700 --> 00:06:19.530

Tim Summerville: Anya Grahn. I don't know why.

27

00:06:21.210 --> 00:06:23.610

Tim Summerville: But I am Tim Summerville with Stewart Engineering.

28

00:06:24.210 --> 00:06:27.660

Richard Gurlitz: Okay, I got it. Okay. There you are, I see you now.

29

00:06:27.720 --> 00:06:29.340

Richard Gurlitz: With all right.

30

00:06:30.540 --> 00:06:33.330

Richard Gurlitz: So is there anybody else on for our team?

31

00:06:35.820 --> 00:06:39.120

Richard Gurlitz: That is here. Amanda, Alexis, and Tim.

32

00:06:40.710 --> 00:06:41.430

Amanda Hoyle: for that.

33

00:06:42.090 --> 00:06:42.270

So.

34

00:06:43.710 --> 00:06:46.230

Richard Gurlitz: Amanda, Alexa, Sarah from Tri Pointe Properties were.

35

00:06:46.950 --> 00:06:48.600

Richard Gurlitz: Pointe homes which will be a.

36

00:06:48.990 --> 00:06:51.660

Richard Gurlitz: group that is developing the.

37

00:06:51.690 --> 00:06:59.160

Richard Gurlitz: townhomes and Tim Summerville is with Stuart Engineering, and they are doing the civil engineering for the project.

38

00:07:01.590 --> 00:07:03.300

Richard Gurlitz: Can I share the screen?

39

00:07:06.930 --> 00:07:09.660

Richard Gurlitz: Because I do have a PowerPoint here.

40

00:07:10.080 --> 00:07:14.130

Anya Grahn: You should have a little green button on the bottom of your screen.

41

00:07:15.930 --> 00:07:21.900

Richard Gurlitz: Yeah, it says share screen but it's open to you, you said is everybody seeing this?

42

00:07:22.110 --> 00:07:22.680

Anya Grahn: You know.

43

00:07:24.630 --> 00:07:25.020

Okay.

44

00:07:26.910 --> 00:07:27.150

Good.

45

00:07:29.640 --> 00:07:41.220

Richard Gurlitz: So just briefly, the project is on Homestead Road, along a bus route. It's adjacent to the Courtyards and very close to the terminus.

46

00:07:42.480 --> 00:07:46.050

Richard Gurlitz: Weaver Dairy Extension, so this is in the northern part of Chapel hill.

47

00:07:47.130 --> 00:07:54.210

Richard Gurlitz: It's across the street from Bridgepoint which is under construction now, yes, and this photograph-- this was before.

48

00:07:54.300 --> 00:07:55.680

Glenn Pomykal: Construction started in there.

49

00:07:57.210 --> 00:07:59.220

Richard Gurlitz: So that's the general location.

50

00:08:00.570 --> 00:08:07.290

Richard Gurlitz: It will have a 10-foot wide multi use trail along Homestead Road. It's a continuity, the trail that has.

51

00:08:08.760 --> 00:08:13.200

Richard Gurlitz: been being put in incrementally with each new development along Homestead.

52

00:08:14.340 --> 00:08:16.140

Richard Gurlitz: And the front of.

53

00:08:16.200 --> 00:08:17.370

Homestead will retain.

54

00:08:18.810 --> 00:08:25.770

Richard Gurlitz: For about 100 feet back will retain all the existing vegetation, trees and pines, and there's a little field in there.

55

00:08:28.050 --> 00:08:36.300

Richard Gurlitz: So our major concepts are to create some townhomes for single family use.

56

00:08:37.980 --> 00:08:50.490

Richard Gurlitz: meet the goals of the Future Land Use Plan, provide what is called missing middle housing, which is both in terms of the housing type, as well as the housing costs.

57

00:08:50.730 --> 00:09:03.540

Richard Gurlitz: Something that is between an apartment and a single-family residence. There's a kind of middle ground in there, I think townhomes have been recognized to fulfill that need.

58

00:09:04.590 --> 00:09:06.810

Richard Gurlitz: Meeting the town's affordable housing goals.

59

00:09:07.980 --> 00:09:10.770

Richard Gurlitz: 15% of the units will be affordable.

60

00:09:12.390 --> 00:09:19.500

Richard Gurlitz: And to preserve accessible mature forest, so there are places when we go through the plan that you'll see where we try to.

61

00:09:20.850 --> 00:09:21.210

Glenn Pomykal: Keep.

62

00:09:21.240 --> 00:09:25.740

Richard Gurlitz: Areas of the mature forest intact and kind of sprinkled throughout the.

63

00:09:25.890 --> 00:09:33.480

Richard Gurlitz: Throughout the development. We're trying to minimize the paved impervious surfaces and finally provide emergency access to the Courtyards.

64

00:09:36.600 --> 00:09:37.410

Richard Gurlitz: In the.

65

00:09:38.700 --> 00:09:44.280

Richard Gurlitz: Future Land Use Map, this area is Subarea A and it is.

66

00:09:46.500 --> 00:09:50.790

Richard Gurlitz: indicated for town house use to were in accordance with the future land use map.

67

00:09:52.950 --> 00:10:00.750

Richard Gurlitz: So this is what the site looks like from 35,000 feet, this is no far away, seeing it adjacent.

68

00:10:00.780 --> 00:10:01.110

Doris Buley: To.

69

00:10:01.770 --> 00:10:02.520

The courtyard.

70

00:10:04.200 --> 00:10:09.090

Richard Gurlitz: Along Homestead Road, and it has its access that single point of access on the Homestead Road.

71

00:10:10.650 --> 00:10:11.460

Richard Gurlitz: connector.

72

00:10:12.480 --> 00:10:12.990

Richard Gurlitz: To.

73

00:10:14.220 --> 00:10:25.440

Richard Gurlitz: To Kipling in the Courtyards. It creates a loop that between the two neighborhoods that will be available for emergency access.

74

00:10:27.720 --> 00:10:28.680

Richard Gurlitz: So this is the.

75

00:10:30.720 --> 00:10:37.920

Richard Gurlitz: site. A little bit larger and you can see that connection and know. I've got use of my pointer here but.

76

00:10:40.260 --> 00:10:48.810

Richard Gurlitz: But we're coming in off of Homestead and creating a loop on the site. There's a retention pond at the north end in sight, as well as the south end in sight.

77

00:10:52.110 --> 00:11:03.150

Richard Gurlitz: The development program is a little bit more details to put 103 townhomes in. 86 of them are 26 foot wide with two car garages. 17 of them are 22 feet wide with one car garage.

78

00:11:04.620 --> 00:11:17.190

Richard Gurlitz: They all have driveways that support additional cars, so that if people are filling up their garages with things other than cars, there's space, not on the street, for them to park their car.

79

00:11:18.750 --> 00:11:25.260

Richard Gurlitz: And we have additional guests' parking at 20 spaces distributed around the site for guest parking.

80

00:11:26.430 --> 00:11:35.820

Richard Gurlitz: The allowable density in R-5 is 15 units per acre. We're less than half of that. We're at 6.54 units per acre.

81

00:11:39.330 --> 00:11:42.750

Richard Gurlitz: 103 townhomes. 15 will be provided on site.

82

00:11:44.160 --> 00:11:45.300

Richard Gurlitz: As affordable.

83

00:11:46.620 --> 00:11:55.320

Richard Gurlitz: The units are predominantly three bedroom, two and a half bath. It's a mix of one and two car garages. I think we've talked about the 22- and 26-foot-wide widths.

84

00:11:57.240 --> 00:12:10.530

Richard Gurlitz: Site circulation again is that single entry on Homestead. Fire access and connectivity is over to the left-hand side of the page here. There's a little stuff that goes into the Courtyards that will be.

85

00:12:11.790 --> 00:12:15.750

Richard Gurlitz: For pedestrian and non-vehicular use only.

