Neighbors of Belknap Lookout Development Committee Meeting Minutes Wednesday June 28, 2017

Committee Members Present: Elianna Bootzin Brian Bremer Todd Leinberger
Don Rietema Dean Rosendall Loren Sturrus

Gretchen Warnimont

Committee Members Absent: Kristi DeKraker Steve Faber Angel Gonzalez

1. Zone Change for 253 & 259 Bradford and 813 & 817 Lafayette Ave NE – Dan Colella from Bazzani provided an advance look at the concept for the combined lots which will still go through Special Land Use after the zone change is determined. The zone change is in alignment with the ASP and will make it easier to develop Lafayette as a commercial/mixed-use corridor; the hearing for the zone change is scheduled for July 13.

The concept for the building is a 3 story mixed-use structure with 2 ground floor ADA apartments, 1000 square feet of retail space, and 16 apartments above. There would be concealed onsite parking in a lot along the railroad track with greenery screening it. They would add a driveway off of Bradford and expect the lot to be used by customers during the day and tenants at night. The exterior design is not complete. They would follow sustainable building practices to acquire LEED gold status. They are also working with Economic Development to get a \$150,000 grant to make 4 of the units affordable. The market study for the commercial spaces is not complete. They are committed to the building footprint as shown but could be more flexible on parking. It was noted that preferences for more and less parking were present among the development committee present. They could sacrifice two spaces to put an exit on the alley.

Dan and Guy Bazzani requested an endorsement of the zone change. In private discussion afterwards, the committee agreed that commercial development is still (and in fact more than in 2009) the appropriate path for Lafayette. Because the lot will still be subject to Special Land Use which will allow for continued influence on the final product and more opportunity for neighborhood input, the committee is willing to offer a letter of support specifying "We look forward to meeting again in preparation for Special Land Use."

2. L&L Market – Mark Kidd from RJM showed an updated design with more symmetrical windows; those on the 3rd floor are still smaller than those on the 1st and 2nd, but align nicely and are spread across more of the façade. They added a cornice to the top of the building as well. They plan to include signage for the building itself as illuminated letters above the awning, much like the stores at Monroe and Leonard. There will be a gutter. No changes were made to the parking from the last meeting. The group was fine with the color. Masonry is brick. Vic from L&L was present as well and assured that the coolers would go on the south edge; coolers and merchandise will not be stacked against the Clancy-facing windows. The question of hours was raised briefly but belongs in a different forum. The operation is shifting to grocery, and the clientele is changing too. Dean recommended a band the same color as the cornice splitting the 2nd and 3rd stories on the Fairbanks side. They could potentially include trash cans with benches/picnic area on Clancy. They may include a six inch band of decals at the top of the first floor windows to indicate categories of product available. The committee was satisfied with the revised design.

Mark requested a letter of recommendation to the City. In private discussion afterwards, the committee noted that it would be worth drafting a list of stipulations regarding things like signage, which Todd will do. The committee would like to recommend that the full NOBL board endorse the proposal (for a Special Land

- Use on their 2nd parcel) following a presentation at the August board meeting open to the neighborhood. That would be an ideal time to discuss hours of operation as well.
- 3. 3 Trowbridge Dean presented the drawings as a courtesy, since it is a by-right use at 2.5 stories for a single family home that does not need a special land use. He reiterated how many houses he has rehabilitated. This design has a modern flavor. All the contiguous neighbors like it. There is a modesty wall by the entry with an overhead door in front, a balcony overlooking the city on the west side, and a cutout to grill on the deck without risking damage to the house. The design allows the two neighbors to the east to maintain their view of the city. There is a driveway and large front-facing garage; however it should not set a precedent because of the constraints which make it necessary: being at the no-parking portion of a dead end street that is narrower than legal width.
- 4. Development Process Brian liked Loren's short and simple format. We do need to be flexible; if arranged as a flow chart, we can circle back to the "2nd" private development committee meeting as many times as needed until the design is almost ready and then hold a public meeting. It is important to notify neighbors, and Loren is prepared to shut down any tirades. Todd has some recommendations on phrasing, for example to make sure we don't assume a design does or does not meet the ASP. Dean raised the intellectual property aspect of requesting copies. Once items are submitted to the planning commission they are public domain, of course, but since we see things earlier we would be willing to take a file copy only, with no digital distribution, and set appointments for interested parties to see them. We would also be open to non-disclosure agreements if a developer desires. We were not able to reach a definition of what would be a material vs non-material change (for example, x% parking or density). Elianna will inquire if the City can provide training on that aspect. We would like to set another meeting for August.