

Neighbors of Belknap Lookout
Development Committee Meeting Notes
October 4, 2018

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

Jason Vos (RJM) and Jim Brodi came to share the next round of drawings for Coit Square. Angel attended as well to help provide context. Todd will still not vote.

The project is now at 48 units, has increased parking and tried angled parking which the group liked. It is now adding room for vehicle turnaround. Increased screening is also needed to go along with that change. The front view is all the same. The side facing garage doors will be the same color as the siding. The micros are in back, on the bottom, and there is surface parking. 2nd floor residents will get a garage.

The group confirmed that front facing garages are what are not allowed. City planner input will be needed. Gretchen still feels that parking is a problem and would prefer 45 units, whereas Don would like to see 40 units with only two curb cuts and wants parking in back. There are currently 9 micros of 500-600 sq ft.

The developers reviewed the math – Angel’s project had 39 units approved, which would have been 44 with Jill’s property included. With the density bonus and the micros coming in at the official definition of affordable (\$150-5k attainable for 80% AMI).

Gretchen urged that the developer help some current families afford to live in the new units. Perhaps \$160k for a larger unit?

Dean noted that we can’t compare apartments to condos. He appreciates the amount of alley parking but noted that he had been able to reduce the number of curb cuts at the Bluffs. Several members agreed reducing the number of curb cuts would be preferred, as would lower density. There was a recommendation to switch the placement of garage and micro.

Todd pointed out that requesting a density of 40 units is arbitrary – a “gut instinct” number. We can make decisions with more uniform criteria such as lot size per unit. Overall of course, we are aiming for neighborhood appeal.

The developers shared their understanding of the three competing elements: density, price, and parking. It is hard to adjust one without affecting the others. The city as a whole is struggling with how to maintain affordability. Others acknowledged that it is hard to tell how much density is too much. Some felt the current drawings felt suburban. Angel noted his version only had 30-1 parking spots for 39 units.

Overall the group felt that reducing curb cuts would be an important step towards completion. There were also general feelings that the density might be too high and that affordability was important. The developer will try removing three curb cuts along the street. They inquired whether they could submit their planning commission application November 8 then present to the full neighborhood November 13 assuming the next meeting provides a satisfactory product. The group felt this timing would be acceptable.