

**SUMMARY OF A CONCEPT PLAN REVIEW: 101 and 111 ERWIN ROAD MIXED USE
DEVELOPMENT
COMMUNITY DESIGN COMMISSION
August 28, 2018**

The Community Design Commission conducted an initial courtesy review of a plan for a mixed use development at 101 and 111 Erwin Road on May 22, 2018. The applicant submitted a revised concept plan for the Commission's review on August 28, 2018. Key points made by members of the Community Design Commission during its review of the revised concept plan include:

- The project scale and density is too much as proposed. The pattern of development in the area is small lots, and should be extended to this site. Apartments or townhomes would fit the existing pattern of surrounding development, rather than large buildings.
- Transitions to the surrounding neighborhoods of Old Oxford Road and Summerfield Crossing are not sufficient. The buffers proposed need to be better. In particular, the proposed buffer to single-family homes on Old Oxford Road is not enough. The parking lot next to Erwin Road does not have enough of a buffer.
- Traffic conditions in the area are a concern; Old Oxford Road functions as a cut-through to other neighborhoods.
- The siting of buildings in the revised plans is improved to encourage a sense of community in the area.
- The site plan could make a gesture to provide public open space in the area and for future residents to enjoy green space.
- There appears to be a lack of pedestrian accessibility.
- There should be two points of road access for this project. One way to do this would be to connect the residential and hotel parking lots, which are now not proposed to be connected.
- Please have staff confirm that the proposed project would not need more right-of-way along Erwin Road. (The map shows more existing right-of-way for the Residence Inn project along Erwin Road; confirm this profile does not need to be continued north along the proposed project's property line.) The answer would affect density, building location, and buffers.

- Consider retaining and improving the pond as a storm water control measure rather than eliminating it. This could also provide a visual amenity. The pond has been there over 70 years and has its own ecosystem.
- There is too much impervious surface for the site.
- Members expressed support for a hotel expansion that does not exceed the current three stories.
- The concept plan is improved from the previous one presented. Understand neighbors' concerns, but not that opposed to the scale of the proposed plans. Only if development occurs will the existing storm water problems be improved.
- Applaud efforts to provide affordable housing. There is an undersupply of affordable housing; would like to know more about the sincerity of that aspect of the proposal.
- Likes evolution of site plan, but concern about density, the adequacy of buffers, and pedestrian connections/access.
- Traffic and infrastructure planning is important. Acknowledge this site acts as a buffer, and that the area has existing infrastructure. A more intense use may not be inappropriate because of the infrastructure.
- Encourage the applicant to focus on the public realm and transitions to adjacent properties, and to use some of the property as public amenity space that has a community benefit.
- Many neighbors in attendance; had concerns about the density proposed, traffic conditions, buffers, and the relationship of the proposal to existing Special Use Permit stipulations.

Submitted by: Chris Berndt, Vice-Chair