



Wellswood Civic Association Board Meeting
REZ 24-17

Introduction

Crosswind Church

John Absher
(Pastor)

Walter Jennings
(Board Member)

Helen Watts
(Board Member)

Gilbane Development

Chandler Aden
(VP + Development Director)

Daniela Rodriguez
(Development Manager)

Consultant Team

Steve Henry
(Lincks & Associates)

Alex Schaler
(Gardner Brewer Hudson)

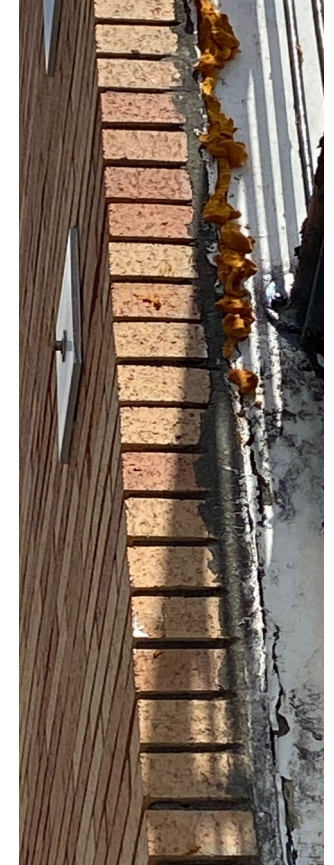
Artie Cintron
(Kimley-Horn)

Evan Bourff
(Dwell Architecture)

Background

Church Repairs Needed

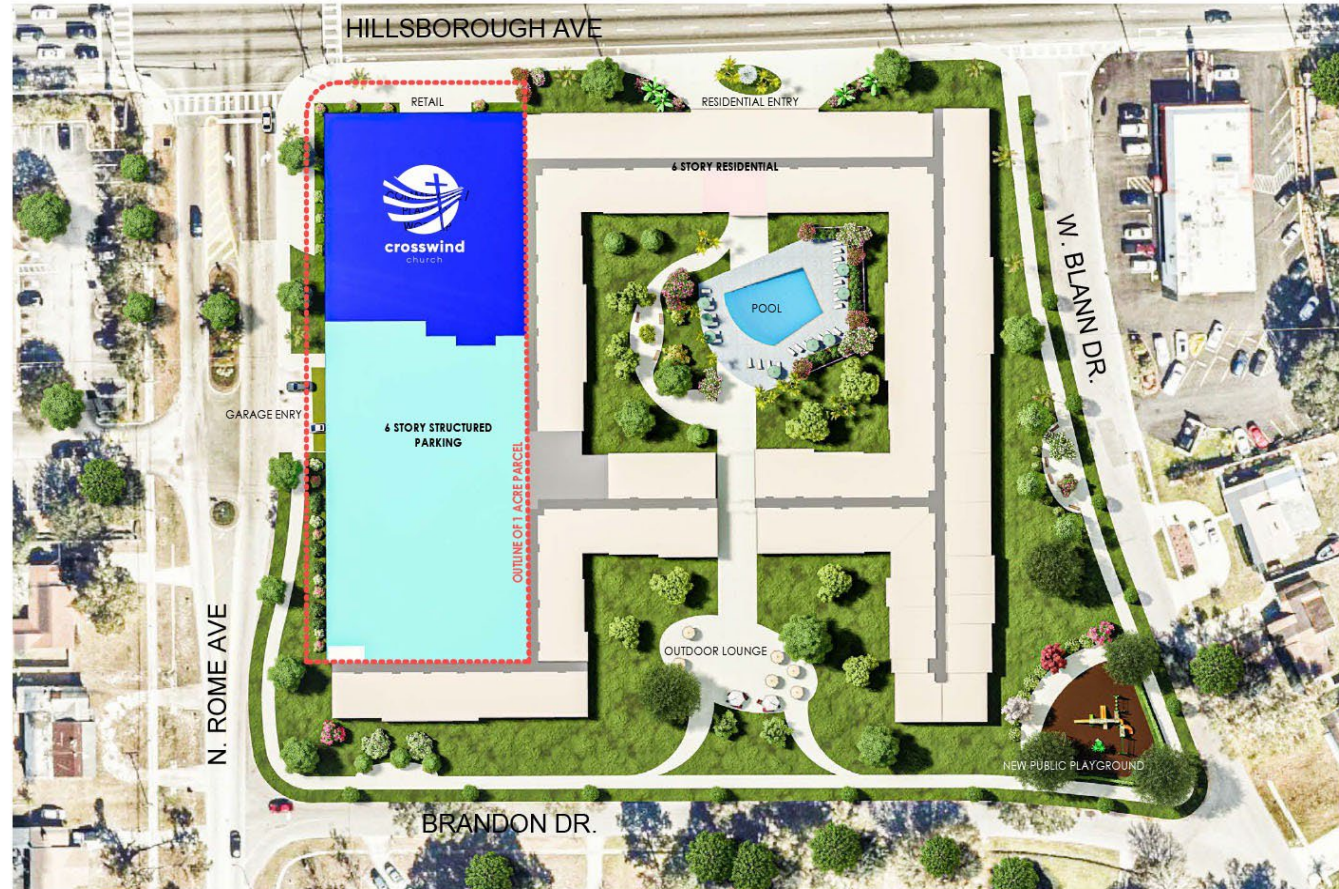
- Ceiling leaks
- Termites
- Faulty AC units
- Electrical issues
- Roof replacements
- Roof supports
- Wall separation



