

## **SASY P&D Committee Report – February 2013**

**Date of meeting:** 1/17/2013

**Name of Committee:** Preservation & Development

**Chair :** Brad Hinkfuss

**Members (present):** Brad Hinkfuss, Lou Host-Jablonski, Jason Tish, James Montgomery  
(not present): Lance Green, Doug Johnson

**Purpose (goal) of Committee:**

- Serve as initial consultation for all new, expanded, or renovated development in the neighborhood.
- Make recommendations on local development activity to Council.
- Provide guidance and advise to developers, residents, business owners in the neighborhood.

**Action items (of committee members):**

**Specific issue(s) to report to council:** The P&D Committee met with Developer Scott Lewis, architect Randy Bruce and another architect from Randy's office. Lewis and his architect requested the meeting to discuss his proposed new development in the open site/parking lot adjacent to 1912 Atwood Ave. Lewis is the new owner of the existing 1912 Atwood condo/commercial space building. Phase 2 of that Planned Urban Development (PUD) was never implemented. Lewis intends to work within the parameters of the existing General Development Plan (GDP) but will devise his own specific plans for the final appearance and features of the development. The original GDP calls for a 50-unit apartment development. Lewis shared some preliminary elevations and was receptive to early feedback from the P&D Council members about areas of potential resistance and encouragement from the surrounding neighborhood. He intends to modify the first draft of the plans somewhat and meet again with the P&D Group prior to working with Alder Rummel to organize a public meeting.

As noted above, the proposed development will be for a 50-unit residential apartment building. Current plans are for a 4-storey structure that will provide underground parking for all residents. The proposed timeline would be to start construction in late summer. Further enhancements and finish improvements are scheduled for the existing 1912 Atwood building as well as the associated parking lot on the other side of the rail tracks.

**Recommendation(s) to council:** No immediate recommendations. Proposed elevations and other info will be made available on the SASY website when available. All council members are encouraged to attend the public meeting when a schedule is known.

**Discussion items at board meeting:**

**Next meeting:** Regular schedule of 3/6/13, pending confirmation.