

**Community Meeting on 3330-3350 Penn Ave & 3400-3404 Penn Ave
June 5, 2017**

Introductions: Dave Breingan gave community process briefing, Matt Galluzzo explained LC's purpose and mission and the site's location, community engagement process, James Eash explained ACTION-Housing and their project history, Jonathan Kline from SSP and Jeff Davis from 4080 were selected for their green building skills and community process and planning history.

Jeff Davis: The zoning process will enable us to know what we can build on these sites (6/15 scheduled as of now, but we will likely request a continuance and have the hearing in July). Drawings are still being produced, but the designs are the same since the presentation in October. Zoning ordinances and variances need to be acquired prior to LIHTC application submittal in September 2017, with approval coming 6 months later, and the final design will be done at that time.

3400 - Variances requested: FAR is 2:1 maximum, we are requesting 3.2:1

Height 45 feet maximum, we are requesting 50 feet/3 stories

Special exceptions: 1 of the 10 required parking spaces will be offsite

Special exception for relocation of the billboard due to Lamar's perpetual visual easement

3330-3350 - Variances requested: Minimum side yard, we are requesting to build to the lot sign

Special exceptions: multi-unit residential use and a relocation of Lamar's nonconforming signs

Q&A:

Setback variance is for the side yards, not the back or the front?

Yes. Probably about 20 feet in the back between building and sidewalk

Have heights of the buildings changed?

No.

Why the height on the 3400 building?

Comparable with the buildings on the North side of Butler St.

In the mockups there is a clean space on the top, but the building across the street is cluttered with mechanicals, will this be a problem here too?

No. Mechanicals will be hidden in the top floor of the building, and you typically don't want them exposed to the elements anyway.

Closed door discussion: No comments.