Previous Site Plan

Key Issues Noted

1. Number of units
2. Affordable housing
3. Access point
4. Building height
5. Traffic / safety
6. Parking capacity



1510 HILLSBOROUGH AVE

SITE PLAN
A1
03/08/22

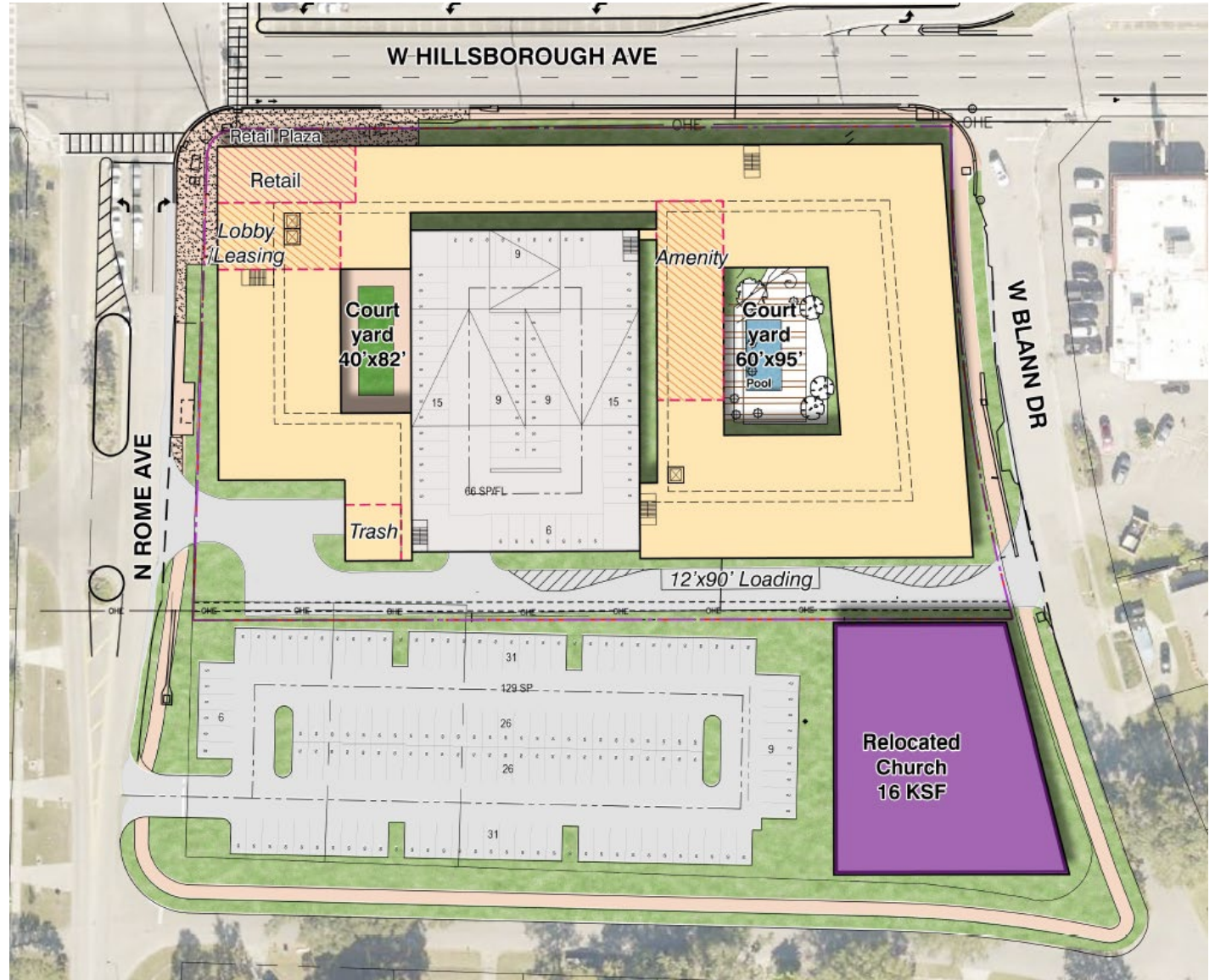
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Proposed Site Plan

