

## 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> Riverside Mews – Phase III	<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) Residents  <b>Approx. Number of Attendees: 27</b>
<b>Parcel Number(s):</b> 12-A-7, 12-A-11	
<b>ZDR Application Number:</b> DCP-ZDR-2021-	
<b>Meeting Location:</b> via Zoom	
<b>Date:</b> February 25, 2021	
<b>Meeting Start Time:</b> 6:00pm	
<b>Applicant:</b> Bret Miller	
<b>Boards and/or Commissions Request(s):</b> City Planning Commission approval of Project Development Plan for new construction within 200 feet of the river, as per the RIV standards. Requesting increase parking maximum to 2 spaces per unit.	

### 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.*

Presented site plan; Phase 3 adding 6 units on 18<sup>th</sup> St., 6-9 units near teacher's union parking lot, and potential for 2 units near railroad tracks, possible parking area for residents and guests; design will be similar to other previously built units in other phases.

### Input and Responses

Questions and Comments from Attendees	Responses from Applicants
Are all the units are going to look like the other existing ones?	Yes, exactly.
Price point? Please comment on smaller units to make more affordable.	Units on 18 <sup>th</sup> Street similar to other phases so the price will be commiserate. The smaller units trying to keep the base price under 500K.
Square feet on smaller units?	I don't know. They'll be less than 2,000 sq.ft.

Questions and Comments from Attendees	Responses from Applicants
Applying for tax abatement?	I can't say. If it's available, yes.
Are the smaller back lots 1,200 sq.ft. or smaller? Does the parking lot comply with the RIV standards for open lots? Do you know your total variance package?	We did the pre-application meeting but we don't have the final disposition agreement settled with the URA and they wanted us to go through this part of the process first before we go back to them. We have an idea of most of the variances we will encounter. We believe this site plan largely complies with the RIV standards. The two units on the end are within the 125 ft. riparian buffer but based on how they (URA) calculates credits, we will be able to include those on the site.
Will the storm water be discharged there, essentially directly back into the river instead of going into the sanitary sewer?	I believe that is the plan. It is to be captured all on-site, the greenest way.
Do you know if these new lots are going to be under 1,200 sq. ft.?	I don't. They are single family residences but the Mews is part of the HOA and as a planned development, as I understand, it is under different requirements than single-family detached residential.
6 or 9 units along back lots?	It may be 6, depending on how absorption goes, instead of 9. Our intent is to possibly market them as smaller units.
How close are you to the railroad tracks?	We're very close. I don't know the exact feet.
Can you summarize the two units next to the tracks again?	They will be similar to the units that front 18 <sup>th</sup> St. The URA wants us to pursue marketing these units. It not possible, it will be green space maintained by the HOA.
Can you consider linear parking with a longer buffer of green space between the tracks?	That's a great idea. We have a backup plans that's similar to that.
Why is there so much parking? Do the units not have parking in them?	Yes, the units have parking. The smaller units are not wide enough to have parking. They will have one car with an option of tandem.
What is the occupancy percentage in the existing Mews?	100% sold and occupied.
Will you be utilizing the Belgium block in the drive or accent in the site development?	We have Belgium block. That is something that we are open to. The HOA is lukewarm about the block because of the maintenance.
Will there be fencing along the 'Landscaping Buffer' so that there is no public access? On 18th Street and along the railroad.	I don't know. I think it's just planted.

Questions and Comments from Attendees	Responses from Applicants
I think the berm against the rail track is a good noise dampening technique. I understand anyone can walk into the Mews off 18 <sup>th</sup> St. through the vehicle entrances. I think there needs to be some kind of fence in the green space because people are curious and will wander in.	That is something to consider. Thank you.
A path between the teacher's union building and the little utility building exists. This could be another shortcut across the tracks.	They could get through because a fence will be along that portion but I will mention it to the design team.
I have heard people say that people come up from S. 19 <sup>th</sup> St. through that section, similar to the previous comment. Also, train jumpers were using that section to come up to Carson St. It might be something to look at.	We will. I don't know how they are getting through because we have a fence around.
There is a cut in the fence along the river trail at S. 19 St. that the City has not touched for 2 years that people routinely use to get from the trail to the wharton square property.	
Maybe Bob Charland wants to address with the City?	
(Bob) Yes, I'm happy to look into that.	
Is the Belgium block wheelchair accessible?	
Correct, they are not individually but I was talking about the drive only, not the sidewalks which will be ADA compliant most likely.	
If it becomes a park in parking, will ownership be given to the HOA?	We are not holding on to the parcel after the project.
Prices of units?	Bases at the 5 and 6's for the front units. The smaller units the plan is to keep those under 500K.
Landscape buffer question – proposed landscaping between these units?	We planted a row of hedges as a screen. We'll do our best there. I'm sure we'll have a fence here for those units. I don't know if we'll have space for the trees.
If you live in the back unit, is the drive the only access?	You can access your unit from two driveways on 18 <sup>th</sup> St. Two means of ingress and egress.
Is it wheelchair accessible to a back unit?	We will address that. We'll make sure there is an accessible path.

**Planner completing report:** Anthony Kobak