



February 11, 2020

Davidson Cottages Conditional Master Plan Public Input Session Report

The following is a summary of the public input session for the proposed Davidson Cottages residential development, located on Davidson Gateway Drive, Davidson, NC. The community meeting was held on January 29, 2020 from 5:00-7:00 p.m. at the Davidson Town Hall.

The landscape architect/civil engineer (Landworks Design Group), and homebuilder (Saussy Burbank) met with members of the community to present the project. Prior to the meeting, letters were mailed to surrounding property owners inviting them to come to the public input session to discuss the site plan with the development team.

At 5:00 p.m. Trey Akers (Senior Planner with the Town of Davidson) detailed the public input session format, conditional master plan process, and noted that the staff analysis of the project was available around the room and online. He then turned the meeting over to Matt Langston (Landworks Design Group) who introduced the project team Peter Harakas (Saussy Burbank) and Lisa Carey (Landworks Design Group). Mr. Langston presented images of Saussy Burbank homes from the Davidson area and several other locations in North and South Carolina. Mr. Langston discussed the project context and existing site conditions. It was noted that open space areas will be publicly accessible and crosswalk improvements at the intersection of Davidson Gateway Dr. and Peninsula Drive are proposed. A seating area is planned for the south property frontage where a current “curb cut to nowhere” is proposed to be removed. Mr. Langston described the location of the BMP (i.e., stormwater treatment feature) and discussed how it will treat the runoff from rooftop’s streets and hardscape. BMP’s are “best management practices” used to treat stormwater runoff through different features like sand filters or detention ponds. He pointed out the location of the affordable housing units – 1 unit for incomes less than 50% AMI (area median income) and 3 units for incomes less than 80% AMI. A collage image showing potential home styles was provided to give an overall feel of the project. Following the presentation Mr. Langston opened the meeting up for questions. The presentation was offered again at 6:15 for additional property owners.

The following summarizes the questions received during the presentation and at the information stations during the public input session. Responses are offered below each question.

1. Height: Do you have three story homes?

Response: Peter Harakas responded that the garage is intended to be on ground level with two stories above. The garages are located on the rear side of the homes.

2. Size: What is the proposed size of the homes? Tall and narrow in character? All detached homes?

Response: Peter Harakas replied maximum 2500 square feet in size, more likely 2200-2300 square feet. Three-bedroom, 2 bath homes. Tall and narrow in character. Matt Langston stated that the homes are all detached except for the two duplex buildings which provide a total of 4 affordable housing units. The buildings have been sited towards the front of the property (i.e., along existing Davidson Gateway Drive) in order to preserve the existing tree canopy at the back of the site.

3. Layout: Can you describe the way the house layout works? Are the garages at street level or depressed? Will some of the ground floor be non-heated garage space?
Response: Matt Langston responded that the houses will be three levels total. The front portion of the first level will be living space; main living space on the second floor; bedrooms on the third floor. The two-car garage is on the rear side of the first floor.
4. Building Materials: What type of materials will be used for the homes?
Response: Matt Langston and Peter Harakas responded Hardy Plank siding. The homes will have a cottage style.
5. Character: Did Saussy Burbank build the houses on the other side of Harris Teeter? Will the proposed houses create a "Rainbow Row feel?"
Response: Peter Harakas replied that he did not know if Saussy Burbank built the houses on the other side of Harris Teeter. The proposed homes will have varied elevations and be similar in character to other Saussy Burbank homes.
6. Affordable Housing Units: Why are all the affordable housing units' duplexes, versus having one unit be single family?
Response: Peter Harakas replied that it is possible to provide more square footage and higher finish levels in a duplex unit due to the shared building construction cost.
7. Accessibility: Are any of these homes able to be constructed to allow for increased accessibility? Non-stair entry, first floor master, wide hallways, easily navigable stairs, rails in bathrooms?
Response: Peter Harakas responded we expect our target buyer will have a list of highly critical to less critical priorities. The project team has found that accessibility has not been included in the highly critical priorities for this type of home.
8. Cost: What is the price range for the proposed houses? What is the minimum? What is the affordable housing cost for the 4 duplex units?
Response: Peter Harakas stated \$400,000 or less. A starting price has not yet been established. The duplex units will be available "for sale" to applicants with an income of \$105,000 or less which is the Town of Davidson area median income.
9. HOA Fees: Do you have any projections on HOA fees?
Response: Peter Harakas stated that they do not at this time but the HOA fees will be comparable to other similar neighborhoods.
10. Rental Property: What is the maximum number of properties that can be rental properties? Do you, as the developer, have control to set that up for the homeowner's association (HOA) when you create it?
Response: Peter Harakas and Trey Akers responded that this is typically under the purview of the HOA. CC&R's (covenants, conditions and restrictions) can be set up so that there can be no long-term rentals without the approval of the HOA. The HOA can change the rules once they assume control. The homes are intended to be owner occupied not rental units.
11. BMP – Sand Filter: Can you describe what stormwater / drainage measures will be taken? What will the BMP look like?
Response: Matt Langston described the sand filter that the project team will be providing. We must hold back the difference in runoff between what exists now and what the plan proposes so that it does not cause problems. The proposed BMP (sand filter) will address this. The BMP will be a dry pond that will have grass slopes.
12. Existing Trees: Will you be taking down the wooded area?
Response: Matt Langston replied that the project team intend to save as much of the wooded area as possible. The purpose of the BMP is to capture the difference in runoff and release it at a slow rate to avoid erosion of the intermittent stream bed along the property's eastern boundary.
13. Utilities: How will water and sewer for the site be handled?

