

## 10-28-2020 Town Council Meeting

### Responses to Council Questions #1

#### **ITEM #16: Consider an Application for Conditional Zoning for Bridgepoint at 2214 and 2312 Homestead Road from Residential-5-Conditional (R-5-C) to Residential-5-Conditional Zoning District (R-5-CZD)**

**Council Question:**

Recreation Area Payment-in-Lieu: It has been established that this request does not apply to this application. Can we please remove this as an item for Council consideration?

**Staff Response:**

*Staff will remove reference to this in the presentation.*

**Council Question:**

Has the applicant re-considered the plan for a fence between Bridgepoint and 2200 Homestead?

**Staff Response:**

*The applicant has been working with the Town to revise their landscape plan and develop a shared buffer between Bridgepoint and the 2200 Homestead Project. South of Public Street C, the applicant will provide a landscape buffer varying from 10.58 ft. to 29.57 ft. in width. To the north of Public Street C, a 20 ft. shared buffer will be provided on the Town-owned property at 2200 Homestead. No fence is proposed at this time.*

**Council Question:**

Did the applicant agree to the condition set forth by the T-Board re. extending the bike path on Weaver Dairy Ext to Homestead?

**Staff Response:**

*We are working with the applicant to determine if they agree with extending the bike path.*

**Council Question:**

What will the process of obtaining a parking permit for residents of the affordable housing units entail? Are there any associated costs? If so, what are they?

**Staff Response:**

*The applicant is proposing no on-street parking for this development. Each townhouse will include a two-car garage as well as a driveway large enough to park two vehicles. Nine shared parking spaces will be constructed to the northeast of the intersection of Public Streets B and C.*

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*At this point, no decision has been made to establish a parking permit system for the neighborhood.*

### **Community Design Commission (CDC) comments:**

*On September 22<sup>nd</sup>, the CDC reviewed Bridgepoint and continued the discussion to their October 27<sup>th</sup> meeting. Their initial feedback on the project included:*

- *Some expressed concerns about the streetscape along Homestead and Weaver Dairy Extension. They worried that the backyards and private spaces, not the façades of the townhouses, face these streets, and these areas are not completely private even with the proposed landscaping. They would have preferred that the façades face these streets, but acknowledged that the grades did not allow that. Others felt that having a front door on a busy street was not a good experience for residents.*
- *The CDC had requested applicant deemphasize the prominence of the garages during concept plan process; however, the applicant had not addressed this. They reiterated their concern about the two-car garages and driveways that dominate the streetscape. They feared that the recessed entries into the house were overshadowed by the garages. They discussed offsetting the units to break up a wall of two-car garages.*
- *Some found that the project proposed too much density for the site. They felt that this made the design dull and monotonous. They worried that the design was not well integrated into the natural environment.*
- *The CDC also asked the applicant to consider relocating garages to the back of the houses and accessed by alleys so as to create a better streetscape experience.*