

HUSE STREET RESIDENTIAL CONCEPT PLAN APPLICATION

Town of Chapel Hill
Durham County



CONTACT INFORMATION

OWNER
HUSE STREET PROPERTIES
21 YOST STREET
NORWALK, CT 06854

DEVELOPER
EB CAPITAL PARTNERS
100 SILERS FEN COURT
CHAPEL HILL, NC 27517
CONTACT: Ernest Brown, 205-586-3062
ebrown@ebcapitalpartners.com

APPLICANT / LANDSCAPE ARCHITECT
CJT PA
111 WEST MAIN STREET
DURHAM, NC 27701
CONTACT: Wendi Ramsden, 919-682-0368
wramsden@cjtpa.com

ARCHITECT
FIFTH DIMENSION
1800 E 4TH STREET, UNIT 102
AUSTIN, TX 78702
CONTACT: Rob Hellams, 512-596-2917
rob@5da-i.com

SITE DATA

PIN
0709-01-18-0995
0709-01-18-1813
0709-01-18-0689
0709-01-18-2643
0709-01-08-9484
0709-01-08-8896

NET LAND AREA 422,317 SF / 9.695 AC NET
GROSS LAND AREA 464,549 SF / 10.665 AC GROSS

EXISTING ZONING: R-2
PROPOSED ZONING: CZ-01-3

EXISTING USE: SINGLE FAMILY RESIDENTIAL, WOODED
PROPOSED USES: MULTI-FAMILY RESIDENTIAL

LIST OF SHEETS

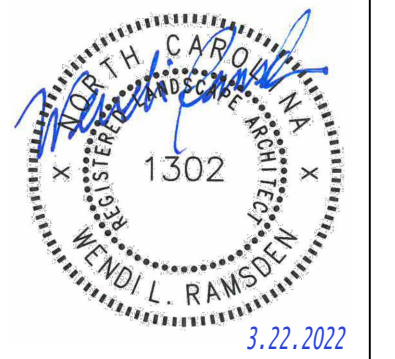
CP-100 COVER & AREA MAP
CP-110 EXISTING CONDITIONS PLAN
P-200 CONCEPT PLAN



111 West Main Street
Durham, N.C. 27701
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NC BOARD OF EXAMINERS FOR
ENGINEERS AND SURVEYORS
LIC # C-1209

