

SUMMARY OF A CONCEPT PLAN REVIEW
Bella Vista @ Meadowmont Village Center
COMMUNITY DESIGN COMMISSION

November 12th, 2019

The Community Design Commission conducted a concept plan review for Bella Vista @ Meadowmont on November 12th, 2019. The project proposes an office/commercial building w/ associated parking under the building. Key points made by members of the Commission and Public about the concept plan include:

- Multiple commissioners expressed concerns over the massing of the proposed building specifically as it relates to the scale of the Village Center. Commission encouraged the applicant to develop massing models for Council review at its Council Concept Plan Review.
- Multiple commissioners encourage the applicant to keep the building to the scale and design context of the Meadowmont Village Center, and to stay within the current heights. One member was not concerned about the height as much; another member felt some compromise was possible.
- Multiple commissioners suggested creating a strong connection with the Village Center, reinforcing the street edge and sense of pedestrian scale, and developing massing that reflects a human scale.
- Multiple commissioners encouraged building setbacks from Barbee Chapel Road to reduce the visual impact of the building on the Village Center, such as a two-story building at the street
- Multiple members encouraged the applicant to reduce pedestrian-traffic conflicts at the existing greenway entrance in the rear of the proposed building. Consider moving the proposed parking deck entrance to the long side of the building.
- Multiple commissioners encouraged the use of solar, greenroof and other green technologies in building construction.
- Multiple commissioners encouraged the applicant to preserve as much existing tree canopy as possible along the greenway, and to make sure the site footprint does not encroach upon Community Open Space designated on the Meadowmont Master Plan

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- Two commissioners encouraged the applicant to be cautious and thoughtful in their design decisions about their use of retail, so that it does not compete with existing retail.
- A commissioner recommended the applicant suggest ways of improving Barbee Chapel Road. One commissioner requested the applicant explain where delivery trucks would go.
- One commissioner encouraged a 2-step concept plan that would allow the CDC another review prior to Council review since the applicant's design was still very preliminary.
- A commissioner encouraged affordable housing if a residential component were added to the project as part of the rezoning proposal.
- One commissioner recommended the applicant follow the Design Guidelines for Meadowmont originally approved by the Town Council, especially those for parking decks, architectural character, and landscape character.
- One commissioner expressed appreciation of the site placement in using existing impervious surface to reduce the impact on vegetation.
- Two residents of Meadowmont spoke about their concerns about a lack of parking, temporary parking while the structure is being built, storm drainage, the massing and height of the building, traffic and street design of Barbee Chapel Rd on the blind curve of the hill, noise from delivery trucks, and desire to keep the village height as it now is. An attorney for the village center lease stated they hoped to address parking replacement.