

**Route 1 South Housing Affordability Strategy**  
**Charrette Day 3, Wednesday, February 28, 2018**  
**Morning Volunteer / Core Team Meeting**

Summary of discussion:

- Provide more information on potential redevelopment scenarios
  - Include scenario of what can be built with existing zoning, including an illustrative
  - School enrollment projections with the redevelopment blocks included
  - Provide potential impact to sewer, stormwater and transportation systems
  - Consider potential impact of taller buildings on shorter existing buildings (i.e. light and air)
  - Number of units and types
  - Parking
  - FAR
  - Open space
- Housing
  - Explain in greater detail why added density is necessary to preserve housing affordability
  - Provide current rents of affordable housing units
  - Provide what market rate rent is in this area
  - Provide what income (AMI) would be needed to afford rent
- Pedestrian safety
  - Need curb cuts for ADA access in any redesign
  - Double row of trees with wider sidewalk good option for Route 1
  - Provide ways to address both sides of Route 1
  - Expand pedestrian safety measures to include S Columbus at Alfred and Alfred at Gibbon
  - Provide information about how pedestrian crashes are reported
- Mobility and Accessibility
  - Look at one-way pairs (Franklin and Gibbon) for circulation and safety improvements
  - Look at dysfunctional right turns and ignored signage
  - Look at ways to make better bike and pedestrian connections along Route 1/S. Patrick
  - Provide reasoning for why traffic study is not being performed for this housing strategy
- Address population density concerns on the existing residents, specifically as it relates to potential quality of life issues.
- Provide more information on existing population
- Be more explicit about what types of data and from where the data is derived for existing City adopted Plans and Studies