86

00:12:17.010 --> 00:12:30.780

Richard Gurlitz: It will be signed, and it will be the road narrows down to the minimum requirement for the fire truck access so it'll be sign as no through traffic and.

87

00:12:33.180 --> 00:12:36.360

Richard Gurlitz: and be a narrow paved surface.

88

00:12:39.420 --> 00:12:50.370

Richard Gurlitz: For recreation, we have some pathways going through the site, and they take advantage of the preserved wooded areas that are scattered through the middle of the site.

89

00:12:52.980 --> 00:13:05.070

Richard Gurlitz: And along those pathways will have exercised stations, laptop stations, connections to the trails, and you know a number of other passive activities.

90

00:13:06.210 --> 00:13:19.590

Richard Gurlitz: Passive activities at the front of the site, and you can see right off of homestead road we have an area, for we haven't determined with Parks and Red exactly what we're going to do there, but we have area for a more active recreation or Community gathering space.

91

00:13:23.670 --> 00:13:24.300

Richard Gurlitz: So.

92

00:13:28.020 --> 00:13:42.330

Richard Gurlitz: There's been a lot of conversation. I know that a lot, we've spoken a lot. And a lot of you on this call have been on previous calls, and I think just last week with the Courtyards.

93

00:13:44.430 --> 00:13:51.450

Richard Gurlitz: We need to have cross access to and from the Courtyards but it's going to be pedestrian and emergency access only with no through traffic.

94

00:13:55.410 --> 00:13:57.540

Richard Gurlitz: There we also have a.

95

00:13:58.710 --> 00:14:08.610

Richard Gurlitz: berm that we're creating along that property line that will be a visual barrier, as well as diverting stormwater from.

96

00:14:09.180 --> 00:14:16.680

Richard Gurlitz: going from this site to the courtyard site, which is a current issue and then they'll be landscaping throughout.

97

00:14:17.460 --> 00:14:30.750

Richard Gurlitz: Between the two neighborhoods there is not a town requirement for landscape buffer. There's no Type C buffer, but we will be putting some landscaping in that area, simply to cut down on the visual pass through.

98

00:14:32.250 --> 00:14:39.570

Richard Gurlitz: So we have done, just to kind of explain this, a little bit more. We've done a little blow up with this section.

99

00:14:40.890 --> 00:14:44.040

Richard Gurlitz: showing the back of the.

100

00:14:45.810 --> 00:14:55.710

Richard Gurlitz: Lots on it, the Courtyard, and in the back of the lots that are facing them on the property and.

101

00:14:57.870 --> 00:15:04.350

Richard Gurlitz: The dimensions for that are from the back of one of the townhomes is a 25-foot backyard.

102

00:15:05.430 --> 00:15:14.490

Richard Gurlitz: Then there's a 25-foot common area swath which will have the berm and the pathway in it and be landscaped, then there's an 18 foot.

103

00:15:17.310 --> 00:15:32.940

Richard Gurlitz: piece of property that is common area on the courtyards side as well as a three- or four-foot set back from the property line for the actual building so we're thinking that the building, from building to building is about seventy-two feet.

104

00:15:34.320 --> 00:15:40.470

Richard Gurlitz: And you know we've kind of drawn this little section showing, and this is at the tightest part of the site, you know we can.

105

00:15:41.610 --> 00:15:44.370

Richard Gurlitz: If we go back and look at this.

106

00:15:46.530 --> 00:16:04.800

Richard Gurlitz: There's a place where it does belly out in the Courtyard so that there's a lot of separation, but then there's about 10 units of Courtyards that are closer to the property line, but, as you can see, even in this image, the distance between the back of the.

107

00:16:05.940 --> 00:16:13.830

Richard Gurlitz: courtyard units and the back of the tavern units is a substantial distance. It's going to be in 70.

108

00:16:14.580 --> 00:16:16.290

Doris Buley: plus classes place.

109

00:16:18.870 --> 00:16:25.500

Richard Gurlitz: So this is showing a section through their show the townhome on right, and then the berm and.

110

00:16:26.820 --> 00:16:40.410

Richard Gurlitz: A guy standing there next to the berm and then the 25 foot common area and then an 18 foot common area and the Courtyards and then the back of the existing home, so this is, you know.

111

00:16:42.330 --> 00:16:53.730

Richard Gurlitz: Last week, when we were talking about this, I said we'll do some sketches and explain what our thoughts are on it, and of course I'm expecting that you'll have thoughts on it this evening, as well, but this is.

112

00:16:53.760 --> 00:17:00.330

Richard Gurlitz: This is where we are in the design process or whatever to neighborhoods are facing each other.

113

00:17:03.090 --> 00:17:12.300

Richard Gurlitz: Street lighting is going to be LED produced power, street trees as required, large areas through the site will be left open as park area.

114

00:17:12.900 --> 00:17:25.410

Richard Gurlitz: And we have kept the buffers around the other sites where it's required. Transportation, there will be a traffic impact analysis that will be required for this project. It's been.

115

00:17:26.730 --> 00:17:39.960

Richard Gurlitz: ordered, but it has not been completed, yet. They are, I think, HNTB is doing the study and they are in process. It's got bus service and it's, of course, close to Homestead Park, the Aquatic Center, Southern Human Services.

116

00:17:42.120 --> 00:17:42.750

Richard Gurlitz: So.

117

00:17:45.630 --> 00:17:49.440

Richard Gurlitz: Stormwater you can talk a little bit about we have.

118

00:17:51.060 --> 00:18:02.520

Richard Gurlitz: There will be two wet retention ponds there. There's no jurisdictional water requirements on the site, in other words, it's not in the Jordan Buffer. There's no RCD on the site. There's no floodplain or steep slopes.

119

00:18:04.650 --> 00:18:14.730

Richard Gurlitz: There's just the normal storm water drain grading, drainage erosion control, so we have two wet retention ponds going at the north end of the site and one, at the south end of the site.

120

00:18:15.240 --> 00:18:33.090

Richard Gurlitz: And they will collect all of the water that is draining on the site and should be a little bit better in end of the day, better than the situation now in terms of runoff from one site to the next, because we will be catching it and diverting it.

121

00:18:36.480 --> 00:18:49.170

Richard Gurlitz: In conversation with Bryan Peterson with the Managers Office, he suggested the preservation of the parks and pedestrian connection landscape entry design, the pond as an amenity which we will do.

122

00:18:52.140 --> 00:19:05.730

Richard Gurlitz: He was also talking about how we're treating the townhomes themselves and making the corners of them, putting some architectural expression on the corners and that's just some concept plan elevations of the units themselves.

123

00:19:07.620 --> 00:19:13.350

Richard Gurlitz: And that's all that's kind of it in a nutshell, a kind of quick five minute run through of.

124

00:19:15.360 --> 00:19:17.640

Richard Gurlitz: this project, so I guess it's open for questions.

125

00:19:28.320 --> 00:19:30.030

Martin and Sharon Molloy: Can we ask questions at this point.

126

00:19:32.220 --> 00:19:37.050

Anya Grahn: Yes, yes, you can. So, Mr. Ross, it looks like you had your hand up first. Do you want to start?

127

00:19:38.190 --> 00:19:40.650

Derek Ross: Yeah, I will. Briefly, Richard.

128

00:19:42.060 --> 00:19:54.330

Derek Ross: I really like the cross section of the boundary. The issue that we've is, it makes a lot clearer the distances. Just a couple of questions about that.

129

00:19:55.380 --> 00:19:55.620

Derek Ross: Is.

130

00:19:57.030 --> 00:20:06.870

Derek Ross: there's a bit of a drop off between the townhome buildings and Courtyard. Is that accurately reflected on the slope here, or is it more or less than that?

131

00:20:09.210 --> 00:20:15.000

Richard Gurlitz: I believe it is about, but you know it changes. It's about a 200 foot run.

132

00:20:16.260 --> 00:20:19.080

Richard Gurlitz: Any changes as it goes through that run but.

