



2200 Homestead Road

Town Council Presentation



Wednesday
June 20, 2018

2200 Homestead Road

Background

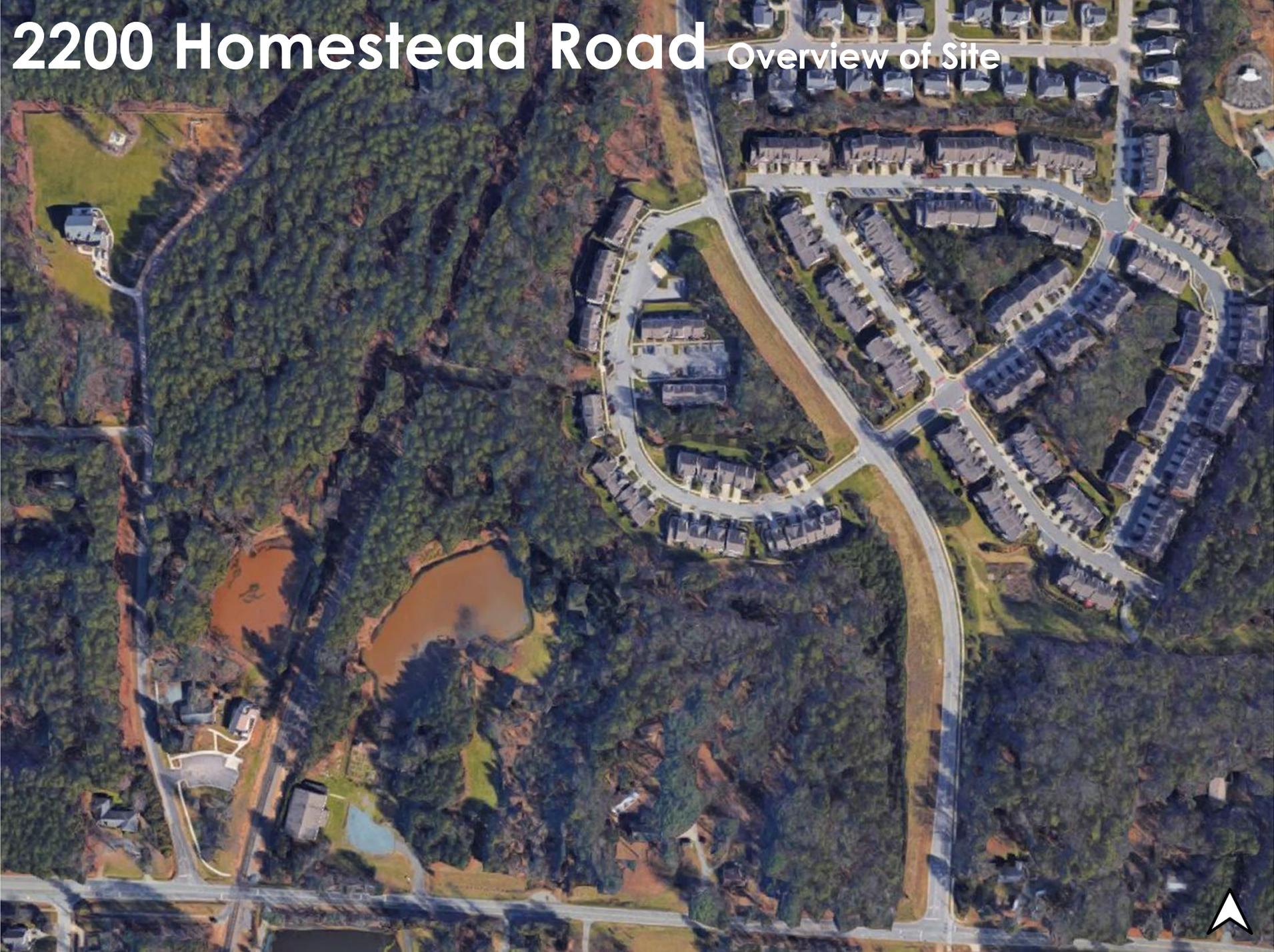
- Town designated 2200 Homestead Road property for Mixed Income Affordable Housing on 9/6/2017
- Town Council authorized Town Manager to pursue development of the property.

