

## Development Activities Meeting

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

Logistics	Stakeholders
<b>Project Name/Address:</b> 1321-1327 E Carson St.	<b>Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident):</b> South Side Community Council (SSCC) Project Development Team City Council District 3 Office Design Review Committee (DRC) Local Review Committee (LRC) Residents
<b>Parcel Number(s):</b> 3-H-137	
<b>ZDR Application Number:</b> DCP-ZDR-2021-02209	
<b>Meeting Location:</b> via Zoom	
<b>Date:</b> February 25, 2021	
<b>Meeting Start Time:</b> 6:00pm	
<b>Applicant:</b> Nick Miller	
<b>Boards and/or Commissions Request(s):</b> Historic Review Commission approval for exterior renovations.  Zoning Board of Adjustment approval for the following: <ul style="list-style-type: none"> <li>• Special Exception for off-site parking</li> </ul>	

### 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.*

Apartment renovation for the upper two floors and a new residential entry; presented street and aerial view photos; replace existing windows in-kind on storefront and side (S. 14<sup>th</sup> St.); touching up paint on lentils and frames; repaint Glassworx façade and door, remove signs in windows; install security system pedestal for building access; will have small compressors on roof but not visible from nearest residential district; explained parking issue and lease offer.

### Input and Responses

Questions and Comments from Attendees	Responses from Applicants
Someone is living in the old church.	
Is the Glassworx no longer open?	The Glassworx lease expires. They are aware of the renovation work and it will begin after their lease expires.

Questions and Comments from Attendees	Responses from Applicants
6 units? No additions?	Yes, that's proposed.
Are you using the courtyard as part of your egress plan? Who is going to have ownership over the back? There is a locked gate issue with a chain. Not a proper egress path.	We still have door for egress, not for tenants. The Vault has outdoor dining out there now. Their lease gives them access to the courtyard. A pathway was built around that as an ingress/ egress path.
Can we assume residential trash and recycling used in back to store? And, we won't be seeing any cans on the street around the building?	You are correct. We do have a trash room on the first floor too to store some, if necessary.
What are you going to do in that first floor space?	It will be amenity spaces – we haven't determined what type yet. Quite a bit of that space will be a new egress stairs.
No elevator in that space?	No.
Are the Glassworx windows and doors to remain, as is?	Yes.
I know the flowers are not part of this project. Important to work with the LRC to determine how to take the paint off. Best to restore it to what it was before.	In remediation process with Glassworx. Recommendation was made in the pre-application meeting and we are following it.
Where/how will garbage collection take place? Dumpsters? Where will they be located?	
How many bedrooms per unit? What will the price point be?	6 units, geared towards the student market. Looking at per bedroom price point. \$850-1,000, unfurnished. \$150-200 charge if they want them furnished.
How many bedrooms in each apt.?	Four 3-bedrooms and two 2-bedrooms.
Will renters have to walk one block or two blocks to enter the building?	They would be entering the front of E. Carson St. A 1 ½ block walk either way.
Do you account for one car for each bed?	The code accounts for one car per dwelling but then you can take reductions.
How many spots do you have and does that meet your code requirements for parking?	We have 6 units so we would need 6 parking spaces. With use 30% bike parking reduction, we use 2 bike spaces to go down to 4 parking spaces.

Questions and Comments from Attendees	Responses from Applicants
Do you have 4 or 5 spots in the City Theater lot?	Four.
That's a 33% reduction. You're using a minimum with a reduction and not hitting the mark. If there was a way to gain a 5 <sup>th</sup> spot, you wouldn't need the additional give. We have to be flexible with parking on E. Carson St. but from a community standpoint, it is often times the largest concern – parking, and garbage.	I want to make sure the tenants have the parking they demand. Ultimate aspiration is provide more parking than the minimum. That is part of the ongoing conversation. Parking helps the rentability of the units, as well. When you're reducing, the code allows you to round down.
A three bedroom would be \$3,000?	The 3-bedroom might be a little cheaper but your math is absolutely correct. Maybe the \$2,500-\$2,600 range.
Are you replicating windows on 18 <sup>th</sup> St., exactly?	Yes, exactly as they are today. The only change is that we are going to do double-pane for energy efficiency.
It will be hard to double glaze the triangle.	We have at least one window quote and they said that little piece would have to be single glaze.
Would you consider interior storm sash or energy panel instead of double glazing? Just thinking the thickness of double glazing would have to be so thin to keep those profiles as they are and might not meet the performance from the cost of double panning these windows.	
Lots of unauthorized painting of masonry on this building. Not just Glassworx but all the pilasters, brick were all painted without a COA. We'd like to see those restored in the generalist means possible. We'd like to talk about the details of that.	
Might be time to strip mural away on 14 <sup>th</sup> St. That one has kind of lost its vibrancy.	
Rooftop units – not just screened from residents but we often ask for the site line studies or photos down the block with some simulation or modeling of where those are placed. If you can get them on that lower back roof – ideal. But if on the high roof, just to make sure we don't see them from a block or two down Carson St. in each direction or further up the side streets. Get in touch with us, we'd like to set up an evening Zoom with you.	Perfect. We did those site lines internally and they are small residential units that probably won't be an issue. We can provide that for you.
Is there a plan to increase bike parking? Especially with students (and a bike shop right around the corner).	There will be more than two, for sure.
Are residents going to be eligible for a parking permit while still being able to park in the City Theater lot?	

Questions and Comments from Attendees	Responses from Applicants
That portion of south side does not have permit parking.	
Thick Bikes would be happy to work with you on bike parking.	Great, thank you very much.

**Planner completing report:** Anthony Kobak