Key Items Addressed

1. Number of units
2. Affordable housing
3. Access point
4. Building height
5. Traffic / safety
6. Parking capacity



Proposed Site Plan

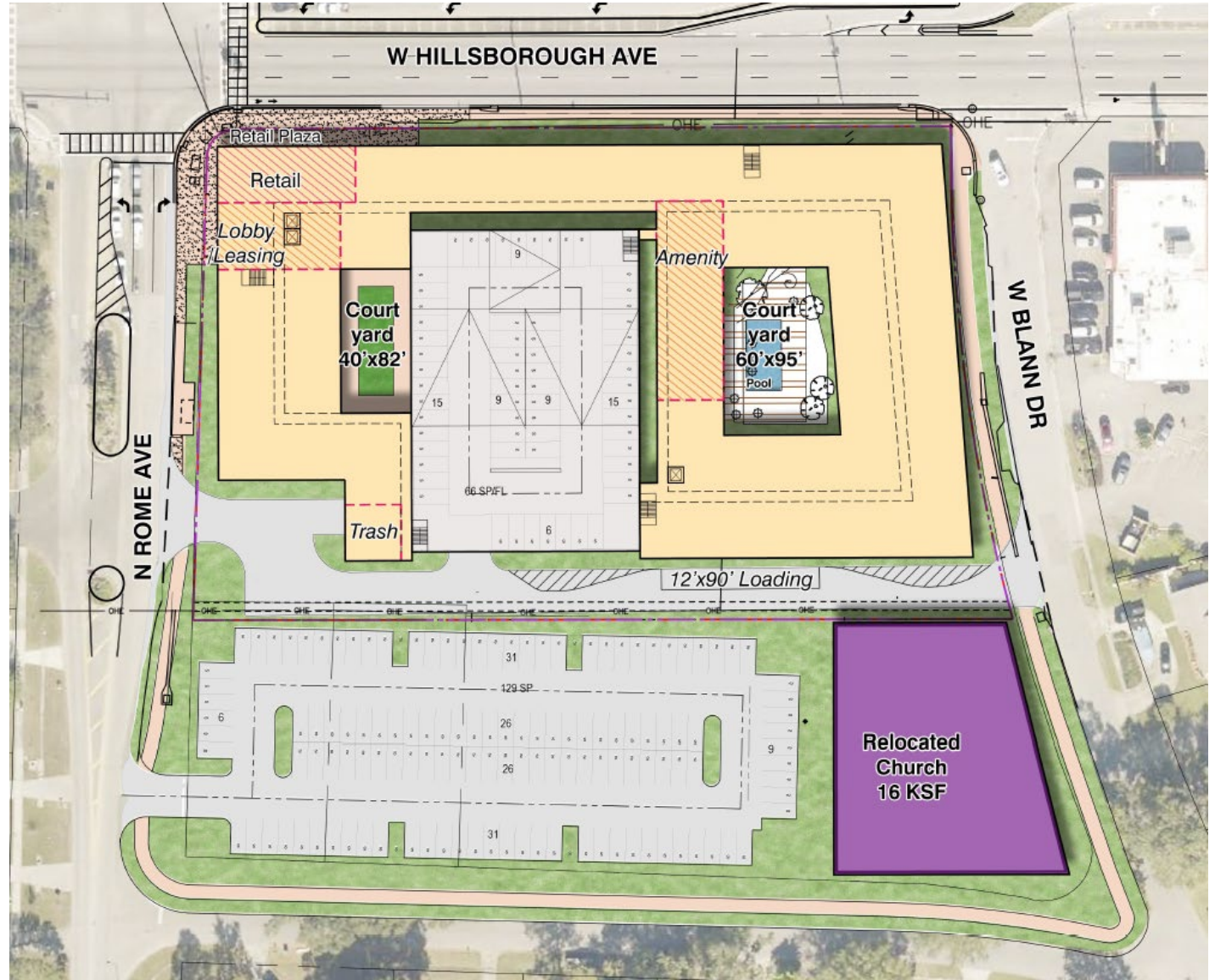
Key Items Addressed

