

Following the November 15, 2004 Public Hearing the applicant for the Wilson Assemblage Special Use Permit, Crosland Inc., proposed some revisions to the application.

To assist in the preparation of tonight's memorandum the applicant submitted a written summary of the proposed revisions to the Planning Department. A copy of the applicant's summary was received on January 4, 2005 and is attached.

## Wilson Assemblage Project Update – January 4, 2005

The following revisions have been made regarding the Wilson Assemblage proposal:

### Affordable Housing

- Two buildings consisting of 32 tax credit units are being proposed as a phase II for Dobbins Hill.
- The new affordable units will target area residents earning 50% of the Town's median income.
- A second point of ingress and egress will be provided for the Dobbins Hill development. This second point of access will consist of a northern drive aisle that will connect to the Wilson Assemblage's proposed east-west Street 'A' that connects to Sage Road. This second entrance will provide better interconnectivity between the two developments, improve site access for Dobbins Hill residents, and enhance public safety.
- The proposed stormwater management pond located in the southeast corner of the Wilson Assemblage site will be enlarged so as to accommodate Dobbins Hill runoff, thereby creating the space needed to provide additional tax credit housing on the existing Dobbins Hill site (one of the new Dobbins Hill buildings will be located in the vicinity of the site's former stormwater pond).

### Sage Road Connection

- The proposed public street connection through the Wilson Assemblage site to Sage Road has been re-worked through the undeveloped Howell Property so as to align with the existing Lowe's interchange on Sage Road, in accordance with the Town Manager's recommendation.
- Typical street design standards have been modified for the proposed internal public street. The design modifications are consistent with the mutual goal of slowing vehicular traffic in this corridor (below 25 mph) and promoting walkability.
- In exchange for dropping 2,000 square feet of development program on the undeveloped Howell Property in order to accommodate the re-working of the public street, a double-car drive-through window (restricted to "bank" type uses only) is included with the proposed Office Building 'B' on the Sage Road portion of the Wilson Assemblage project.
- A vehicular and pedestrian connection is now proposed to the existing Howell Office Building located immediately south of the Wilson Assemblage's Sage Road frontage.
- The Wilson Assemblage's refuse facilities for Office Building 'B' will be joint facilities that will also serve the existing Howell Office Building (since the existing building's refuse facilities will be removed for a vehicular and pedestrian connection to the new public street that connects to the existing Lowe's/Sage Road intersection.
- An alternative buffer will be needed for only the width of the refuse collection facility.

### **Improved Pedestrian Circulation & Safety**

- The apartment buildings located in the center of the Wilson Assemblage site have been separated into two sections in order to create a central pedestrian walkway.
- The apartment buildings have also been rearranged around a central courtyard in a “quad” configuration.
- The “quad” has been aligned with the neighboring McGregor Street so as to further promote both east-west and north-south pedestrian connectivity while also enhancing the view from the neighboring community.
- The parking for these apartment buildings has been relocated. These parking spaces now turn and wrap around the sides and rear of the apartment buildings instead of being placed out front, between the buildings and the proposed public street. This shift allows the buildings to directly address the street while also improving pedestrian safety.

### **Recreation**

- The clubhouse building is now an independent structure that has been moved to a more central location.
- The central pedestrian walkway established between the apartment buildings has also been designed to internally connect these buildings to the central recreation area.
- One apartment building footprint has been removed from the plan so as to accommodate a larger active recreation area. This active recreation area is adjacent to the passive recreational area as well as adjacent to the pool facilities. The result is that a larger central amenity area has been created to serve the entire project.

### **US 15-501/Dobbins Drive Frontage**

- Office Building ‘A’ has been moved down to the southwest corner of the site. The building is now situated directly in front of the new super street “u-turn” interchange. We believe that we can provide an attractive view at this intersection through a combination of signature architecture and attractive landscaping.
- Two residential buildings have been moved down to front on Dobbins Drive. These buildings further mix the proposed uses on the site, while also providing the opportunity to continue the facade of signature architecture along Dobbins Drive and US Highway 15-501.

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As part of the Wilson Assemblage development proposal, we are also proposing the following changes which affect the existing Howell Office Building on Sage Road:

- Provide a drive aisle connection to the new internal public street as it swings south through the Wilson Assemblage site, enroute to Sage Road.
- Remove existing refuse facilities to provide opening for drive aisle connection to new internal public street
- Develop a joint agreement to share refuse collection facilities in northeastern corner of Wilson Assemblage site.
- Construct four (4) additional parking spaces (by extending the existing row of parking spaces on the western edge of the site) as part of the creation of a drive aisle connection.