NC BOARD OF
LANDSCAPE ARCHITECTS
LIC # C-104



Project
**HUSE STREET
RESIDENTIAL**

99 HUSE STREET
DURHAM, NC
DURHAM COUNTY, NC
PLANNING JURISDICTION:
TOWN OF CHAPEL HILL

PIN
0709-01-18-0995
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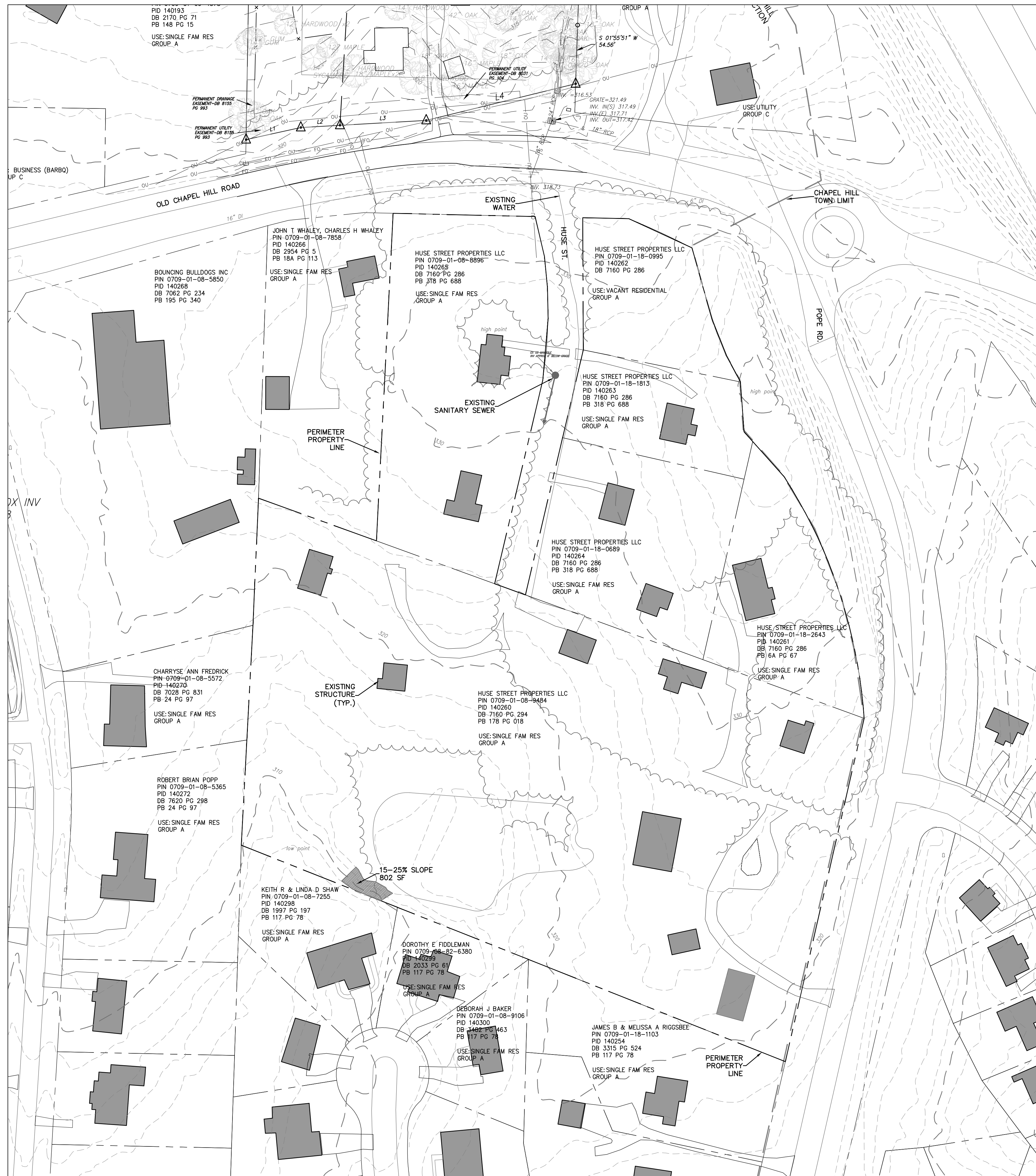
Job Number 2204

Drawn WLR, MTC
Checked WLR
Date 03.22.2022 CP SUB. #1
Revisions

CONCEPT PLAN
PLANS NOT ISSUED
FOR CONSTRUCTION

Sheet Title
**COVER &
AREA MAP**

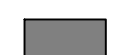
Sheet Number
CP-100



SITE DATA

ENVIRONMENTAL CONSTRAINTS

N/A

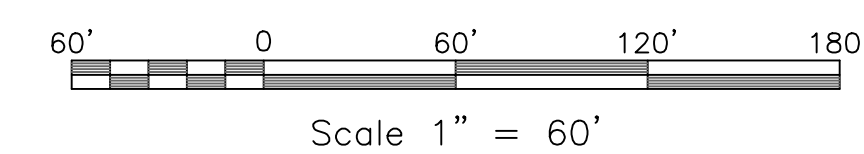


SLOPES > 25%
NONE ON SITE



SLOPES 15-25%
802 SF ON SITE

1 / CP-110
EXISTING CONDITIONS
SCALE: 1" = 60'



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**EXISTING
CONDITIONS**

Sheet Number

CP-110

ZONING CODE SUMMARY

ZONING INFORMATION

CURRENT ZONING R-2
 PROPOSED ZONING OI-3
 FUTURE LAND USE NORTH 15-501 CORRIDOR

USE REGULATIONS?

DIMENSIONAL STANDARDS

SITE AREA (AC.) 9.695 ACRES
 SITE AREA (SF) 422,317 SF
 FLOOR AREA RATIO, MAX. 0.566
 FLOOR AREA, MAX. 239,031 SF
 DENSITY RATIO, MAX. N/A
 IMPERVIOUS COVER, MAX. 0.5 RESIDENTIAL / 0.7 NON-RESIDENTIAL
 BUILDING HEIGHT, SETBACK N/A
 BUILDING HEIGHT, CORE N/A
 STREET SETBACK 0'
 INTERIOR SETBACK 0'
 SOLAR SETBACK 0'
 LANDSCAPE BUFFER, STREET 20'
 LANDSCAPE BUFFER, INTERIOR 10'

