

GMH MILITARY HOUSING SITE PLAN (02-17)

Mr. James Sperry appeared before the board for this proposal.

MR. PETRO: Let's go on to the next one, GMH Military Housing 2-17 is the last one, we're doing the one before this was 2-18.

MR. SPERRY: Again, this is the military side and very similar situation on here in that in fact, it is a little bit simpler, the units themselves we're proposing combination of what we call two family attached units, a few single family units and this is more because of the response to the arranging system that we had to respond to, actually, initially, we didn't have that, but in the fine tuning, we had to create some detached units and then what we call townhouse units, again to house folks that are currently in the private. And what they project would be the total number we're going to need during the life of the project. We have a total of 171 units. What's unique about this is the fact that we're going in in phases as the entire project's going to be built we're demolishing the units that are there in total and bringing in all new units. In order to do that, we're also going to respect very much where the units were originally placed and what's interesting, if you actually go and look at an overlay, we're putting these things right on top of the units that were there before, trying to be respectful of the infrastructure, streets, landscaping, so very little change in the overall character of it, except, again, introducing new units out here. What is different from the plan last time there was concern with some of the on-street parking, you're forced to deal with right now that could we incorporate limited areas of what we'll call off-street parking for guests that maybe in the area in the event of perhaps someone happens to have more than two cars, we have responded to that by creating little pockets of just small areas and the largest one may have three or four cars in the project area, so we try to minimize the number of situations where there's now off-street parking at all. The infrastructure is exactly the same situation, we're going to utilize the

water and sanitary system that's in place to the greatest extent as possible and evaluating that as we do the detailed design to make sure that we meet all the capacity requirements for the units in terms of the design, again, we're widening the roads to 30 feet where they don't meet that in terms of landscaping. One additional thing we're introducing now sidewalks taking the curbs out and introduce new curbed sidewalks, walkways.

MR. PETRO: I see it on that side, I don't see it on the private side.

MR. SPERRY: It's very difficult to see, but we do have, what we have done is put it into the perimeter but there's a walk that will show up. Lot 1 you're going to see that on lot 1, we're working with the walkway network as the units have settled down in their location, we're going to do the same thing.

MR. PETRO: You have some internal ones in the park but not in the street.

MR. SPERRY: We're going to do the same thing, we're going to connect them.

MR. PETRO: One side definitely.

MR. SPERRY: That's the intent, we're trying not to do it on both sides.

MR. PETRO: That's up to you but we're going to require one side.

MR. SPERRY: We'll have it on one side, that's what we have done. This here I have it on the outside and put it on the interior over here. From a landscaping standpoint, exactly the same scenario, the three earmarks that you see save the material that's there and in-fill and same thing we've done some landscape typicals for the units, trying to really put emphasis right around the fill area, an additional screening where we have patios and screening in the rear, typical single family units, there's a lot of material that's going to stay, we'll get into the two family units

trying to give a little bit of separation, a little bit of privacy in the rear so we'll be presenting the typical, so we'll adjust depending on what materials are used on a particular lot. Storm water management, same scenario, again, everything goes downhill right now into the stream, we're going to try and intercept in a couple of pockets, we're going to at a couple spots here, another one located right down in here, intercept it, water quality, and then we'll put it back into the system, send it to the stream so we don't have to rebuild everything that's out there. And finally, the streets, we widen them, there will be a topping of the asphalt throughout the project area.

MR. PETRO: All these streets exist already?

MR. SPERRY: Yes, we haven't changed anything in the street layout.

MR. PETRO: All private roads on that side also?

MR. SPERRY: Yes.

MR. KARNAVEZOS: The four family houses, are they connected to one another?

MR. SPERRY: The townhouses?

MR. KARNAVEZOS: I'm sorry, the four bedroom single family.

MR. SPERRY: We have a combination, no, they are not, in fact, that would be the units that would take place right within this area and they would be freestanding units.

MR. KARNAVEZOS: Are these garages right here?

MR. SPERRY: All the units have garages, exactly.

MR. KARNAVEZOS: So there's a, there's a gap between these?

MR. SPERRY: No, excuse me, all right, yes, these are attached, exactly, sorry.

MR. PETRO: Mark, you're going to include the lead agency coordination letter in this application also?

MR. EDSALL: Yes.

MR. PETRO: You did nice work on the plans, they're very detailed and they look nice, good job, lot of work.

MR. SPERRY: Thank you.

MR. PETRO: I don't think we're going to do anything else tonight. Do you have Mark's comments for the whole thing?

MR. SPERRY: I'm going to pick them up.

MR. PETRO: Would you request that we do anything else?

MR. SPERRY: Well, I think, does it make sense that you want to go through a public hearing combined for lot 1 and lot 2?

MR. PETRO: I would yes, I mean, I think the board, I would like to do it.

MR. SPERRY: What we'd like to try to do is we'd like to target perhaps the November 6 meeting.

MR. PETRO: I would suggest instead of targeting that date, make sure you address all Mark's comments, get them to him, if you're ready, and Mark says Jim, these people are ready for a public hearing, you'll go on instead of us picking a target date which means nothing.

MR. EDSALL: Under my comments, I have quite a number of things that had to be added to the plans, as far as sewer, water, drainage, utilities, all the street improvements, do you want all those items available on the plans for the public hearing?

MR. PETRO: Yes, I think so because, you know, you have a lot of units here on not a small piece of property

but it's pretty well a lot of density there and you're going to have people here wanting to know why you have that and what's going on, why it was zoned that way and the one edge that you have, if you want to use that as an edge is that it's military and the way things are going to me that's a big edge, very patriotic and we're trying to work with you, but I think we should be prepared to answer questions on all aspects of the plan so therefore, I think you should be very detailed and know exactly what you're doing and that's it.

MR. SPERRY: That's fine, we can certainly provide that.

MR. PETRO: Thank you.

MR. EDSALL: The date then I would think is going to be more dependent on Jim's plan production.

MR. PETRO: Just said when you're ready, everybody gets on this agency, so if you're ready, you're on the agenda.

MR. SPERRY: Good.