

Follow-up meeting regarding The Julian

May 19, 2021 1:00 pm via Zoom

Present:

Wanda Wilson, OPDC

Andrea Boykowycz, OPDC

Jonathan Hudson, Hudson Companies

Kelly Coey

Jack Williams, architect

John Rhoades, PHCG

JD Williams, Councilman Daniel Lavelle's office

Christina Howell, BGC

Leslie Clague, PHCG

Kevin Kunak, DCP

Following introductions, OPDC related that numerous residents of the area have reached out to communicate their concerns regarding increased traffic on Melwood and Gold Way, potential impacts to local parking, and the scale of the building relative to other neighborhood structures.

Jonathan Hudson responded re. parking:

- The project is offering 95 on-site parking spaces (74% of the number of units); Hudson expects all residents will be parking within the facility. Tenants are not eligible for RPPP. Market studies indicate the resident base will use public transit and bicycles. 60-75% of area residents own a vehicle. Hudson has an operational interest in providing adequate parking, and the number of spaces complies with zoning requirements. Some portion of the 95 is visitor parking. Vendor parking is managed through Hudson, there will be designated spots for contractors. There will be a private one-way alley that will connect Gold and Melwood and will provide a place for drop-offs.

Kevin Kunak provided context:

- This project is in the UI (Urban Industrial) zoning district. UI provides for two potential special exceptions – one for height (no max), one for floor area ratio (up to 10:1). Zoning Board can approve those if the project is not detrimental to the neighborhood based on traffic, etc. There's a process with RCOs (Registered Community Organizations) in which a DAM (Design Advisory Meeting) is required 30 days prior to the first public hearing, which in this case would be the ZBA (Zoning Board of Adjustment). This project would have a second hearing at City Planning because it's in the Baum-Centre Overlay District.
- John Rhoades pointed out that the project appears to be within 200' of the RM-VH zone, which would preclude its eligibility for a special exception. Jonathan replied that the project is not within that 200' envelope, as the measurement is taken from the edge of the parcel to the edge of the closest residential parcel (not to the zone boundary). Kevin reported Hudson has submitted a sealed surveyor report from Gateway showing that the property is outside the 200' envelope.

Leslie Clague asked if a traffic study would be required. Gold Way is technically two-way, but it's really an alley; and it's a main gateway to Polish Hill, heavily used. The street is inadequate to accommodate 100 new residents using it to bypass traffic on Bigelow every day.

- Jonathan replied that DOMI and Zoning and DCP have advised Hudson that the proposed development does not trigger a traffic study requirement. Hudson expects most of the project's residents to be using the intersection at Baum/Melwood.
- Kevin added that traffic outside of parking is one of the considerations that the zoning board will consider. Andrea Boykowycz asked about the ZBA's tolerance for the impact to traffic and parking. Kevin indicated the ZBA would mostly rely on information provided by the applicant and input from individuals with standing.
- Kelly Coey indicated Hudson will be appearing before the ZBA for the special exceptions. Hudson has retained a traffic engineer, they are preparing plans to submit to DOMI. In the traffic engineer's estimate, the number of peak trips doesn't merit a traffic study.
- John: the onus is on the community/objector to demonstrate the negative impact. Traffic on Gold way is an issue of great concern, a number of community members will be very outspoken about those concerns.

Andrea asked if Hudson planned to offer parking leases to non-residents.

- Jonathan replied that parking is offered as an amenity, and Hudson expected spaces to be fully leased by tenants at \$125-\$150/spot. Experience with other Hudson properties indicates this is the target market rate, and that it's unlikely Hudson would offer leases to non-tenants.
- Wanda Wilson asked if Hudson would be willing to commit to not make parking leases available to non-tenants. That kind of commitment might be looked upon favorably by nearby residents. Jonathan responded that Hudson would investigate that possibility.

Dates for hearings have not yet been set. OPDC will post information as it becomes available.