

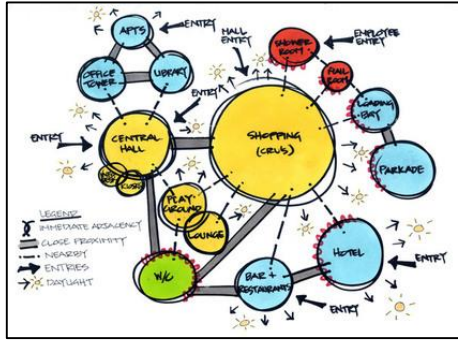


Habitat/Carol Woods Community Concept Plan

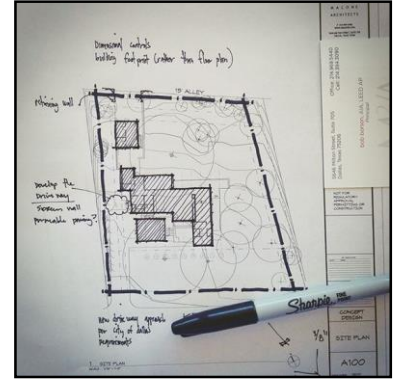
Town Council
Public Hearing

November 14, 2018



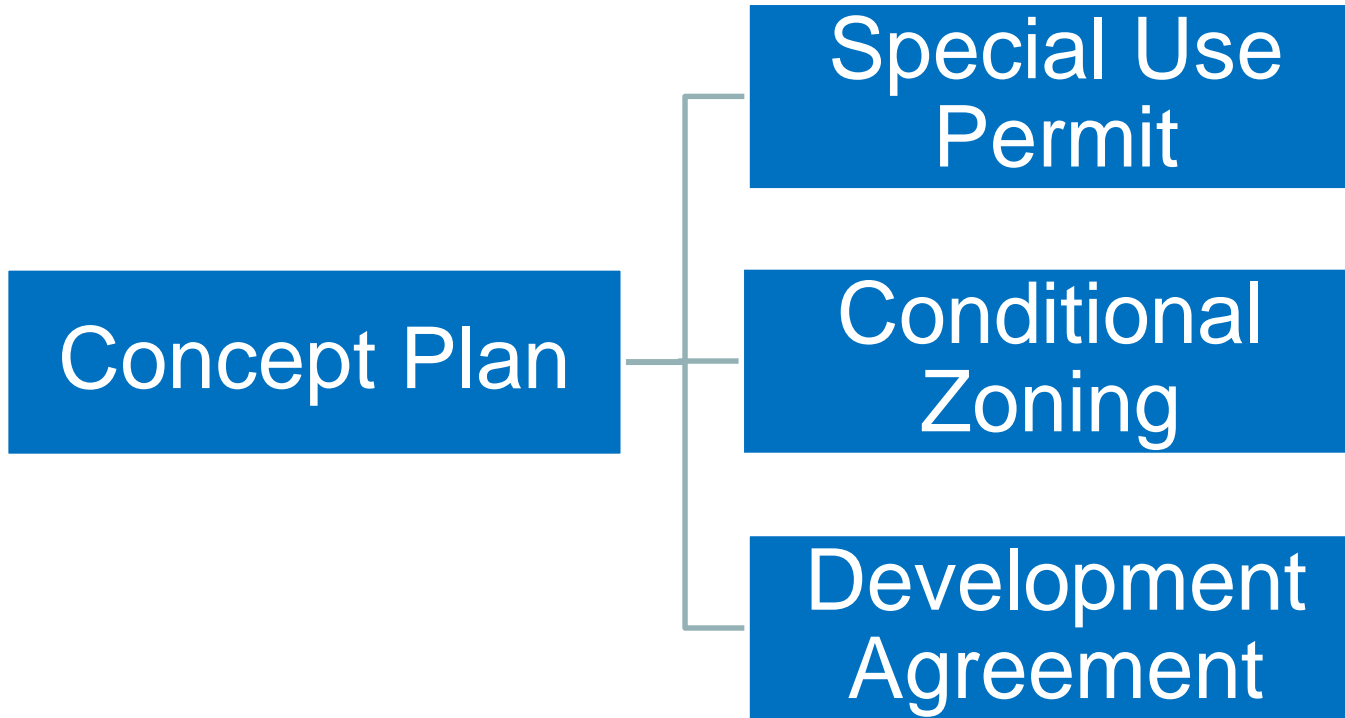


Concept Plans



- **No Decision; Feedback Only**
 - Applicant presents rough initial sketch
 - Staff does not conduct formal review of concept
 - Instead forwards sketch for preliminary feedback