1. Number of units

Unit count reduced (↓) by
142 units

Original = 400 units

Proposed = 258 units



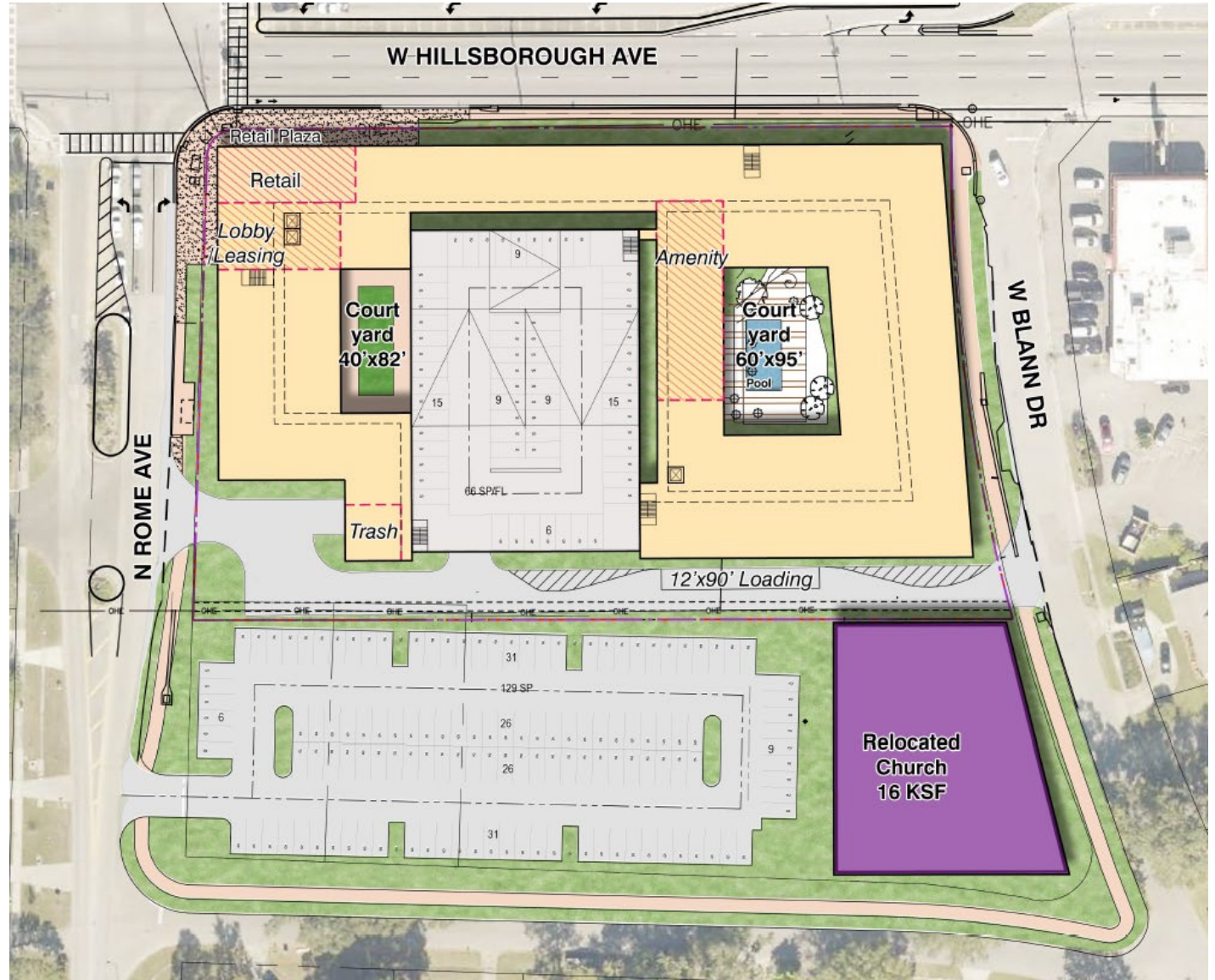
Proposed Site Plan

Key Items Addressed

2. Affordable Housing

