



5 studio, 28 single bedroom, 13 two bedroom and 4 three bedroom. Something like 10 would be affordable for people at 30% of area median income. A one bedroom would therefore be \$373 or \$393, a two bedroom \$785, etc. The units would be first come first serve, all with the same finishes – stainless steel appliances, some opportunities for tandem parking for a total of 50-70 parking spots, a community room, etc. There will be ADA units available. There are breaks between buildings to help with the massing, sidewalks between them for walkability, bike storage and more. The roof is technically flat in back but that will only be visible from the top floors of the Finkelstein building. Curb cuts are on Lafayette and Prospect, as opposed to where there is one now on Trowbridge. Some of the parking will be covered since the building is cantilevered. They are using Integrated Architecture. Materials include Hardie, brick and masonry (NOT bela brick which is concrete). The drawing shows a metal roof but that will likely only be on the dormers, perhaps in nickel or brass. The leasing office will be more towards the campus, on Lafayette, and there may be a workout room. The group felt the project overall provided a good transition from campus to neighborhood. Again there was some thought about changing the color. It was described as fitting better by the college, though some even said institutional or reminiscent of a dorm. The group liked the setbacks along Trowbridge and the roof calling back to the church. It has a good walking feel. Most of the roof will likely use asphalt shingle. Generally speaking the building should age well (it has a “timeless” quality), parking is good, and we liked the porches. Dean inquired about the possibility of a third floor setback, which is a no go, a larger central dormer, making the corner a bit bigger, and adding a porch for the Lafayette unit. Other suggestions included picnic tables in the greenspace. The project will use a dumpster.

The group agreed to move the project forward to the neighborhood association with the expectation of seeing a bit more treatment at the corner (they may try a wrap porch). We will find out if it is possible for an all metal (“standing seam” roof).

There was an inquiry about demand for 3 bedrooms. Although there are none at Diamond Place they are getting requests. Regarding exterior lighting, they will defer to the City.

The neighborhood may see this in November.