133

00:20:19.260 --> 00:20:30.210

Richard Gurlitz: On average, yes, this is it. It's a little bit lower at the Courtyards, a little bit higher on this site, and then there's a little drop off at the back of those units. You know, there's a little retaining wall on some of them.

134

00:20:30.600 --> 00:20:39.990

Derek Ross: mm hmm so I'm just interested in the path. I mean, I'm obviously in favor of paths and these in these developments I'm just.

135

00:20:41.040 --> 00:20:42.210

Derek Ross: intrigued about.

136

00:20:43.650 --> 00:20:44.970

Derek Ross: Privacy essentially.

137

00:20:45.990 --> 00:21:07.170

Derek Ross: Between the two developments. That's why I'm interested in the little man standing there and that was there and whether there's enough privacy guaranteed for the Courtyard homes, through this plan so. How high is the berm are you looking at? There is that, to see what.

138

00:21:07.710 --> 00:21:09.750

Richard Gurlitz: It will be about five feet tall.

139

00:21:10.560 --> 00:21:12.180

Derek Ross: Berms about five feet tall?

140

00:21:12.300 --> 00:21:18.810

Richard Gurlitz: yeah, we've got 25 feet to do it in, and of course in this it looks like a little bump. It'll be much more of a.

141

00:21:21.030 --> 00:21:21.780

Richard Gurlitz: sculpted.

142

00:21:22.680 --> 00:21:28.650

Derek Ross: Okay, and is your path where this little guy standing? Is that the path?

143

00:21:29.130 --> 00:21:30.570

Richard Gurlitz: He sort of.

144

00:21:31.470 --> 00:21:31.710

Richard Gurlitz: Is.

145

00:21:32.010 --> 00:21:34.050

Richard Gurlitz: It's on that. It's on that side of the.

146

00:21:34.050 --> 00:21:40.170

Richard Gurlitz: berm. The berm is actually moved right. Now, that's showing him in somebody's backyard.

147

00:21:40.860 --> 00:21:44.160

Richard Gurlitz: yeah, not going to be in somebody's backyard. He's going to be about five feet over.

148

00:21:44.880 --> 00:21:47.220

Derek Ross: There he's got one foot on the bottom and one firm.

149

00:21:47.850 --> 00:21:49.440

Richard Gurlitz: yeah, and the berm is going to.

150

00:21:49.530 --> 00:21:53.040

Richard Gurlitz: get a move over so we're close but not.

151

00:21:53.100 --> 00:21:57.750

Derek Ross: So he's on the proposed townhomes site? The path is on that site?

152

00:21:58.170 --> 00:22:03.270

Derek Ross: Yes, of a five foot berm and with that type of slope.

153

00:22:04.770 --> 00:22:17.910

Derek Ross: I know that others are probably going to talk about tree preservation along this area, so I want to talk about that, but we did them, you know where your path for it goes, it goes along the back of several houses in.

154

00:22:18.990 --> 00:22:22.050

Derek Ross: In the Courtyard home, right, that may be.

155

00:22:23.310 --> 00:22:30.750

Derek Ross: Privacy issues may be alleviated by this, but did you consider our, can you consider running that path

156

00:22:31.770 --> 00:22:38.790

Derek Ross: Through the two bits of green area on your development but not putting it through the final area?

157

00:22:40.380 --> 00:22:40.950

Derek Ross: So.

158

00:22:42.540 --> 00:22:52.350

Derek Ross: The path runs from Homestead Road essentially along the east side of your property through one patch of green area through another patch of green area.

159

00:22:52.950 --> 00:23:12.960

Derek Ross: And then the third patch, and, you know, what I was interested in proposing as well after the second batch, you run it just along that sidewalk there and then instead of going round the stormwater point on the west side, you just run it, run the east side.

160

00:23:14.310 --> 00:23:30.720

Derek Ross: Because I, I believe that that pond will be a bit higher than one of the houses and greenway so I'm sorry proposing a suggestion to evaluate just moving that path, a little bit in their area, and what would be the issues with doing that? So that's just improve their.

161

00:23:32.220 --> 00:23:32.820

Michael Owen: My darling.

162

00:23:35.790 --> 00:23:36.750

Michael Owen: I hope I'm on mute.

163

00:23:37.800 --> 00:23:38.460

Derek Ross: No, you're not.

164

00:23:40.350 --> 00:23:40.860

Michael Owen: near.

165

00:23:43.650 --> 00:23:45.390

Derek Ross: Hello, you're supposed to be.

166

00:24:00.840 --> 00:24:01.320

Anya Grahn: On mute.

167

00:24:02.700 --> 00:24:04.110

Richard Gurlitz: yeah, I think you know we'll.

168

00:24:04.140 --> 00:24:07.560

Richard Gurlitz: take it into consideration, but I think it's also going to be a conversation that we want to have with the.

169

00:24:07.590 --> 00:24:08.280

Richard Gurlitz: Parks and Rec.

170

00:24:09.090 --> 00:24:09.450

Derek Ross: mm hmm.

171

00:24:09.870 --> 00:24:18.780

Richard Gurlitz: Whether they want to put a path on the sidewalk or not, or whether they feel it's more comfortable to, you know, have it go through this common area.

172

00:24:19.380 --> 00:24:22.860

Richard Gurlitz: So there's, I think, there's push and pull there.

173

00:24:24.060 --> 00:24:24.330

Richard Gurlitz: So.

174

00:24:25.410 --> 00:24:33.120

Richard Gurlitz: We will certainly have that session with Parks and let me sit down and say here's what our thoughts are, here's what we heard in public information meeting with it.

175

00:24:33.810 --> 00:24:49.650

Derek Ross: Okay, just to confirm that your path is a four foot. Most designers understand it, and the way you've drawn it in your diagram you believe, is that the most constricted connection between the Courtyards and your property.

176

00:24:54.360 --> 00:25:00.360

Derek Ross: These distances there at the lower end of, the higher end, or high represented over these distances of.

177

00:25:02.760 --> 00:25:03.330

Richard Gurlitz: place.

178

00:25:03.810 --> 00:25:13.590

Richard Gurlitz: At the place that I cut the section it's 72 feet. Goes to, as you move south, it'll go to be about 85 feet.

179

00:25:13.860 --> 00:25:16.680

Richard Gurlitz: wall to wall, and as I move north.

180

00:25:16.770 --> 00:25:24.060

Richard Gurlitz: it's going to go to about 68 feet, wall to wall so anywhere between 68,83 or 84 feet.

181

00:25:24.360 --> 00:25:25.230

Derek Ross: Okay, so six.

182

00:25:25.650 --> 00:25:27.270

Richard Gurlitz: The place I cut it was kind of.

183

00:25:27.600 --> 00:25:28.230

Richard Gurlitz: right in the middle.

184

00:25:28.830 --> 00:25:35.370

Derek Ross: Okay, so 16 is minimal things. Okay, thanks. That's my comments really at this point.

185

00:25:37.350 --> 00:25:46.230

Anya Grahn: Sounds good. I will do my best to call on you in the order that you raised your hand with the raise the hand tool. So next is Miss Nancy Oates.

186

00:25:50.820 --> 00:25:57.810

Nancy Oates: Thank you, I have one question from somebody who could not be here tonight, and then I have a couple other questions.

187

00:25:58.860 --> 00:26:07.200

Nancy Oates: The person who couldn't be here tonight wanted to know what you, whether you would consider putting some sort of great over.

188

00:26:09.150 --> 00:26:31.020

Nancy Oates: The connection or near the connection to Kipling Lane because it is to catch the water. So the concern is that the berm and, we're really pleased that the berm is going to provide some storm water protection, but the berm could have the potential of shifting the water down toward.

189

00:26:32.430 --> 00:26:38.520

Nancy Oates: The Kipling Lane, and then it would it would flow into the neighborhood that way at a greater rate and.

