

CONCEPT PLAN COMMENTS

STORMWATER MANAGEMENT UTILITY ADVISORY BOARD

MEETING DATE: May 24, 2022
PROJECT: Huse St
BOARD MEMBERS PRESENT: Chad Pickens; Evan Kirk; Janet Clarke; Phil Post; Stefan Klakovich; Steve Bevington
BOARD MEMBERS ABSENT: Pamela Schultz; Shugong Wang

The Stormwater Management Utility Advisory Board (Board) met on Tuesday, May 24, 2022 and received a presentation from Wendi Ramsden (CJT, PA). The project site is at the southwest corner of Old Chapel Hill Rd and Pope Rd, in the Durham County portion of the Town.

The project site is approximately 10 acres; the existing site has some small homes and is mostly wooded. There is an old farm pond along the southern boundary. There are no jurisdictional streams or wetlands; an ephemeral stream is present south of the farm pond.

The applicant is proposing 264 residential units consisting of 150 multi-family units (5 story bldg.); 40 townhomes (3 story); 64 stacked townhomes (4 story); and 10 cottages around the pond. There are 430 parking spaces proposed – 226 surface spaces and 204 under buildings for multi-family and stacked townhomes. Underground stormwater treatment is proposed.

Board members had the following comments:

Missing items and inconsistencies:

- Existing Conditions Plan – Soils are not identified.
- The application states there are 415 parking spaces proposed (max) but presentation indicates 430 spaces.
- Copy of the stream determination was not included with application (Town staff provided copy to the Board).

Comments:

- It appears that most of the existing tree cover will be removed. The Board recommends that more existing trees be retained.
- The plan shows a compactor area and two dumpster pads. The Board recommends eliminating the dumpster pads and expanding the compactor area (consolidate with recycling).
- Is it feasible to make the existing pond an amenity? The pond is small, shallow, and geese are present. It will need to be aerated. The Board recommends that the pond be removed so that areas of large hardwood trees in the center of the site could be preserved.
- Have any low impact design elements been considered? Consider the use of permeable pavement to reduce the amount of impervious surfaces.
- A larger buffer should be provided along the perimeters that border existing development (White Oak Dr, Cricket Ground).
- The Board supports the proposed underground detention storage.

- Parking is shown on both sides of the street in the townhomes area. Reduce surface parking in areas near the underground parking entrances. Move parking away from amenities to encourage walking.
- Extend the sidewalk around to and along Pope Road.
- Where will the proposed stormwater control measures discharge? Evaluate offsite flooding impacts. A Cricket Ground neighbor provided testimony about existing drainage problems as stormwater is exhausted at the southwest corner of the site near the discharge from the existing pond. Strategies were discussed to eliminate concentrated flow onto neighbors or pipe the discharge to safer, better outlet points. neighbors around Clark Lake pointed out that existing peak discharge is damaging the Clark Lake dam. This must also be considered in the final design.