- Response: Matt Langston responded that the water connection and sewer connection will be made at the front of the property. This is where the existing utilities are located.
14. Circulation: Will Central Park Circle remain a one-way street? Will the southernmost homes in Davidson Cottages have to use Central Park Circle to access their homes?
Response: Matt Langston responded yes to both questions. Central Park Circle is a public alley.
15. Driveway dimensions: What are the planned dimensions for the driveways? Will there be enough “back up space” for vehicles to exit garages?
Response: The driveway will be at least as wide as the 2-car garage and the depth will vary.
16. Site access: I have observed that many people use Central park Drive as a “cut through” pathway to get to the Harris Teeter. Does your plan call for an access point, through the public park space or along Central Park Drive, that people walking from the homes in Westside Terrace might be able to navigate?
Response: Peter Harakas responded there are no plans for an access route across the existing creek from Westside Terrace.
17. Duplex parking: What is the vision for parking for the duplexes? Will they have dedicated spaces?
Response: Matt Langston stated that the duplexes will have on street parking. The project team will have to discuss the possibility of having dedicated spaces with the Town. Davidson Gateway Drive already has a lot of commercial traffic. It is hard to envision this with on street parking.
18. On-street parking: Will the on-street parking result in a wider street?
Response: Matt Langston responded the project team has reviewed the trip generation for this project. Davidson Gateway Drive will be widened to accommodate the on-street parking. On-street parking makes it safer for pedestrians because there are cars located between the pedestrians and the road.
19. Additional entrance: Will Central Park Circle gain a second exit at the current corner of the Park at Davidson that is closest to Harris Teeter?
Response: Lisa Carey replied that there is no plan for an exit here. Our team plans to remove the current curb cut to create a pocket park.
20. Site circulation: I live in Townhomes near here, we have issues with delivery trucks. The master plan’s proposed circulation seems tight.
Response: Peter Harakas responded that the design is not ideal, but that it is workable. The site is designed for fire access and so that delivery trucks can access the site.
21. Visitor parking: Will visitor parking be provided?
Response: Peter Harakas responded that there will be on street parking along Davidson Gateway Drive. Homeowners association CC&R’s (covenants, conditions and restrictions) will prohibit parking in alleyways.
22. Pocket Parks: Will the HOA (homeowners association) maintain all the pocket park areas?
Response: Matt Langston responded that the HOA will maintain the common open space areas and that there will be recorded easements defining private property from HOA maintained property.
23. Project Schedule: When will the project start? Will the project be phased? Will the work hours be reasonable?
Response: Matt Langston replied tentatively May-June 2020 for Master Plan approval. The project team would then aim for approval of construction documents in fall 2020. Construction would likely begin in early 2021. Last unit could be finished by the end of 2023. The project will not be phased. Peter Harakas stated Saussy Burbank has not considered a model home. We will likely “stage” some rooms in a home, then move the furniture to another home when the first staged one sells. Peter Harakas stated that most cities have noise ordinances with which they will have to comply.

The Davidson Cottages public input session was concluded once the development team had finished answering community member attendee questions.