

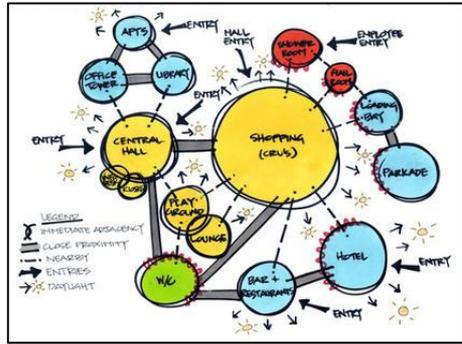


Habitat/Carol Woods Community Concept Plan

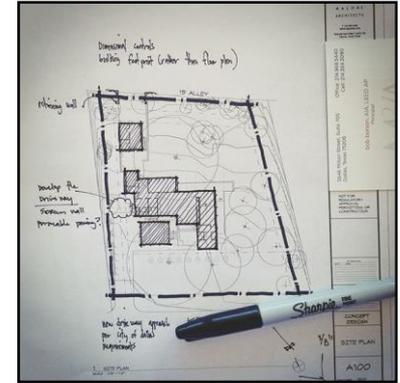
Town Council
Public Hearing

November 14, 2018



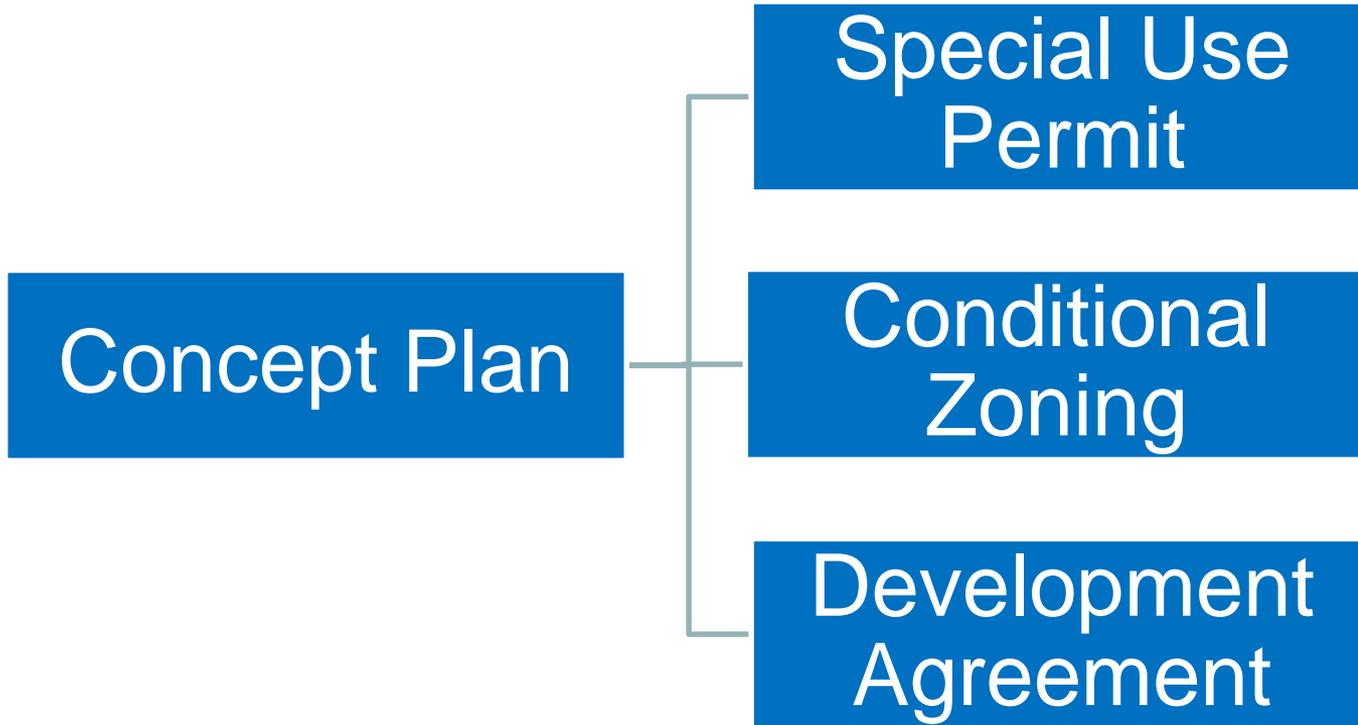


Concept Plans



- **No Decision; Feedback Only**
 - Applicant presents rough initial sketch
 - Staff does not conduct formal review of concept
 - Instead forwards sketch for preliminary feedback

