

SUMMARY OF COMMUNITY DESIGN COMMISSION ACTION

Subject: Wilson Assemblage – Concept Plan for a Planned Development Mixed-Use Special Use Permit Application and Conditional Rezoning Application.

Meeting Date: February 19, 2003

Recommendation: The Community Design Commission reviewed the application and decided that their review would not include a vote to recommend approval or denial of the Concept Plan. Instead the Community Design agreed to recommend that the Council receives and considers the below comments during the Council's review of the concept plan.

General Development Design

- a) Due to the traffic problems in the area and the amount of proposed impervious surface area, the development intensity of the proposed project should be decreased.
- b) Density should be reduced by one-third.
- c) Design does not incorporate the concept of "mixed-use."
- d) Greater emphasis should be placed on providing retail floor area and less office floor area. In particular, the mixed-use design should provide greater opportunities for local neighborhood consumers.
- e) Community already contains an excessive amount of vacant office floor area.
- f) Plan does not appropriately relate to the adjacent residential development to the north.
- g) Proposed development is along one of the most scenic spots in Chapel Hill. An attempt should be made to preserve this vista, including some of the existing structures.
- h) Plans should focus more on existing site amenities, such as vista and structures.
- i) Issue of density was mentioned by all Commission members.

Access and Circulation

- a) Unlike the previous concept plan (Jefferson Commons), this proposal does not include the desired roadway connection to Sage Road.
- b) Necessary right-of-way connection to Sage Road should be acquired through condemnation and applicant should construct roadway connection.

- c) Burden to connect this development to Sage Road should be placed on the developer.

Traffic

- a) How will this proposal impact traffic conditions in the area, with or without the completion of superstreet?
- b) Issue of traffic was stated as a concern by all Design Commission members.

Bus Stops

- a) Bus stop should be provided along US 15-501.

Transportation Management Plan

- a) Proposal should eliminate some parking spaces and encourage use of public transportation. Parking should be minimized and public transportation opportunities maximized.

Buffers, and Open Space

- a) A mixed-use proposal should include more open space.
- b) Greater efforts should be made to preserve existing trees, especially those visible from US 15-501. Other notable trees include a 90 inch oak and a stand of trees in the south east corner of the site.

Stormwater Management

- a) Total impervious surface area appears to exceed 50 percent and/or does not comply with the Land Use Management Ordinance.
- b) Impervious surface areas should be decreased.

Affordable Housing

- a) This component of the plan is commendable; however opportunities and availability of affordable housing should be increased.
- b) The affordable housing component should be dispersed throughout the site instead of clustered along the Dobbins Road frontage and next to the adjacent affordable housing development (Dobbins Hill).

Prepared by: Terry Eason, Chair, Community Design Commission
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