

## Summary of Public Comments

In Response to Presentations Given by Each Development Firm at the Open House (April 8, 2013)  
12-025 RFP

### **PROPOSAL #1: CB Jeni Homes**

**LIKES:** 2-story townhouses; appeals to empty-nesters; lower density; aesthetics

**CONCERNS:** cheap looking; not cohesive with the downtown aesthetic;; developer did not seem to be in touch with the Town Center vision or have any knowledge of the MTC form-based zoning; too cookie-cutter in style; density too high; density too low; target demographics; no green space; insufficient parking

### **PROPOSAL #2: InTown Homes**

**LIKES:** interesting design/aesthetic concept; live/work component; sustainability/walkability; local retail options; streetscapes; grocery store; home ownership instead of rentals

**CONCERNS:** density too high; development plan too aggressive; insufficient parking; connectivity to the square; too symmetrical; traffic; doesn't fit downtown; too tall; aesthetics; impact on schools; can't support grocery store; no green space

### **PROPOSAL #3: GroundFloor Development**

**LIKES:** parking garage; conservative development plan approach; concept of converting apartments into commercial over time; focus on green space; aesthetics; flexibility

**CONCERNS:** rentals; density too high; massing of buildings; not cohesive with the downtown aesthetic; looks like row houses; public green space is eliminated; lack of housing type mixture; development phasing too slow

### **PROPOSAL #4: Zenstar Development**

**LIKES:** economic mix and affordability component; "hidden" parking garage; roundabout; local retail options; adaptability and flexibility; fits well into the community; green space/amphitheater; most comprehensive vision

**CONCERNS:** potential cost to the City; density too high; insufficient parking; rentals; green space usability; affordable/workforce housing; aesthetics

### **OVERALL IMPRESSION RANKING:**

<b>Impression (score value):</b>	<b>Proposal Number</b>	<b>Team Name</b>	<b>Average Score</b>
Most Desirable (1):	4	Zenstar Development	1.35
Desirable (2):	3	GroundFloor Development	2.61
Somewhat Desirable (3):	1 2	CB Jeni Homes InTown Homes	3.04
Least Desirable (4):	n/a	n/a	n/a