



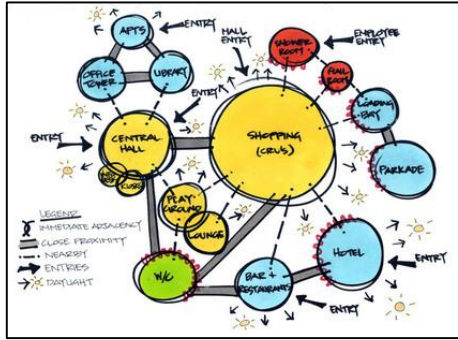
Bridgepoint Concept Plan

Town Council
Public Hearing

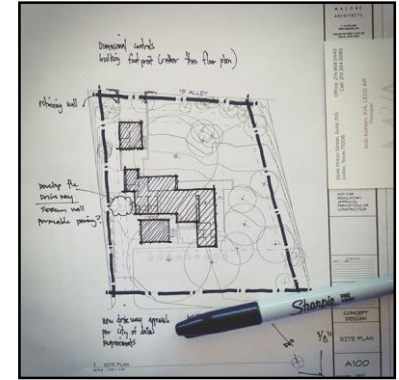
June 19, 2019



1000' Notification Boundary for Parcels 9870-91-4489 & 9870-91-9528

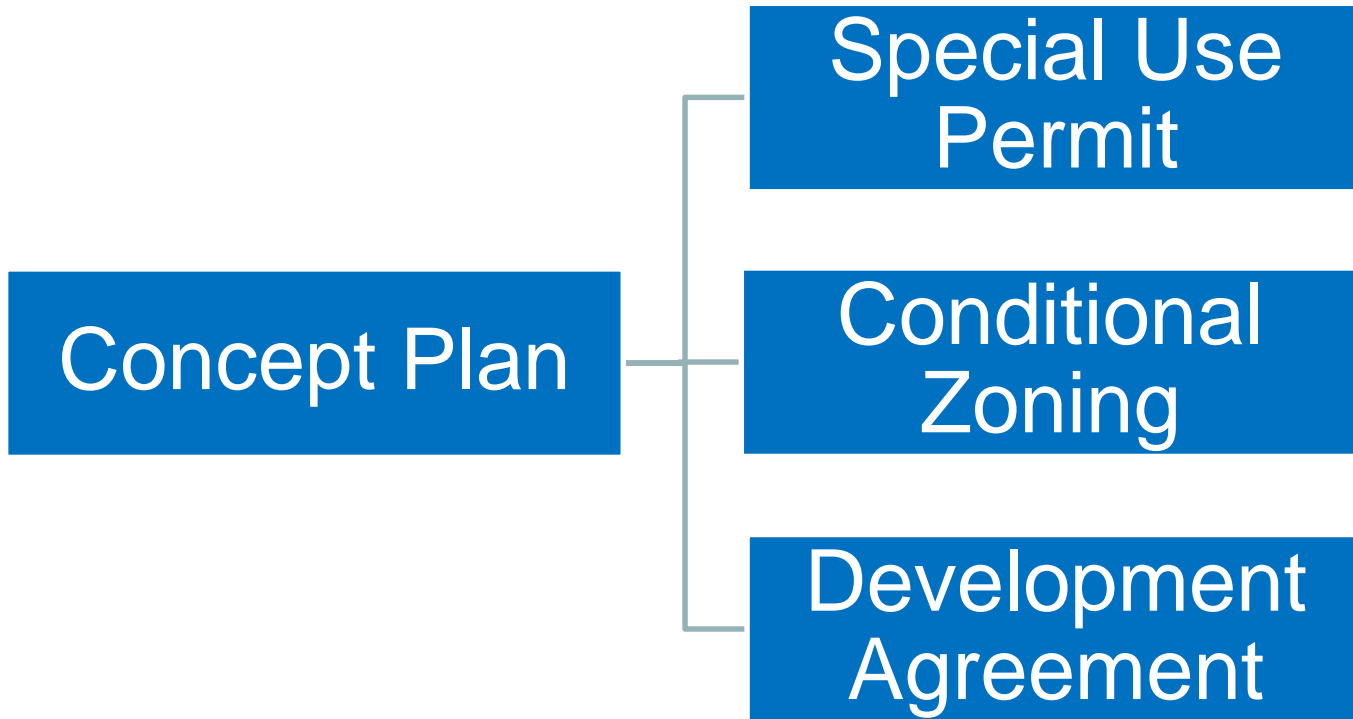


Concept Plans



- **No Decision; Feedback Only**
 - Applicant presents rough initial sketch
 - Staff does not conduct formal review of concept
 - Instead forwards sketch for preliminary feedback

