

6<sup>th</sup> Ward Block Watch

Community Meeting on 3719 Butler Street—E Properties & Development  
6/26/2018, St. Augustine's Church – Lower Room

Approximately 30 people in attendance.

Review of Community Process and Ground Rules: Dave reviewed community process and ground rules. Everyone in attendance agreed to the ground rules.

Presentation from development team: Emeka Onwugbenu introduced himself, his history in the neighborhood, and his team, which included Rob Indovina (architect), Brian, and Luna. Rob cited the relevant community plan, The LoLa Plan, which recommends a building at 3-5 stories, commercial space on the 1st floor, and parking below grade. Luna and Rob walked through the context and site plan and noted that while the building will be 49.8 feet, there are many buildings in the area above that height. Rob noted that the proposed development will include a new 4-story mixed-use building with 1,073 sq. ft. double-height retail space, 25 residential units, and 22 parking spaces. The parking will be accessed from the back alley with garages and structured parking from 38th Street. Most of the residential units are 1 and 2 bedroom units. Top floor will include gathering space and green roof. Building includes in-set balconies, and top floor is set-back to match context of remaining block with masked mechanicals.

Project is in LNC District, and the developer is seeking relief from zoning for height (45-49ft), Floor Area Ratio (4.6:1), lot coverage, loading space, and waiver of residential compatibility standards for rear setback and height (special exception).

Luna discussed sustainable elements, including street trees and green roof elements. Rob detailed proposed façade materials, including brick, glass, metal (zinc), large energy efficient windows.

Facilitated Q & A:

Jesse (38<sup>th</sup> Street): Liked effort and suggested that 38<sup>th</sup> Street will produce automobile conflicts & there should be a discussion with DPW about traffic along 38<sup>th</sup>.

Janet (38<sup>th</sup> Street): Concerned about one-way and would support removal of several spaces to provide better two-way flow for automobiles. Also, how many spaces will be lost at Piccolo due to development? *15 or so.*

Jill Joyce: How does the 1<sup>st</sup> floor work with parking in back? *No designation yet.* Appreciated materials and 4<sup>th</sup> floor step-back. Concerned about bump-outs on façade and don't match context. *Luna suggested that there is a delicate balance between history and contemporary elements.*

Ray C: Expressed concern about too much density being proposed on the site & then asked about the rationale for all of the variances. *Rob responded that the context for the neighborhood and the zoning code creates a paradox. Rob noted that the Piccolo Forno building doesn't comply with existing zoning.*

Brad (38<sup>th</sup>): Concerned about site lines coming up to 38<sup>th</sup> because it's currently green. Worried about it being retained. Also concerned about landscaping and having a green set—back. *Rob noted that they are recessing the corner and noted that new landscaping will be added to 38<sup>th</sup> Street sidewalk.*

Rob (44<sup>th</sup>): If variances are awarded, are they hooked to this particular developer? *Valid for 1 year and could be extended for one additional year.* When you are doing a project like this, are you responding to context? *Absolutely. We want to design to complement the district.*

Jon P: Own units on Charlotte and doesn't think we need anymore retail space. Where are people going to park? Are you talking about families moving into these units? Are these family friendly? *Rob and Luna responded that these are not micro units, not studios. A two bedroom unit can be family dwelling.* Jon also noted that water and sewer usage is an issue, despite your green and sustainable components. *Rob stated that we're doing what we're able to do. The sewage is the issue that need to be solved systemically—not just this site.* Jon commented that employees are parking on the side streets. *Dave stressed that the parking issue is solved for this proposed development, but that we could take up the parking conversation during the closed community conversation portion of the meeting.*

Cory R: Will you commit to a local business? *Emeka noted that the space is small and they are open to small local tenant. Couldn't be a restaurant because of the size.*

Rebecca: Tenant located next door. If plans changed, would you have to go back to ZBA? *Yes*. If building is moved back from sidewalk, can you provide more green space? *City prefers building to lot line*. Timeline? *Underway in late 2018*. Will access be removed from Mulberry during construction? *Construction management plan will dictate & will share that document with the community*.

Brad: Will you have rules/hours for rooftop deck? *Bylaws for condo HOA will govern rooftop deck among other things*.

Jill: Price points? *Emeka noted that they are considering 150-500K and want a diversity of users*.

Jesse: Have you done a shadow study? Worried about shade off back of bldg. *Rob suggested that they will do a study and share what they find*. Will there be a gate on parking? *Yes, garage door and will be set back a bit*.

Dave: Dumpster location? *Luna noted that it will be inside accessed from 38<sup>th</sup> street*. Public art? *Potentially facing Mulberry Way*.

Closed door discussion:

Key discussion points are as follows:

- How many units and parking spaces? *22 parking spaces and 24 spaces*.
- There's no way he's going to be able to do \$150K. Worried that he's going to sell that site after he secures the entitlements—wants to jam units in.
- Recommend providing support for project if cut units and reduce FAR.
- Permit Parking: make it a requirement that they cannot apply for permit parking through deed restriction.
- Dave: Not a ton of public support for shared parking facilities. We are working with Councilwoman Gross on Parking Enhancement District designation—which could yield funding for wayfinding signage and mobility improvements.
- Arsenal 201 needs a bigger dumpster.
- Dave: We push for affordability on all projects. Noted that it's tough to do affordability on condo development because of HOA fees.
- Is there a way to a deed restriction that requires affordability? *Dave: the way to do this is through inclusionary zoning*.
- Concerned about aesthetic about these new units in the neighborhood.
- Concerned about saturation
- Any concerns about loading and unloading for dumpsters? We're used to that.

- Worried about back-lit signage. Will suggest design standard as a condition.
- What happens to the existing parking lot & those requirements? *Cantina / Umami does not have a plan for those vulnerable spaces. Dave does not believe Piccolo is required. Resident is worried about parking.*
- What about permit parking conversation? Dave: *IZ is going to be nearest project. Will be doing Parking Enhancement after that. What can we do? Reach out to Deb Gross and indicate that the community wants this.*
- Is there a way to do nighttime Permit Parking? Yes.
- Can you require that the ZBA pulls the approval if he sells the site?
- What about Holy Family? *Matt provides brief update on demolition permit and historic nomination process*

Community Process portion of the meeting concludes.