

CONCEPT PLAN COMMENTS
Lullwater Chapel Hill
COMMUNITY DESIGN COMMISSION

August 24th, 2021

The Community Design Commission conducted a Concept Plan review for the Lullwater Chapel Hill development at a meeting on August 24th, 2021. The project proposes multi-family residential w/ associated parking and improvements.

**Key points made by members of the Commission about the Concept Plan are listed below.*

- Multiple commissioners expressed concern over the design of the main access road and its tendency to become a 'drag strip'.
- Multiple commissioners expressed concern over the lack of 'place' the development plan showed.
- Multiple commissioners expressed support for the plaza, but were not in agreement w/ its location.
- Multiple commissioners expressed concern that the building footprint could be seen anywhere around town and that the applicant should work to make the plan fit the site.
- Commissioners were mixed on the encroachment into the 100' I-40 buffer.
- One commissioner expressed concern about the connectivity to Carol Woods and asked for additional clarification about how this could be a safe access for residents of Carol Woods to the commercial development at Chapel Hill North.
- One commissioner felt the townhomes were completely out of context and did not fit w/ the design of the site.

**HOUSING ADVISORY BOARD
SUMMARY OF A CONCEPT PLAN REVIEW:
LULLWATER
ADAIR DRIVE/OLD UNIVERSITY STATION ROAD EXTENSION**

September 15, 2021

Key points made by members of the Housing Advisory Board during its review of the concept plan include:

- Request to explore ways to serve lower income levels than the 80-120% Area Median Income (AMI) proposed, even if it means offering a smaller number of affordable units.
- Encourage developer to accept rental subsidies, such as Housing Choice Vouchers or VASH vouchers.
- Inquired about whether the developer would be willing to share financial information to justify the statement that it is not economically feasible for the project to serve lower affordability levels.
- Inquired whether and how the developer will work to discourage student renters
- Stated that workforce housing is typically defined as housing affordable to households earning 60% or less of AMI.
- Emphasized the need for housing that serves households earning in the 50-60% AMI range.

No members of the public spoke on the concept plan.

Submitted by: Sue Hunter, Chair

Drafted by: Emily Holt, Staff Liaison

CONCEPT PLAN COMMENTS

STORMWATER MANAGEMENT UTILITY ADVISORY BOARD

MEETING DATE: August 24, 2021
PROJECT: Lullwater
BOARD MEMBERS PRESENT: Chad Pickens; Evan Kirk; Janet Clarke; Pamela Schultz; Phil Post; Shugong Wang; Stefan Klakovich; Stephan Hearn; Steve Bevington
BOARD MEMBERS ABSENT: None

The Stormwater Management Utility Advisory Board (Board) met on Tuesday, August 24, 2021 and received a presentation from the Lullwater applicant. The proposed development is located on the western 20.38 acres of the Shieh property. Apartments, formal flats, and townhomes are proposed. The site contains intermittent and perennial streams that are subject to the Town's Resource Conservation District (RCD) regulations.

Board members had the following comments:

- Board members questioned the need for and the use of the urban plaza in the location shown on the plans. It requires removing mature trees, replacing them with hardscape, and then replanting trees. It was suggested that the urban plaza be removed or relocated.
- Board members recommended shifting the 4/5 story apartment building to the west; all 15%-25% slopes should remain undisturbed.
- Board members recommended moving the dog park to a new location, out of the RCD (to minimize water quality concerns from pet waste) and away from the 15%-25% slopes. While the applicant noted that there would be minimal disturbance associated with the dog park, e.g., fencing, a Board member noted that residents could find it difficult to walk on the 15%-25% slopes and the hillside would erode.
- Board members asked about relocating the dog park next to the community playfield.
- Board members supported the underground detention for stormwater management and recommended that the outlet from the underground detention is not daylighted on any steep slope areas (it needs to be stepped down).
- A Board member noted that area is very noisy in the late fall and winter after the leaves fall.
- The biggest impact to the RCD is from the relocated road. Can it be bridged to minimize disturbance in the RCD?
- A Board member suggested adding signage near visible Stormwater Control Measures to make residents aware that the project is providing stormwater management.
- Board members asked if green roofs had been considered as part of the stormwater management plan.
- Staff noted that the eastern portion of the project drains south toward Vilcom and the Kensington Trace condominiums. Kensington Trace residents have experienced drainage problems in the past.
- Board members recommended relocating the compactor/recycling and trash/recycling areas away from the current locations, which are closest to the streams. These facilities should not drain directly to the RCD or to the stormwater drainage system.
- Board members would like to see less parking. The applicant is proposing 445 onsite parking spaces (1.4 spaces per unit); the minimum required is 369 and the maximum allowed is 464. The application notes the site's close proximity to transit corridors and conveniences.