



101-111 Erwin Road Concept Plan

Town Council
Public Hearing

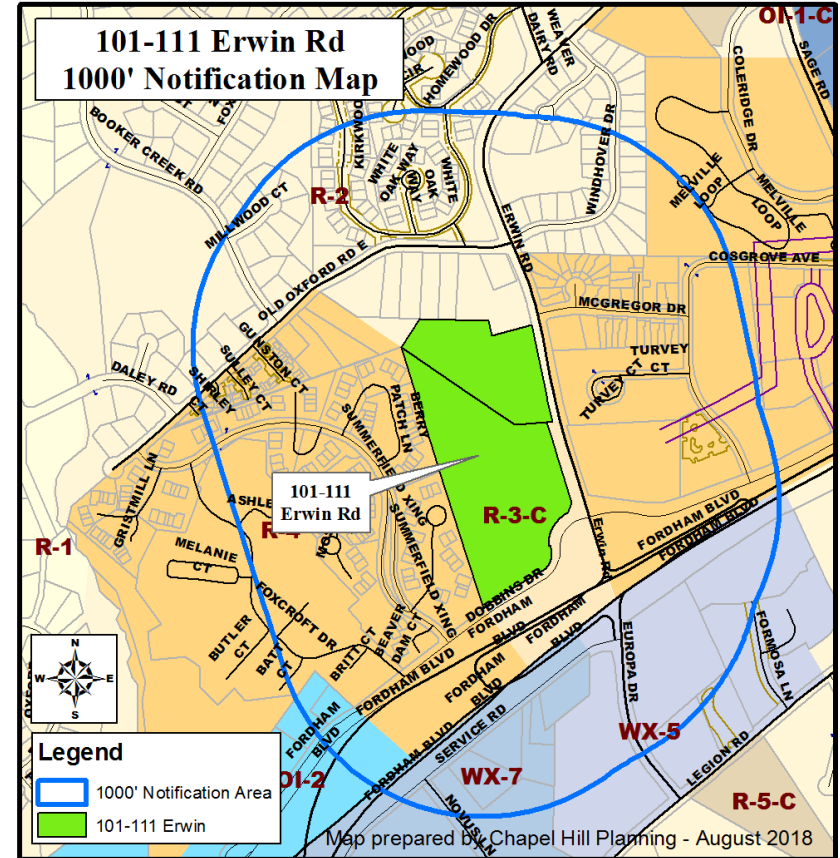
October 17, 2018



- Adopt Resolution A, transmitting comments to the applicant regarding the proposed multi-family residential development and hotel expansion.

101-111 Erwin Rd – Project Summary

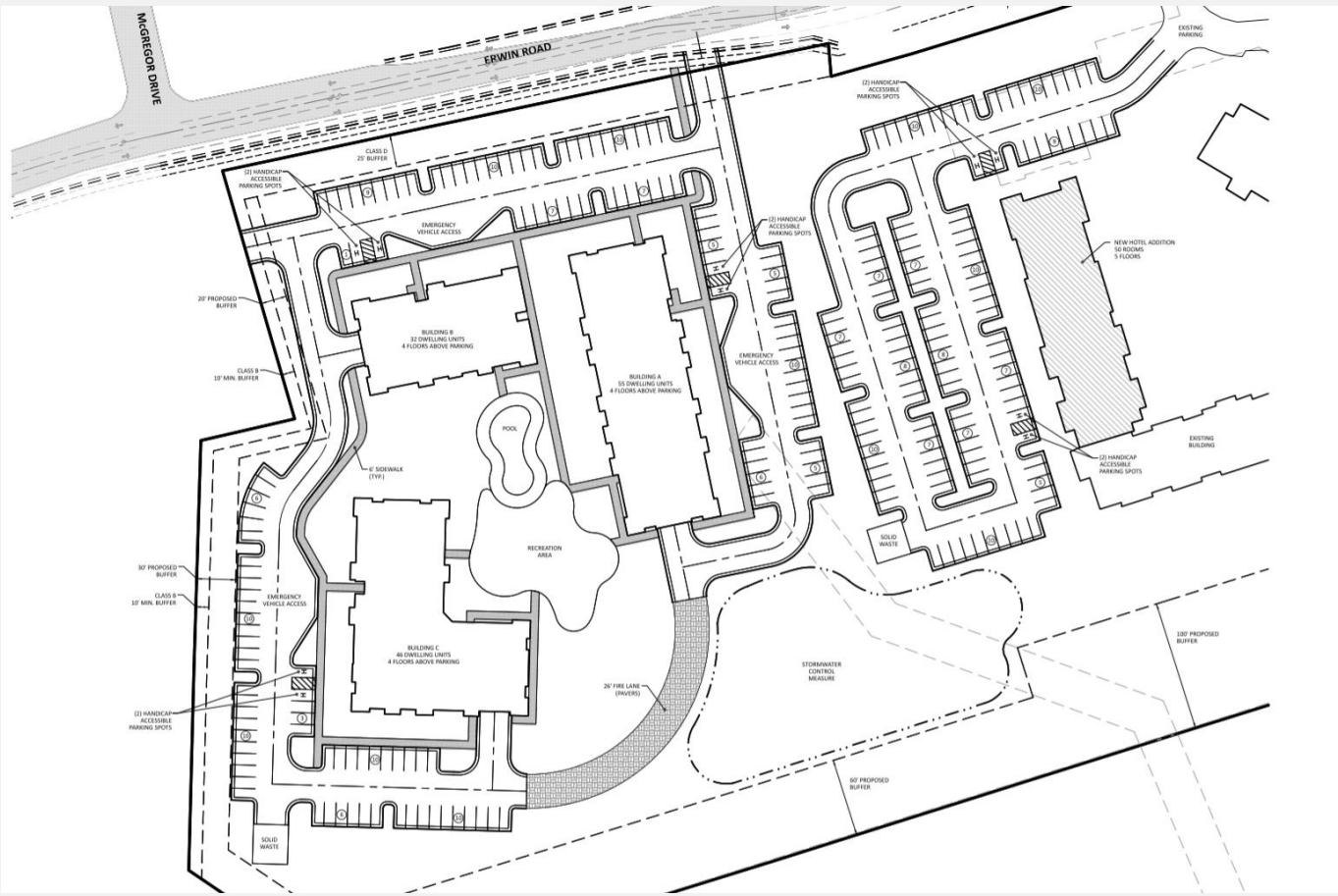
- Construction of ~140 multifamily dwelling units
- 50-room, 5 story expansion of hotel
- Rezoning



101-111 Erwin Rd – Existing Conditions



101-111 Erwin Rd – Concept Plan B



- Project scale and density is too much.
- Buffer along adjacent properties should be improved.
- Traffic conditions are a concern.
- Consider public open space for future residents.
- The site needs two points of access, potentially connecting to the hotel parking lot.
- Consider retaining and improving the pond.
- Too much impervious surface as proposed.
- Support for a hotel expansion capped at 3 stories.
- Encourage focus on the public realm.

- Ask Council to consider the previous agreements made on these properties before making a decision
- Recommend that the development blend in with the residential neighborhood
- Recommend that the Applicant commit to units with more bedrooms to accommodate larger households for the affordable component, rather than offering studios and 1-bedrooms

- Adopt Resolution A, transmitting comments to the applicant regarding the proposed multi-family residential development and hotel expansion.

