

CONCEPT PLAN COMMENTS
Jay Street Affordable Housing
COMMUNITY DESIGN COMMISSION

May 10th, 2021

The Community Design Commission conducted a Concept Plan review for Jay Street Affordable Housing at a meeting on May 10th, 2021. The project proposes a housing complex w/ approx. 50 units.

**Key points made by members of the Commission about the Concept Plan are listed below.*

- Multiple Commissioners expressed concern over the difficulties of the site. Those include constrained parcel layout, topographical concerns and adjacent road improvements.
- Multiple commissioner expressed concern over the adjacent road network and the improvements that would be needed to create a viable project.
- Multiple commissioners expressed concern over the future residences of the site not having access to bus routes and public transportation.
- Multiple commissioners expressed concern over the proposed loss of vegetation on the site and clear cutting which would reduce tree canopy.
- Multiple commissioners expressed concern over the vast increase in impervious surface and the stormwater measures that would be required to treat that area.
- Multiple commissioners suggested an enhanced landscape plan to help reduce the tree loss impact.
- Multiple commissioners expressed support of the project as meeting goals of affordable housing.
- Multiple commissioners expressed appreciate for using multiple buildings to work w/ the site topography. Commissioners shared that additional building or reducing the size of the current buildings may help work w/ the topographic challenges even better.
- Multiple commissioners shared w/ the applicant the need to think creatively to solve the issues presented and that additional community engagement would be beneficial.
- One commissioner expressed their support of the conceptual images of the project including potential elevations and materials. But did reiterate the difficulties the project faced.
- One commissioner thought integrating the community center into another building may help with building massing the site topography.

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- One commissioner supported created a permanent preservation easement on the portion of the site not developed as part of this application.
- One commissioner expressed concern on the selection of this site and encouraged the applicant to select another site.

DRAFT

**HOUSING ADVISORY BOARD
SUMMARY OF A CONCEPT PLAN REVIEW:
JAY STREET AFFORDABLE HOUSING
110 JAY STREET**

May 11, 2021

Key points made by members of the Housing Advisory Board during its review of the concept plan include:

- Project is vital to addressing affordable housing in Chapel Hill
- Great location with bus stop and Tanyard Branch Trail connection
- The project must get developed and it is going to take many affordable housing developments to begin to make a dent in what is an affordable housing crisis
- Grateful the Town identified this parcel and that Council approved identifying a development partner
- The development partner selected on this project is one of the elite developers in the field
- Strongly encourage the applicant to accept housing vouchers at the site

Six members of the public spoke on the concept plan. Feedback included being in favor of the proposal to create more affordable housing, appreciate serving lower incomes, positive the site will be connected to Tanyard Branch Trail. Concerns on the projected focused on the destruction of the woods, the potential dislocation of wildlife, the project having too much proposed parking, an increase in traffic, and the parcel being overdeveloped.

Submitted by: Sue Hunter, Chair

Drafted by: Emily Holt, Staff Liaison