

COMMUNITY DESIGN COMMISSION
CONCEPT PLAN COMMENTS
-Lullwater Park-

August 23, 2022

The Community Design Commission conducted a Concept Plan review for the Lullwater Park concept plan at their meeting on August 23, 2022.

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

- The Commission voiced strong support of the maintaining of tree canopy and encouraged the applicant to create features/amenities within the RCD where possible.
- Commissioners were generally concerned with the leg of the project that approaches Weaver Dairy Rd. and it's direct relationship to Carol Woods/Coverntry. Extra sensitivity including traffic calming devices, landscape softening and environment ecology should be considered for this location.
- Commissioners were supportive of the seclusion of parking, but did note that too much parking has been provided.
- Commissioners recognized the difficult constraints of the site and encouraged the applicant to continue to fine tune the program and environmental design.
- Commissioners were concerned with the linear nature of the words, while recognizing they were a result of the parcel shape.
- Commissioners wanted to be clear that the applicant had reached to neighbors to better understand their concerns.

HOUSING ADVISORY BOARD
SUMMARY OF A CONCEPT PLAN REVIEW:
LULLWATER PARK RESIDENTIAL
August 9, 2022

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

- Interest in exploring the applicant's ability to provide a higher percentage of affordable units in exchange for serving households at higher income levels (i.e., up to 80% of Area Median Income).
- Desire to see the project meet the HAB goal of 15% of units set aside as affordable.
- some of the homeownership units to be affordable to households earning less than 80% of AMI and some of the rental units to be affordable to those earning 60% or less of AMI.
- Consider reducing the amount of parking given the proximity to transit and to encourage the use of public transportation.
- Appreciation for efforts to create a connected community, which decreases living expenses related to transportation.

Members of the public expressed concerns about the impact of the added impervious surface on flooding and stormwater runoff on the surrounding community. Community members also indicated they were happy to hear that the proposed roads will accommodate bike paths and praised the applicant for accepting vouchers.

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