

## Development Activities Meeting Report (Version: 4/18/2019)

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> 0 Boundary Street	<b>Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident):</b> OPDC, UPitt, residents from various parts of Oakland
<b>Meeting Location:</b> 294 Semple Street (OPDC)	
<b>Date:</b> 11/26/19	
<b>Meeting Start Time:</b> 6pm	
<b>Applicant:</b> Kendall...	<b>Approx. Number of Attendees:</b> 22

### 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.*

<p>Proposal to build six new homes on vacant lot. First sales would be restricted to owner occupants. Third community meeting presenting this development. Previous concerns include: home ownership, layout/setbacks.</p> <p>Developer presents on new deed covenant restricting owner occupancy for first buyer. Developer will request that Planning Commission make this deed covenant a condition of their approval.</p> <p>Presents overview of site design which includes six single family homes. Show increased setbacks from previous meeting, which were difficult to achieve due to slope. Show renderings with large corner setback as open space (due to City request). Three foot setback on side bordering neighbor home. Homes look like three stories in the front with an additional half story in the upper level hidden from the street. Engineers working to design retaining wall structure, which will resolve pending court case.</p> <p>After court case resolved, developer will apply for zoning variance. Neighbors will receive notice about testimony opportunity at ZBA. Don't yet know date of ZBA—will inform OPDC. Developer willing to return and go through final exterior design review after zoning approval.</p>
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### Input and Responses

Questions and Comments from Attendees	Responses from Applicants
Second owner could rent?	Yes. No time restriction.
How many floors? Basement or attic for storage? Sidewalk?	4.5 stories (1 <sup>st</sup> floor is garage though). 1 <sup>st</sup> floor includes storage. Next floor is main living, upper floors are bedrooms. No attics. New sidewalk. Further setback from sidewalk. Tree planting on street.

Questions and Comments from Attendees	Responses from Applicants
	Buildings on back side of development are taller than those in front due to slope. Concern about this being too dense/tall. Like a skyscraper next to neighboring house.
What variances are needed?	<p>Dimensional variances:</p> <ul style="list-style-type: none"> <li>• R2 Zone. Min lot size is 1800 sq ft per unit. Could theoretically build 14 unit duplexes. Lot size also plays though. Wanda says their statement is not completely accurate. Conversation around talking about all variances separately from density convo. Many houses on street are built to sidewalk; setbacks proposed are bigger than neighbors.</li> <li>• Side setback to next house (not corner): ~5'. No dimensional variance needed. Concern about new houses being so close to neighboring house. Slope of site doesn't allow houses to be moved closer to corner.</li> <li>• Front setback to be closer to street, but still farther back than neighbor houses.</li> <li>• Isis Way 3' side setback variance. No variance on rear. Front needs small variance.</li> <li>• Asking for 150' to 300' variance.</li> <li>• Developer argues that these new houses are smaller footprint than neighboring house meaning they're ok. Smaller than existing house – existing house couldn't be built under current zoning.</li> <li>• Min front &amp; rear setback of 15 feet.</li> <li>• Current zoning max height is 40', not to exceed 3 stories. No height variance required. Need variance for 1 story additional.</li> </ul>
Why so many balconies? How does price compare to others in city? Why are they so big? Who are you marketing to?	<p>Realtor from Howard Hanna answers. Reduced prices. Pricing in 400k's. Compares to Moorewood Point Townhouse Dev in Shadyside. Reduced from \$600k after deed restriction and other neighborhood requests. Features 2 car tandem garage (important amenity). Buyers looking for more square feet – similar to other new developments in Lawrenceville. 3 bedroom. University and hospital employees looking to walk/bike to work. Restriction is a selling point. Cannot conflict with Law of Perpetuity. Could be extended to 3-5 years. Would reduce salability. See Summerset at Frick – not allowed to rent for five years – caused issues. 3 years maybe reasonable. Minimum rent-ability would be \$2,500k+ per month. Not really reasonable for a student. That's like SkyVue. Concern from neighboring property owner about sunlight. Concern about so many balconies facing each other.</p>
Existing court case re collapsing retaining wall? Does that need to be fixed prior to building?	No. This development will fix the issue. Brand new retaining wall will be built.

## Other Notes

NEIGHBORING PROEPRTY OWNER: Panther Hollow residents not opposed to development generally within code and encouraging owner occupied; disappointed OPDC didn't inform me personally. OPDC notes they uploaded to the website when they got them yesterday. OPDC has no experience with creating or enforcing such deed restriction so this is not acceptable. Residents will only support permanent deed restriction. With \$200k average house price in area, \$400k+ is unacceptable. Citations mean upwards of \$50k fines. At last court hearing, still no engineers report. Shows no good faith to be responsible property owner/developer. Panther Hollow residents will oppose all variances.

**Planner completing report:** Sophia Robison