



Bridgepoint Concept Plan

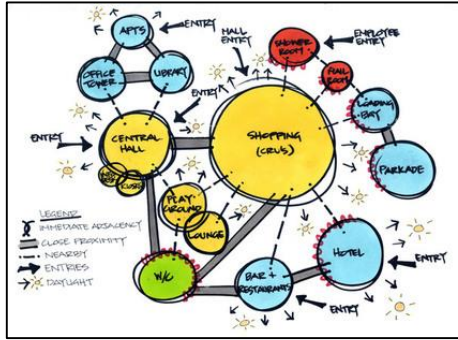
Town Council
Public Hearing

June 19, 2019

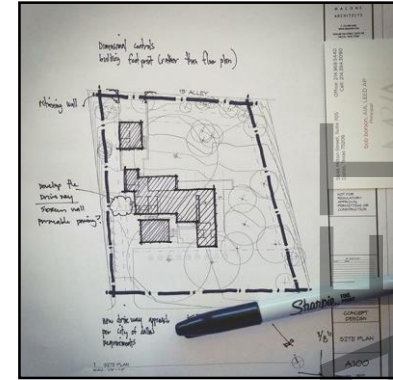


1000' Notification Boundary for Parcels 9870-91-4489 & 9870-91-9528

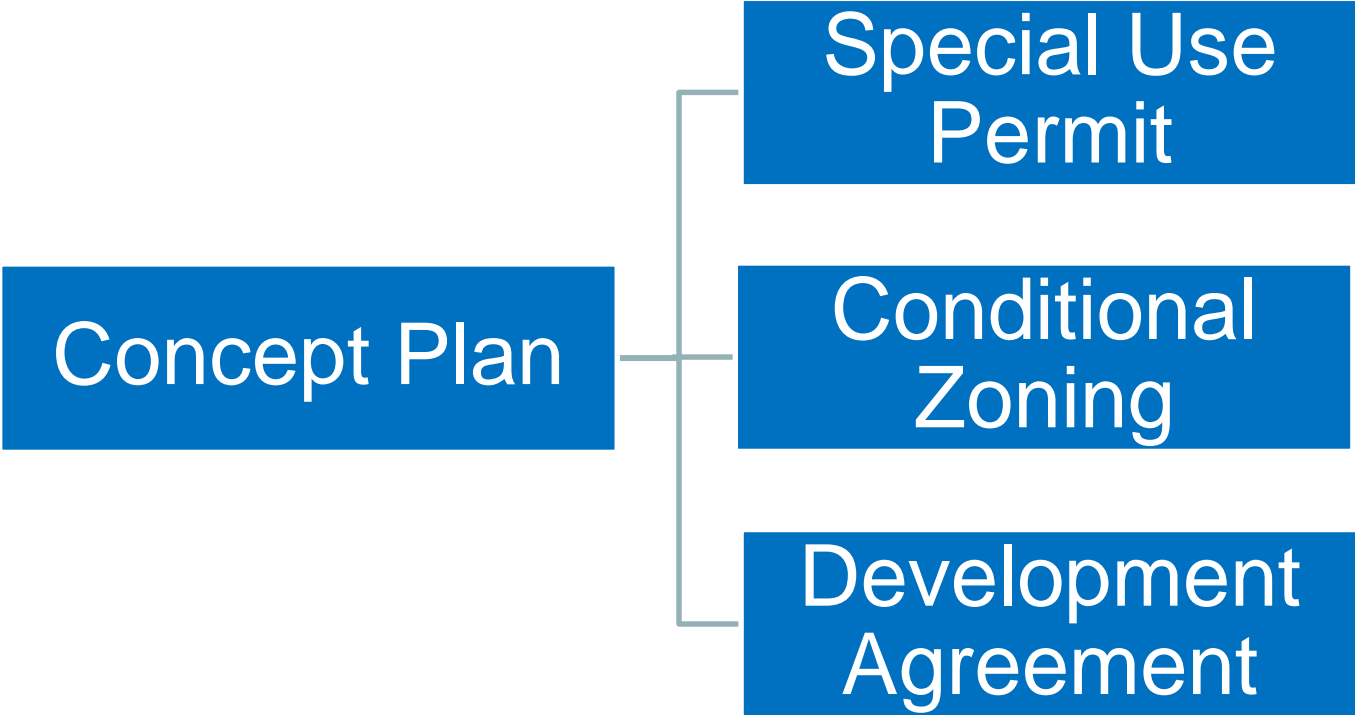
DRAFT



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



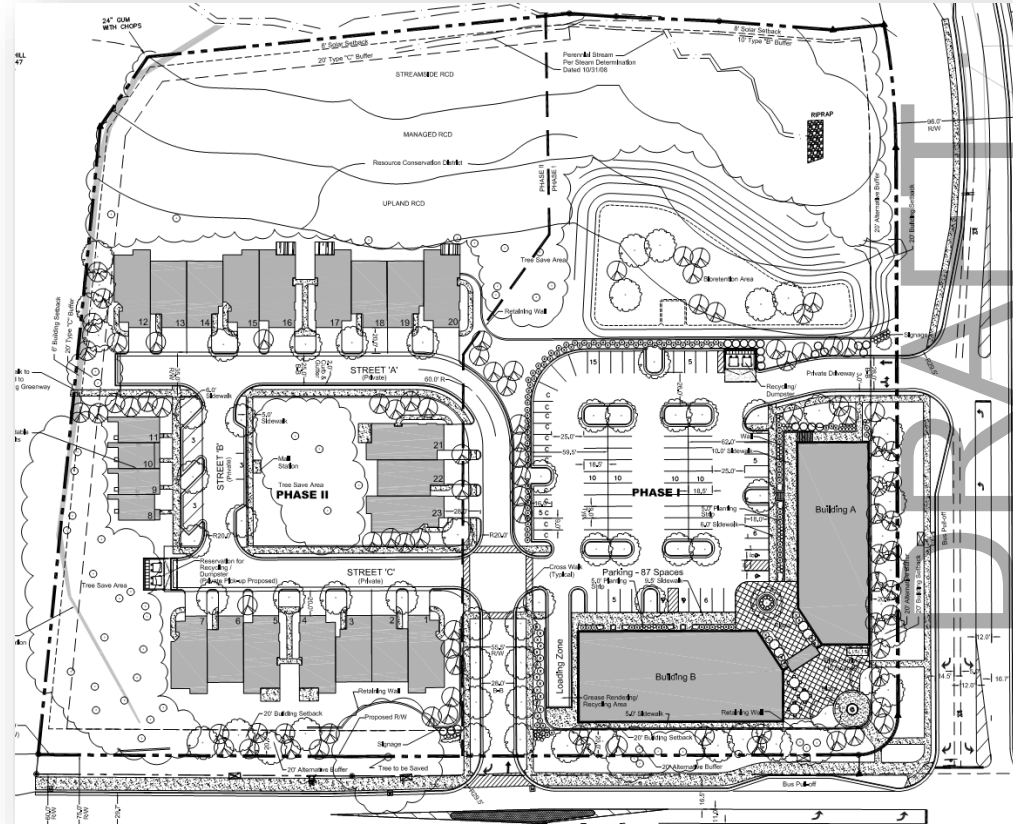