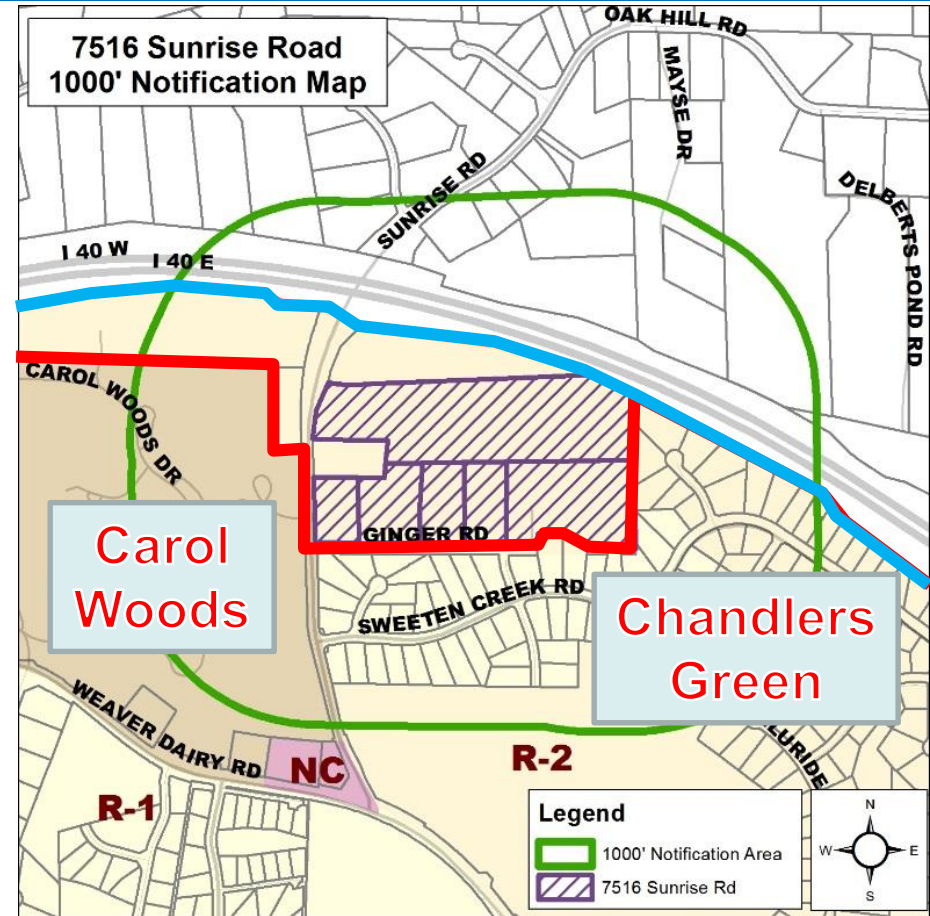
Next Step in Process: Submit Formal Development Application



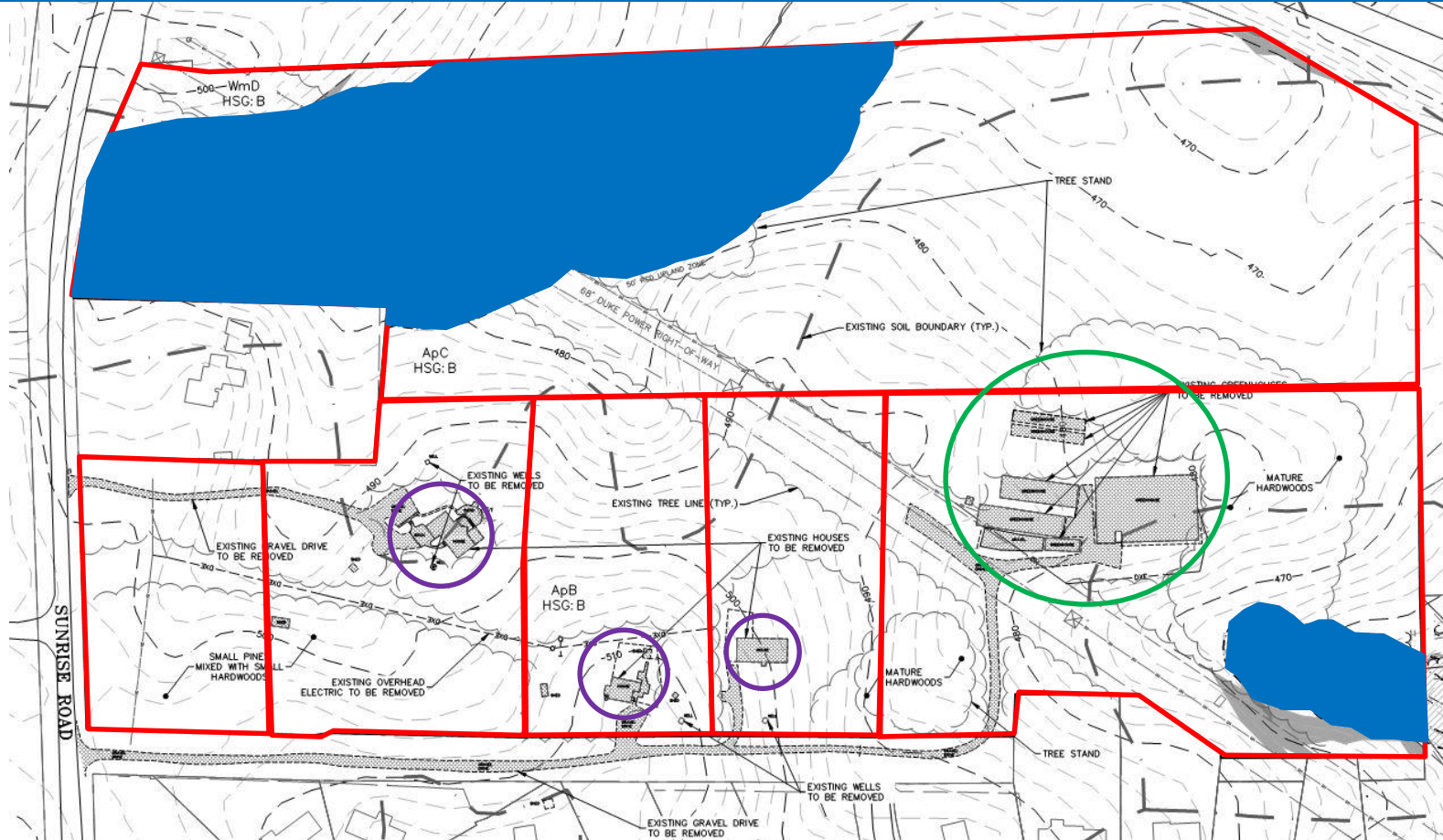
- Adopt Resolution A, transmitting comments to the applicant regarding the proposed development.
- Discuss the formal development application.