UNITS

STACKED TOWNHOUSES 64
 TOWNHOUSES 40
 COTTAGES 10
 APARTMENT BUILDINGS 150
TOTAL UNITS 264

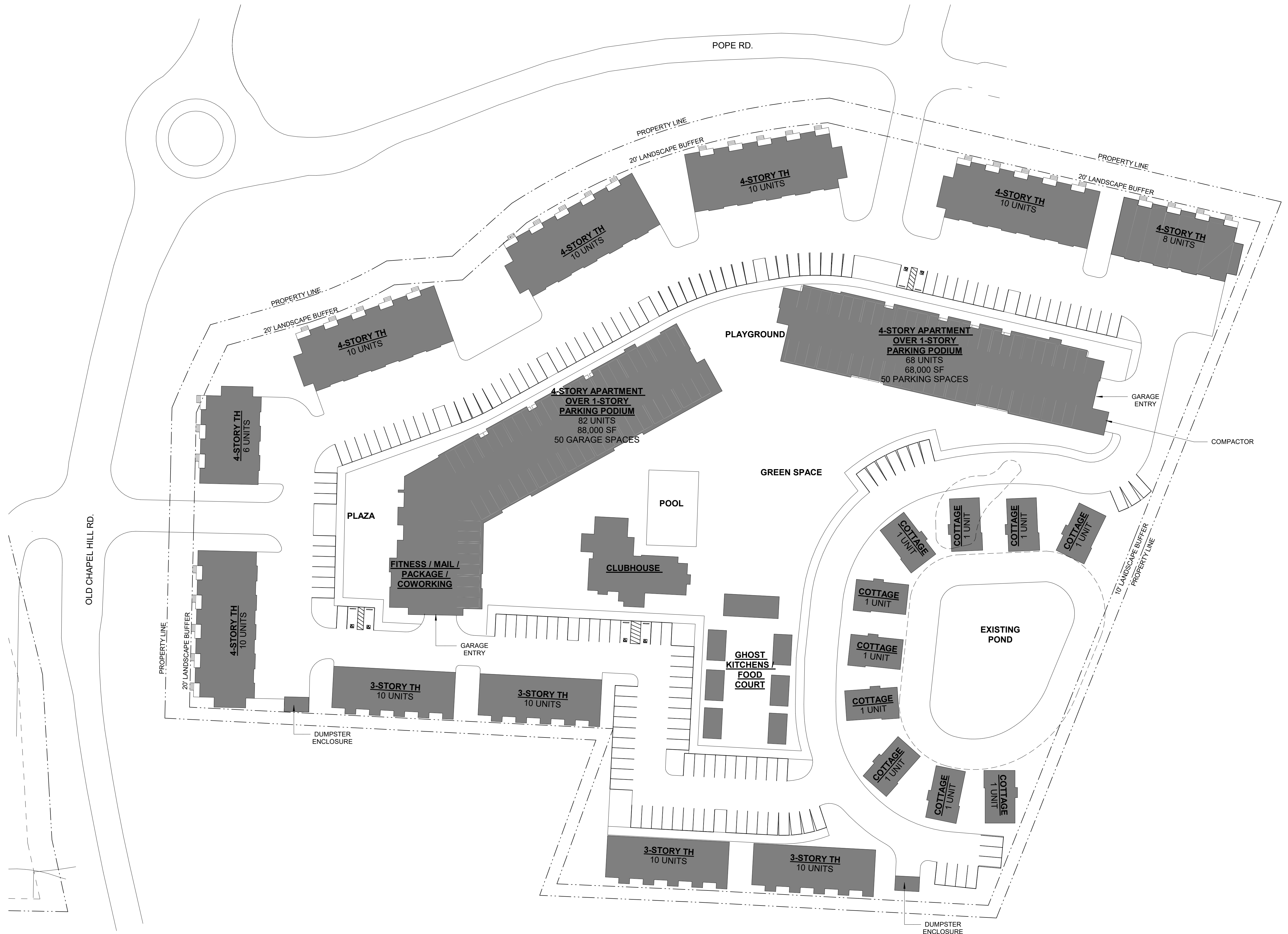
PARKING REQUIREMENTS	UNITS	SPACES, MIN.	SPACES, MAX.
SPACES PER UNIT, EFFICIENCY	-30	1 / UNIT	1.25 / UNIT
SPACES PER UNIT, 1 BEDROOM	-95	1 / UNIT	1.25 / UNIT
SPACES PER UNIT, 2 BEDROOM	-107	1.25 / UNIT	1.75 / UNIT
SPACES PER UNIT, 3 BEDROOM	-32	1.75 / UNIT	2.25 / UNIT

