

06-15-2022 Town Council Meeting Responses to Council Questions

ITEM #14: Concept Plan Review: Huse Street Residential

Council Question:

Please ask the applicant to comment on what steps they have or are willing to take to collaborate in the areawide planning.

Applicant Response:

We appreciate the concern regarding the integration of Huse Street into the planned development along the old Chapel Hill corridor. It has been a major concern of ours as well and as the designers of 5500 Old Chapel Hill Rd as well as Huse St, we are already treating these two projects holistically, designing the two sites as 1 community. More than just focusing on our two projects, at the developer's request, we have integrated major community amenities which we hope and expect to serve the wider community. We are planning a neighborhood gathering place by creating a large central green community area with dining and entertainment offerings and are linking these to the surrounding neighborhoods with walking and bicycling trails that connect to the existing public infrastructure and to all our outdoor amenities.

We are also in discussions with the two other developers and our goal is to collaborate with them to optimize the integration of the development with the existing community and infrastructure. We are in discussions with our immediate neighbor, Davis Development on shared driveways and we are also planning to bring the two sites together visually by planning to eliminate the landscape buffer between the two sites. We are also collaborating with all developments for utilities that need to be installed so that any disturbance of the larger community is minimized and we are as efficient as possible in our development efforts.