

**SUMMARY OF A COURTESY CONCEPT PLAN REVIEW: 101 and 111 ERWIN ROAD MIXED
USE DEVELOPMENT
HOUSING ADVISORY BOARD
OCTOBER 9, 2018**

Key points made by members of the Housing Advisory Board during its courtesy review of a concept plan for a mixed use development at 101 and 111 Erwin Road include:

- The HAB acknowledges the project is planning to meet affordable housing requirements of the inclusionary zoning ordinance
- What the applicant is offering doesn't meet Town housing goals because the applicant is mostly offering studios and 1-bedroom units for the affordable units
 - The HAB would like the applicant to better meet affordable housing needs of families in this proposal by committing units with more bedrooms for affordable housing
- 18 resident neighbors came to speak and were not in favor of the development as presented. In particular, residents had concerns over the environmental impact, traffic impacts, and fit with the surrounding neighborhoods
- HAB would like the Council to consider the previous agreements that have been made on these properties when considering any future development application
- HAB recommends consideration be given for a development that blends in with the residential neighborhood
- Concerns were expressed related to the high density and stormwater impact of the project.

Submitted by: Mary Jean Seyda, Chair

Drafted by: Nate Broman-Fulks, Staff Liaison