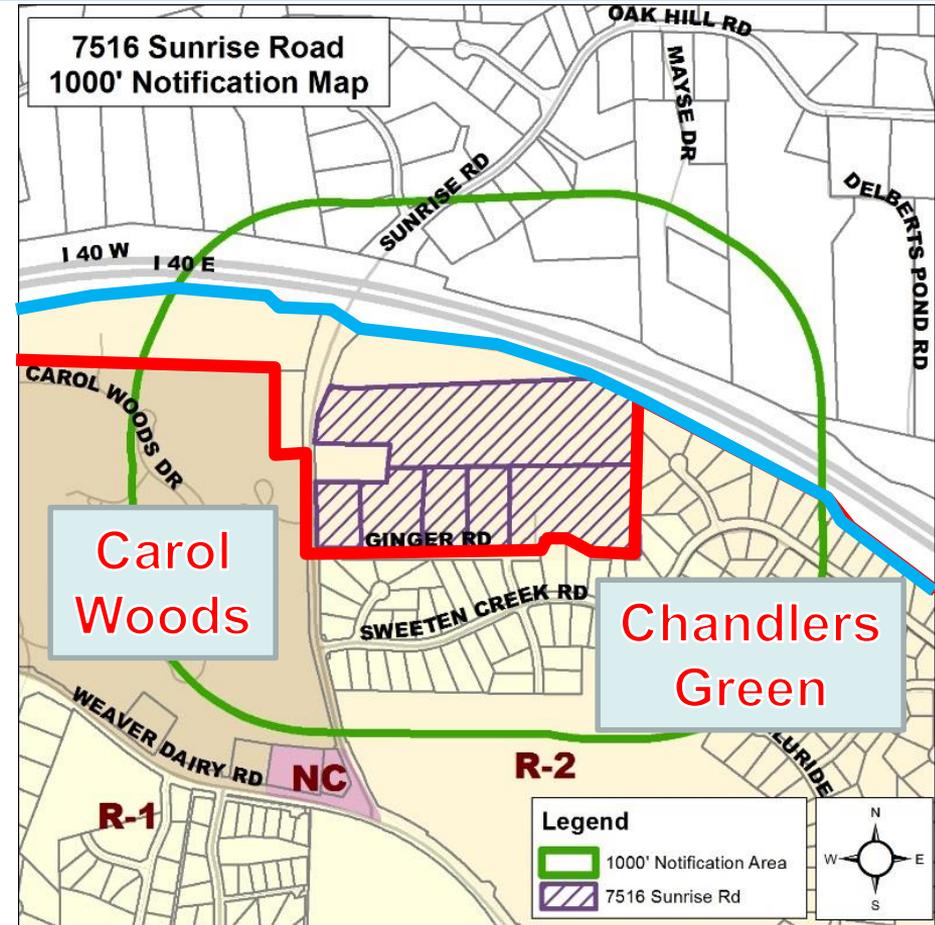
Next Step in Process: Submit Formal Development Application



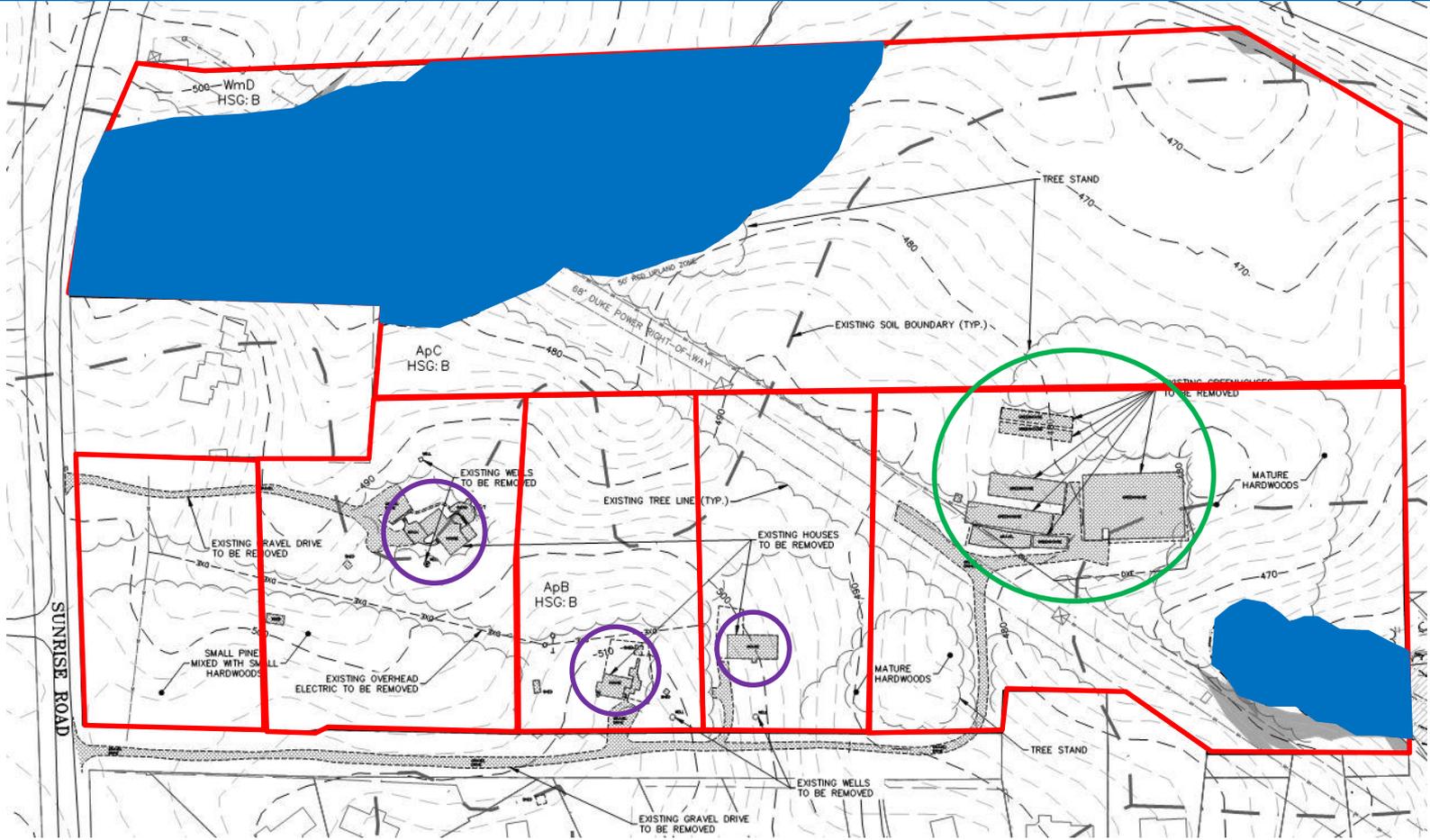
- Adopt Resolution A, transmitting comments to the applicant regarding the proposed development.
- Discuss the formal development application.

