

**3801 Falls Road
Meeting Minutes**

May 2, 2017

Location: Hampden Family Center, 7PM

Attendance

Guerilla Realty: Joseph Rabinowitz, Rachel Rabinowitz, Amelia Szpiech

HCC Zoning and Land Use Committee: Megan Griffith, Theresa Stegman

City: Councilman Leon Pinkett

Neighbors: Kayleigh Harkay, Stephen Harkay, Melinda Panetta, Ken Gelbard, Donovan Atkins, Deletta Scopel, Marie Patterson, David Nicholson, Carleigh Benton, Libby Francis, Pat Helfrich, David Markland, Jen Lyall, Josh Glazer, Ryan Dare, Bonnie McCubbin, Nancy Greene

Minutes

- Introductions
- Meeting outline by Theresa Stegman, ZLUC Chair
- Presentation
- Overview by Rachel Rabinowitz – broker of record for Guerilla Realty
 - No architectural plans as of now for the site
 - Purchase included a lot behind
 - C-1 zoning
 - Building would be 75% residential/25% commercial (excluding parking)
 - Primary residential entrance on 38th street
 - commercial entrance on Falls
- Libby noted the building was previously a service station with oil tanks on site
 - Rachel added there is nothing from MDE that would suggest there is an ongoing issue
- Development Benefits/Goals
 - Café with outdoor seating
 - Covered, secured parking
 - Outdoor space
 - Hope to include some sort of landmark identifier such as a mural
- 60 ft/5 stories
- Inspiration
 - Fairfield Inn & Suites downtown
 - Warehouse –brick, steel, glass
 - Remington Row for streetscape design
- Q&A
- What happened to a 40ft building? (Post Meeting Clarification from ZLUC – during Joseph Rabinowitz’s first meeting with ZLUC, he stated the building would be 42-45 ft)
 - Rachel stated Transform allows 60ft
 - The developer believes the height would be measured from retail floor on Falls Road
- Environmental
 - Guerilla Realty (GR) has a clearance letter from MDE and they will be redoing soil

testing during the development

- How many floors is 60 feet?
 - 4-5 floors
- Parking
 - GR would like to explore going underground to achieve a larger parking footprint
 - Conceptual study shows a minimum of 12 cars behind retail
 - No parking planned for retail. 2-3k SF planned as space for restaurant.
 - No parking would be provided for employees
 - Homeowners next to development already having trouble with parking
 - Rachel stated GR will try to get more, but probably only 3-4 spaces
 - Theresa, a real estate developer professionally, pointed out it is probably not feasible to go underground and add 20 spaces at \$40,000 a space and it's misleading to dangle out that concept to the community
 - Bonnie expressed concern over the mixed-use development creating a larger parking burden than if it were just residential or just commercial because of evening overlap. Maybe there would be less push back if it were not mixed-use.
 - Another resident expressed concern about the collateral impact of several different developments in the neighborhood in a short amount of time. There is also issue with valet parking using neighborhood streets.
 - Rachel thinks more development is coming to Falls Road and questions whether parking needs to be solved at a civic/governmental level. Doesn't think each individual private developer should have to solve parking on their own without civic / government involvement.
- Security
 - No plans currently in place for security other than lighting, cameras, and pedestrian activity. Bonnie suggested reaching out to Major Gibson
- Architect has not been finalized
- Ken Gelbard wanted to make the group aware of the community's previous experience with Guerilla Realty at 3400 Roland Ave and that the experience of many community members was GR lied about a number of pieces of the development.
 - Someone later asked Rachel how they respond to this criticism, and she noted it was there first development and they learned a lot from it. They hope to keep more open and clear channels of communication in the future.
- What is the noise ordinance for an outdoor space?
 - Theresa clarified outdoor music is not allowed
- What is the roof line? Flat, gabled?
 - GR said the roof will be flat across
- Utilities
 - GR - Waterline is already oversized
 - Transformer will likely need to be upgraded
 - Water should not be interrupted during construction since the development is downhill
- Request by a resident for construction equipment to stay on Falls Road rather than use 38th Street
- Where would the referenced landmark face?

- GR - Unsure. Would need to address more than one perspective
- Where will the parking entrance be?
 - Up to engineers. Would like to figure out if entrance could be elsewhere than Falls.
- Megan – not sure if the proposed building is truly within the context of the neighborhood, both in terms of heights and materials.
 - Rachel thinks the building would be more relatable to the existing commercial properties. It will be out of place, but will it be the earlier piece of a bigger puzzle going up and down Falls Road.
 - Another resident stated that the building would change the residential character
- What is the timeline?
 - Still need to pick a design team
- Price Point?
 - GR - Based on existing market
- Next Steps
 - Rachel suggested meeting on site
 - Theresa will send out Doodle poll for the meeting date
 - The next meeting will focus more specifically on design