

HOUSING ADVISORY BOARD
SUMMARY OF A CONCEPT PLAN REVIEW:
HILLMONT
MARCH 8, 2022

Key points made by members of the Housing Advisory Board during its review of the concept plan include inquiries about whether the applicant had explored interspersing the units throughout the project rather than setting aside land just for affordable units and what would happen to the affordable housing proposal if the project didn't receive a low income housing tax credit award.

No one from the public spoke about the concept plan at the meeting.

Submitted by: Sue Hunter, Chair
Drafted by: Emily Holt, Staff Liaison

CONCEPT PLAN COMMENTS

STORMWATER MANAGEMENT UTILITY ADVISORY BOARD

MEETING DATE: February 22, 2022
PROJECT: Hillmont
BOARD MEMBERS PRESENT: Chad Pickens; Evan Kirk; Janet Clarke; Pamela Schultz; Phil Post; Shugong Wang; Stefan Klakovich; Steve Bevington
BOARD MEMBERS ABSENT: Stephan Hearn

The Stormwater Management Utility Advisory Board (Board) met on Tuesday, February 22, 2022 and received a presentation from Adam Golden (Northwood Ravin) and Spencer Christiansen (McAdams). The project site is located south of NC Hwy 54, between Barbee Chapel Rd and Little John Rd. This is the site of the previously approved Woodmont project.

The project site is approximately 36 acres and 375 apartments and 75 townhomes are proposed. A current stream determination was not included with the application; the previous stream determination (2006) noted the site contained intermittent streams, subject to the Town's RCD and Jordan regulations, ephemeral streams, and wetlands.

Board members had the following comments:

- Consider using pervious pavement at the road crossing of the RCD and for the connector between Buildings A and B, and restrict the use to pedestrians, bikes, and emergency access.
- Consider adding under building parking for Buildings C, D, and E, similar to Buildings A and B.
- Add more buffers along the eastern boundary (backyards of homes on Little John Rd) and the RCD by shifting Buildings C, D, and E south and reducing the size of the 8-acre natural area in the southeast (the southeast pond and trail area).
- Consider eliminating the driveways behind the townhouses, which will reduce the amount of impervious area. Every townhome appears to be surrounded by roads.
- Consider the addition of low impact design elements.
- The application notes no disturbance in the RCD. Please quantify all disturbance, including disturbance for allowable uses in the RCD.
- Evaluate the downstream conveyance systems on Barbee Chapel Rd and Little John Rd. Those culverts may need to be upsized as part of this project.
- No information was provided for the area reserved for affordable housing, which is part of this project.
- Consider spreading affordable housing throughout the project site instead of lumped together in one spot. Alternately, move affordable housing closer to NC Highway 54 to provide better access to the transit system.
- Dumpsters and recycling areas should be sited located away from the RCD, streams, and interior drainage system.
- If a dog park or walking area is provided, it needs to be sited away from the RCD and streams.

CONCEPT PLAN COMMENTS
HILLMONT
COMMUNITY DESIGN COMMISSION

March 22, 2022

The Community Design Commission conducted a Concept Plan review for the Hillmont project at their meeting on February 22, 2022.

Below is a summary of comments made by members of the Commission about the Concept Plan.

- Consider bringing the taller buildings closer to NC-54.
- Consider providing additional programming for the open/natural space being preserved, site south.
- Consider mixing affordable housing in w/ proposed development instead of creating separate projects.
- Consider site lighting practices as it relates to adjacent properties/uses.
- Commissioner's generally thankful for the level of design provided for this review.

DRAFT