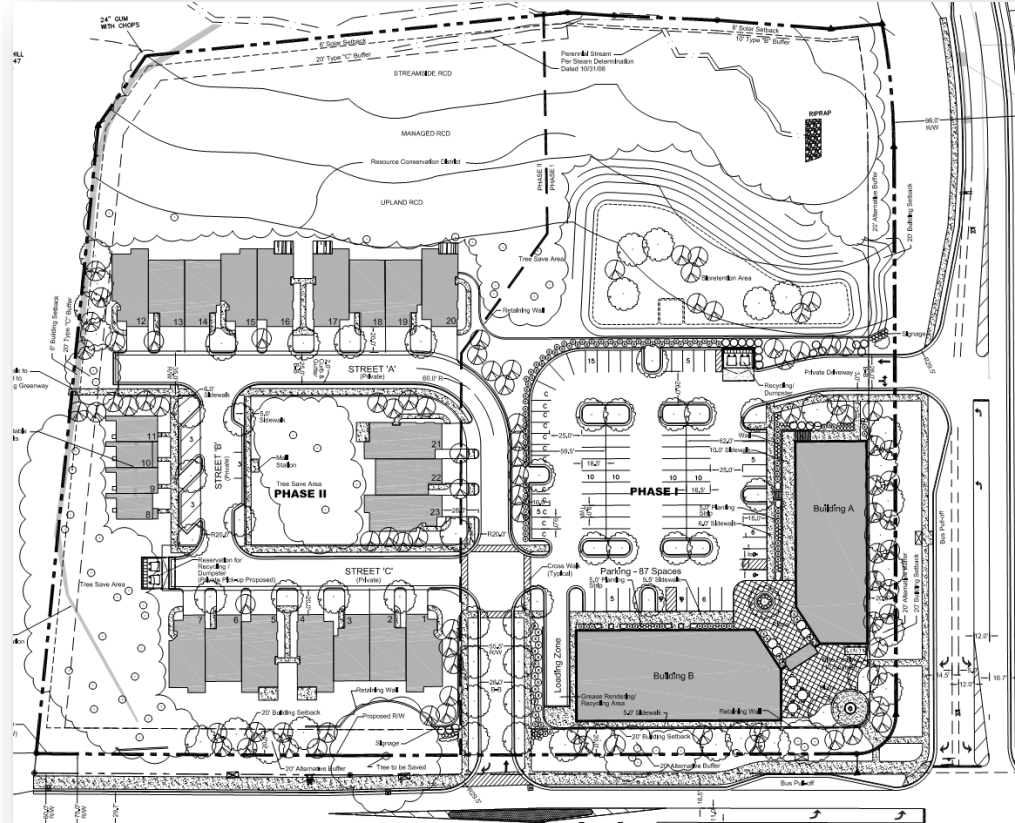
Next Step in Process: Submit Formal Development Application



