

To: Planning Board Members

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ATTACHMENT 13

Re: Bradley Green

We believe that the collective goals of the community, the adjacent existing neighborhood, and those interested in the creation of affordable housing opportunities are best served if we provide improvements beyond those needed for our development but instrumental for the economic development of the adjoining Habitat for Humanity development. By designing and constructing our sewer system at a much lower depth than necessary for our development, the cost of a sewer pumping station, a force main and additional sewer lines can be eliminated from the development costs of the Habitat project. These savings would be several hundred thousand dollars.

We also would be willing to improve the existing Ginger Road to allow for two way traffic. This improvement is in no way mandated by the trips from our eight lot development. We believe it is particularly important to existing neighbors as it would allow for some diversion of car trips from passing through the Chandlers Green Development when the Habitat development goes forward. Depending on the extent of these developments the cost of such road improvements would range between 100,000 and 200,000 dollars.

We would be willing to undertake both of these improvements if they can be done in lieu of the provision of affordable housing within our development. We believe this solution does much, much more to further the objective of providing affordable housing in our community (while addressing legitimate concerns of the surrounding neighbors) than the provision of two size restricted homes among our eight lots. We would regretfully pursue this second alternative and forego the "bigger picture" solution if we were unable to offset our affordable housing provision by and through the savings we offer to the Habitat project.

We therefore request that you recommend to the City Council that they give favorable consideration to our request to offset our affordable housing component with the improvements described above.

Thank you.

Gary Wallace