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Overview of Town Goals for the Property

1. Increase the availability of housing for households with a range of incomes up to middle income.
2. Provide rental housing to vulnerable populations.
3. Ensure long term affordability.
4. Locate housing near transit services.
5. Develop housing with high leverage from outside sources.

2200 Homestead Road Overview of Site



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2200 Homestead Road overview of Site

32.436± ACRES
PIN 9870-92-6174
P/O. TM 7.24.16



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Development Plan:

1. Create a mutually supportive, self-sustaining, mixed-income community, providing a housing opportunity for some of our most at risk and underserved populations.
2. We anticipate the parcel will be developed by the Town, possibly in collaboration with one or more partners.

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Process to Date:

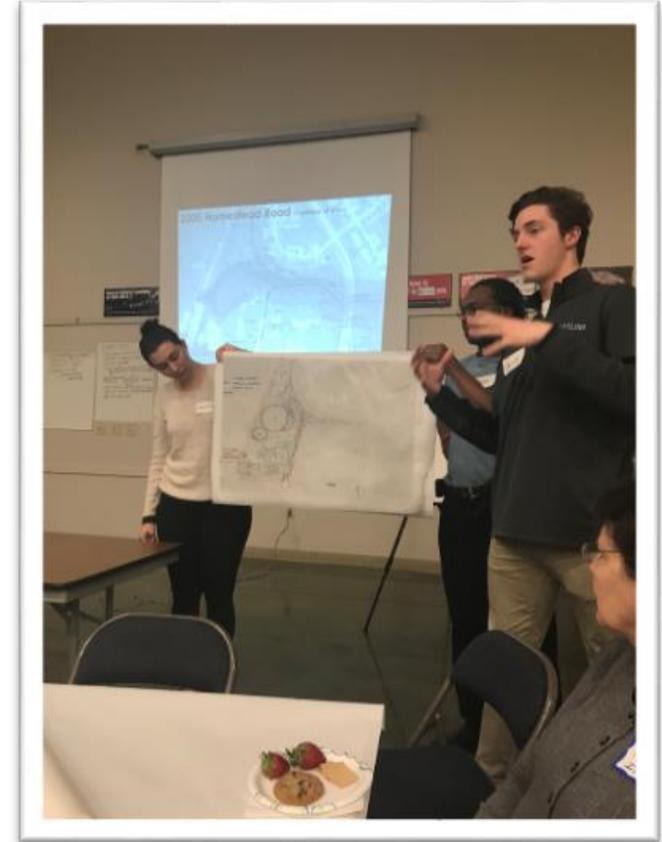
1. Conversations with Town Staff and community groups
2. Community Engagement Meeting #1
 - Principle stakeholders, potential residents, and housing providers
3. Community Engagement Meeting #2
 - Broader community and neighbor outreach



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Process to Date:

4. Technical Review Team
5. Concept Plan Application Submission
6. Housing Advisory Board Presentation
7. Community Design Commission Presentation



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Development Plan:

1. Approximately 146 units of mixed-type residential housing
2. Community gardens
3. Co-op market
4. Playground
5. Greenway trails
6. Bus stop
7. Rebuilt pond

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Housing Plan:

1. Approximately 146 units of mixed-type residential housing
 - Ten (10) units of tiny homes
 - Twenty-eight (28) townhouse style units of housing
 - Seventy-two (72) apartment units
 - Thirty-six (36) units of shared housing

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Combined Option:



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Next Steps:

1. Identify development partners
2. Inform project costing
3. Draft a project timeline
4. Define income levels to be served

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Concept Plan:

High level approach to project design proposal.

Guidance on key design considerations:

1. Density
2. Scale, massing, and architecture
3. Development of the property
 1. Rebuilding the pond and RCD impacts
 2. Development North of pond
 3. Development adjacent to the rail
 4. Compatibility with the neighborhood

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Combined Option:



Thank you.



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