

6/26/17 BNA Land Use & Transportation Meeting

Attendees:

- Members: Owen Gabbert, Katy Wolf, Kay Newell (no quorum)
- Non-Members/Neighbors: Melinda Matson, Tammy Burnham and sister Rachel Mateer (Eliot)
- Guests: David Kennedy

Agenda:

1. Hounds Tooth Development will provide an update to their development at 3525 N Garfield.

Note: a concerned neighbor, Tamara Burnham, may be attending to ask questions to the developer. Burnham wrote a letter to the planner asking that the project not be approved because it would impact the quality of life on her property immediately south of the Hound's Tooth project.

2. LUTC Notice: A demolition permit was issued in February for 121 N Beech St. LUTC has invited TVA Architects to present their proposal for the site. The design principal, Robert Thompson, stated that they are not far enough along to present, but will schedule a presentation once they are ready.

3. LUTC provided feedback to the planner and the architect for 177 N Failing St. David circulated the letter to the LUTC via email.

4. LUTC has scheduled a presentation for our 24 July meeting from Mike Perso of William-Kaven regarding the replacement mural at 4018 N Williams.

Minutes:

7:08 Introductions

7:12 David Kennedy – NE Garfield

- The main changes are to the exterior. The material is now metal, and façade is simplified. Exterior panels are corrugated dark bronze, with gold side panels. The west street facing 1st floor now has windows to the common areas. The north side has 3 bay windows. The south side has two recessed atrium-like window areas.
- Shared bike parking area now has 6 less spots, but they added these to the units. There are 21 units, and 23 total bike parking spots total.
- Tammy has lived next door for 25 years. Tammy's child is disabled. Tammy's concerned her child will be not be comfortable playing in the back yard if the apartment tenants are able to look down on her yard. The area to mitigate would be the 2nd to 4th floor south side windows.
- Owen suggests a screen across the recessed window area. Kay suggests frosted windows, at least on the stairwell windows. David thinks they can limit the window casing angles to 45 degrees.
- The developer and architect are interested in what they can do to protect Tammy's family's privacy. David will work with Tammy on a good solution.
- Have not yet submitted for building permit. Design review comment period is over. Planner is ready for final submission.

- Tammy asks why she's just now learned about this development via a City letter, if they've presented to BNA twice before. The City sends just one letter to neighbors for a Type II Design Review. The architect presented to BNA before the design review happened.
- Parking is a very important issue to Tammy and her sister. They have one garage but have caretakers, who have to park on the street. They could get an ADA parking space, but the residents across the street are also disabled, so there are no guarantees that the space would not be used by others. The new development will go in place of a current parking lot, and impose more demand on the on-street parking around it. Tammy's child's caregivers have to park on the street.

8:10 Updates

- Next meeting will have presentation from Tom Cramer about new mural at 4018 N. Williams, which is the same site as his previous mural.
- 121 N. Beech – now owned by Mark Edlen. TVA is architect. The house will likely be torn down. This was formerly known as the future Sprocket, with a past architect. They may present in September.
- BPS has survey out now on how NAs meet and interact with developers. Sarah Cantine from the board and LUTC found out about it from another member of the Residential Infill Committee who is on the Goose Hollow board. The survey pertains to developer requirements to notify and meet with neighborhood associations. Katy can post the survey to the Facebook page and July newsletter. It closes July 3. Katy can send out a draft letter for board input, and BNA can vote on July 10.

8:30 Adjourn