190

00:26:40.620 --> 00:26:48.060

Nancy Oates: The other neighbor wanted to know whether you would consider putting some sort of draining or or something that would prevent that from happening.

191

00:26:49.290 --> 00:26:51.060

Richard Gurlitz: Let Tim address that.

192

00:26:51.210 --> 00:26:51.630

Okay.

193

00:26:53.520 --> 00:27:03.660

Tim Summerville: yeah, we put that berm in the back. You know, one for the privacy, but the real emphasis behind putting that berm was to capture stormwater runoff so it doesn't run on to.

194

00:27:04.260 --> 00:27:21.210

Tim Summerville: Your neighboring properties, so we are swaling that water. We do have some inlets within that swale to pick up that water and

direct it to the storm water pond that shown on the West, West, South side. I'm sorry south side into that.

195

00:27:22.350 --> 00:27:31.830

Tim Summerville: we're putting inlets along the Kipling Dr connection as far down as we can physically make it. The issue is we can't go to low with it, is that

196

00:27:32.250 --> 00:27:36.450

Tim Summerville: With them we can't physically get the water to go back up the Hill and back into the pond.

197

00:27:36.840 --> 00:27:47.910

Tim Summerville: So we were proposing to capture all the water that runs off that berm and then as much as the Kipling Road connection that we can. We can get in that so there will be a small portion.

198

00:27:48.360 --> 00:27:58.080

Tim Summerville: And we're not going to be able to capture that. It will end up going on to the existing public road, but it's a very small and it's much less what's actually going there today.

199

00:27:59.250 --> 00:28:01.110

Tim Summerville: But we just physically cannot.

200

00:28:02.160 --> 00:28:11.670

Tim Summerville: If I could somehow make water go uphill my job would be a lot easier. This is not something that we can do, but we are definitely minimizing the amount of water that will be running down that road.

201

00:28:12.780 --> 00:28:13.830

Nancy Oates: Okay, that sounds good.

202

00:28:14.160 --> 00:28:25.080

Nancy Oates: And then, my question had to do with the rezoning it. To me, it hasn't been clarified yet whether this is actually a rezoning or simply a new kind of SUP.

203

00:28:27.090 --> 00:28:29.580

Nancy Oates: So what's your understanding? What's staff's understanding?

204

00:28:35.880 --> 00:28:38.340

Richard Gurlitz: Judy can you explain.

205

00:28:39.780 --> 00:28:47.850

Judy Johnson, Town of Chapel Hill Planning: So Nancy we all because of the process being a conditional zoning for moving forward.

206

00:28:49.050 --> 00:29:02.310

Judy Johnson Town of Chapel Hill Planning: The active adults project was approved and could continue, I mean there's forget the expiration dates and things like that any change that does require -

207

00:29:02.730 --> 00:29:16.800

Judy Johnson Town of Chapel Hill Planning: Conditional zoning is different. It's a site specific zoning district that we were crafting for this, so it, it is a rezoning. We're not changing the number. It's R-5 and we're going to R-5.

208

00:29:18.360 --> 00:29:23.490

Judy Johnson Town of Chapel Hill Planning: But it is a rezoning, so it is required to meet all of the.

209

00:29:25.170 --> 00:29:26.640

Judy Johnson Town of Chapel Hill Planning: All of our requirements.

210

00:29:27.690 --> 00:29:30.240

Nancy Oates: Okay, so that I think

211

00:29:31.470 --> 00:29:35.100

Nancy Oates: addresses my concern which is if it's not a rezoning the.

212

00:29:35.520 --> 00:29:46.560

Nancy Oates: The 50% affordable housing would not be legally enforceable and I'm so thrilled to see this 15% affordable housing. It's really, it's very generous and I think, it's.

213

00:29:46.920 --> 00:29:56.820

Nancy Oates: It will set the tone, I hope for, for future developments. I just want to make sure that it is legally binding. You know, Judy, you know the town has gotten into.

214

00:29:58.740 --> 00:30:11.760

Nancy Oates: Some disappointing circumstances when something we thought we had the affordable housing condition and then the parcel was sold and the affordability was not.

215

00:30:12.450 --> 00:30:19.590

Nancy Oates: did not carry with it. So to make sure that we are going to get the affordability, that the developers so generously offering.

216

00:30:22.230 --> 00:30:24.390

Nancy Oates: Is that your, is that everybody's understanding? the

217

00:30:24.390 --> 00:30:28.110

Judy Johnson Town of Chapel Hill Planning: developers? yes, that is our understanding.

218

00:30:28.410 --> 00:30:32.550

Judy Johnson Town of Chapel Hill Planning: And we had an extensive conversation with our attorneys about that.

219

00:30:32.820 --> 00:30:49.230

Nancy Oates: Great. Thank you, and my last question is, I know that Council is very much in favor of this being missing middle housing, and that is so difficult to get in Chapel Hill because of the investment properties and.

220

00:30:51.270 --> 00:30:59.940

Nancy Oates: You know that article in the Triangle Business Journal today about the South Columbia Street project that Council and I hoped would be affordable would be missing middle housing and now.

221

00:31:00.720 --> 00:31:20.100

Nancy Oates: he's going for a million dollars apiece and is there. Would the developer be willing to put something in the HOA covenants that would limit the amount of investor-owned properties in the development? You know, I can put that in our HOA really has that.

222

00:31:27.300 --> 00:31:31.380

Richard Gurlitz: I think that would be a conversation with Tri Pointe and their attorneys in there.

223

00:31:32.520 --> 00:31:36.090

Amanda Hoyle: No, yeah, that's something that that Tri Pointe, we'd have to discuss with our attorneys.

224

00:31:37.170 --> 00:31:42.900

Amanda Hoyle: Based on what we'll need to have and what's allowed within the state, and what's allowed in Chapel Hill.

225

00:31:44.070 --> 00:31:54.180

Nancy Oates: Okay well DefCon was able to do it in the Courtyard so I'm hopeful that Tri Pointe will be able to do it, too, but I look forward to what your conversations.

226

00:31:55.200 --> 00:31:57.930

Nancy Oates: yield, and those are all my questions, thank you.

227

00:31:58.560 --> 00:32:01.560

Anya Grahn: Thank you. Miss Nancy Disser?

228

00:32:03.420 --> 00:32:03.840

Nancy Disser: Right.

229

00:32:04.980 --> 00:32:06.630

Nancy Disser: Am I on audio now?

230

00:32:06.750 --> 00:32:07.560

Anya Grahn: Yes, we can hear you.

231

00:32:08.670 --> 00:32:30.330

Nancy Disser: Okay, well, I happen to have a home on the south end of Kipling, south and east end of Kipling. My main question is, I understand that the road on that is right out my door will be for emergency access, bikers, and that sort of thing but.

232

00:32:31.560 --> 00:32:42.450

Nancy Disser: Who, I get the idea of that but who's going to regulate that or who's going to ascertain that that actually happens? That's my first question.

233

00:32:45.900 --> 00:33:03.180

Nancy Disser: I mean how, I guess the bottom line is how, how do we know that there won't be residential traffic going in and out of that access as opposed to being reserved for simply fire trucks, ambulances, and that that sort of traffic?

234

00:33:05.400 --> 00:33:06.930

Richard Gurlitz: It will be a public right of way.

235

00:33:08.670 --> 00:33:19.200

Richard Gurlitz: And it will be enforced by the Chapel Hill Police Department just the same way, any other speed limit, or do not enter, or no left turn.

236

00:33:20.310 --> 00:33:21.390

Richard Gurlitz: Any other.

237

00:33:23.280 --> 00:33:25.320

Richard Gurlitz: Part of Chapel Hill is enforced.

238

00:33:26.430 --> 00:33:26.670

Nancy Disser: So.

239

00:33:27.180 --> 00:33:34.470

Richard Gurlitz: If you get, if it becomes an issue and complaints, then I'm sure they will put somebody out there to get tickets.