Original = Affordable housing included in development program

Proposed = No affordable housing units proposed



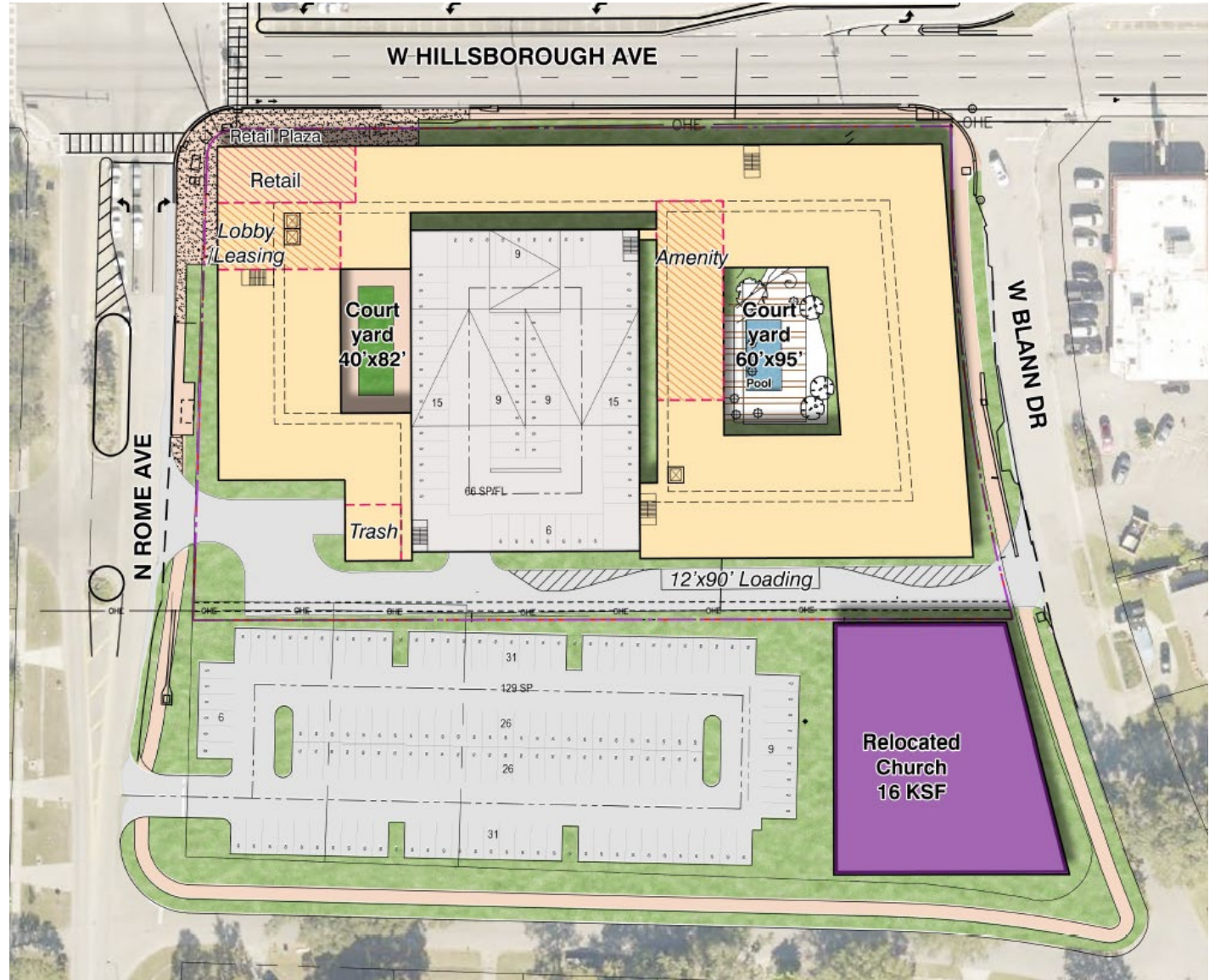
Proposed Site Plan

Key Items Addressed

3. Access Point

Original = Singular access point off Rome Ave.

