

Neighbors of Belknap Lookout
Development Committee Meeting Notes
September 26, 2018

Committee Members Present: Elianna Bootzin Brian Bremer Don Rietema
Dean Rosendall Loren Sturris Gretchen Warnimont

Committee Members Absent: Todd Leinberger

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. This version includes modesty walls, incorporating fire suppression on one side, eliminates the micros at the back for a total of 52 units.

Gretchen felt that 52 units was too many, and wanted to know if double parking would be inconvenient for residents. Double parking is within units, so usage is within resident control. 69,000 sq ft are included in the project, and including the density bonus for 1250 sq ft/unit the maximum allowed would be 55. There were 39 units in Angel's version; with the added lot there would have been 45. There are 84 parking spots now, 32 hidden, 24 visible. Others felt it was not a big change from Angel's. The street view has less density while the alley has more. There are still 8 micros which would cost \$150-170k. Other types include 1 and 2 bedroom units; the full range of floor space is 500-1100 sq ft. The drawing today breaks up the alley side as well and aligns greenspace. There will be pavers, succulents, and additional greenery.

Construction would start at the south, not phased but staggered. They would demolish all the homes at once, preferably at the 1st of the year. The group raised an alternative of having angled parking on the streetside between the houses, all on one side. It would allow for a smaller driveway but still be sheltered.

Dean acknowledged that the plan was coming along but he would still like to see a higher parking ratio. It is 2.1 cars per unit at the Bluffs, but only 1.6 here. Angel's version was only 1:1, though, and Jason does expect some benefit from bike commuters to lower the need for parking. There are also 9 to 10 on street parking spots that are not being counted. Don would also like to see fewer units. The project will have dumpsters not individual carts.

The alley is currently supposed to be one way. It would revert any way needed. Water comes from Coit.

The project does expect to go for brownfield tax credit, which is what makes it viable. Dean does not feel a private project should get public money. Feelings were mixed on whether the project was ready to move forward. Current property tax generated for the City is about \$19k, would go up to \$200k after the project.

Gretchen made a compelling appeal about the displacement of families who currently live in the houses.

The group was glad for the lack of front facing garages and generally liked the angled parking idea. Dean suggested it might be possible for the roofline to continue down to the modesty wall. Don would particularly like to see the density reduced by 4 units. Several others agreed.

The group set the next meeting date.