

**SUMMARY OF A CONCEPT PLAN REVIEW: 1200 MLK
COMMUNITY DESIGN COMMISSION**

December 19th, 2018

The Community Design Commission conducted a concept plan review for a commercial retail and residential development on December 19th, 2018. Key points made by members of the Commission during its review of the concept plan include:

- Concern was voiced over the siting of the self-storage building within the context of the existing residential mobile home park. Additionally members suggested the applicant explore whether the self-storage building could potentially include townhomes or residential units as a part of the building design and if a potential recreation use could be incorporated into the site design.
- Suggested site improvements for pedestrian circulation and pedestrian safety.
- Concern expressed about the economic viability of the gas station.
- With the Bus Rapid Transit project coming, commission questioned whether a gas station and storage facility is in line with Town aspirations for the Martin Luther King Jr. Boulevard transit corridor.
- Interest in seeing better pedestrian connections to support new uses and to connect the mobile home area to Martin Luther King Jr. Boulevard.
- Desire to ensure that the existing open space either be preserved, or suggested the applicant provide another open space for the existing residential community.
- Expressed desire to retain as many affordable housing options as possible. First by retaining as many existing home sites as possible, secondly by proposing a potential apartment building or like use elsewhere onsite. One idea is that residential units could be added to the storage building.
- Given the age of the mobile homes (dating back to the 1960s), the developer and Town should evaluate the current condition of the homes and what could be done to bring them up to code. As part of the redevelopment of the site, the developer has some responsibility to provide new affordable homes to replace those that cannot be brought up to code.
- Some existing homes are located in the RCD, and this is a concern. Commission expressed interest in the maintenance of the RCD and preventing the impacts of the development on it.

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- Expressed belief that the viability of this project is going to rest on reducing the impact on the existing residences and that impact will determine how this project is received. The impact to existing residents is major, so that more the developer can do for the residents, the better the project will be.

- Apparently the developer has been meeting with residents. CDC commends that approach and expressed hope that this type of communication will continue through the development process.

Submitted by: Volker Mueller, Chair, Community Design Commission