DRAFT

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

DRAFT

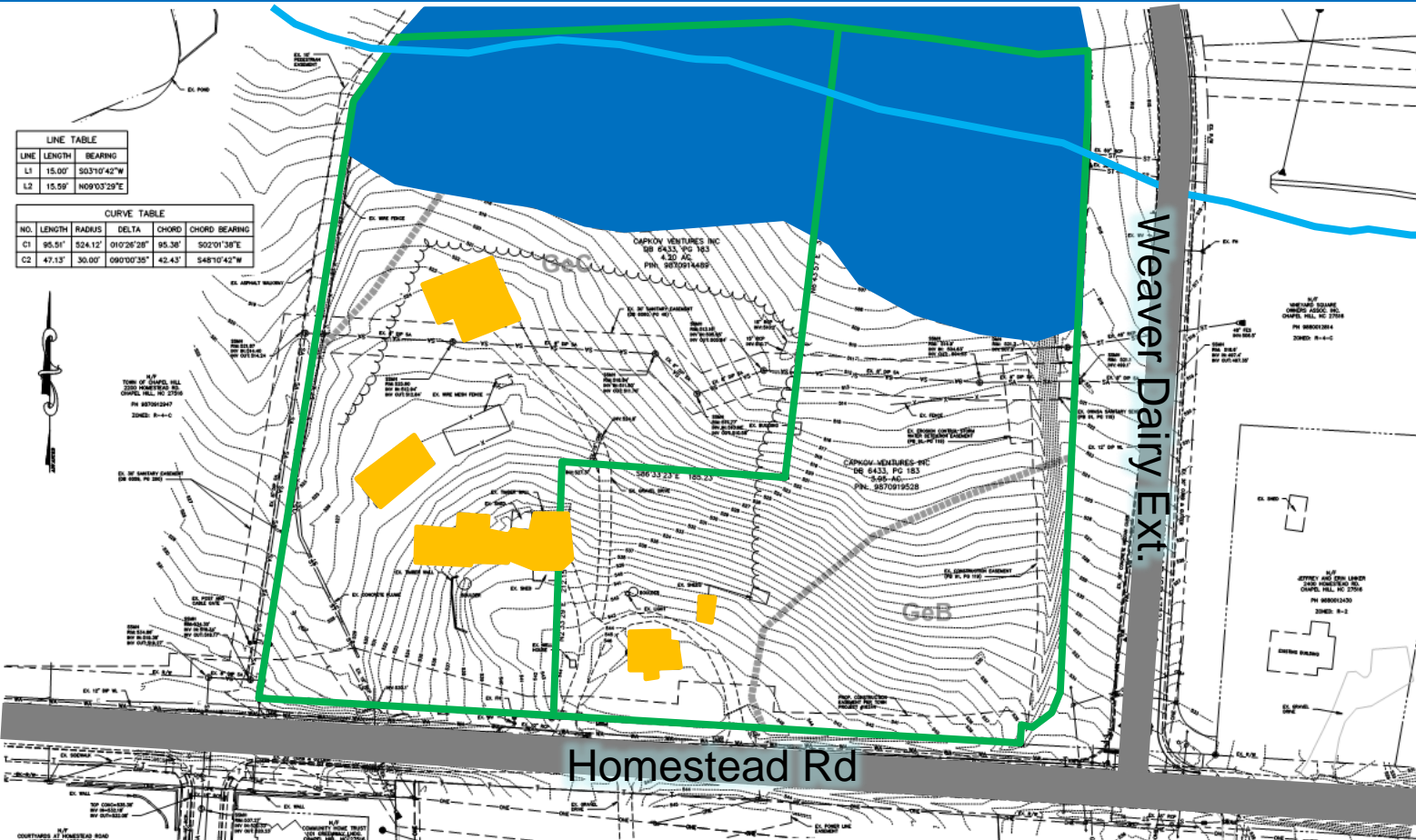
Bridgepoint – Project Summary

- 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

DRAFT



Bridgepoint – Concept Plan



Weaver Dairy Ext.

Homestead Rd

DRAFT

Bridgepoint – Community Design Commission

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

DRAFT

- Strongly advocate for Affordable Units to be built on-site
- Limited opportunities left to develop affordable units in Town
- Shared driveway makes sense; applicant and Town should work closely together
- 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

DRAFT

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

DRAFT