

Neighbors of Belknap Lookout  
Development Committee Meeting Notes  
Thursday September 13, 2018

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

Committee Members Absent: Barbara LaBeau

Jason Vos (RJM) and Jim Brodi came to share preliminary drawings for an update to Coit Square, which Modderman is purchasing from Angel Gonzalez's Artesian Group. Angel attended as well to help provide context. Todd disclosed a conflict of interest related to this project and will not vote. There was a brief update that the L&L Market demolition is expected to take place in January and still needs to go through planning.

Angel gave some history on this long term project, then Jason and Jim got into the packet. From an original proposal of 39 units they are proposing 50. At previous scale with the additional lot included it would have been 44. This density includes 8 microunits of 675-750 sq ft. They will be condos. Asked about affordable/low income, as the previous plan had anticipated 2 units being affordable. In this case the microunits should come in under \$180k which according to City/Federal guidelines of 33% of income at 80% or less of the Area Median Income would be considered affordable. Angel also shared that he had a tenant MOU with the City and that that agreement will transfer to RJM.

As far as the look, we discussed the change from 6 current curb cuts to 4, the recessed garages (which were universally disliked and discouraged though they had been suggested by Kristin at the City). The back layer of housing along the alley is mostly being reduced to a single story (perhaps 2 story in the center). The driveways were preferred to the garages, and committee members recommended modesty walls. The group was not worried about overall symmetry of the project. Would prefer having more microunits rather than garages recessed. Or put microunits on top of the back layer. The committee urged removal of garages and adjusting building spacing. Cars can just back out.

Materials would include brick and siding could be James Hardie, wrapping front and sides with vinyl only on back and far back on the sides. There was some debate about density. Some would prefer lower density. If there is such a housing pinch, though, perhaps having the maximum density would allow for other houses to be better available for others.

The committee inquired about parking use at 600 Clancy; the lot is sold out.

Dean asked for polished math at the next meeting. For context, CopperRock's project went from 44 to 36 units adding parking and greenspace. We discussed porches, ADA option. There are 24 units currently in the area to be developed. RJM would like to start the project at the first of the year and would be competing with marijuana projects for slots at planning commission. The project is likely to take 30 months total, and will have to work from east to west because of the slope.

The group resolved to meet again in two weeks, specifically requesting eliminating garages, ensuring privacy in parking, look at flooring density and must like architecture.