

Community Meeting on 3820 Butler
11/13/2017
Meeting Minutes

Presentation:

Zoning board hearing was two weeks ago; LU/LC will report back within 45 days to weigh in to the decision.

Icon Development. 39th & Butler. Two pieces of property; two existing billboards and 3 townhouses. Billboards will remain. The development will face 39th.

3 single family homes with each own piece of property. We're going for one variance, a required setback for the zoning code, we need 20 ft from rear, we are asking for five

2 special exemptions: we need to comply with residential zoning. Dotted red line is the building lot by right. Exemption is for 3-15 feet for side yard. 3 curb cuts. The last variance is asking for 4 stories instead of 3, staying under 40 ft requirement for height. Parking on first floor this way. There will be driveways in the front of the homes. Landscaping: Lamar's easement is that homeowners will maintain the piece in front of the billboards. Neither lot was buildable alone; took a long time to get sellers to do so.

Initially thought about 5 townhomes, then 4, then 3. Decided on single family homes without having them attached. They fit into the street as it is. They didn't want to differ from the street. It's contextual to the street. What works best with the current landscape but also worked to build something for viable.

Tried to rework parking in front to accommodate more space as well.

We would have done this before meeting, but we're here now to get feedback. Getting the two lots together created a buildable space. They went through many exercises seeing what was going to happen, but the 3 homes work and they will be for sale homes.

Q&A:

Andrea: Are you going to have an HOA to take care of landscaping?
Common maintenance agreement between them. A maintenance fee will be there.

Dave: 3 or 4 parcels?

A: 3. Bottom unit is bigger. The bottom unit will have grass and a gate or a fence to walk from Butler Street to unit. We gave a certain sq ft we wanted, so that's how we determined how many parcels.

Q: What are the materials for façade? I want to see brick or more traditional material used. Not corrugated steel, etc.

A; We lean towards more traditional material. Wants to deliver things that look like they belong. We want it to look timeless. Way more toward traditional side, like on charlotte street. No corrugated steel at all.

Q: 1 or 2 car garage?

A: One car.

Q: Bedrooms?

3 bedrooms. Rooftop deck on the back. 5 feet between Graham's and homes.

Arsenal Elem: Buses queue on 39th, students walk around, and parents queue (in front of where the houses will be. Port authority queues behind which is also already a problem. Little parking for staff and students.

Maylynn: Parent and volunteer at Arsenal. Out there at dismissal with kids. My main concern is safety for kids, getting hit or killed during all of this. What safety factors?

Concern is the curb cuts. Walk along the sidewalk instead of crossing the sidewalk. You're affecting the kids' drop off and pick up; both construction and when people are living there.

School starts at 745, dismissal at 2. Parents will be there at 7 a.m. Busy and coming out of that driveway, and it's dark early, hard to see children.

Principals also were concerned about parents waiting, and sometimes parents will block with buses bc they can't find anywhere to park to wait for their kids. Taking away those parking spots will aggravate.

Developer: The odds of someone being there is 0, probably because it's during the day. Just one car per house. 3 vehicles total. Normal work schedule; most people won't be there.

After school programs are also a factor. They keep going until 6. One a year.

Q: Part of the landscaping in front would you be able to provide a lamp post to provide more light?

A: Yes, as long as the city is OK with it. We can do safety things like that. Construction process might be harder. The driveway is 12 ft from curb. Lamp posts, etc are possible and you make a conscious effort to be more careful.

We'd have some staging area behind the sign, but site would be fenced. We put a lot of thought into that programming. First two, and then the third in phases. Fencing up in front. Standard safety precautions. Barriers and fencing. We will pay attention to those things. How can someone live there in tandem. Garages aren't all right next to each other. Squeeze enough room in there to get a parking spot. We moved the driveway to fit another parking spot.

Q: Energy efficiency?

A: We're pretty energy efficient. We'll sprayfoam everything. We aren't that far yet but we'll model it that way. Energy star, etc. Get their bills and show it to other people.

Q: Plan for trees?

A: There aren't any street trees. We want to plant trees on the side of the billboards.

Q: Stormwater?

A: Whatever the city requires. Maybe retain some water in the billboard site.

Consolidating and sub dividing the lots?

Yes

Home sale prices?

Not sure yet. 450-500 probably.

Curb cuts, minimize the flare outs at the end?

Yes, probably. Talk to an engineer to determine that. Little more squared off. A little bit tighter to minimize that. We can share plans after engineer comes back.

Curb cuts are adding up and destroying the fabric of the neighborhood. Extra concerns me because this one is so close to a school.

Texturizing to the driveways? Another queue to children. Something different is happening here. Asphalt drives or stamping it or something like that. A lot of options. Tactile cues to make it look different.

Closed Door Discussion:

Curb cut concern. Required under zoning. Can affect walkability.

Concern about cars pulling out into traffic on 39th Street when there's already so much traffic and incurring high accident volume.

Concern about kids' safety mostly during construction.

Follow up on PAT bus idling (along with crossing guard problem).

Green space in front of the sign; will that be managed enough? Will it actually be taken care of it?

Community could push more for stormwater management options. Each unit might not trigger stormwater requirements, maybe not together either, but the largest ones might be able to turn into that. Maintenance plan for a rain garden. More useful with that dead space.

There will be a light at the intersection in the future. Phase 3 of Arsenal 201.

PWSA could kick into that.