TOTAL 264 UNITS -307 SPACES -415 SPACES

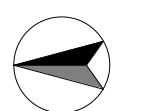
SPACES PROVIDED

SURFACE, RESIDENT 147
 GARAGE, PODIUM 100
 GARAGE, PRIVATE @ TOWNHOMES 104
 SURFACE, TANDEM @ TOWNHOMES 64

**TOTAL -415 RESIDENT SPACES
 -15 VISITOR SPACES**



HUSE STREET RESIDENTIAL CONCEPTUAL SITE PLAN



Huse Street Residential

Concept Plan Application

22 March 2022

Response to Project Summary Questions

1. Would this project demonstrate compliance with the Comprehensive Plan?

- Small Area Plan – N/A
- Overall Zone – Yes / NCD - N/A
- Study Area – N/A
- Land Use Plan – *This parcel is adjacent to the North 15 501 Corridor Focus Area as described in the Future Land Use Map / Charting Our Future report December 2020. It would be a continuation of the land uses promoted in that focus area. Though called out as low density residential in the FLUM, the parcel is adjacent to a large medium density zone.*
- *The site is within Town limits.*

2. Would the proposed project comply with the Land Use map?

No – it would be an extension of the adjacent more dense development being promoted in the North 15 501 Corridor Focus Area as described in the Future Land Use Map / Charting Our Future report December 2020.

3. Would the proposed project require a rezoning?

Yes.

4. What is the proposed zoning district?

Existing zoning is R-2.

Zoning to accommodate multi-family residential at a density of 25 units/ac and an FAR of .515 could be OI-3.

5. Would the proposed project require modifications to the existing regulations?

It is expected that the applicant would ask for modifications to the street landscape buffer. There may also be modification request for disturbance of manmade steep slopes.

6. If there is a residential component to the project, does the applicant propose to address affordable housing?

The entire project will be residential. The developer is expected to offer some percentage of the units as affordable and workforce such that the blended rental rate of all units in the development is 80% of AMI. The developer has reached out to the Town's housing staff and has begun discussions with them regarding affordable housing offering.

- a. Has the applicant presented its concept plan to the Housing Advisory Board?
No. This will happen during the concept plan review process.
 - b. Has the applicant met with appropriate Town staff to discuss affordable housing policy, expectations, and options?
The developer has begun talking with the Town housing department.
 - c. Is the project for ownership or rental?
Rental.

7. Are there existing conditions that impact the site design (i.e. environmental features such as RCD, slopes, erosion and sedimentation, retention of trees and tree stands, stormwater drainage patterns, significant views into and out of the site)?

Yes. There is an existing farm pond at the south end of the site. The developer intends to keep this pond in place, perhaps in a smaller configuration, for recreation / aesthetic purposes. Stormwater mitigation will be dealt with in a separate facility.

8. Has the applicant addressed traffic impact? Traffic and circulation issues?

Traffic impacts will be assessed at the time of formal conditional zoning application. Recent improvements have been made to Old Chapel Hill Road with the addition of the round-about at Pope, widening of the street, and addition of sidewalks to the east. It is expected that one entry to the development will be across from a driveway associated with the proposed 5500 Old Chapel Hill Road development, and that a second access will be located on Pope Road across from and lined up with Olde Coach Road.

9. How is the application compatible with the surrounding neighborhood and/or district?

There are two apartment projects currently proposed for the north side of Old Chapel Hill Road in this block. This project is compatible with those developments and also includes lower density townhome and cottage areas which would provide a transition between the future area higher density multi-story apartment buildings and the existing single-family homes and townhomes existing to the south and east of the development.

10. Has the applicant discussed the project with adjacent neighbors?

The contract purchaser has not formally spoken with adjacent landowners.



CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 0709-01-097325 / 0709-01-09-8651

Date: 22 March 2022

Section A: Project Information

Project Name: Huse Street Residential

Property Address: 5503 Old Chapel Hill Rd, 99/101/103/113 Huse St, 4004 Pope Rd Zip Code: 27707

Use Groups (A, B, and/or C): A Existing Zoning District: R-2

Project Description: approx 240 apartments and townhomes with surface parking

Section B: Applicant, Owner and/or Contract Purchaser Information

Applicant Information (to whom correspondence will be mailed)

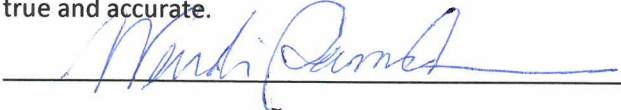
Name: CJT, PA Attn: Wendi Ramsden

Address: 111 W Main Street

City: Durham State: NC Zip Code: 27701

Phone: 919-682-0368 Email: wramsdencjtpa.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature:  Date: 3.22.2022

Owner/Contract Purchaser Information:

Owner Contract Purchaser

Name: EB Capital Partners, Attn: Ernest Brown

Address: 100 Silers Fen Court

City: Chapel Hill State: NC Zip Code: 27517

Phone: 202-586-3062 Email: ebrown@ebcapitalpartners.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: _____ Date: _____



CONCEPT PLAN APPLICATION

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Phone: 919-682-0368 Email: wramsdn@cjtpa.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: *Ernest Brown II* Date: 3/22/2022

Owner/Contract Purchaser Information:

Owner Contract Purchaser

Name: EB Capital Partners, Attn: Ernest Brown

Address: 100 Silers Fen Court

City: Chapel Hill State: NC Zip Code: 27517

Phone: 202-586-3062 Email: ebrown@ebcapitalpartners.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: _____ Date: _____



Concept Plan Project Fact Sheet

Site Description	
Project Name	Huse Street Residential
Address	5503 Old Chapel Hill Rd, 4004 Pope Rd, 99/101/103/113 Huse St
Property Description	9.7 acres on the SW corner of Old Chapel Hill Rd and Pope Rd, Durham Co
Existing Land Use	Single family homes - site is mostly wooded
Proposed Land Use	Multi-family - apartments, townhomes, and cottages
Orange County Parcel Identifier Numbers	Dur Co 0709-01-08-8896/9484, 0709-01-18-0995/1813/0689/2643
Existing Zoning	R-2
Proposed Zoning	OI-3
Application Process	Concept Plan >> Conditional Zoning >> ZCP
Comprehensive Plan Elements	Located adjacent to the North 15 501 Corridor focus area. Comprehensive plan calls for multi-family residential 4-6 stories there
Overlay Districts	3.6.3 RCD

Topic	Requirement	Proposal	Status
Use/Density (Sec. 3.7)	Multi-Family >7 permitted	Multi-family 180 units	✓
Dimensional Standards (Sec. 3.8)	lot area 2,000 sf, frontage 15 lf no height or setback limitations	exceeds lot area and frontage	✓
Floor area (Sec. 3.8)	.566	.515 based on gross land area	✓
Modifications to Regulations (Sec. 4.5.6)	buffers	-street buffer	M
Adequate Public Schools (Sec. 5.16)	Unknown at this time. Will be investigated at CZ submittal.		UNK
Inclusionary Zoning (Sec. 3.10)	Required	Consistent with Town vision. Details to be provided at CZ submittal.	✓
Landscape			
Buffer – North (Sec. 5.6.2)	30' buffer against Old C H Rd	20-30'	M
Buffer – East (Sec. 5.6.2)	30' buffer against Pope Rd	20-30'	M
Buffer – South (Sec. 5.6.2)	10'	10'	✓
Buffer - West (Sec. 5.6.2)	10'	10'	✓



Tree Canopy (Sec. 5.7)	min 30%	>30%	✓
Landscape Standards (Sec. 5.9.6)			✓
Environment			
Resource Conservation District (Sec. 3.6)	possibly around pond	may request encroachment	✓
Erosion Control (Sec. 5.3.1)	required	State regulations will be met	M
Steep Slopes (Sec. 5.3.2)	no slopes >25%	n/a	✓
Stormwater Management (Sec. 5.4)	required	underground detention proposed	✓
Land Disturbance	will require State permit	>4 ac - will require State permit	✓
Impervious Surface (Sec. 3.8)	.5/.7	< .5	✓
Solid Waste & Recycling	required	provided	✓
Jordan Riparian Buffer (Sec. 5.18)	not present	n/a	✓
Access and Circulation			
Road Improvements (Sec. 5.8)	unknown	no road improvements anticipated or proposed	UNK
Vehicular Access (Sec. 5.8)		2 driveways proposed	✓
Bicycle Improvements (Sec. 5.8)	unknown	Bicycle parking provided on site. No trail improvements proposed	UNK
Pedestrian Improvements (Sec. 5.8)	street sidewalk	street sidewalk proposed	✓
Traffic Impact Analysis (Sec. 5.9)	unknown	will be provided at CZ application as needed	UNK
Vehicular Parking (Sec. 5.9)	min 307 spaces, max 415	415 spaces proposed	✓
Transit (Sec. 5.8)	unknown	no transit improvements proposed	UNK
Bicycle Parking (Sec. 5.9)	required	provided in building and on site	✓
Parking Lot Standards (Sec. 5.9)	per Town Design Manual	will meet Town code	✓
Technical			



