



MEMORANDUM

Date: May 23, 2016

To: Town of Hillsborough

From: Brian Purdy, RLA- McAdams
&
Lennar Homes- Development Team

Re: Waterstone- Parcel 17 - Special Use Permit Narrative Responses

Town (#1);

A statement as to the applicant's preferred green building or sustainable building rating system for the project indicating the performance level intended to be met for the development site or structures in the application materials.

Response:

All Lennar homes are Energy Star 3.0 certified as well as Environments for Living (EFL) certified. In order to become EFL certified, we meet specific building standards that are designed to result in homes that are safer and more energy efficient, comfortable and durable than conventionally built homes. Lennar homes feature tight construction, improved thermal systems, fresh air ventilation, MERV 16 air cleaners, 15 SEER HVAC systems, pressure balancing, internal moisture management, programmable thermostats, low E windows and combustion safety. The average Lennar home has a HERS index score of 67, where most new construction falls in the 80's. A typical resale home is over 100. In 2015, Lennar led the market and built 736 Energy Start certified homes - more than any Triangle area builder.

Town (#2);

A statement as to the applicant's expected water use for the daily operations of the site upon completion. Projects will be required to demonstrate water saving or reuse measures that will be employed (show baseline & their use).

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Response:

Using the state guidelines for water consumption per household of 400 gpd/home, we believe the maximum expected water usage for the proposed 200 units will approximately 80,000 gallons per day. This water use is the basis for domestic distribution line sizing. The actual water usage from the development will theoretically fall on the 85th percentile, or 68,000 gpd. This would be the site use base line. The new home construction will propose energy star appliances and low-flow utility fixtures (clothes washer, dish washer, low-flow toilets, low-flow shower heads) so the 400 gpd/home is expected to be much less. The actual building baseline will be established with greater refinement of the building plumbing design which is still in process.

As to the site water usage; namely the pool/clubhouse and irrigation demand for common area, the land plan has been developed to reduce the amount of turf areas and, as a result, lessen the amount of irrigation needed. There is no reclaimed water available for irrigation purposes, however, the site will utilize native and drought-tolerant plant species which require less irrigation.

Town (#3);

Applicants proposing 20 or more dwelling units shall indicate the provisions they intend to make in support of maintaining the diversity of housing types and housing price points in Hillsborough.

Response:

The community will offer two collections of attached homes: The Heritage and Ardmore Collection townhomes. The Heritage Collection is four 3 bedroom, 1-car garage plans 1,627 – 2,085 SF, including one first floor master plan. The Ardmore Collection townhomes are four 3 bedroom, 2-car garage plans 1,836 – 1,938 SF. Many of these homes also include spacious loft areas in addition to the traditional living space. These collections appeal to an array of buyer profiles including first time, professionals, young families and move-downs all seeking affordable housing with low-maintenance and convenient locations. The proposed amenity is designed to provide a gathering place for adults and children. The Hillsborough market is currently undersupplied in housing options for buyers seeking to

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be under \$300k. As of 5/20/16, only 38 active listings in MLS meet this criteria with only 6 of those listings new construction. Waterstone will provide affordability to a variety of buyers in a desired submarket with high demand and very few current housing options.

Town (#4);

A statement as to how the proposal satisfies the findings found in Section 3.8.3 (General Standards/Findings of Fact).

Section 3.8.3

The Town Board shall not approve a Special Use Permit application unless it makes each of the following findings concerning the proposed special use:

- (a) That the use or development is located, designed, and proposed to be operated so as to maintain the public health, safety, and general welfare.**

Response:

As proposed, the development program is intended to provide permanent housing and recreational amenities through a cohesively designed neighborhood located within the Waterstone Master Planned Community. This development is proposed to be operated so as to maintain the public health, safety, and general welfare of all residents and visitors. These are critical factors in the success of the development.

- (b) That the use or development complies with all required regulations and standards of this Ordinance, including all applicable provisions of Articles 4, 5, and 6 and all applicable regulations;**

Response:

As proposed, the use and development comply with all Town of Hillsborough regulations and standards. The use is permitted within the previously approved Waterstone Master Plan.

- (c) That the use or development is located, designed, and proposed to be operated so as to maintain or enhance the value of contiguous**



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property, or that the use or development is a public necessity; and

Response:

As proposed, the use and development is located, designed, and proposed to be operated so as to maintain or enhance the value of contiguous property. The development is in keeping with other similarly design projects within the Waterstone Master Plan while buffer protections are provided to surrounding properties that are outside of the Waterstone Master Plan.

(d) That the use or development conforms with the general plans for the physical development of the Town and is consistent with the Town's Comprehensive Plan.

Response:

As proposed, the use and development conforms with the general plans for the physical development of the Town and is consistent with the Town's Comprehensive Plan. This development is within Parcel 17 of the Waterstone Master Plan which allows for up to 200 attached or detached residential units. Accordingly, the use is in conformance with the Town's approved and adopted plans.