



MEMO

Date: July 27, 2020
To: Matt Dellinger, Planning Board Chair
From: Trey Akers, Project Manager
Re: Davidson Cottages Conditional Master Plan – Planning Board Report (DPO 14.5.6)

PLANNING BOARD REPORT

Discussion Summary

After an overview synopsis of the project and timeline by Senior Planner Trey Akers, board members discussed the following topics:

- Rainwater Management: The types of strategies being employed in the development and the extent to which they are or could be more fully integrated into open spaces and other development features.
- Tree Preservation: The extent to which and mechanisms by which trees will be preserved, particularly those species closer to the construction areas.
- Parking: How to provide sufficient visitor parking given that some residents may not park in their garages; and, how to require this wherein the project is already meeting ordinance requirements.
- Affordable Housing: Recognizing the creativity and willingness of the developer to meet not just on-site construction requirements but to do so at the lowest Area Median Income thresholds.

Items to Consider

- Rainwater Management: Continue to look for opportunities to create an integrated rainwater management system rather than a consolidated treatment facility.
- Tree Preservation: Ensure master plan language is clear in recognizing the importance of tree protection during construction.
- Parking: Resolve the need for dedicated parking related to the affordable housing units, which currently do not feature dedicated off-street or on-street parking.

Signature/Date
Matt Dellinger, Planning Board Chair