



PLANNING COMMISSION WRITTEN COMMENTS

Item heard on October 11, 2022

Received as of 10/24/2022

Planning Commissioner Written Comments

Z2100044 – Aura Hillandale West

AMANDOLIA	This case is an exciting example of infill redevelopment that increases density while addressing affordability. Because of this, I voted Yes on this proposal.
BAKER	
CAMERON	This is a big step up by a developer to provide affordable housing at a variety of AMI levels for the lower income residents of Durham. The project is also a great example of an adaptive reuse of an old industrial site, to bring it to a use that serves the City of Durham.
CHAGARIS	It is good to see revitalization in this area ... this is a prime opportunity for the City of Durham to be eco-friendly and preserve as many existing mature trees as possible.
CUTRIGHT	This case passed (11-0) This is a great site for affordable housing which is needed. I fully support this case.
MORGAN	Voted "Yes" Resident concerns were the tree save on Lasalle and there is a lot of impervious surface in the existing lot. Would rather have the parking to be behind the building and more green frontage to the front which can preserve the trees. I appreciate the commitments to affordable housing and do believe it is a good place to develop. We need more infill opportunities like this to address our housing needs.
SEASE	The proposed rezoning allows repurposing a largely impervious single story retail lot with surface parking into nearly a 60 units/acre residential project, including 10% affordable units with the 387 total units. Importantly, the site is a short walk from existing bus service, and an easy direct commute via that existing line to one of the largest employers in the site. The applicant has committed to creating a transition area of publicly accessible park space along the street frontage, across the street from the existing residential. The applicant also commits to

	<p>interspersing the affordable housing units in buildings throughout the project. All of these attributes make this a very positive proposal for reusing auto-dependent, underutilized impervious development for the benefit of the neighborhood and the community through a mix of market rate and affordable housing well located in the midst of existing infrastructure.</p>
<p>WILLIAMS, C.</p>	<p>This project does make good use of the "brown fields" within the city of Durham which is an effective use of already established works within Durham that are sustainable without disturbing new earth to establish a place for development within Durham. This project however should be monitored more closely to make sure that on going discussions with the community and various associations are followed up on. It is important that text commitments that were for mentioned are included, not a make or break for this project but does speak to community trust.</p>