

03-04-2020 Town Council Meeting

Responses to Council Questions

ITEM #17: Concept Plan Review: Bella Vista at Meadowmont Village Center, 100 Meadowmont Village Circle

Council Question:

How much parking would be made available under the proposed building and at grade?

Applicant Response:

At this conceptual stage, we anticipate having approximately 68 parking spaces at ground-level and 396 parking spaces below-grade (there will be two levels of underground parking, so approximately 198 spaces per underground level).

Council Question:

Does the adjacent pond currently serve a stormwater purpose?

Staff Response:

Yes.

Council Question:

Aside from trees in the current parking lot, would any other trees be affected by construction, on the side of the property adjacent to the greenway?

Applicant Response:

Yes, there will be limited impact to some trees along the western side of the site. There is a 50' RCD on the stream, which is located along the western side of the site as well. The trees directly adjacent to the greenway are not on the subject property and will remain.

Council Question:

Where is Meadowmont in terms of achieving the 1995 initial goals of the Land Use Plan for 700,000+ square feet of non-residential floor area and 1300 dwelling units?

Council Question:

The material notes that the original Meadowmont agreement provided for 700,000 sq. ft. How much of that has been used and is there, therefore, enough of an allocation for the proposed building?

Staff Response:

- *1995 Master Land Use Plan approved with 785,100 square feet (SF) of non-residential floor area and 1,298 dwelling units (DU)*

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- 1999 modification to 765,600 SF and 1,146 DU – reallocation of uses and reduction in some floor area to achieve a 25% reduction in average daily traffic
 - Based on available documents and information provided by the property owner, staff estimates there are 22,687 SF of non-residential and 29 DU “remaining”
- 1997 Village Center Special Use Permit: 267,400 SF total (102,400 SF office or clinic, 125,000 SF commercial, 40,00 SF residential); 32 DU
 - Village Center floor area already allocated/used

Council Question:

Was the concept plan revised before or after the advisory board reviews?

Applicant Response:

The Concept Plan has evolved since its inception. Although we initially knew we wanted to include a residential component, it wasn't until after the first community information session and the CDC presentation that we officially decided on condominiums versus apartments. Based on the feedback received at both meetings, we decided to increase the square footage of condos and decrease the square footage of office space. In addition, we decided to decrease the proposed retail component - initially we envisioned the entire ground level to be retail and currently, we are devoting only one corner of the building to retail use. We also decided against the idea of having a restaurant so as to not compete with the existing dining options.

Council Question:

How tall is the tallest building in Meadowmont?

Applicant Response:

In the Village Center, the tallest building (the UNC Health Building) is approximately 55 feet above grade. Castalia is approximately 60 feet above grade, the Rizzo Center and the Marriott Courtyard are each approximately 70 feet above grade. Please note the building heights are estimated from Google Earth.

Council Question:

Can the applicant please provide more details about the condo component of the plan (number of units, size of units, etc.)?

Applicant Response:

We anticipate having approximately 45,000 GSF of condominiums, inclusive of amenity space for use by condo owners exclusively. We do not know what the exact size of the units will be but, if the average unit is 1,500 SF, that means there will be approximately 25 units. The unit

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mix has not been finalized, but we anticipate the following: 8 one-bedroom units, 12 two-bedroom units and 5 three-bedroom units.

Council Question:

Given that the land the project is to be constructed upon is largely impervious, do we know what kinds of stormwater management requirements will apply, if any?

Applicant Response:

The Town's stormwater management and control requirements per LUMO 5.4, and the Design Manual and Standard Details apply to the project. In general, the stormwater control measures need to minimize increases in non-point source pollution, total volume of runoff, and peak flow. We will evaluate the capacity of the existing pond for stormwater management purposes. This analysis will determine if additional stormwater treatment is necessary. The specific design measures to meet the performance criteria are still under consideration; however, some options the design team is exploring include bio-retention areas (rain gardens), porous pavement, green roofs.

Council Question:

What is the approximate division (in sq. ft.) between office and residential uses for the building?

Applicant Response:

The approximate allocation in gross square feet (GSF) is as follows:

- *Office 100,000 GSF*
- *Residential 45,000 GSF*
- *Retail / Common Building Area 5,000 GSF*