

ITEM #9: Open the Legislative Hearing: Conditional Zoning Application for Hillmont at 138 Stancell Drive.

Council Question:

Can the applicant provide some detail as to how this project will relate to/coordinate with the Barbee Chapel Apartments?

Applicant Response:

We have worked closely with both the Barbee Chapel Apartments team (Michael Skena of Toll Brothers), and with Brian Peterson to figure out the best ways to create and enhance the “Complete Community” goals between the projects. To help achieve this, we have created a main interconnecting street on the shared western boundary that will include both vehicular and pedestrian connections. This primary street design was then adjusted to create a sense of continuity between the projects, which included widening the tree islands along the street to line up with Barbee Chapel Apartments, adding trellis features on the north side to help frame the street, and relocate garage buildings in this area to create a better street feel. A second full connection point was also added on the northeast side of Block A where both projects will have lower density buildings. Both projects are coordinating and extending the multi-use paths and a cross walk along Barbee Chapel Road, and Hillmont will be providing a stormwater easement to Barbee Chapel Apartments.

Council Question:

How many parking spaces will be provided and how many will be surface parking?

Applicant Response:

Parking for the project will meet the current LUMO standards. The current plan for Block E includes 441 surface spaces, 72 tuck under building spaces (on the two buildings along NC 54) and 45 garage spaces.

Council Question:

Given the rapid growth in EVs, is the proposed plan for EV charging adequate?

Applicant Response:

We believe our current plan is adequate to meet the needs for EV charging. We will be providing 3% of the total parking with chargers, and 20% of spaces will be designed to be EV ready.

Council Question:

What is the applicant's rationale for not meeting the goals adopted by the HAB?

Applicant Response:

We have worked very hard with Town Affordable Housing staff (and internally at Northwood Ravin) to figure out how best to meet the goals of the HAB for rental housing. Our original plan for Hillmont included creating a parcel for affordable housing. After hearing Council's goals of finding ways to offer a more inclusionary approach, and after studying the economics closely, we are pleased that for the first time, we are able to offer two different inclusionary options that will both be constructed units. The biggest challenge with both options is the economic impact to the project. The current voluntary offer is the most we can do and still keep the project economically viable to move forward.