Fire	required	access will meet State code	✓
Site Improvements	required	will be provided	✓
Schools Adequate Public Facilities (Sec. 5.16)	unknown	will be investigated at CZ submittal	UNK
Recreation Area (Sec. 5.5)	required	indoor and outdoor rec facilities will be provided	✓
Lighting Plan (Sec. 5.11)	required	will meet Town code	✓
Homeowners Association (Sec. 4.6)	NA		NA

Symbol	Meaning	Symbol	Meaning
✓	Meets Standard	M	Modification necessary
NA	Not Applicable	UNK	Not known at this time



Checklist

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning and Sustainability at (919)968-2728 or at planning@townofchapelhill.org.

	Application fee (refer to fee schedule)	Amount Paid \$	<input type="text" value="\$"/>
n/a	Pre-application meeting – with appropriate staff		
X	Digital Files - provide digital files of all plans and documents		
X	Concept Project Fact Sheet		
X	Statement of Compliance with Design Guidelines (1 copies)		
X	Statement of Compliance with Comprehensive Plan (1 copies)		
X	Affordable Housing Proposal, if applicable (Rezoning Policy or Inclusionary Ordinance)		
X	Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool)		
	Mailing fee for above mailing list	Amount Paid \$	<input type="text" value="\$"/>
X	Developer’s Program – brief written statement explaining how the existing conditions impact the site design. Including but not limited to:		
	<ul style="list-style-type: none"> • Natural features of site • Access, circulation, and mitigation of traffic impacts • Arrangement and orientation of buildings • Natural vegetation and landscaping • Impact on neighboring properties • Erosion, sedimentation, and stormwater 		
n/a	Resource Conservation District, Floodplain, & Jordan Buffers Determination - necessary for all submittals		
n/a	Reduced Site Plan Set (reduced to 8.5"x11")		

Plan Sets (1 copies to be submitted no larger than 24"x36")

Plans should be legible and clearly drawn. All plan sets sheets should include the following:

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property Boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Setbacks and buffers
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable



Area Map

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated open space, parks, greenways
- c) Overlay Districts, if applicable
- d) Property lines, zoning district boundaries, land uses, project names of site and surrounding properties, significant buildings, corporate limit lines
- e) Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicular parking areas, bicycle parking, handicapped parking, street names.
- f) 1,000' notification boundary

Existing Conditions Plan

- a) Slopes, soils, environmental constraints, existing vegetation, and any existing land features
- b) Location of all existing structures and uses
- c) Existing property line and right-of-way lines
- d) Existing utilities & easements including location & sizes of water, sewer, electrical, & drainage lines
- e) Nearest fire hydrants
- f) Nearest bus shelters and transit facilities
- g) Existing topography at minimum 2-foot intervals and finished grade
- h) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries

Proposed Site Plan

- a) Existing building locations
- b) General location of proposed structures
- c) Parking areas
- d) Open spaces and landscaped areas
- e) Access points and circulation patterns for all modes of transportation
- f) Approximate locations of trails, pedestrian and bicycle connections, transit amenities, and parking areas
- g) Approximate location of major site elements including buildings, open areas, natural features including stream buffers, wetlands, tree stands, and steep slopes
- h) Proposed land uses and approximate location

