

# MLCC MEETING NOTES

July 16, 2019 Mt. Lookout Community Council Special Meeting  
Redevelopment Plans for 1009, 1011, 1013, and 1015 Delta Avenue

On July 16<sup>th</sup>, 2019, a community-wide meeting was held at Christ the King Parish Center for local developer R2 to present plans for their Mt. Lookout Square Development, Phase A. MLCC Board member Brian Spittler presided over the gathering. Other MLCC members in attendance included C. Schildknecht, N. Steinert, R. Pasquinucci, and J. Brannock. Paul Schirmer and Barry Rosenberg presented on behalf of R2; along with them were several members of their supporting team for this project who spoke to specific questions. More than sixty Mt. Lookout citizens attended.

R2's vision for Mt. Lookout Square has two phases; Phase A – the Delta Project and Phase B – the Linwood Project. Both projects fall within the CN-P zoning (commercial neighborhood-pedestrian zone). The total acreage involved with both is roughly 1.5 acres with all owned or about to be owned (under contract) by R2. Phase A is composed of properties along the west side of Delta from and along the UDF side while Phase B involves not only some properties along the north side of Linwood (excluding the Ramundo's building) but also the existing 29-unit apartment building behind businesses facing on Linwood. R2 plans on renovating the current 29-unit building with the aim of attracting millennials as tenants. This will be separate from any Phase B construction along Linwood.

R2's plan for Phase A calls for residential buildings targeting "empty nesters." These will consist of five rental townhomes at street level and 31 apartments set behind them consisting of either one or two bedrooms. The plan is for these to be upscale – more sophisticated – with a target rent of \$3,000+ per month. Parking will be off-street as there will be parking provided within this planned area. While City code only requires one parking space per unit; R2 plans on one space per bedroom. Mr. Schirmer explained that there will be some minor variances required but those variances only affect and apply to properties owned by R2. Access and egress to these units will be on Delta – five units north from where the property abuts UDF. There will be access, though not egress to the Delta properties from the already existing street that leads to the 29 units that are accessed on Linwood.

The Delta project (Phase A) will consist of five two-story townhouses that will face (though slightly back from the sidewalk) Delta. There will be a two-level parking deck behind those townhouses with the 31-unit apartment complex rising above and behind the townhouses – though set back with a common open area. There will also be parking behind the apartments. Mr. Schirmer showed some concept slides of what the architects are considering in terms of the look of these buildings.

After the presentation, time was given for questions from those attending the meeting. Following is a summary of the questions asked and responses given. *Note: content is not a verbatim documentation of the discussion held at the meeting.*

1. Concerns were raised about the project creating more traffic than the square can handle. It was noted that a traffic study has not yet been undertaken. However, Mr. Rosenberg did indicate that they were aware of this issue and to that end, they had

already adjusted the access/egress for their proposed project from what they had first envisioned.

2. A question was asked about the number of parking units – there was concern that there would not be enough parking provided by R2 for their units. R2 noted that City code only requires one parking space per unit. Their plans exceed City code.
3. Mr. Schirmer and Mr. Rosenberg were asked if R2 would be getting a tax abatement and whether they would take it. They replied that they would but the abatement would not be a full one – only on the increased value.
4. There was a question concerning parking of moving trucks on the street as people moved into the properties. Someone in the audience replied that moving trucks would need a permit from the city – that they could not just park and take up space that might hurt local businesses along Delta.
5. Questions were raised about hillside cuts for the parking lot and the height of the proposed buildings. The height of the proposed building will not be much more (perhaps 20 feet) than the building next to the proposed units. A question was also raised about the types of variances required. One is a hillside variance dealing with cut and fill; the other has to do with the area that borders on the Phase B project so that no parking will be lost. However, it was emphasized that these only involve properties owned already by R2.
6. There were a series of questions having to do with the depth of excavation, the height of the retaining wall, and the sight distances for cars pulling into and out of the Delta project. The answer was that the retaining wall on the north side would be about 18 feet and that would be the depth of the excavation. Dirt would have to be hauled away; a concern was raised about traffic issues and closing of part of Delta for this. Sight distances have not yet been determined. The purpose of the retaining wall is to secure the ground around the building.
7. A question was raised about whether a traffic study had been undertaken. It has not been done but will be.
8. There was concern about the timeframe for this project. Mr. Schirmer said that at this point, they are still in the pre-development stage. After that, they will apply for permits and construction will start after permits have been granted. Nothing will start before 2020. There was discussion about R2's willingness to work with a Community Advisory Board; community-member Laure Quinliven brought up the efficacy of such a group. Mr. Rosenberg made it clear that he was open to working with a designated community group.
9. A question was raised about the cost of this project. Mr. Rosenberg said that they were looking at a \$9 million+ budget. It was asked if any of this budget was slated for community improvement – improving of the sidewalks was mentioned as one improvement that would take place.

10. There was a concern raised about the impact of new units on the already crowded Kilgour Elementary School. Mr. Rosenberg noted that the intended clientele for both the Delta Project and the renovated 29 units in the Linwood Project were not, generally speaking, people who would have school-age children.
11. There was a lively discussion regarding green space for the dogs of people who would rent the Delta townhomes and apartments. Mr. Rosenberg stated that it was the policy of Towne Properties (who would be managing the properties) to require that their renters submit the DNA of their dogs in order to make certain that dog owners were responsible for their pooches' excrement. He said that they would continue that policy in the Delta properties.
12. Several people expressed a desire to have R2 return with a 3D rendering of the proposed units. Mr. Rosenberg said that they would be happy to do so, though no time was specified as to when this might occur. When they finalize their plans and get to the schematic phase they will come back to the community. They are willing to have a collaborative meeting as concerns were raised to make sure that whatever is planned (design-wise) fits into the Mt. Lookout "look". Mr. Rosenberg suggested that MLCC put together a small group of citizens to meet with R2 regarding the design once R2 has something more concrete.
13. A question was asked about stormwater – one of the engineers hired by R2 stated that they would be dealing with that on their property (the full response was not captured due to multiple conversations occurring at the same time).
14. Someone asked whether retail shops instead of townhomes could be built along Delta, but Mr. Rosenberg stated that there was no way that they could have shops as they could not provide the needed parking retail would need.

The meeting concluded about 8:15.

Respectfully submitted,

Catherine Koch Schildknecht  
MLCC Board Member