240

00:33:35.850 --> 00:33:48.030

Nancy Disser: Okay cuz I know on a normal basis, we would never see Police in our neighborhoods, so I guess I'm expecting that you know with that many townhomes that that's going to be.

241

00:33:48.900 --> 00:33:58.320

Nancy Disser: You know tried, I mean that will, you know, that will if there's no particular barrier that you know can be removed for.

242

00:33:59.310 --> 00:34:07.230

Nancy Disser: Access vehicles, then you know, there will be people that will use that as an vehicle access so that's.

243

00:34:07.650 --> 00:34:27.240

Nancy Disser: that's one thing. I'm just not naive about that. That's going to be used by somebody as an access enter in and exit, you know, point so I just wondered, you know if that had come under discussion as to how it would remain an access for emergency vehicles only.

244

00:34:28.620 --> 00:34:38.640

Nancy Disser: My second question because of where I live, and I saw the map of where the retention pond is and so forth, how far is the berm?

245

00:34:39.150 --> 00:34:56.760

Nancy Disser: In other words, I kind of have this vision that all the water that you're talking about that will drain away from the berm will run down towards Kipling and am I going to have a backyard of, you know, water or what's going to be to the south of that access road?

246

00:35:00.210 --> 00:35:04.260

Tim Summerville: Though no other water in that runs behind. We can go to that.

247

00:35:04.950 --> 00:35:18.420

Tim Summerville: yeah, yeah, but that water all be collected on site and then it's pipe down to Kipling road underground, and then to the storm water device, and then the storm water device outlets to the.

248

00:35:18.990 --> 00:35:28.380

Tim Summerville: Lower right corner of this image here in the Carolina Forest, there's actually a stream that runs down there, so all that water that right now is coming from.

249

00:35:29.100 --> 00:35:39.750

Tim Summerville: The site, I'm just gonna say plan north because it's easier to say that, looking at this, but it comes down to your site but should be captured in a berm piped over to that part of the ground.

250

00:35:39.780 --> 00:35:43.350

Tim Summerville: And then from up on release to that lower right corner of the property.

251

00:35:46.710 --> 00:35:55.560

Nancy Disser: I'm, that's why I'm wondering how much water to expect that I, I mean, at times, you know when there's a flood watch or whatever, I'm just.

252

00:35:56.070 --> 00:36:08.160

Nancy Disser: You know, I guess, there's you know, maybe, nothing else that can be done about that, but I didn't. I'm wondering if the berm there won't be a berm, then you know, to the west of that pond. Is that correct?

253

00:36:09.390 --> 00:36:14.340

Tim Summerville: Well, the pond dam will be. Are you that very first house there on Kipling Road right at the?

254

00:36:14.340 --> 00:36:14.850

Nancy Disser: corner, right.

255

00:36:15.270 --> 00:36:16.650

Tim Summerville: yeah so so.

256

00:36:16.680 --> 00:36:31.500

Tim Summerville: there'll be a dam that goes up from there that holds that water back so all that water will go into the pond and it's held in that pond and released to the lower right corner of the site so essentially well back of your backyard.

257

00:36:32.160 --> 00:36:42.540

Tim Summerville: Okay, so there, there would be a little bit of a berm there that would come, but it's going to be greatly reduced from what goes there now because it's all going to be held in that pond and directed to the point of that.

258

00:36:43.950 --> 00:36:52.950

Nancy Disser: Okay, and then that's somewhat during, I mean, I'm so I the. My final question has to do with that hundred feet.

259

00:36:53.400 --> 00:37:06.660

Nancy Disser: um, if I understand it correctly, that because I kind of in that Avatar frame of mind that I am I going to see my great big trees that have bordered my property come falling down or being bulldozed down.

260

00:37:07.050 --> 00:37:19.800

Nancy Disser: I mean, where does the hundred feet, if I walked to the edge of my property, which now you know which house I am, by walk to the edge of my property, does that hundred feet begin? where where?

261

00:37:21.120 --> 00:37:29.100

Nancy Disser: You know my yard ends does or you know what were the boundaries of that hundred feet?

262

00:37:31.020 --> 00:37:38.070

Nancy Disser: Of what trees won't be cut down and what won't be you know bulldozed down? Clear cut basically.

263

00:37:40.740 --> 00:37:41.190

Tim Summerville: So I can.

264

00:37:42.480 --> 00:37:45.360

Tim Summerville: I can, is there really looks like if you're that last house.

265

00:37:45.420 --> 00:38:01.140

Tim Summerville: I'm looking at the survey. There's actually a 15 foot buffer between your property line and the property line of this proposed

development, so there would be a 15 foot swath of trees that are saved between.

266

00:38:01.800 --> 00:38:15.180

Tim Summerville: Between your eastern property line and the property line to this development that must be HOA owned property through there but anyway, we can't touch it so that'll be preserved through there.

267

00:38:16.470 --> 00:38:29.340

Nancy Disser: So where's the hundred? Maybe I misunderstood what that hundred feet, you know just for retention or you know just our own the integrity of our own Community where?

268

00:38:30.570 --> 00:38:34.170

Nancy Disser: did I not understand where that begins and ends?

269

00:38:36.600 --> 00:38:40.440

Nancy Disser: or wasn't it 100? Are my numbers in what?

270

00:38:40.980 --> 00:38:42.510

Richard Gurlitz: yeah i'm not sure what your hundred.

271

00:38:42.600 --> 00:38:43.710

Tim Summerville: Foot their future.

272

00:38:43.920 --> 00:38:44.490

referencing.

273

00:38:45.900 --> 00:38:46.050

Jeffrey Charles: The.

274

00:38:48.420 --> 00:39:05.160

Nancy Disser: Okay um well at least I know then to walk off 15 feet and then I know that if I'm out there, you know shooting the bulldozers, away that they cannot be you know within that 15 feet of the edge of my property, but you know I guess.

275

00:39:07.530 --> 00:39:09.690

Nancy Disser: You know they'll be doing what they're going to do.

276

00:39:13.200 --> 00:39:15.060

Nancy Disser: I mean, those were my questions so.

277

00:39:16.980 --> 00:39:17.490

Nancy Disser: I'm done.

278

00:39:18.480 --> 00:39:26.850

Anya Grahn: Just as a reminder everybody, this is the first set of plans that this team has provided to the town as part of their conditional zoning application.

279

00:39:27.420 --> 00:39:37.410

Anya Grahn: They are under review yet by the technical review team, which is fire, engineering, stormwater, planning on lots of different town departments, and so this is not the final set.

280

00:39:37.980 --> 00:39:48.600

Anya Grahn: We'll be working through revisions in the next few weeks, and I'm also doing my best to call on you in the order that your virtual hand got raised. So, next is Ms. Cecilia Greene Barr.

281

00:39:51.540 --> 00:39:53.280

Cecelia Greene Barr: Oh hold on. Can you hear me?

282

00:39:53.610 --> 00:39:54.570

Yes.

283

00:39:55.740 --> 00:40:06.390

Cecelia Greene Barr: Wonderful. So um, thank you so very much for your presentation, and I did read in the chat because I do have a question about affordable housing and I did see the response that was in the chat.

284

00:40:07.470 --> 00:40:09.330

Cecelia Greene Barr: And if I'm understanding you correctly.

285

00:40:09.360 --> 00:40:21.150

Cecelia Greene Barr: It's based on the purchasers' income, so I have two questions. Number one, will all of the townhomes look the same, even though some of them will be designated for.

286

00:40:22.560 --> 00:40:29.190

Cecelia GreeneBarr: affordable housing? Are they all the same, or will they affordable housing look noticeably.

287

00:40:30.360 --> 00:40:31.260

Cecelia GreeneBarr: Different?

288

00:40:31.890 --> 00:40:33.210

Richard Gurlitz: There so that's my first.

289

00:40:34.380 --> 00:40:41.730

Cecelia Greene Barr: They all look the same inside and outer finishes and everything and are they dispersed throughout the Community?