Proposed = Two access points off Rome



Proposed Site Plan

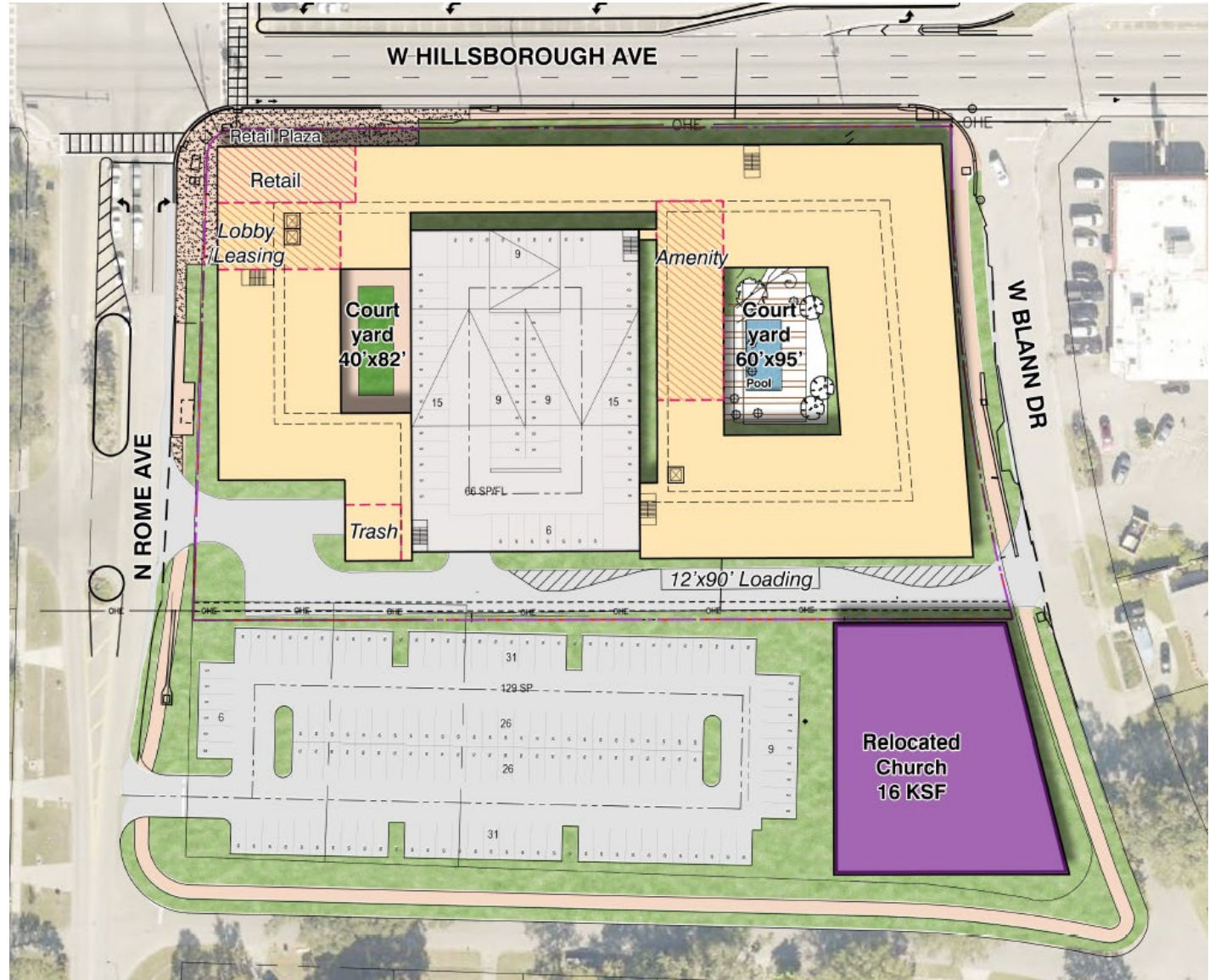
Key Items Addressed

4. Building Height

Original = 5-6 floors

Proposed = 5 residential floors, 6 parking floors

MF building located ~180 feet from southern property line



Proposed Site Plan

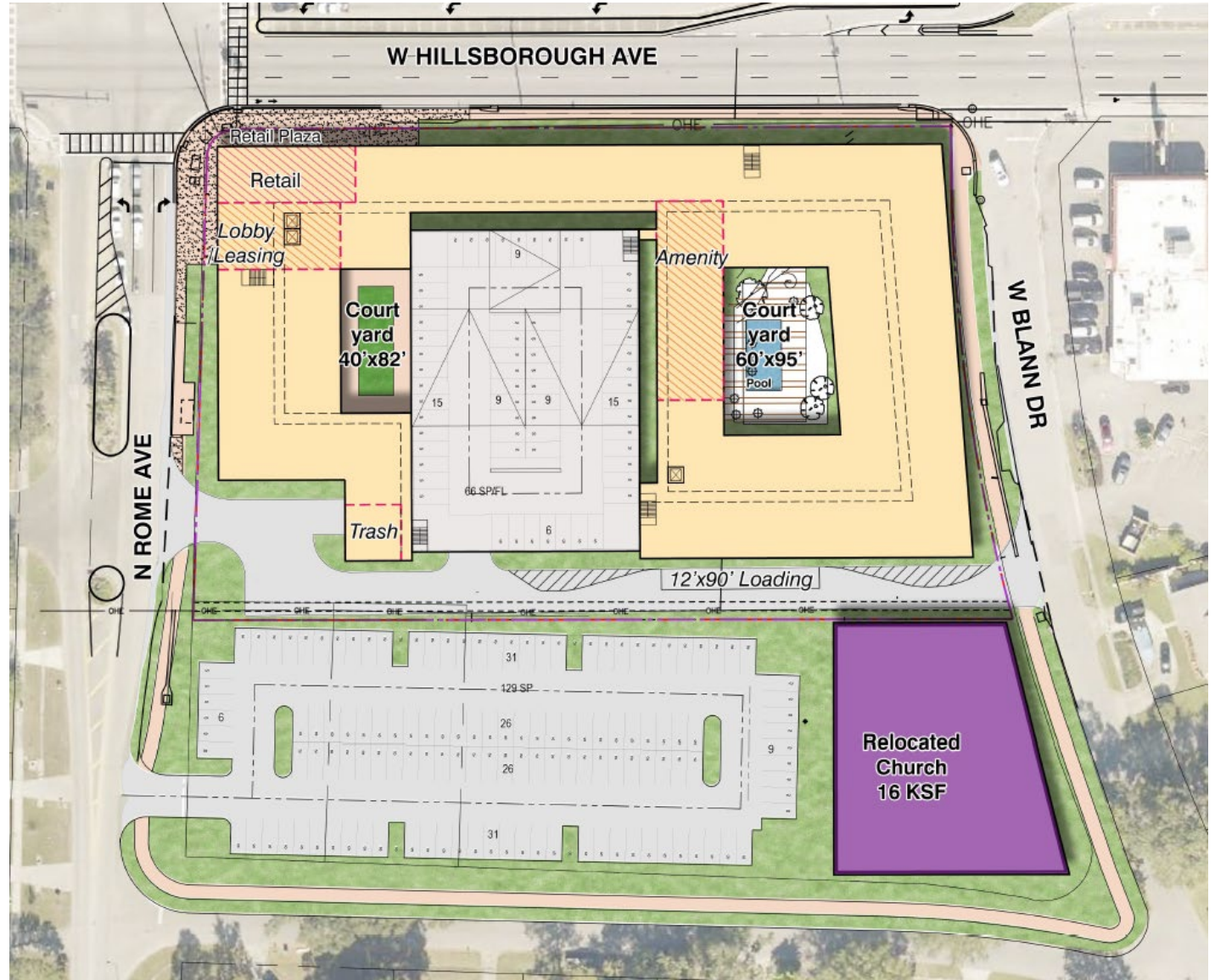
Key Items Addressed

5. Traffic/safety

Two access points off Rome Avenue

