

COMMENTS ON 444 EAST CENTRAL STREET

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TOWN OF FRANKLIN
TOWN CLERK

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Brief Comments in support:

1. **Housing Crisis** – The State and others have documented clearly the lack of sufficient housing not only to provide reasonable opportunities for adequate living conditions, whether through ownership or renting but also to sustain our economy. In addition to the documented evidence, the anecdotal evidence presents numerous examples of people struggling to find housing to meet their needs.
2. **Context** – Projects like this need to be considered in a broader context than its site alone. The East Central Street corridor has the potential to develop into an attractive, walkable, mixed-use area. This project will serve as a key building block toward that goal by providing a supply of pedestrians. In doing so, it advances one of the primary goals of the newly adopted master plan.
3. **Traffic** – Somewhat related to the previous issue is traffic. Traffic is the product of suburban sprawl. The more sprawl there is, the more traffic because every trip requires a car. By locating this project near services and amenities, it is not necessary to use a car for every trip. That would not be the case if it were located some distance away.

Finally, I would like to suggest a condition that would help this project further promote walkability. While a sidewalk to connect this development to the existing sidewalk on East Central Street is already proposed, I suggest a condition to require that a 15-20 foot strip along that sidewalk, from the entrance driveway to the property line have enhanced landscaping consisting of some combination of trees, flowers, decorative fencing, benches, and public art in order to both enhance the pedestrian experience and to soften or conceal the view of the asphalt loop and parking lots proposed for the front of the development.