

CONCEPT PLAN COMMENTS
WEAVER DAIRY ROAD RESIDENTIAL
COMMUNITY DESIGN COMMISSION

January 25, 2022

The Community Design Commission conducted a Concept Plan review for the Weaver Dairy Residential project at their meeting on January 25, 2022.

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

- Consider using grade change to tuck some parking under building. Use reduced surface parking to increase amenity space.
- Concern about building footprint size, and grade change subsequently leading to giant retaining walls, which detracts from the pedestrian experience and architecture. Consider breaking into multiple buildings that can respond more to grade.
- Consider more locations for parks and play space, to appeal to families and broader demographics.
- Explore opportunities to connect streets to other neighborhoods along Weaver Dairy Rd.
- Consider height variation for townhomes, so fewer stairs are needed as grade changes.
- Consider townhomes as a for-sale opportunity.
- Consider pedestrian and bicycle connections w/ nearby bus stops, to encourage transit use.
- Introduce traffic-calming measures such as medians.
- Explore opportunities to preserve mature trees.
- Consider materials and finishes for balconies that engage more w/ buildings.
- Concern that inside corner shown at pass-thru is a weak spot in the architecture.
- Preference for transom window treatment over faux mullion treatment.

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- Appreciation for the overall architecture style, programming of the street as public space, the pass-thru and architectural approach to breaking up buildings, and the alley approach to townhomes.

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STORMWATER MANAGEMENT UTILITY ADVISORY BOARD

MEETING DATE: January 25, 2022
PROJECT: Weaver Dairy Rd
BOARD MEMBERS PRESENT: Chad Pickens; Evan Kirk; Janet Clarke; Pamela Schultz; Stefan Klakovich; Stephan Hearn; Steve Bevington
BOARD MEMBERS ABSENT: Phil Post (exc.); Shugong Wang (exc.)

The Stormwater Management Utility Advisory Board (Board) met on Tuesday, January 25, 2022 and received a presentation from Jessica Hardesty and Derick Blankenship, McAdams, on behalf of the developer. The project site is located south of I-40, north of Weaver Dairy Rd, and is the eastern portion of the Shieh property. The Lullwater concept plan, which covers the western portion of the property, was presented to the Board in August 2021.

The project site is approximately 23 acres and 372 units are proposed with a mix of apartments and townhomes. The site contains intermittent streams, subject to the Town's RCD and Jordan regulations, and wetlands. The concept plan application states the Jordan buffer and RCD will be left undisturbed.

Board members had the following comments:

- Where will the underground detention structure outlets be located? How will they be stabilized? Is it practical that they will not encroach into the RCD?
- Fence off the RCD to keep dog walkers out of the RCD (pet waste is the concern) or provide a dedicated area away from the RCD and streams.
- This site is in the Cedar Fork subwatershed and existing development downstream already experiences flooding. How difficult is it to design to manage the 100-year storm?
- Verify the inspection and maintenance responsibilities for the stormwater structures.
- Incorporate cisterns and stormwater reuse in the interior area of the apartment building.
- The plan shows the jurisdictional wetlands area being filled and built upon. The Board does not support that. Wetlands are beneficial in storing stormwater.
- No information about solid waste or recycling, nor how the discharge from the underground storm storage will enter the RCD and the Jordan Buffer. Dumpsters should be sited located away from the RCD, streams, and interior drainage system.
- No steep slope analysis, which is a big detriment. The application says there will be no modification of regulations, so that needs to be documented in our comments. Plans do not show any disturbance in the type E buffer; is this correct?
- The project will have 372 units and 510 parking spaces. Consider reducing the amount of parking to reduce the impervious area total. Consider opportunities to include permeable pavement, recognizing that it is more appropriate for flatter slopes.
- The entry road is drawn as two-lane, with no exit turn lane and no allowance for stacking distance to the on-street parking. This does not seem realistic for the intersection at Weaver Dairy Rd.

- For the townhomes on the north south entry road, the schematic shows the buildings as level, but the ground is sloping at 7 to 9%. Will each townhouse unit be stepped down the hill?
- The topo shows runoff collecting at three possible places along the property to the east. What is the plan for handling those three discharge points?
- The application says that 55% of the site will be disturbed and 50% of the site will be impervious. Those two numbers don't seem to be realistic. Which one is correct? We would hope the impervious would be in the 30% range. Can that be done?
- The applicant states that there will be no disturbance of the RCD or the Jordan Buffer; the Board is supportive of that commitment.
- Consider an alternate apartment building design to reduce impervious area and add more trees to the buffer the apartment building from the interstate. This has an added air quality benefit.
- The applicant states that stormwater detention/treatment will be in underground facilities; the Board is supportive of that commitment.