Habitat/Carol Woods – Project Summary

- 223 multifamily dwelling units;
- 95 units would be affordable;
- 33.8 acre site;
- Zoned R-2.

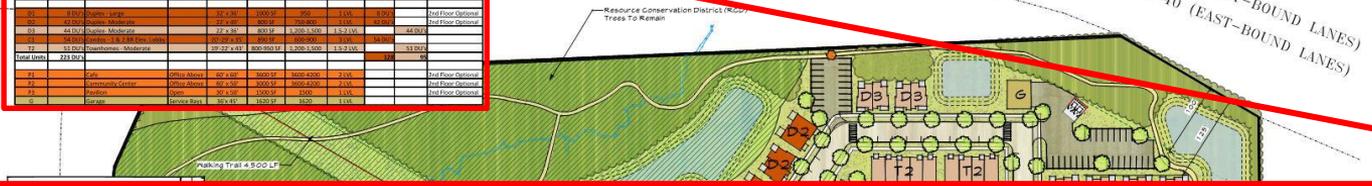


Habitat/Carol Woods – Existing Conditions



Habitat/Carol Woods – Concept Plan

ID	# Units	Description	Unit Type	Floors	Gross Floor Area	Net Unit Size (SF)	# Floors	Carrel Wood	Utilities	Notes
01	24	Assisted Living	Assisted Living	2	9,600	400	2			1st Floor Optional 2nd Floor Optional
02	94	Duplex	Duplex	2	18,800	750-1500	2			1st Floor Optional 2nd Floor Optional
03	54	Condos	Condos	2	5,400	600-900	2			1st Floor Optional 2nd Floor Optional
04	51	Townhomes	Townhomes	2	10,200	1200-1500	2			1st Floor Optional 2nd Floor Optional
05	1	Café	Café	2	3,600	3600-4200	2			1st Floor Optional 2nd Floor Optional
06	1	Community Center	Community Center	2	3,600	3600-4200	2			1st Floor Optional 2nd Floor Optional
07	1	Pavilion	Pavilion	1	1,500	1500	1			1st Floor Optional
08	1	Garage	Garage	1	1,620	1620	1			1st Floor Optional



Dwelling Units	Unit Type	Unit Size (SF)
24	Assisted Living	400
94	Duplex	750-1500
54	Condos	600-900
51	Townhomes	1200-1500
-	Café	3600-4200
-	Community Center	3600-4200
-	Pavilion	1500
-	Garage	1620



Concept Plan
 ■ HABITAT / CAROL WOODS COMMUNITY ■

- Generally supported the site plan;
- Improve connectivity between neighborhoods;
- Reduce parking and impervious surfaces;
- Deemphasize vehicles and consider traffic calming on neighborhood streets;
- Consider a safe pedestrian connection between Carol Woods and proposed neighborhood.

- Generally supported the site plan;
- Appreciate that affordable units are mostly 3-4 bedrooms;
- How to increase density and meet the needs of everyone should be considered;
- Mix of income targeting is a positive;
- Consider engaging surrounding neighborhoods;
- Good concept to move forward with.

- Adopt Resolution A, transmitting comments to the applicant regarding the proposed development.
- Discuss the formal development application.