290

00:40:42.150 --> 00:40:51.000

Richard Gurlitz: They are dispersed, and the exteriors will look the same. The interiors are not with these. Every one of them is custom.

291

00:40:52.290 --> 00:41:02.280

Richard Gurlitz: You know, people buy the house. then they pick out their custom interior finishes and materials so no two of them are going to be the same inside.

292

00:41:04.200 --> 00:41:10.740

Cecelia Greene Barr: Okay, so even the affordable housing will have the same quality of product?

293

00:41:12.450 --> 00:41:18.990

Richard Gurlitz: It will have. No, it won't. It won't. It will have.

294

00:41:21.150 --> 00:41:22.500

Richard Gurlitz: The quality that is.

295

00:41:22.560 --> 00:41:24.060

Richard Gurlitz: Affordable. Affordable.

296

00:41:24.090 --> 00:41:25.080

Cecelia Greene Barr: In line with a full of.

297

00:41:25.230 --> 00:41:26.700

Income. Yeah it's okay.

298

00:41:28.140 --> 00:41:34.500

Cecelia Greene Barr: Okay, all right. Thank you so very much. I'm going to take my hand down now, thank you.

299

00:41:34.950 --> 00:41:37.530

Anya Grahn: Thank you. Next up is Miss Diane Martin.

300

00:41:42.060 --> 00:41:52.440

Dianne Martin: Thank you. I just unmuted myself. Well, I actually want to, really, I want to point out what I consider to be a very positive aspect of this design and it's something that has been.

301

00:41:53.520 --> 00:42:00.510

Dianne Martin: A key point for the Courtyards from the very beginning, and that is that the developer has incorporated the.

302

00:42:01.560 --> 00:42:08.640

Dianne Martin: The prioritizing safety for pedestrians and cyclists in sync with the town's recent focus on Vision Zero.

303

00:42:08.970 --> 00:42:19.140

Dianne Martin: So I noted, and you can actually see it in the design, that there is a narrow road connection at Kipling Lane that will allow safe access for walkers and cyclists between the two neighborhoods.

304

00:42:19.440 --> 00:42:27.600

Dianne Martin: It will allow both neighborhoods access to the Carolina North Forest trails, and it will also allow unimpeded access for emergency vehicles which.

305

00:42:27.900 --> 00:42:35.970

Dianne Martin: is very important for our senior population in our neighborhood as well as the population in the next-door neighborhood so.

306

00:42:36.270 --> 00:42:43.350

Dianne Martin: I'm, we're really very happy to see that there will not be general vehicular traffic through that connection, and that will help.

307

00:42:43.920 --> 00:42:57.780

Dianne Martin: run a little bit residence in both neighborhoods and I understood Nancy's concerned about who's going to enforce it. Well, we will have to rely on the Chapel Hill Police, but we also in our neighborhood can.

308

00:42:58.470 --> 00:43:08.430

Dianne Martin: Since we tend to be out and about in our neighborhood if we see violations, we will be, of course, notifying the Police, so the Police will be alerted. So, I'm not, I guess I'm not as concerned.

309

00:43:08.820 --> 00:43:19.590

Dianne Martin: As some people might be, but I'm just really very. That was something that we had been lobbying for since the very first concept plan on this property was.

310

00:43:19.890 --> 00:43:32.550

Dianne Martin: put forward and to see it actually baked into the design, I think is very important, so I thank you, Richard and Tri Pointe for that. I think that's a great win for our neighborhood. That's it. That's all I have to say.

311

00:43:33.540 --> 00:43:35.730

Anya Grahn: Thank you, Mr. Vernon Mir.

312

00:43:39.150 --> 00:43:43.620

Vernon Mir: Yes, hello, I was recently.

313

00:43:44.790 --> 00:43:47.760

Vernon Mir: Looking over the plat maps that were.

314

00:43:49.440 --> 00:44:00.810

Vernon Mir: On the Orange County website and comparing that with surveys of the individual properties themselves, and I think we'll have to.

315

00:44:02.520 --> 00:44:03.840

double check.

316

00:44:05.310 --> 00:44:07.260

Vernon Mir: The distance between those.

317

00:44:08.340 --> 00:44:14.220

Vernon Mir: homes and the actual property line because it seemed to me that.

318

00:44:15.960 --> 00:44:21.780

Vernon Mir: The surveys of the homes and especially those last several on the.

319

00:44:25.410 --> 00:44:30.090

Vernon Mir: southeast east side, those over there, that the.

320

00:44:31.500 --> 00:44:42.630

Vernon Mir: Individual property surveys show that they included in their property, the retaining wall and the fence that you see easily.

321

00:44:43.710 --> 00:45:07.500

Vernon Mir: And then the entire plat survey showed at that point an 18-foot distance from that property and that's a little different from a four foot distance from the house, and then a 18 feet so we'll have to resolve that, and those.

322

00:45:08.550 --> 00:45:09.360

Vernon Mir: Surveys.

323

00:45:10.710 --> 00:45:23.850

Vernon Mir: are available to everyone, right now, and so we'll see it, and I think that's all I have to say is, we have to for sure, make sure that that is known before you pitch your.

324

00:45:25.290 --> 00:45:26.310

Vernon Mir: final plan.

325

00:45:27.480 --> 00:45:30.810

Vernon Mir: into stone, so to speak, that's all I have to say.

326

00:45:31.800 --> 00:45:35.010

Anya Grahn: Thank you for pointing that out to us. Ms. Katherine Heyer?

327

00:45:37.980 --> 00:45:44.100

Catherine Heyer: I, thanks for the opportunity to say, the very helpful PowerPoint and some questions.

328

00:45:45.360 --> 00:45:52.770

Catherine Heyer: My concerns were addressed in large part by Derek Ross, and Derek made some great points so I'm not going to revisit.

329

00:45:54.000 --> 00:46:04.470

Catherine Heyer: That part of the discussion, but I have a few clarifying questions related to issues that Derek raised about the buffer and the berm.

330

00:46:05.010 --> 00:46:16.260

Catherine Heyer: So, as it happens, we live on Greenway Landing and, as it happens, we're one of the houses that is closest to the new development. We're kind of in between where.

331

00:46:16.290 --> 00:46:18.000

Catherine Heyer: you're the neighbor oops.

332

00:46:20.640 --> 00:46:41.520

Catherine Heyer: Sorry we're in the area in between where greenway dips out and then it comes back in again and I noticed that in the presentation Richard may you took kind of an average your rough section that was kind of average but we're in fact closer.

333

00:46:42.060 --> 00:46:53.520

Catherine Heyer: yeah, the new developments, then then your cutout showed. My concern has to do with the erosion and privacy on the berm so two questions one.

334

00:46:54.180 --> 00:47:08.010

Catherine Heyer: The berm will, what is the, will that be grass or some kind of plant vegetation with roots that will hold the berm in place? It's not just going to be mulch right there? What will prevent the berm.

335

00:47:09.210 --> 00:47:11.190

Richard Gurlitz: yeah the berm will be planted?

336

00:47:11.760 --> 00:47:22.620

Catherine Heyer: It will be planted. Now your drawing, and I realize it's just a representation, the drawing showed mature trees, both in front of the berm and on the berm.

337

00:47:23.070 --> 00:47:36.360

Catherine Heyer: But at the area where we're located, there will be no mature trees. We looked in detail at the plots that showed which trees would be cut and basically where we are, there will be no mature trees.

338

00:47:36.810 --> 00:47:51.360

Catherine Heyer: And so we're concerned because the new development is 10 to 12 feet higher than we are. Basically somebody walking along the path, they're looking down we'll see right into our home and courtyard so.

339

00:47:53.070 --> 00:47:54.780

Catherine Heyer: Our question has to do with.

340

00:47:55.410 --> 00:47:56.340

Catherine Heyer: What do you.

341

00:47:56.370 --> 00:47:57.180

Richard Gurlitz: The height, you see.

