

09-11-2019 Town Council Meeting Responses to Council Questions

ITEM #14: Concept Plan Review: 1751 Dobbins Drive Office Building

Council Question:

What was the applicant's response to the idea of cantilevering the building over parking to reduce impervious surface?

Staff Response:

The applicant indicated that this created additional expense and would require additional considerations for Fire access.

Council Question:

What does "shed" on p. 220 of the presentation mean?

Staff Response:

There is a small storage building on the site.

Council Question:

To whom could the single-family home (for affordable housing) be donated?

Staff Response:

The applicant has not yet indicated who it will be donated to. Town Housing staff will begin discussions regarding this with the applicant soon.

Council Question:

What was the Housing Advisory Board's feedback?

Staff Response:

This item was not reviewed by the Housing Advisory Board.

Council Question:

What pictures are the advisory board members reaction to when they talk about modernist nature of the project and how it does or does not fit in with the context/other buildings in the area?

Staff Response:

The applicant's presentation to the Advisory Board contained images not included in their Concept Plan application. We anticipate they will provide similar images at this meeting.

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Council Question:

When will we be able to use the town wide traffic analysis software to evaluate new projects (This question can apply to all concept plans, etc.)? How are we responding to traffic concerns raised by advisory board members and the public until then?

Staff Response:

In 2017, a TIA for Blue Hill District was prepared using TransModeler software which provided real-time information on traffic measures such as level of service, delay, and capacity levels on street network for vehicles, pedestrians, bicycles, and transit. The TIA for the Eastowne Development Agreement is being prepared using the TransModeler software.

The Town-wide model work continues to be developed by the Consultant during this current Fiscal Year and is expected to be ready summer 2020. Until then, we are assuring members of the Advisory Boards and public that TIAs are required, or a TIA exemption if meeting the minimum thresholds in accordance with the Town's TIA guidelines.