

CONCEPT PLAN COMMENTS
STANAT'S PLACE
COMMUNITY DESIGN COMMISSION

September 28, 2021

The Community Design Commission conducted a Concept Plan review for the Stanat's Place project at their meeting on September 28, 2021. The project proposes a townhome community with associated amenities.

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

- Some commissioners expressed concern about the extension of Cabernet Drive, based on the narrowness of the existing road and the possibility of traffic cutting through the neighborhood, particularly at times of peak activity in Homestead Park. Other commissioners noted that the street layout could discourage cut-through traffic.
- Multiple commissioners encouraged a fundamental redesign of the streetscape to minimize curb cuts and provide sidewalks on both sides of the street, along with on-street parking for traffic calming and visitor parking. The current proposal of front-oriented garages allows driveways and garage doors to dominate the street. Consider having rear garage access from a private alley.
- One commissioner called for wider buffers to provide more green space and privacy where the property adjoins Vineyard Square (homes along Vintage Dr) and Homestead Park.

**HOUSING ADVISORY BOARD
SUMMARY OF A CONCEPT PLAN REVIEW:
STANAT'S PLACE
2516 HOMESTEAD ROAD**

October 14, 2021

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

- Encouraged developer to include closer to 15% of market rate units as affordable, and/or to provide more units at or below 65% AMI.
- Encouraged developer to provide a more diverse housing mix, including smaller units, to appeal to and be inclusive of more varied household types.
- Requested that developer provide project financials to support requested exemptions to the Town's Inclusionary Zoning ordinance.

Several members of the public spoke on the concept plan:

- Appreciate that the affordable units are dispersed throughout the site plan.
- Encourage wider setbacks to provide more privacy between the new and existing units.
- Concern that investors will purchase units and rent them to students.
- Concern that having garages face the street will worsen traffic and create barriers on the sidewalk from parked cars.
- Speakers also expressed concern about traffic, tree removal, and increased stormwater runoff.

Submitted by: Sue Hunter, Chair

Drafted by: Emily Holt, Staff Liaison

CONCEPT PLAN COMMENTS

STORMWATER MANAGEMENT UTILITY ADVISORY BOARD

MEETING DATE: September 28, 2021
PROJECT: Stanat's Place
BOARD MEMBERS PRESENT: Chad Pickens; Evan Kirk; Janet Clarke; Pamela Schultz; Phil Post; Shugong Wang; Stefan Klakovich
BOARD MEMBERS ABSENT: Stephan Hearn; Steve Bevington

The Stormwater Management Utility Advisory Board (Board) met on Tuesday, September 28, 2021 and received a presentation from the Stanat's Place applicant. The proposed 8.9 acre development is proposing 47 townhomes and is located south of Vineyard Square and adjacent to Homestead Park. The site contains a perennial stream, which is subject to the Town's Resource Conservation District (RCD) regulations. No disturbance is proposed in the streamside zone; a greenway trail is proposed in the managed. The applicant may request a modification to the regulations if the disturbance in the upland zone exceeds 40%. Another modification for steep slope disturbance will also be included though the applicant noted the slopes are manmade.

Board members had the following comments:

- A Board member observed that the existing OWASA sewer easement and the proposed greenway trail are downslope of the proposed pond. Where will the pond outlet? The Board member suggested that the applicant find a discharge point in the upland zone. The applicant responded that the pond outlet pipe will cross perpendicular to the OWASA pipe and discharge to a plunge pool in the managed zone.
- A Board member urged the applicant to reconfigure the Cabernet Drive, Street A, and associated sidewalks so that they are not in the RCD upland zone.
- A Board member supported the disturbance of manmade steep slopes.
- Board members encouraged the use of green infrastructure and suggested the applicant consider bioretention.
- A Board member suggested the applicant reduce the central green space in order to avoid additional disturbance in the upland zone.

Other considerations:

- Recommended that the sidewalk be on the same side of the street as the units.