342

00:47:58.920 --> 00:48:00.090

Richard Gurlitz: Can you see the arrow?

343

00:48:01.050 --> 00:48:04.050

Catherine Heyer: yeah, we're not those two. We're the next one.

344

00:48:04.380 --> 00:48:05.730

Richard Gurlitz: There on that one.

345

00:48:05.940 --> 00:48:07.860

Richard Gurlitz: Okay, so there's no path behind that.

346

00:48:08.160 --> 00:48:09.630

Catherine Heyer: Okay, but but.

347

00:48:09.750 --> 00:48:11.490

Richard Gurlitz: That is coming down here and doing.

348

00:48:11.490 --> 00:48:12.060

Richard Gurlitz: This so.

349

00:48:12.120 --> 00:48:15.600

Catherine Heyer: that's still given you know that's one of the narrower points.

350

00:48:15.900 --> 00:48:26.010

Catherine Heyer: It is something of a visual barrier, with no trees. Really there are no mature trees. What will provide height for barrier?

351

00:48:27.240 --> 00:48:29.520

Catherine Heyer: Because it's 10 to 12 feet above us.

352

00:48:33.810 --> 00:48:34.830

Richard Gurlitz: I mean it will be landscaped.

353

00:48:36.780 --> 00:48:37.890

Catherine Heyer: But how dense and how?

354

00:48:38.880 --> 00:48:40.590

Richard Gurlitz: question, we have not gotten there yet.

355

00:48:40.710 --> 00:48:41.700

Catherine Heyer: Okay sorry.

356

00:48:43.020 --> 00:48:50.460

Catherine Heyer: I guess we'll stay tuned on that, but privacy obviously for homes along there, and so, given the height differential.

357

00:48:51.630 --> 00:48:55.920

Catherine Heyer: and being able to look down. It's concerning. Alright well, thank you.

358

00:48:57.690 --> 00:48:58.110

Catherine Heyer: Thank you.

359

00:48:58.650 --> 00:49:04.470

Anya Grahn: Thank you. Next up is Cheryl Ulmer, and I'll just remind everybody that we have about 15 minutes left.

360

00:49:05.730 --> 00:49:11.940

Cheryl Ulmer: um, my question relates to drainage. You've talked about drainage.

361

00:49:13.230 --> 00:49:26.670

Cheryl Ulmer: And going along the backs of the houses and the berms so I'm assuming that your drainage system is between the backyards and the berm on the east side.

362

00:49:27.540 --> 00:49:45.750

Cheryl Ulmer: But what are you doing on the west side of the berm to control water? Because I live next to three- to four-foot-high berm and I get a flood of running water and that swale behind my house and most heavy storms.

363

00:49:46.980 --> 00:49:59.340

Cheryl Ulmer: If there's nothing on the west side of the berm to control water, it'll just be coming down that cross section you showed into Courtyards to the homes of the people along Greenway Landing.

364

00:50:01.320 --> 00:50:13.800

Tim Summerville: yeah there's nothing we can put on the back side of that berm on the west side, so that water will be coming down, but you know the width of, that is, you know about 15 feet right now.

365

00:50:14.430 --> 00:50:35.070

Tim Summerville: Looking at it, there's about 13 acres of water that runs off this site. It comes directly to the west, on your site, so all of that water can now, all that 13 acres will be picked up with the onsite storm drainage in the roads directed to the ponds and then that berm will be the final.

366

00:50:36.090 --> 00:50:50.070

Tim Summerville: Catch all for any runoff, so what, what's left will be just the water that comes out the back of the berm so there will be some run off. There's just again physically nothing we can do it about that, but it's 15 feet versus 13 acres.

367

00:50:50.910 --> 00:50:59.130

Tim Summerville: So there will be a definite significant reduction in water that will be coming if you're seeing a foot of water, it will not be a flood of water that's running off that.

368

00:51:06.390 --> 00:51:09.630

Anya Grahn: Cheryl it looks like you're muted. Do you have any other questions?

369

00:51:13.260 --> 00:51:13.650

Cheryl Ulmer: No.

370

00:51:14.730 --> 00:51:20.160

Cheryl Ulmer: I don't. I don't live on Greenway Landing. I live in a different part of the neighborhood but.

371

00:51:25.230 --> 00:51:30.660

Anya Grahn: Okay. That's fine. Thank you all again for your patience. Next is Mr. Jeffrey Charles.

372

00:51:31.620 --> 00:51:57.390

Jeffrey Charles: Oh, thank you very much. Richard, I'm sure you know, that my big concern is that tree barrier and let's talk about our 18 feet and I'm not so sure that that doesn't belong to me but I'm not sure about that. These trees have been at directed decades of protection.

373

00:51:58.740 --> 00:52:19.290

Jeffrey Charles: From the trees, on your property, by cutting down your trees, the viability of my trees are in jeopardy. Is there any way that you can leave more trees, but up against mine to help survive.

374

00:52:20.370 --> 00:52:36.750

Jeffrey Charles: The purpose of run off, I understand, but privacy. I'd rather see trees. Thank you. Also, you will see my new petition to Council, so that deals with many of these issues that I'm submitting tomorrow.

375

00:52:38.490 --> 00:52:39.090

Jeffrey Charles: Thank you.

376

00:52:40.050 --> 00:52:43.620

Anya Grahn: Thank you. Thank you, and next is Martin and Sharon.

377

00:52:45.990 --> 00:52:53.760

Martin and Sharon Molloy: So I have, I have two questions and they both pertain to privacy, would the developer consider.

378

00:52:54.630 --> 00:53:04.590

Martin and Sharon Molloy: running a privacy fence a vinyl five-foot or six-foot privacy fence the length of Greenway Landing were the two common areas meet?

379

00:53:05.160 --> 00:53:23.070

Martin and Sharon Molloy: That would be, on the other, that would be on our side of the berm where the two properties meet. That's question one. Question two is we know how disruptive that heavy equipment is to trees and some of the trees in our common area.

380

00:53:24.660 --> 00:53:30.720

Martin and Sharon Molloy: will be affected and who's responsible for the removal of those trees if they die?

381

00:53:31.230 --> 00:53:45.420

Martin and Sharon Molloy: In a year or two or three because they don't always show the stress of the heavy equipment right away, sometimes takes a couple of years. So, if they die two years from now or three years now, or they have to be removed, who's responsible to remove that?

382

00:53:47.370 --> 00:53:48.180

Martin and Sharon Molloy: that's all I have.

383

00:53:56.310 --> 00:53:57.690

Anya Grahn: Mr. Andre Boursse.

384

00:53:58.830 --> 00:54:00.480

Anya Grahn: And I apologize if I mispronounced that.

385

00:54:08.160 --> 00:54:10.020

Andre Boursse: Okay, can you hear me?

386

00:54:14.520 --> 00:54:16.380

Andre Boursse: Yes, thank you very much.

387

00:54:17.760 --> 00:54:23.190

Andre Boursse: For your description of the property is especially appreciated your cutaway view of.

388

00:54:24.600 --> 00:54:25.890

Andre Boursse: between our two properties.

389

00:54:27.120 --> 00:54:37.530

Andre Boursse: Just a quick question about the height of the berm that will serve as a lot of prevention flow. What are we talking about three feet? Five feet?

390

00:54:41.610 --> 00:54:42.030

Richard Gurlitz: Then.

391

00:54:42.810 --> 00:54:45.630

Tim Summerville: Three to five feet, is what we're proposing right now yeah.

392

00:54:46.470 --> 00:54:47.580

Andre Boursse: Okay okay.

393

00:54:48.780 --> 00:54:55.260

Andre Boursse: all the way down to be hitting a catchment basin near Kipling.

394

00:54:56.730 --> 00:54:57.450

Tim Summerville: Yes.

395

00:54:57.540 --> 00:54:58.980

Andre Boursse: Your attachment based in.