Huse Street Residential

Concept Plan Application

22 March 2022

Developer's Program

The project includes multiple 4-5 story apartment buildings as well as townhomes, stacked townhomes, and some cottage units in 12 clusters around the perimeter of the project. Many of the townhomes will have their own parking space. And the apartments are proposed to have some under-building parking. Additional to that there will be surface parking spaces to be shared by all residents and their visitors. The apartments will be urban style buildings with access through a central lobby space and units accessed off interior corridors. The design will be a contemporary style and include a mix of materials such as brick and aluminum storefronts on the ground level, and a mix of fiber cement board and batten siding along with metal on the upper floors. The apartment buildings will be 4 stories on a podium with parking below, with the taller massing in the center of the project. Stacked townhomes will be 4 story and will be located on the Old Chapel Hill Road and Pope Road frontages. Shorter and less dense 2- or 3-story townhome development will be located along the western side. A pocket neighborhood of cottages around the old farm pond is proposed as part of the community. These lower density structures will act as a transition between the denser apartment housing and the adjacent single-family homes.

The community building will include interior amenities such as a fitness center and co-working space. The project will have exterior site amenities available to all residents: pool and club house, playground, outdoor green gathering spaces, and dog park as well as multiple locations for outdoor seating. The interior sidewalks and playground would be welcoming to all neighbors.

The project is proposed to have two access drives - one from Old Chapel Hill Road and another across Pope Road from Olde Coach Road. This will provide multiple options for access to the project and will help with emergency and service access. The project is close to public transit on Old Chapel Hill Road, where a Chapel Hill Transit route can carry passengers into downtown Chapel Hill. The project is also close to I-40 for easy access for commuters. Additionally Old Chapel Hill Road and Pope Road provide alternate routes to Durham and Chapel Hill.

Code compliant landscape buffers will be provided adjacent to existing residential development. Some reduction of streetside buffers may be requested. Some trees will be preserved but the majority of the tree coverage requirement will be met with new plantings.

The property is irregularly shaped, approximately 9.7 acres in size made up of 6 individual parcels. The Huse Street right of way will likely be closed and a new private street created to line up with off-site driveways and streets on Old Chapel Hill Road and Pope Road.

The current concept includes plans for redevelopment of most of the property, and includes retention of the existing farm pond, though that pond may be reduced in size. The pond will be part of the green space that runs through the site and will provide an interesting focal point in the development. Stormwater management will be located underground and will be separate from the farm pond.

There will likely be an RCD zones surrounding that pond. An RCD encroachment will be requested if that is the case.

Statement of Compliance with Comprehensive Plan

The proposed residential project is being designed to comply the Comprehensive Plan. And to comply with the adjacent North 15/501 Focus Area in the Future Land Use Map. The project, while not technically within that zone, is adjacent to it and works to meet the desires of the Town for new residential development.

The main applicable concepts from the Comprehensive Plan are Community Choices, and Sustainability.

Community Choices:

The project will provide small apartments in an urban style building. This gives Town residents a choice of apartment style living which is not garden-style walk up, but a more urban framework. The building will be an urban style corridor loaded facility with interior amenities as well as site recreation facilities. This facility will be marketed to young professionals and empty nesters with a general breakdown of 20% studios, 50% 1-bedroom, and 30% 2-bedroom units. The majority apartment of units are 1-bedroom and studios. Other housing available within this same community will be 2-bedroom townhomes providing a diversity of housing options for a different market - a market which includes larger families. This variety allows for a more diverse mix of residents and a diversity in building massing within the development.

Sustainability:

This apartment project will take advantage of dense development to promote community sharing of amenities.

Charting Our Future Guiding Principals

The following principals are identified in the Town's Land Use Initiative published in December 2020.

1. Demonstrate the Town's commitment to effectively respond to the threats associated with climate change as well as environmental stewardship and resiliency.
2. Ensure equitable planning and development.
3. Encourage a diversity of housing types.
4. Promote distinctive, safe, and attractive neighborhoods.
5. Cultivate a vibrant and inclusive community.
6. Direct investment along key transportation corridors and promote construction of transit and multi-modal transportation options in concert with the Town's regional transportation partners.
7. Support and facilitate economic development, including the development of flexible and varied types of retail and offices spaces; job creation; innovation; and entrepreneurship, through redevelopment and infill development, in order to expand and diversify the Town's tax base to enable the Town's fiscal resiliency.
8. Provide appropriate transition between land uses and buildings of different scales.
9. Preserve and maintain Chapel Hill's appearance and create the quality of design and development the Town desires.
10. Cooperate and collaborate with all of the Town's regional partners especially the University of North Carolina at Chapel Hill and UNC Health.

