

**SUMMARY OF COMMUNITY DESIGN COMMISSION  
CONCEPT PLAN PROPOSAL COMMENTS**

**Subject:** Family House on Old Mason Farm Road  
Concept Plan Proposal

**Meeting Date:** December 17, 2003

**Recommendation:** That the comments of the Commission be forwarded to the applicant and the Town Council.

**Vote:** Unanimous to forward comments by members present: George Cianciolo (Chair), Dale Coker, Chris Culbreth, Thatcher Freund, Laura King Moore, Scott Nilsen, Scott Radway, John Runkle, Amy Ryan, Polly Van de Velde

General Design

1. Commission members expressed support for the concept of a Family House stating that the facility is a land use compatible to the nearby Ronald McDonald House.
2. A Commissioner stated that the applicant should design the Family House facility with an outdoor smoking area.

Access and Circulation

3. A citizen described existing traffic congestion problems at the Fordham Boulevard/Old Mason Farm Road/Highland Woods Road intersection. Especially noted was the frequency of queuing vehicles on Old Mason Farm Road blocking Highland Woods Road. The citizen suggested that the approval of this proposed development require the relocation of Highland Woods Road onto University of North Carolina property.
4. In order to reduce vehicle trips generated by the proposed development, suggestions from the Commission to the applicant include providing bus shuttle service to the hospital, providing kitchen facilities and connecting the site to the Ronald McDonald property.

Parking

5. The applicant's presentation included two site plans. The plan preferred by the Commission included a parking design with greater opportunity for shade trees and which did not create a single larger parking area.

Landscaping, Open Space

6. One Commissioner suggested that the proposed development attempt to incorporate additional landscaping in order better screen the parking area.
7. Several Commission members recommended that the applicant incorporate a garden design element into the proposed central courtyard. Other suggestions from the

Commission included a reflective/healing garden courtyard or an English garden layout. One Commissioner suggested developing a similar garden/private reflective environment around the proposed retention pond.

8. A portion of this site is adjacent to an abandoned UNC golf course fairway. Several Commissioners believed that the proposed facility presents an opportunity to incorporate the abandoned, overgrown fairway into the design. Suggested improvements to the fairway included the development of a nature trail.
9. A citizen suggested that the applicant contact the Botanical Gardens and design a landscape plan that would support a naturalized vegetative environment in the abandoned fairway.

Stormwater Management

10. A Commissioner suggested that the applicant design a stormwater management system that minimizes land disturbance and avoids encroachment into landscape buffers

Architecture

11. In addition to receiving positive feedback from several Commissioners on the proposed elevations, other Commission members provide the applicant with suggestions and recommendations on modifications to the proposed architecture.

Prepared for: George Cianciolo, Chair

Prepared by: Gene Poveromo, Principal Planner