Habitat/Carol Woods – Project Summary

- 223 multifamily dwelling units;
- 95 units would be affordable;
- 33.8 acre site;
- Zoned R-2.

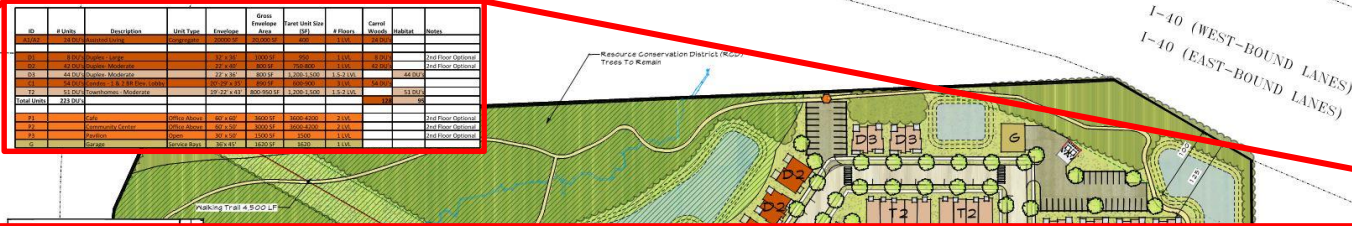


Habitat/Carol Woods – Existing Conditions



Habitat/Carol Woods – Concept Plan

ID	# Units	Description	Unit Type	Floorplate	Gross Floorplate Area	Total Unit Size (SF)	# Floors	Carroll Woods	Notes
10	24	Assisted Living	Assisted Living	24 x 160	3,840	3,840	1	1	1st Floor Only
11	94	Duplex	Duplex	24 x 160	3,840	3,840	1	1	1st Floor Only
12	54	Condos	Condos	24 x 160	3,840	3,840	1	1	1st Floor Only
13	51	Townhomes	Townhomes	24 x 160	3,840	3,840	1	1	1st Floor Only
14	-	Café	Café	24 x 160	3,840	3,840	1	1	1st Floor Only
15	-	Community Center	Community Center	24 x 160	3,840	3,840	1	1	1st Floor Only
16	-	Pavilion	Pavilion	24 x 160	3,840	3,840	1	1	1st Floor Only
17	-	Garage	Garage	24 x 160	3,840	3,840	1	1	1st Floor Only



Dwelling Units	Unit Type	Unit Size (SF)
24	Assisted Living	400
94	Duplex	750-1500
54	Condos	600-900
51	Townhomes	1200-1500
-	Café	3600-4200
-	Community Center	3600-4200
-	Pavilion	1500
-	Garage	1620



CAROL WOODS

Concept Plan

■ HABITAT / CAROL WOODS COMMUNITY ■



BALLENTINE ASSOCIATES, P.A.

SEPTEMBER 21, 2018



C1001

- Generally supported the site plan;
- Improve connectivity between neighborhoods;
- Reduce parking and impervious surfaces;
- Deemphasize vehicles and consider traffic calming on neighborhood streets;
- Consider a safe pedestrian connection between Carol Woods and proposed neighborhood.

- Generally supported the site plan;
- Appreciate that affordable units are mostly 3-4 bedrooms;
- How to increase density and meet the needs of everyone should be considered;
- Mix of income targeting is a positive;
- Consider engaging surrounding neighborhoods;
- Good concept to move forward with.

- Adopt Resolution A, transmitting comments to the applicant regarding the proposed development.
- Discuss the formal development application.