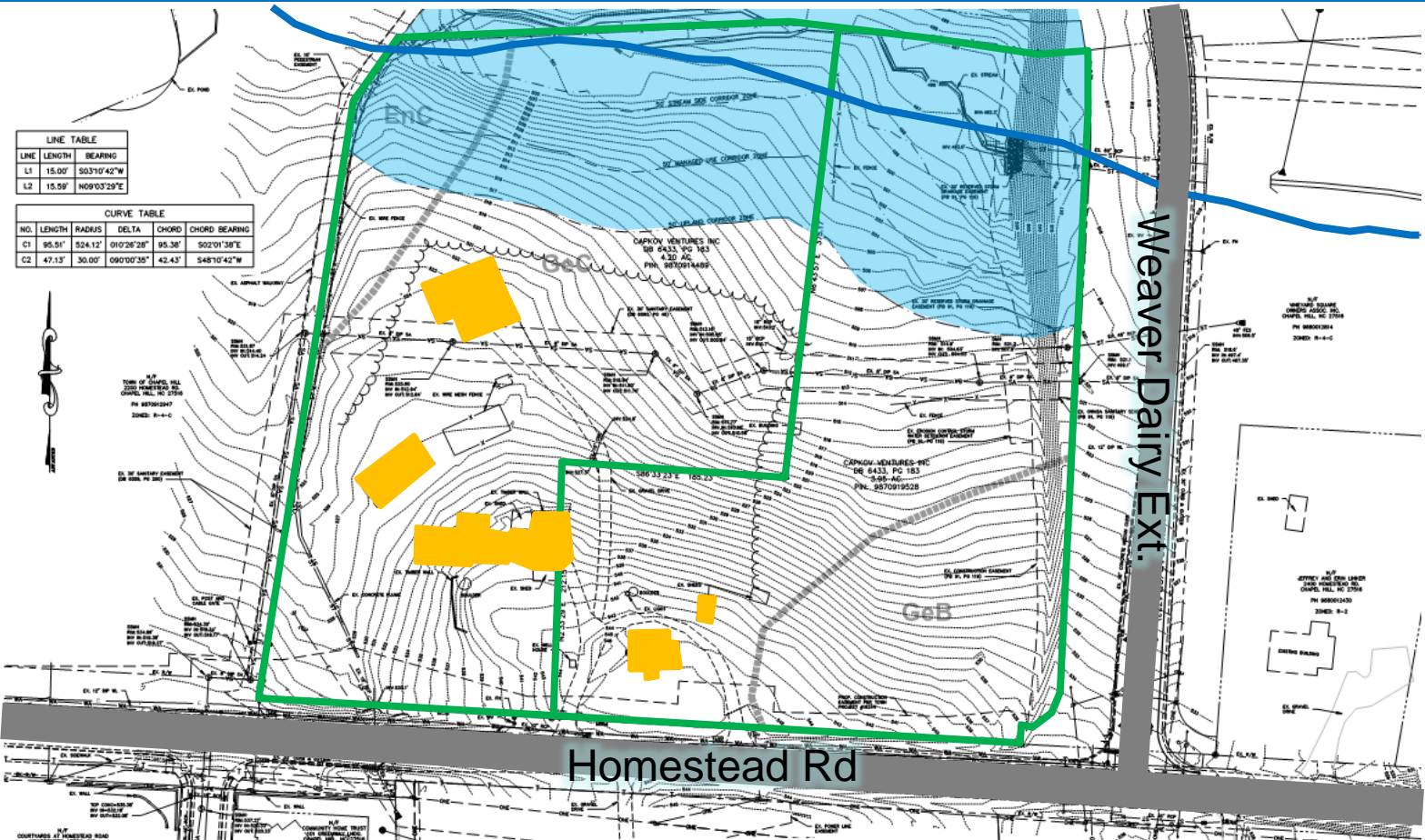
- Adopt a Resolution, transmitting comments to the applicant regarding the proposed development.

Bridgepoint – Project Summary

- 54 Townhomes proposed
- Up to 121,100 SF of floor area (5.87 units/acre)
- R-5-C, No rezoning
- Proposed construction of entrance and roundabout for adjacent affordable housing project



Bridgepoint – Existing Conditions



Bridgepoint – Concept Plan



Inclusionary Zoning Ordinance

- 15% of units must be set aside as affordable
 - Half at 65% AMI
 - Half at 80% AMI
- Fraction of a unit to be provided in the form of payment in lieu

- Any proposed alternative to on site units must demonstrate that:
 - It provides an equivalent amount of affordable units that better achieves affordable housing goals; OR
 - Providing on-site affordable units is not economically feasible; OR
 - It is impossible to provide the units on site because of federal or State law.

- Strongly advocate for Affordable Units to be built on-site, due to limited opportunities left to develop units in Town
- Applicant should clearly demonstrate through financial records why on-site affordable units is not feasible
- Request breakdown of units falling into \$250,000 selling range vs. \$350,000 range
- Shared driveway makes sense; applicant and Town should work closely together

Bridgepoint – Community Design Commission

- Coordinate design of the 10' wide multi-use path along Homestead Rd with the Town
- Concern over traditional layout of the structures
- Reduce parking to avoid auto-dominant feel
- Encourage design that engages the road directly, with breaks in the wall along Homestead Rd.
- Use larger open spaces
- Ensure affordable housing is an integral part of development

- Adopt a Resolution, transmitting comments to the applicant regarding the proposed development.