

Approved

**HISTORIC BREWERS HILL ASSOCIATION
Minutes of the Special Meeting**

Date: Tuesday, August 31, 2021

Time: 6:00PM

Place: 1727 N Palmer St

Attendance: Approximately 26 residents

Mr. Joseph Stanton, Director of Project Management with Three Leaf Development introduced himself, along with members of the Growth Design Group- Peter Damsgaard, Director of Design, Steve Petitt, Partner, and Jeff Scray, Project Manager.

The design team presented the development is proposing a six-story, 50-unit building at 1737 N Palmer and 1751 N Palmer St in the Brewers Hill neighborhood. The proposal includes the demolition of an existing two-story Cream City brick building at 1737 N Palmer and using the existing parking lot located at 1751 N Palmer. The location of the parking lot and associated green space is currently under ownership and use by Fortress Apartments. The Cream City brick building was previously purchased by Three Leaf Development in 2020.

They discussed details of the building design and layout, with off-street parking a primary concern (to minimize the number of spaces lost on the street for existing residents). The overall design of the building is adhering to the Downtown District zoning regulations which set requirements for window glazing, parking, setbacks, height, etc. The building will be four-sided with zero setback along the Palmer and Vine Street frontages, using masonry and fiber cement building materials for the exterior, recessed balconies, and large windows along a portion of the 1st and 2nd floors. The building steps back 3 feet on the 3rd floor then 10 feet on floors 4 – 6.

The building will be used for market rate apartments, primarily 1 and 2 bedrooms with 3 bedrooms on the upper floors. There will be no commercial space as the main building entryway (along Palmer St) will have a community room, shared workspaces, and a possible art exchange. The first floor will be starting at the 3rd floor of the adjacent houses on the north side of Vine Street as the first two floors of the parking garage will be built into the slope of the site. The proposed roof will not contain any community space and only allow access to individual units. Currently, no management company has been selected to manage the proposed building and no firm construction dates have been set, however, the construction process is expected to take 11-12 months.

The development team opened the floor for questions.

Neighbors asked a variety of questions which are summarized in the following bullet points:

- The proposed design does not embrace the local feel and architecture of the neighborhood nor does it contain any elements one typically sees with the Brewers Hill Historic District (cream city brick, old windows, ornate wood work, peaked roofs).
- Proposed building site lacks green space; homes along Vine St are lush and green with many gardens.
- Lighting concerns from lobby, windows, and roof at night
- Desire for fewer units and increased green space on the subject site

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- Mass and height of building inappropriate at this location, makes more sense at opposite end of block on Palmer and Pleasant parking lot.
- Safety and noise concerns of parking garage doors on Palmer and Vine St and lack of alley usage for building ingress/egress.

The meeting ended at 7pm.