

Development Activities Meeting

This report created by the Neighborhood Planner and included with staff reports to City Boards and/or Commissions.

Logistics	Stakeholders
Project Name/Address: 2529 E. Carson St.	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): South Side Community Council (SSCC) Project Development Team Design Review Committee (DRC) Local Review Committee (LRC) Residents
Parcel Number(s): 12-M-304	
ZDR Application Number: DCP-ZDR-2020-08538	
Meeting Location: via Zoom	
Date: September 24, 2020	
Meeting Start Time: 6:00pm	
Applicant: Taran Spielvogel	
Boards and/or Commissions Request(s): Historic Review Commission approval for facade renovation. Planning Commission approval for Final Land Development Plan.	

How did the meeting inform the community about the development project?

Ex: Community engagement to-date, location and history of the site, demolition needs, building footprint and overall square footage, uses and activities (particularly on the ground floor), transportation needs and parking proposed, building materials, design, and other aesthetic elements of the project, community uses, amenities and programs.

Aerial view shown of project area; image of existing building; proposing to infill corner and renovate for two residential unit conversion from commercial space on first floor; infill sidewalk area and remove awning on 25th St.; removing ATM; relocate doors on E. Carson; showed image of other corner that was infilled; showed the variety of other treatments of buildings in the area.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
This development envisioned retail on the first floor. I know retail is struggling at the moment. You want to return in into residential. I have reservations about turning an integral retail space on a commercial corridor into (basically) an apartment.	Correct.
Are the windows that face E. Carson St. Operable or fixed? The context of E. Carson is commercial zone at the first level and it's hard to imagine an inoperable window into someone's living room. Wondering how you meet	I believe these are storefront windows but operable in the back.

Questions and Comments from Attendees	Responses from Applicants
ventilation requirements with only one window in the bedroom. It looks like a code mess. Are window treatments up to the tenant?	
You are in the Historic District. District guidelines don't mention anything about the use of the building. The guidelines would only speak to the window use as commercial and not a double-hung residential. Outside the historic district guidelines and more to the community, do we want more residential in E. Carson storefronts? What is appropriate in its expression and logistics? You probably don't want your front door on E. Carson but you don't necessarily want it in the alley way either.	I don't know the answer.
You are doing an admirable job. The HRC already approved a change from retail to residential so precedent has been set. I'm not in complete opposition. Is it well lite along the side of the building in the alleyway? I would be concerned for safety reasons.	Sorry, we did talk about that. I apologize that I did not point that out.
Do the owners no longer feel that they cannot get a retail or commercial use? There are enough apartments there and we need to be more aggressive to get retail in the SS Works area.	Good point and I can't answer that question for sure. It is only my opinion that it is based on the market.
First Commonwealth just closed. Why do they want to turn into apts. so soon without trying for retail?	I can't say for sure. Leases come up and developers try to line up new tenants but I image they had a better chance to activate it with a residential use.
Would garbage from these two new apartments be collected in the rear along with the other apartments in the complex?	I assume but I will check on that for you. I know that's where they collect it for the other units.
Two extra units now. I know designated parking is in the back. They would have to come up with new spots for parking. I know the rental units are going up but the storefronts are going dark. I hate to see this continue but I can see the logic behind it.	We'll verify the parking for you. My understanding is that they will be parking in the back, as well.
Is that still a bus stop in front of that location? You may want to look into having residential next to a bus stop. It could get loud in front of their apartment.	I don't know. I will talk to them about it.
Have address on S.25 th Street? It would only work for one of them. Would that make it more homey or marketable? Instead of your front door opens up to an alley and a garage. If your client is open to tampering with that blank wall for at least one of these units and repeat the pattern to the left of the building.	Would you all be amenable to us modifying this somewhat so someone could come right out to the street?
I would concur and the itchiest part of this is having the front doors down the alleyway.	The original concern was with the change in the existing storefront. Maybe we put the front door of the one unit in the middle (symmetrical) and the other one on the side. Do you think that is a more positive approach?

Questions and Comments from Attendees	Responses from Applicants
I think the body language is better and they'd have much better marketable apartments.	
That precedent project did have the doors opening on E. Carson St. I think that is an option to pursue. But I think it would be inappropriate to go with small, residential windows on S. 25 th Street. You'd have to go with doors and windows that are similar to what's above. Maybe your best answer is to keep both entrances on Carson St. to be consistent.	
At a Bus Stop they would have a lot of odor as well	
Do you know if additional trees will be planted on the extended green area? Is that the expectation?	That was the preference. To the end of S. 25 th St. to align with the building façade. We'll check the condition of the existing tree on E. Carson. It isn't looking so good.
Having entrances in alleyway is not uncommon. Those other units on the 2 nd and 3 rd floor are accessible from that alleyway. I don't think it's an issue at all.	True. I would imagine a number of residential units on the South Side have these little nooks of secondary entrances.
	I'm gathering there are a mix of opinions. It may be worth seeing how residential entrances on E. Carson St. can be accepted. I'm happy to study that for you and get a sketch back to compare.
The one advantage would be that you end up with larger bedrooms and closet space. Check on HRC with that precedent project and see how they did the doors.	And less awkward corridors.

Planner completing report: Anthony Kobak