The proposed multi-family project complies with the majority of these guidelines and does not contradict the others. Multi family use has been identified as a primary desired use in the adjacent zone (Sub Area A of the North 15-501 Corridor) in the Charting Our Future report. The 4-5 story height falls in the range of typical height and transitional height desired in this area. The townhomes provide a compatible transition between the higher density taller buildings of that zone, and the single family residential surrounding the development.

The project will implement sustainable design measures to promote environmental sustainability. Many recreational amenities will provide recreation opportunities within the neighborhood and reduce non-employment transit. New trees and understory plantings will be included in the design to provide parking lot shade, hardscape shade, building shade, as well as aesthetic benefit. Stormwater runoff from new impervious surfaces will be treated on site for both peak flow and for water quality improvement.

The project will offer urban style apartment living new to this part of town. Sidewalks will be added to the street frontage and within the development.

Statement of Compliance with Design Guidelines

The property to be developed is an irregular almost 10-acre piece at the northeast corner of and fronting Old Chapel Hill Road and Pope Road. Located in Durham County, the parcel is within the limits of the Town of Chapel Hill.

The Town has a Design Manual which provide guidance for the design of new projects, intended “to assure that new designs remain in continuity with the Town’s existing design ‘successes’ and at the same time inspire exciting and creative additions to the community’s blend of distinctive buildings from many eras” (p.1)

These guidelines regulate site design as it relates to services, utilities, and landscaping.

Stormwater Treatment - The project will meet stormwater quantity and quality controls at the time of final plan development and approval. An undergrown stormwater treatment facility is anticipated which will treat for both water quality and peak flow. The approximate size of this facility has been accommodated on the proposed layout plan.

Landscaping and tree protection - The project will meet most parts of this guideline including but not limited to: total tree coverage, parking lot screening, perimeter landscape buffers, and landscaping around the building. Some plantings will be added to the existing pond to add to its aesthetic appeal, increase native plantings on site, and to ensure erosion control. Because of the multiple overhead and underground utilities along Old Chapel Hill Road, and due to the large and irregular distance of the property line from the street edge, the applicant would expect to ask for a modification to reduce the street buffer planting or modify the location of the plantings.

Access and circulation - The project will be designed to comply with Town standards for circulation, parking, emergency access, and access for services such as utility maintenance and trash collection. Street frontage is approximately 1300 LF, and the applicant expects to have 2 driveway entries - one on Old Chapel Hill Road and one on Pope Road. The circulation within the site will make both entries accessible to all residents. There are no opportunities for internal connection to adjacent existing neighborhoods. Parking on site will exceed the minimum requirement, and will include under-building and surface spaces. The stacked townhomes will have garages but the majority of parking will be in shared surface spaces.

Parking and loading - The LUMO calls for 1-1.25 parking spaces per efficiency or 1 bedroom unit, and 1.4-1.75 spaces per 2-bedroom unit. Total required parking for this project would be a minimum of 307 spaces and maximum of 415 spaces. The concept plan accommodates 415 parking spaces total or an average of 1.6 spaces per unit. Bicycle parking will meet Town codes, and the majority of bicycle parking will be located inside buildings and in the central community space. Electric charging stations will be provided in multiple places on site as well as bike storage and bike wash station to encourage alternative transportation usage.

Street lights, signs and markings - It is not anticipated that public street improvements will be required.

Utilities and easements - There is electric service along the parcel frontage. There is also water service along the frontage.

Sanitary sewer may involve some extension of a sanitary main. A group of local developers is currently working with OWASA to determine the capacity of the existing sewer station to the south.

New easements will be recorded as necessary for utility mains and stormwater mitigation facilities on site, and also to close the Huse Street right of way and recombine the existing parcels.

Solid waste management - A trash will be collected in compactors and shared dumpster facilities in multiple locations throughout the site. Trash facilities will include recycling and cardboard dumpster collection. Access to the collection areas will meet Town and County requirements, or will accommodate private pickup.

Affordable Housing Plan

This concept plan proposes affordable housing and market rate units in a variety of housing options.

The units will be located spread throughout the project therefore will be constructed and leased concurrent with the market rate units. There will be a small number of cottages included in this development, which would be targeted for older individuals that need affordable housing.

The developer's goal is to have a rental community with project-wide blended average monthly rents equal to 30% of the monthly income for those in the 80% range of AMI.

The developer has started working with Town staff to formulate an affordable housing plan offering, possibly in a co-housing type of unit.