

**SUMMARY OF A CONCEPT PLAN REVIEW: HABITAT/CAROL WOODS COMMUNITY
COMMUNITY DESIGN COMMISSION
October 23, 2018**

The Community Design Commission conducted a concept plan review for a residential project at 7516 Sunrise Rd on October 23, 2018. Key points made by members of the Commission during its review of the concept plan include:

- Commission members generally supported the site plan, which is designed to create a sense of community. Members felt the density proposed is appropriate, given the density of Carol Woods and the fact that few sites remain as opportunities for affordable housing.
- Connectivity between neighborhoods would be beneficial, whether via Amesbury Drive or through pedestrian and bicycle connections. The power line easement provides a connection opportunity.
- The Greenways Master Plan shows a trail along I-40, and that should be included at the northeast corner of the site. The proposed stormwater pond may need adjusting to accommodate the trail. Consider other opportunities to connect to the trail systems for the town and for Carol Woods.
- Consider how to interconnect the main Carol Woods site with this one, so that residents can safely cross Sunrise Road on foot and access amenities on either side.
- Consider the treatment of Sunrise Road. The proposed sidewalk should be shown; a landscape buffer and/or lower density development would be more appropriate for the road's context.
- The access points on Sunrise Road should be farther apart.
- There is interest in seeing the Habitat and Carol Woods homes more intermingled.
- There was concern about locating assisted living units near the front of the site, where there would be more traffic which could be a negative impact on residents.
- There was concern about impacts of the assisted living units on the adjacent lot to the north on Sunrise Road.
- The applicant should consider opportunities to reduce the number of parking spaces and the amount of impervious surface on the site.

- Homes with a street in front and parking in the rear would be disconnected from the landscape. Create more community green areas to the rear of homes, for example along the southern edge of the site.
- There is interest in traffic calming solutions and low design speeds for streets in the project, particularly on the main entry street.
- De-emphasize vehicular traffic around the main community open space. Slow cars down with measures such as different paving.
- Given limited land availability, it may be appropriate to reduce buffer width, but it should be actively enhanced with more vegetation.

Submitted by: Volker Mueller, Chair, Community Design Commission