

## **Planning Commissioner's Written Comments**

**April 12, 2011**

### **Erwin Square Multi-family Zoning Case Z1000015**

Mr. Brine - I voted to recommend approval. I note that the applicant worked closely with the neighbors to design a project they could support. The project as proposed with support regional transit.

Ms. Brown – I voted approval.

Mr. Davis – Recommend approval at Zoning Case.

Mr. Harris – Vote to approve.

Ms. Jacobs – I am in support of this rezoning to allow residential compact development of this site with the numerous committed elements. I applaud the applicant and neighborhood leaders who have submitted incredibly detailed design commitments and an accompanying visual component which will assure that this project will blend in historically and architecturally with this area and will enhance the Durham Community. This level of detail in design commitments complements our move toward form based codes and should serve as a role model for a new method/standard of how the planning process should approach infill development. I do have concerns about the 60 committed bike parking spaces. I question whether this will be adequate for possible 310 units which may be student occupied and a population likely to use or owns a bike. It will also be critical that there is adequate vehicle parking in the parking deck so that residents do not seek parking on adjacent residential streets.

Mr. Jones – I voted approval.

Mr. Kimball – This is a model example of High density developers with commitments by the developer that were negotiated with the community. I voted to approve the case.

Mr. Martin – Yes, Best use of parcel and good development for the area.

Mr. Whitley – This project is consistent with the nine street plan and comprehensive plan. I vote to approve.