

**03-13-2019 Town Council Meeting**  
**Responses to Council Questions #1**

**ITEM #6: Blue Hill Semiannual Report #9**

**Council Question:** Pages 53-54 show apples to oranges in terms of square footage versus units; could we please have these charts in a comparable format? Including units for residential as additional information is fine, but not to the exclusion of square footage when commercial is only in square footage.

**Staff Response:** *Staff will update the report to show an additional chart detailing residential square footage.*

**Council Question:** What are the "additional anticipated through 2029" based on? We could use a footnote or some sort of methodology explanation here.

**Staff Response:** *Units and square footage in the 'Additional Anticipated' category are based on the totals initially projected for the Blue Hill District in 2014, subtracting what has already been built, approved, or submitted to review. Staff will add that explanation to the report.*

**Council Question:** What are the annual tax revenue and cost of services for each chart?

**Staff Response:** *Total annual tax revenue is shown on the District Scorecard, and total estimated cost of services was previously shared with Council in Fall 2018 (see attached Financial Impact Analysis). Staff will work on a breakdown of tax revenue and cost of services for residential vs commercial, and will share this information with Council as a follow-up to this week's presentation.*

**Council Question:** Please included the projected numbers in each chart, with "projected by year X" included. What are we comparing our tracked progress against?

**Staff Response:** *A comparison of existing activity and projected numbers was provided to Council during the Fall 2018 Blue Hill update (see attached Development Tracking Summary). Note that these numbers have not changes since Fall 2018, except that units and square footage Under Review has been broken out.*

**03-13-2019 Town Council Meeting**  
**Responses to Council Questions #2**

**ITEM #6: Blue Hill Semiannual Report #9**

**Council Question:** The chart on p. 69 list the debt service, but do we have any idea of how much we spend on town services for the apartments? They would have to pay for their own commercial garbage and recycling pick up. But is there a formula that says how much we spend on police and fire, maybe based on number of units or square footage? Or road maintenance based on linear footage?

**Staff Response:** *Total estimated cost of services (for commercial and residential combined) was previously shared with Council in Fall 2018 (see attached Financial Impact Analysis). Staff will work on a breakdown of cost of services for residential vs commercial, and will share this information with Council as a follow-up to this week's presentation.*

*Chief Blue shared the following insight related specifically to police service: "The Police Department uses the measurement of calls for service to determine police staffing levels and operational needs, which ultimately helps us determine our costs. We have found that calls for service do not significantly increase with a higher density building, based upon our experience with the accelerated development in Town over the last few years. Mixed use, to include retail, tends to generate an increase, while residential-only generally does not.*

*We are transitioning to a workload-based staffing model and an analysis of calls for service supports this thinking. Through a comprehensive assessment of workload (calls for service and other operational priorities), we are able to accurately and reliably predict optimal police staffing levels for the Town."*

*Chief Sullivan offered the following on fire service: "As part of our strategic planning phase 2 we will be evaluating 'standards of cover,' which will better inform any needs analysis related to impacts of development. What we do know is that increasing density will drive both future staffing needs and the need for new types of apparatus. Several other municipalities in our area are re-evaluating their minimum staffing levels and are considering minimum levels that we only reach on days when everyone on the shift is at work."*

**Council Question:** When would the construction of the Elliott Rd Flood Storage Project be completed, provided that State permits are given in May 2019?

**Staff Response:** *Construction of the Flood Storage project could be complete by summer 2020. The timeframe for construction will be approximately one year from the start date, which will be shortly after all required permits are received.*

## **03-13-2019 Town Council Meeting** **Responses to Council Questions #2**

**Council Question:** When would the construction of the Elliott Rd Extension be completed, provided that construction begins in fall 2019?

**Staff Response:** *Construction of Elliott Rd Extension could be complete around Fall 2021. The timeframe for construction will be approximately two years from the start date.*

**Council Question:** Which properties have been and will need to be acquired, as part of the Elliott Road Flood Storage?

**Staff Response:** *There are four properties within the project area that will require acquisition or easements. The property owners are: Ram Realty (owner of Elliott Square and Fordham Blvd Apartments site), Mariakakis Enterprises, Federal Realty Investment (owner of Eastgate), and Little & Cloniger Partnership (owner of Staples site). Town staff have been working with representatives from these companies to secure the necessary land resources for this project. Please see the attached conceptual easement exhibit map of the properties.*

**Council Question:** Can you expand more on what the Housing Fair referenced on p. 51 of the packet is? When and where will it occur?

**Staff Response:** *Bell Partners, the property management company for the Park Apartments, held a Housing Fair on Saturday, March 9 from 10 am – 2 pm in the leasing office on-site. Bell Partners invited representatives from local apartment communities with rents similar to the Park to participate in the event to provide information about their properties. Housing and Community staff coordinated with the property managers and invited non-profit housing partners to participate in the event. We understand that the Community Home Trust and CASA participated in the Housing Fair.*

**Council Question:** What exactly will be done with the Babalu sign structure?

**Staff Response:** *As approved by the CDC, the existing sign structure will increase in height from 16' 8" to 25' 6" to provide better visibility for the restaurant. The appearance of the structure (materials, color) and the sign itself will not change.*

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**Responses to Council Questions #2**

**Council Question:** Is there a sense of how much each of the completed developments are bringing in, tax revenue-wise, or what the projected tax revenue is for each proposed developments (not just in the aggregate)?

**Staff Response:** *Total annual tax revenue is shown on the District Scorecard. Planning staff will work with BMD staff to better understand the breakdown by project, and will share this data with Council as a follow-up to this week's presentation.*