

## Development Activities Meeting Report (Version: 06/24/2020)

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> 965 Liberty Avenue	<b>Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident):</b> PDP
<b>Parcel Number(s):</b> 9-N-031	
<b>ZDR Application Number:</b> DCP-ZDR-2022-08738	
<b>Meeting Location:</b> via Zoom	
<b>Date:</b> August 11, 2022	
<b>Meeting Start Time:</b> 5:00 pm	
<b>Applicant:</b> Midland Architecture	<b>Approx. Number of Attendees:</b> 6
<b>Boards and/or Commissions Request(s):</b> Planning Commission approval for residential units	

### 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.*

We are renovating a building for 3-unit residential and a ground floor future retail space. First permitted as furnace sales and warehouse in 1930's. Most recently was Images bar and there were previous efforts to renovate. A lot of the previous work was done poorly and then there was a fire and partial collapse of the upper story which led to condemnation. The new developer owns a masonry contracting business so they understand the undertaking of stabilization and façade work necessary. The target for the retail space is a professional business. Proposing apartments on 2<sup>nd</sup> and 3<sup>rd</sup> floors. The 4<sup>th</sup> story apartment received a variance from PLI Board of Appeals earlier this year for single new egress stair. 1-bedroom apartments with office space and balcony recess. Tenant storage available in basement with alley access. Provided site plan, floor plans, elevations, existing context and conditions. Front entrance for tenants at front next to retail space to elevator. Egress to rear alley and basement storage. 4<sup>th</sup> floor unit will have private roof deck. Shared proposed construction management plan.

### Input and Responses

Questions and Comments from Attendees	Responses from Applicants
Timing and process question: what is intended start date and duration? Next steps?	We are in process for building permit which will proceed after Zoning processes. Owner is interested in starting as soon as possible. The project is not contingent on leases. The owner will maintain control as the units will be for rent. It depends on weather too; interior work may occur during winter. Estimating that it will be at least 4-6 months.

Questions and Comments from Attendees	Responses from Applicants
Is building wheelchair accessible and will there be ADA units?	Building is ADA accessible. Units are not required to be accessible but we designed two units with a path towards compliance with accessibility. This would allow minor modifications for accommodations.
For the dumpsters in the alley, will there be an enclosure?	We are asking for permission from DOMI for alley dumpsters, but an enclosure probably won't be permitted (0' setback). The alley has a lot of dumpsters due to the restaurants.

**Planner completing report:** Stephanie Joy Everett