

Notes: submitted by David Waugh

627 East Mifflin Neighborhood/Developer Meeting

March 27, 2006

7:00 PM, Fyfe Bistro, 1344 E. Washington Ave

Meeting was advertised by flyer to residents living in the immediate vicinity. Announcements also went out via email to neighborhood listservers.

There were about 25 people present, including neighbors, alder, developers and architects.

Architect Randy Bruce announced that the project has been scaled back. The original building was to be seven stories. This has been reduced to five stories. The unit count has been reduced to 66 units from 80. There will be 13 units with at grade access.

Stormwater infiltration of the new development will be 25 percent greater than what exists now -- which is currently 100 percent impermeable.

Why are they cutting back? Two reasons:

1. More affordable construction. Anything over 5 stories above a parking structure would require steel and concrete construction.
2. Seven stories conflicted with the draft Tenney Lapham neighborhood plan

The decision to scale back was settled upon only hours before the meeting. There will be some design considerations to make the roofline of the 5-floor portion of the building to be more interesting.

Projected start date for construction: October 2006.

Target completion date: Spring 2008.

Alder Brenda Konkel noted it is unlikely there will be any further neighborhood meetings unless the plan changes drastically.

Question and Answer session followed:

Q. Blair House condos up for resale are not selling well. What marketing has been done?

A. New construction allows owners the advantage of choosing their own finishing.

Q. When does the project go before Urban Design?

A. Presented an informal presentation last week. Committee members initial response was good. Committee wanted to know the neighborhood position.

Q. What is the next steps.

A. Urban Design in two weeks, Plan Commission April 12th.

Q. Will you be seeking TIF

A. No

Q. Why not

A. Too small a project. TIF typically goes to much bigger projects.

Q. What is the parking ratio?

A. There will be 86 stalls for 66 units. Roughly 1:1.26

Q. Who are the perspective buyers?

A. Young professionals, some empty nesters, some families if 3 bedrooms are included.
Problem is very few condos downtown have 3 bedrooms -- no data.

Q. Will there be Inclusionary Zoning units (IZ)?

A. 12-15% will be IZ. No waiver requested at this time.

Q. What size will the units be and what price range?

A. Costs will be roughly \$250/Square feet. Range is 854 Sq. feet one bedrooms to 1200 square feet 2 bedroom. Townhomes will be 1400-1450 Square feet.

Q. What is the scale of this development in millions of dollars?

A. 12.5 million.