**Development Committee Notes January 6, 2021**

Members Present: Ted Bingham, Brian Bremer, Kara Harrison Gates, Marshall Grate, Bill Hebert, Dan Miller, Alan Otis, Danielle Page, Dean Rosendall, John Skryski, Loren Sturrus, Gretchen Warnimont. Guests: Elianna Bootzin, Jonathan Nesburg (presenter), Tommy (observer).

Missed marking late arrivals, Josh Natali and John Skryski should clarify whether they were present.

**Courtesy Presentation**, by-right workforce housing for 752 & 770 Lafayette Ave NE. The state still wants to see site plan approval (proof that it is conforming and can be built) for (LIHTC) tax credit application

Project Introduction

* Address: 752 & 770 Lafayette Ave NE
* Building Description:
	+ The two buildings that are currently on the site will be demolished and a new construction, 4-story LEED certified 100% residential building will be constructed.
	+ The fourth story will be set back so that only three stories can be seen from street level.
	+ First floor units as well as amenity space will help to activate the street.
	+ 15 one-bedroom and 19 two-bedroom units, all barrier free/adaptable.
	+ All units will be restricted to persons making between 30% and 70% of the area median income for 45 years.

The Design Proposal

* Statement (visual & verbal) of design concept – Zone requires building to the 19’ front setback (probably only about 10 feet from the sidewalk to the building). Parking will be off the drive in back. Curb cuts in front removed. Greenspace along railroad. Balconies in back, 4th floor street side is hallway. Budget constrained so no rooftop terrace yet but (per inquiry) would love to add.
* Site plans/elevations - show context, parcels, and site improvements - Jonathan shared docs. For reference their company just completed The Edge Flats on Seward, just north of Fulton.

Their application is due Feb 1.

Q&A:

Remediation? Doing Phase I, got some environmental work from seller. Underground tanks were removed. Might need vapor barrier. Commonwealth has a mgmt. co. will retain. Owner must keep for 15 yrs w tax credit. Sold only very small number of prev proj. 650 sq ft for 1 bedroom units, 800-950 for 2. Sound mitigation for railroad. Balconies 5 ft deep ok for chairs. Do expect better rendering later; there is some projection out on the grid pattern sections to add depth. (Hard to interact from street.) Materials discussion – multi-type vs brick. Would look at examples for updates. Partially budget driven. Might be possible to do some more masonry on west face. 19 parking spots, plus on street; low usage currently. Construction would start in the fall, completed by end of 2022.

**Committee business**

CHAIR

* The committee elected Bill Hebert as chair for 2021. He is willing to attend board meetings as a liaison as requested.

GUIDELINES

* The committee is open to the creation of a guidelines document to structure our discussions and decisions. Dean, Dan, Danielle, Elianna and Kara are interested in putting in extra time; they will provide updates/seek feedback at committee meetings.

MISC

* The group would like to include a stairs workgroup on the Feb agenda.
* Elianna will inquire about the plans that were expected to be shared for the Spectrum campus in Monroe North. Dean’s understanding is it will be 4-5 stories.
* Gretchen resigned.