

CONCEPT PLAN COMMENTS
St. Paul AME Village
COMMUNITY DESIGN COMMISSION

June 14th, 2021

The Community Design Commission conducted a Concept Plan review for St. Paul AME Village at a meeting on June 14th, 2021. The project proposes a housing complex w/ approx. 50 units.

**Key points made by members of the Commission about the Concept Plan are listed below.*

- Multiple commissioners requested information on the proximity of the project to the adjacent neighborhoods during the next review.
- Multiple commissioners expressed concern over the density and massing and relayed that the transition from the project to the neighborhood would need further study.
- Multiple commissioners expressed concerns related to drainage and the RCD.
- Multiple commissioners expressed concern over the development of the blocks and how those uses and functions will work.
- Multiple commissioners expressed concern over the size of the parking.
- Multiple commissioners expressed support of reforestation and green spaces, and suggested that those efforts could be used to mitigate the transition concerns.
- Multiple commissioners expressed support of the affordable housing component.
- Multiple commissioners requested that Council add CDC review and approval authority to building elevations and site lighting.
- Multiple commissioners questioned how such a dense project could fit into the historic Roger's Road neighborhood district.

**HOUSING ADVISORY BOARD
SUMMARY OF A CONCEPT PLAN REVIEW:
ST. PAUL VILLAGE
1604 PUREFOY DRIVE**

June 8, 2021

The key points made by members of the Housing Advisory Board during its review of the concept plan focused on encouraging the applicant to accept rental subsidies in the development and to consider targeting deeper levels of affordability that fall below 60% of the Area Median Income.

Two members of the public spoke on the concept plan. Feedback included expressing support for the project and its substantial contribution of affordable units, encouraging the Town to implement an expedited review to meet the project's schedule needs, and encouraging the applicant to consider serving households with incomes below 60% of the Area Median Income.

Submitted by: Sue Hunter, Chair

Drafted by: Emily Holt, Staff Liaison