

Responses to Council Questions at March 23, 2022 Public Hearing Jay Street Affordable Housing Development

- Please explore ways to reduce parking.
 - **Response:** We are removing the modification request to exceed the Town's parking maximum and proposing to reduce our parking count by 10 to 90 spaces.
- Please explore the lighting along Jay St and the entrance to the site.
 - **Response:** The applicant is open to exploring installing additional lighting and think it will enhance the proposed improvements and safety along Jay Street.
- Will the project be 100% electric?
 - **Response:** The project will be all electric. No natural gas will be provided/utilized at the site.
- Feedback on building colors.
 - **Response:** The applicant remains open to refining the color palette of the building exteriors and will consider Council's comments, as well as community feedback from past and future engagement efforts, as we work towards finalizing building design ahead of final approvals.
- What options does the Town have to maintain control of the portion of the parcel that is not proposed for development?
 - **Response:** The Town intends to maintain ownership of the Jay Street parcel and execute a ground lease agreement with the developer that will allow them to build and oversee the proposed site plan. The Town and its development partners have discussed ground leasing only the portion of the Jay Street parcel that is proposed for development. The development team, in consultation with its attorneys, have indicated they welcome this idea and it will be worked out in the negotiation of terms for the ground lease, which will be finalized by spring 2023.

Staff is recommending the removal of the conservation easement stipulation from the draft conditional zoning ordinance. Sanford Holshouser has indicated that rezoning is not the appropriate time to attach this type of easement to the parcel and that the Town should take the time to consider the best method to meet its interest of ensuring the undeveloped land is preserved. An easement can be considered in the future, in addition to limiting how much of the parcel the Town leases to the developer.