

CONCEPT PLAN COMMENTS
Aspen Heights
COMMUNITY DESIGN COMMISSION

March 23rd, 2021

The Community Design Commission conducted a Concept Plan review for Aspen Heights at a meeting on March 23rd, 2021. The project proposes an apartment building with approx. 109 units.

**Key points made by members of the Commission about the Concept Plan are listed below.*

- Multiple Commissioners expressed concern w/ the drainage of the site and the required the stormwater measures that will need be needed to create a successful project.
- Multiple commissioner expressed support for the applicant to consider enhanced articulation adjacent to the existing duplexes at property rear.
- Multiple commissioners supported the applicant's additional study of pedestrian activation on the site.
- Multiple commissioners were underwhelmed w/ the urban spaces provided on the concept plan.
- Multiple commissioners noted articulation of the parking deck will be very important to focus on.
- Multiple commissioners felt the remediation of the RCD would be beneficial to the project.
- One commissioner was concerned w/ the relationship of the adjacent duplexes to the newly proposed massing.
- One commissioner encouraged the applicant to minimize cut grading and to work w/ the natural topography as much as possible.
- One commissioner was supportive of the applicants de-massing the mass of the building by the open middle.
- Commissioners were mixed on the urban feel of the site context and the suburban nature of the site plan.

**HOUSING ADVISORY BOARD
SUMMARY OF A CONCEPT PLAN REVIEW:
ASPEN CHAPEL HILL
701 MARTIN LUTHER KING JR. BLVD**

April 8, 2021

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

- Like providing affordable units onsite
- Glad to see the affordable units are two-bedroom units
- Would appreciate the applicant to seriously consider accepting housing vouchers for all units

Submitted by: Sue Hunter, Chair

Drafted by: Nate Broman-Fulks, Staff Liaison