

HOUSING ADVISORY BOARD

SUMMARY OF A CONCEPT PLAN REVIEW:

2217 HOMESTEAD ROAD

DECEMBER 9, 2021

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

- Like connections to the Town greenway system and that the site is bike friendly.
- Would like to see additional affordable units and at deeper affordability levels.
- Would like to see some 2-bedroom units to achieve more diverse housing types in the site plan.
- Pleased that the application calls out a need for housing UNC employees.
- Like the pocket parks incorporated throughout the site.

One member of the public spoke on the concept plan and provided a variety of comments. Housing-related comments included: happy to see adherence to the Town's inclusionary zoning ordinance and that the project would be a good place for senior housing by incorporating layouts with first floor bedrooms.

Submitted by: Sue Hunter, Chair

Drafted by: Emily Holt, Staff Liaison

CONCEPT PLAN COMMENTS
Homestead Tri-Pointe
COMMUNITY DESIGN COMMISSION

December 16th, 2021

The Community Design Commission conducted a Concept Plan review for the Homestead Tri-Pointe project, 2217 Homestead Rd, at a meeting on December 16th, 2021. The project proposes a townhome community with associated open space.

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

- Multiple commissioners stated that the community open space should be more defined, meaningful, and unifying for the residents. It should not be broken into small pieces as shown on the Concept Plan. The developer should program the open spaces with amenities to make it more active, such as play equipment and a club house.
- Multiple commissioners expressed concern over how the design makes garage doors prominent, which works against the resident experience. They asked the applicant to consider shared driveways providing rear garage access. This would improve the streetscape for pedestrians and allow more space for on-street visitor parking.
- One commissioner stated that design modifications to minimize garage doors was particularly important for units along the edges of the site.
- One commissioner expressed interest in seeing the various Homestead Road project site plans (e.g. directly across Homestead Road or next door) in conjunction, to better understand how other projects relate to this one.
- Commissioners expressed appreciation for the amount of tree preservation, the minimized approach to grading, and the site entry experience.

CONCEPT PLAN COMMENTS

STORMWATER MANAGEMENT UTILITY ADVISORY BOARD

MEETING DATE: December 15, 2021
PROJECT: 2217 Homestead
BOARD MEMBERS PRESENT: Chad Pickens; Evan Kirk; Janet Clarke; Phil Post; Shugong Wang; Stephan Hearn; Steve Bevington
BOARD MEMBERS ABSENT: Pamela Schultz (exc.); Stefan Klakovich (exc.)

The Stormwater Management Utility Advisory Board (Board) met in a special meeting on Wednesday, December 15, 2021 and received a presentation from Richard Gurlitz. A one hundred townhome development is proposed for the 15.7-acre site. The site is located on the south side of Homestead Rd. and bounded by the Courtyards at Homestead Rd to the west and Carolina North to the east and south. There are no streams or steep slopes present on the site

Board members had the following comments:

- The final plan should continue to show total capture of runoff that is then conveyed to the proposed pond at the front of the site.
- The UNC property adjacent to the east side of the site contains a bioretention bed near the intersection of the greenway and Homestead Rd. The site should manage runoff to prevent impacting this bioretention bed.
- Landscaping and enhancements (e.g., nature-based solution, benches, paths, educational signage) should be incorporated into the pond site design to improve livability.
- Low impact design should be incorporated to reduce total impervious surface. If the connection to Kipling Ln is maintained as emergency access only, reducing the road width should be considered. Also consider street parking in front of the open space areas to reduce pavement for visitor parking.
- The applicant should capitalize on providing educational opportunities at the pond.
- The project requires a new stream determination.