396

00:55:01.710 --> 00:55:03.300

Andre Boursse: north or south side of discipline?

397

00:55:04.200 --> 00:55:10.590

Tim Summerville: And shown, it'd be on the north side of Kipling then piped across Kipling into that storm water upon etc.

398

00:55:11.520 --> 00:55:14.100

Andre Boursse: Okay okay all right all right.

399

00:55:15.720 --> 00:55:33.540

Andre Boursse: that's it for now. I appreciated it again your cutaway views of the distance between the two houses as another one of our residents brought out, I think, would have to take another look at those distance that you could treat, but thank you very much for doing that. So that's it.

400

00:55:34.440 --> 00:55:36.810

Anya Grahn: Sounds good. Um Mr. Scott Windham.

401

00:55:41.790 --> 00:55:42.750

Scott Windham: hi can you hear me okay?

402

00:55:44.460 --> 00:56:02.430

Scott Windham: Thanks for taking time to meet with us. Mr. Gurlitz, I have, I came late to the meeting. I didn't know what was happening so I may have missed the part of the presentation where you said how many parking places and therefore cars, you anticipate adding. Could you please remind me?

403

00:56:03.510 --> 00:56:06.930

Richard Gurlitz: So there are 103 units.

404

00:56:10.830 --> 00:56:19.980

Richard Gurlitz: 17 of them are one car garages. The remainder are two car garages and every.

405

00:56:21.270 --> 00:56:41.220

Richard Gurlitz: unit has a driveway. It's 20 feet long, so you could have another car in the driveway if that's you know and, obviously, in the two car garages you get up to four cars and driveway and then there are 20 random spaces scattered around the site for guests parking.

406

00:56:42.270 --> 00:56:45.360

Scott Windham: I thank you for replaying that information.

407

00:56:46.380 --> 00:56:57.930

Scott Windham: I, this may make me sound like some sort of crazy hippie, I'm not, but it may make you sound this way. Is there any chance you would consider fewer cars? I feel like this is something that.

408

00:56:58.650 --> 00:57:03.540

Scott Windham: We sort of danced around at Town Council meetings and when developers make presentations.

409

00:57:04.440 --> 00:57:13.320

Scott Windham: That every city in the United States really needs to reduce its dependence on cars. We have a good bus system, the proposed development is on a good bus line.

410

00:57:13.890 --> 00:57:26.310

Scott Windham: I wonder if it would be financially feasible for you to reduce the number of cars, so that people are therefore encouraged to use public transportation? Maybe you appeal to a different demographic a different market by.

411

00:57:27.840 --> 00:57:30.090

Scott Windham: Building in fewer cars, thank you.

412

00:57:31.980 --> 00:57:35.070

Anya Grahn: Thanks so much, and last but not least, Ms. Copeland.

413

00:57:42.600 --> 00:57:44.010

Anna Coplin: Well, I just wanted to.

414

00:57:45.300 --> 00:57:46.500

Anna Coplin: comment that.

415

00:57:47.850 --> 00:57:48.510

Anna Coplin: A.

416

00:57:49.590 --> 00:58:01.290

Anna Coplin: To be safe, is a basic human need and I welcome the decision to have Kipling lane be for emergency vehicles.

417

00:58:01.890 --> 00:58:18.390

Anna Coplin: and pedestrians and bike riders and to not have vehicles coming through our little community, so I applaud and appreciate that proposal, and just want to express my support for it.

418

00:58:21.870 --> 00:58:27.810

Anya Grahn: All right, thank you. Martin and Sharon, you have your hand up. Did you have any final comments?

419

00:58:31.020 --> 00:58:33.510

Martin and Sharon Molloy: Oh we've already asked a question. okay.

420

00:58:34.050 --> 00:58:45.030

Anya Grahn: Sounds good, so I think with that we've gotten through everybody. Um. So again, if you have... oh let's see if we might be missing somebody.

421

00:58:48.000 --> 00:58:49.020

Anya Grahn: yeah Thank you.

422

00:58:59.400 --> 00:59:00.330

Betsy Crittenden: Hello, yes.

423

00:59:01.470 --> 00:59:02.220

Betsy Crittenden: Oh okay.

424

00:59:02.310 --> 00:59:04.530

Betsy Crittenden: I guess all right um.

425

00:59:05.850 --> 00:59:08.310

Betsy Crittenden: My comments are going to follow up on.

426

00:59:09.480 --> 00:59:19.380

Betsy Crittenden: pretty much what Derek had to say and also Catherine Heyer about the trees, the buffer zone, the privacy, a lot of it has to do with privacy.

427

00:59:21.420 --> 00:59:31.260

Betsy Crittenden: I'd like to address the berm that Richard talked about being constructed on the west side of the property of the Tri Pointe development and.

428

00:59:32.640 --> 00:59:38.610

Betsy Crittenden: And the path that's going to be constructed just to the east of the berm and.

429

00:59:39.660 --> 00:59:47.940

Betsy Crittenden: Since many of the homes along the east side of Greenway Landing are situated very close to the Courtyards' eastern property line.

430

00:59:48.600 --> 00:59:58.680

Betsy Crittenden: The primary concern of our neighborhood is privacy. Always has been, and I'm sure it would be for the potential residents of the Tri Pointe community.

431

00:59:59.340 --> 01:00:17.880

Betsy Crittenden: So my question is what's the purpose and the value of the berms, of the trees, in the price and the Tri Pointe buffer going to be coming down? I mean it's hard to tell and I apologize I missed the first few minutes of the of the presentation, so I probably missed that.

432

01:00:19.470 --> 01:00:19.890

Betsy Crittenden: and

433

01:00:21.480 --> 01:00:22.920

Betsy Crittenden: The point I want to make is that.

434

01:00:24.000 --> 01:00:32.850

Betsy Crittenden: Everyone knows the Council cares very much about trees, so what is the value of the berm over the tree buffer?

435

01:00:33.630 --> 01:00:45.420

Betsy Crittenden: And besides the line of trees closest to the Courtyards' property line are large, stately, old hardwood trees that are of high value and should be left to remain on the property.

436

01:00:45.900 --> 01:00:56.370

Betsy Crittenden: I mean we walked it this afternoon and just so you know, you can't even put your arms around the bases of the trees. They're that large, so they have been there for a very long time.

437

01:00:57.510 --> 01:01:11.340

Betsy Crittenden: And it's not just a matter of aesthetics. Trees absorb carbon dioxide, they emit oxygen, filter pollutants, retain water runoff, and generally help to mitigate many aspects of climate change, so.

438

01:01:12.630 --> 01:01:28.860

Betsy Crittenden: We just don't want to see all these gorgeous, big trees taken down, so the question is berm or these wonderful old trees? We're going to get more privacy out of the trees, then we're going to get out of this little five foot berm with some plantings on it.

439

01:01:31.350 --> 01:01:33.540

Betsy Crittenden: that's all I have to say thank you very much.

440

01:01:34.950 --> 01:01:35.640

Anya Grahn: Thank you.

441

01:01:36.810 --> 01:01:47.820

Anya Grahn: Okay, I think we've gotten through everybody, so thank you all again for joining us tonight and for sharing your feedback and your questions and comments. As a reminder, we did put in the chat.

442

01:01:49.020 --> 01:01:50.790

Anya Grahn: If you scroll to the top of the chat that is.

443

01:01:51.210 --> 01:02:03.060

Anya Grahn: The project webpage and we'll be posting updates on there as we receive new plans, as we schedule advisory board meetings, all of those things, and I also provided the email addresses for myself and Tas.

444

01:02:03.450 --> 01:02:11.610

Anya Grahn: We're the project planners, and if you have additional comments that you think of, feel free to email us and we'll make sure to share it with the developer.

445

01:02:13.920 --> 01:02:16.050

Anya Grahn: So with that, have a good evening.

446

01:02:20.250 --> 01:02:20.730

Richard Gurlitz: Thank you.