

**SUMMARY OF A CONCEPT PLAN REVIEW: 2312 HOMESTEAD ROAD
HOUSING ADVISORY BOARD
May 14, 2019**

Key points made by members of the Housing Advisory Board during its review of a concept plan for 2312 Homestead Road include:

- Strongly advocate for affordable units on-site consistent with the Inclusionary Housing Ordinance requirements; this development represents a rare opportunity to gain additional affordable homeownership homes and the Board opposes losing out on the opportunity to increase the affordable homeownership stock in the community
- There are limited opportunities left to develop affordable units in Town and with every instance we need to look hard at seeing what we can do to include affordable units in developments
- Believe the shared driveway makes sense and it would be ideal to have the applicant and Town work closely together on their development plans to generate a cohesive development between the two sites and realize the efficiencies available for having the Town's project and this project moving forward at similar times
- The project itself is providing additional housing options in Town by creating new homeownership townhomes, but is lacking the affordable housing component on-site
- Would like to see a proposal for affordable housing on-site and if not, have the applicant clearly demonstrate through financial records why the provision of on-site units is not feasible
- Would like to see a breakdown of how many of the units fall into the \$250,000 selling point range vs \$350,000 range

Additional Notes:

Two residents signed up to speak and shared concerns about traffic, connectivity, and how the project might impact their neighborhood

Submitted by: Kayla Prestwood, Chair
Drafted by: Nate Broman-Fulks, Staff Liaison

SUMMARY OF A CONCEPT PLAN REVIEW
2312 HOMESTEAD ROAD
COMMUNITY DESIGN COMMISSION

May 28th, 2019

The Community Design Commission conducted a concept plan review for Bridgepoint at 2312 Homestead Rd. on May 28th, 2019. The project proposed construction of a residential townhome development. Surface parking, stormwater controls and greenspace were also proposed. Key points made by members of the Commission and Public about the concept plan include:

- Encouraged applicant to coordinate the potential uses, dimensions and the construction of the 10' multi-use path along Homestead Rd. w/ the Town.
- Expressed concern over the structured, traditional layout. Feels like the uninspired design could be re-imagined similar to developments like Franklin Grove.
- Asked for reduction in parking in keeping w/ wanting to make the development feel less auto dominant.
- Encouraged applicant to work to ensure affordable housing is included as an integral part of the development.
- Encouraged applicant to address Homestead Rd. w/ direct design intent to engage the road directly.
- Encouraged the study of moving the roundabout to the northern most street.
- Requested applicant consider breaks in the wall along Homestead Rd. to allow site permeability.
- Encouraged the use of larger open spaces.
- Relayed appreciation for the need of townhomes, but are concerned that the community is one only by proximity.
- Recommend pursuing a spatial layout that supports and enhances community within the development.