

HSPI General Membership Meeting May 26, 2015

Meeting Minutes

Board Members present: Kathryn Hill, Kate Ervin, Amy Lee, Matt Klempner, Phyllis Tonne, Holly DiFlora, Heather Atkinson

Report from Community Based Police Officers

Officer Mike McReynolds (937-241-2420)

Break in at Matt's auto shop – suspects were captured on photos from cameras – can't share photos yet but are working on getting them released to the neighborhood.

Had some auto break-in's, have a suspect in mind

Making a plan on hooka bar – have been receiving a lot of complaints

Under 18 curfew – 11:30pm – 5am, seven days a week

Presentation by CityWide Development on proposed Warren Street development plans

-CityWide will soon be submitting a proposed Planned Development area (PD) to the city's Plan Board. -
The overall plan encompasses the area on the north west side of the neighborhood, bordered by Warren, Burns, Alberta, Hickory.

Information Presented by CityWide:

-The PD includes multiple proposed buildings, mostly residential, a mix of rental and owned. Some of the buildings also include first floor mixed retail and office space.

-Warren Street development (proposed name, Flats at South Park) is the first of the buildings that will move forward – financing for this piece of the development has been secured. The building will be on the corner of Warren and Burns - rental residential with first floor mixed office and retail space.

-Plan for underground parking for residential on all the buildings in the PD. No tenants secured yet for retail/office. Rental units are a mix of studio, one and two bedroom apartments.

-Some rooftop patio space as well.

-Have been working over the past year on design, financing, getting feedback from stakeholders.

-Went through the design process with the land planner.

-Warren street building is the only one that is moving forward soon, the rest of the PD is over a 5-7 year project.

-Working to avoid competing with existing housing stock in the neighborhood, not taking away from those who would want to come to South Park to live in a historic home.

-The phases of the development, other than Warren Street are to be determined.

Process

-Have been in discussions with the City about the PD and the BZA process – in order to move forward on building 1. Could break ground in August if all goes according to plan on Warren Street

Questions/Comments

-David: The neighborhood is eclectic – small houses, big houses, different designs. This plan has a monolithic building, doesn't look like it fits with the neighborhood. Alberta street looks like the East End

neighborhood, doesn't look like it fits.

-George Savoy: we need some green space – the urban garden

All of the traffic is being dumped on to Burns – people's windows will get headlights day and night, no houses currently facing toward Burns, just the side of an apartment building. Should preserve the community gardens on Burns.

Answer: intending to do some landscaping on Boulevard to knock down some of the traffic light and noise

-Tracy Kraft: 4 stories vs. 3 stories on Warren building -

Answer: financing was more feasible with 4 floors

201 units on the PD – includes all of the residential in this plan

Concerns about the large rental buildings – might start out as a nice apartment complex but could deteriorate over time – this is what happened with Cliburn Manor.

Is there demand for 60 unit apartment building?

Bill Daniels: we commissioned a study of housing, evaluated competition in the area, demand, unfulfilled demand – tapestry of residents. Did not consider UD population – demand was over 2,000 units. But didn't take into account Water Street development.

-Bruce: not a lot of 3 bedroom – doesn't look like families are being targeted for this type of rental. It's possible we could include some 3 bedroom unit moving forward in other building.

-Teresa Gasper: Are these the same markets—transitioning from new to historic? New construction helps Dayton grow and is a distinct market than those who would want historic home

-Jim Wahl: Is there regular consultation between stakeholders around HSP: UD, MV, fairgrounds, etc?

Yes: city Wide is involved across multiple projects (Genesis partnership)

We'd like to have the opportunity to meet more regularly with CityWide, UD, MVH, on bigger development issues, beyond this project.

-Mark Ehtner: how many parking spaces for each unit?

2 spaces per property.

-Abby Reed Where do dumpsters go?

Parking lot – but there will be landscaping around the dumpsters and masonry dumpsters enclosure

-Carol Coffey: How do we keep the cottages from looking like suburbia?

-Nicole Clark: property owners in SP, very invested in seeing the development, but have some concerns.

Haven't heard a commitment from the developers on the height of the building. Green space is a big priority – party of the charm is the green space – we agree on what green space is.

What's the price point – of the apartments?

Responses from developer:

We can write a height restriction on the PD

We are writing the financing to attract tenants that will be at market rate

-Dave Polloquin: Design of the Warren street building too big – looks like a college dorm/jail

We don't want anything that looks like the Greene or East End

-Theresa: need to find a design that's not so generic – Wyane Ave near Ghost Light

-Courtney – need more housing for families

-Mike – we've been promised that the traffic flow on Brown would improve – the traffic flow currently is really not working. This development is really going to add to this problem.

People don't use garages for parking, they put junk in it. Need a lot more street parking.

Never seen a plan with so little green space – there is basically no green space – this is a priority for the

neighborhood – the neighborhood has a lot of Parks and Boulevards.

-Bruce: Will the developers consider the neighborhood's input on what type of retail/office comes into the development

City Wide: yes, we will work with the small group on an ongoing basis

Can we see the market study?

Kate – suggestion for green space – put in the middle of the development – this will otherwise feel very congested. Also no backyards.

Green space means – space to walk, interact with neighbors, stopping to talk and be in community with neighbors.

There will be a set of land use controls to every piece of the development – it will have to comply with this

Galen –

Four stories on Warren, too tall – are there any four story buildings in other historic districts? The height will dwarf everything else.

Don't like balconies, bay windows would be more sensitive to a historic district.

201 Alberta – the old building was demolished – the façade had to be the same as the original – but on the inside it can be modern.

Jim – cottages on Alberta – would like for this to be an earlier part of the project – this sounds like an interesting concept.

Let's explore things that are unique as far as architecture design.

Joel – having an urban garden is an amenity – it's attractive to prospective residents, a selling point.

Heather – drive through is not so desirable from a pedestrian perspective.

Amy Lee – given that we have already gone beyond our time limit for this meeting, we will postpone the rest of the meeting's business at our next member meeting.

Motion to Adjourn – George Savoy, 2nd Bruce LaForce