New sidewalks proposed along Rome Avenue, Blann Drive, and Brandon Drive

Potential additional traffic calming measures



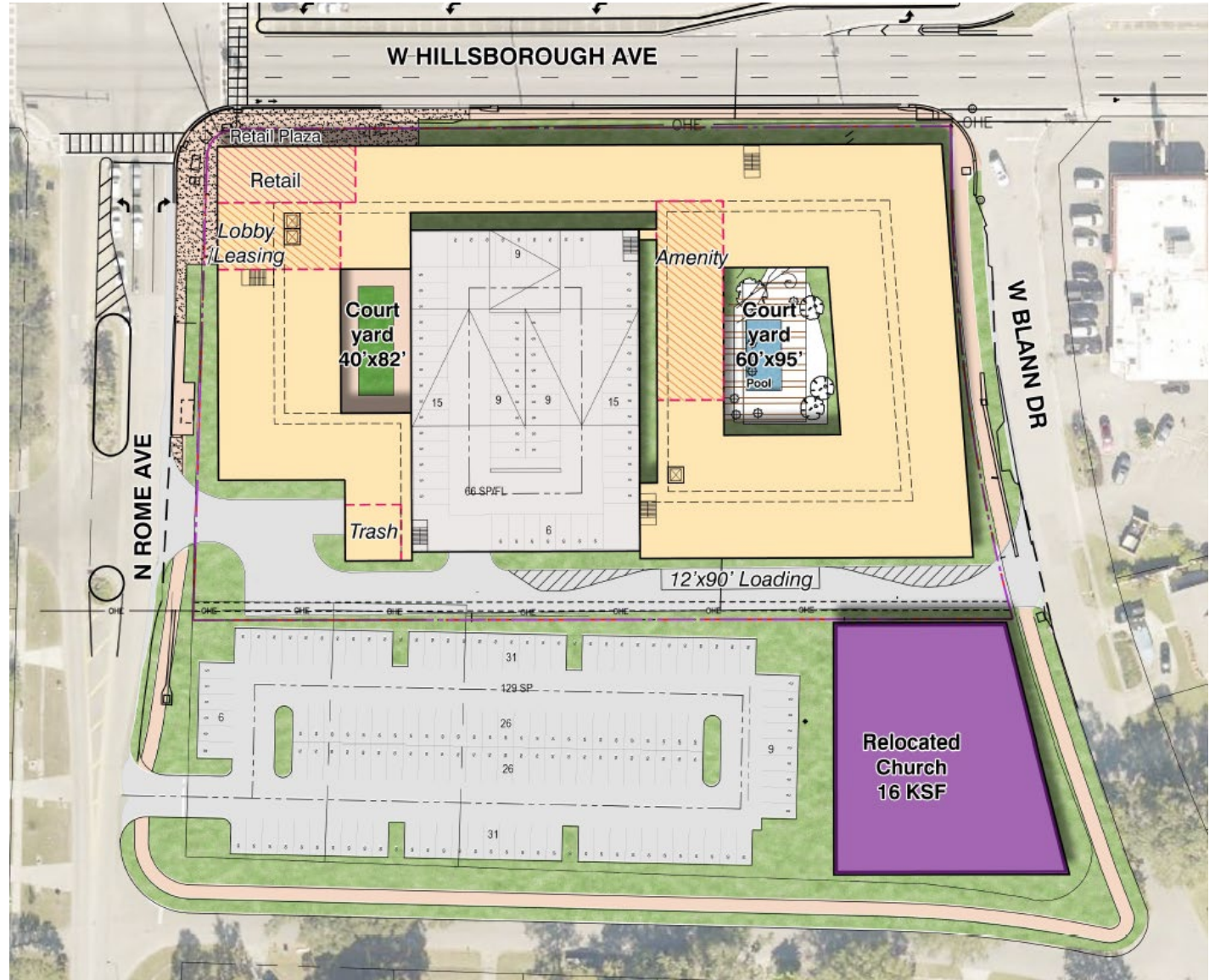
Proposed Site Plan

Key Items Addressed

6. Parking Capacity

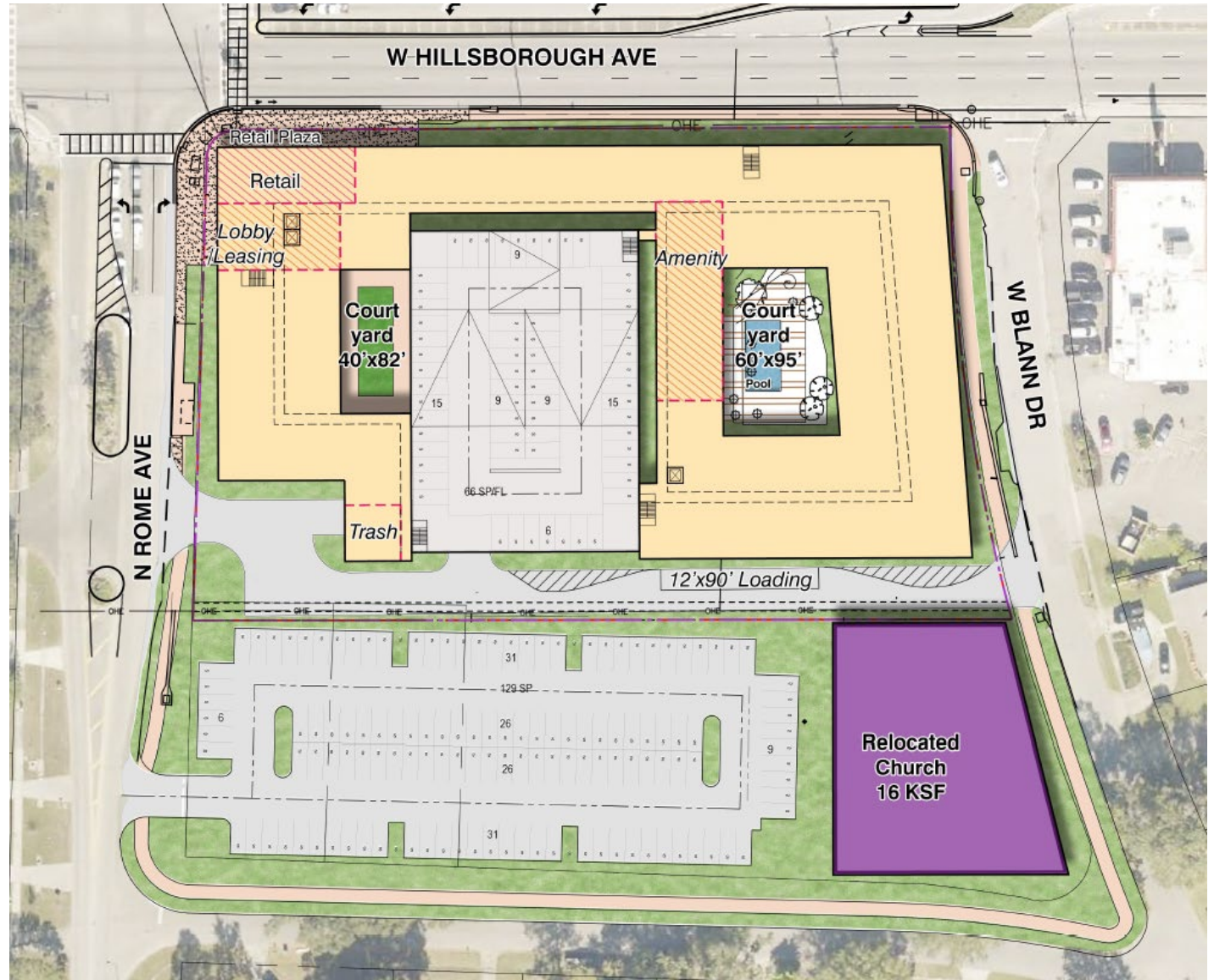
Required parking (code) = 378 spaces

Proposed parking = 398 spaces



Summary

- Revised design addresses many neighborhood concerns presented with prior concepts
- Separation of uses allows for smoother transition into the neighborhood



Timeline

Land Use Change (CPA Application)

- Planning Commission Hearing: February 12, 2024
- City Council Hearing: February 22, 2024*

Zoning Change (REZ Application)

- Final site plan due: January 17, 2024
- City Council Hearing: March 21, 2024

**Subject to change*

Questions?