

ECC Meeting Minutes

December 20, 2017

Present: Susan Benz, Kristen Heaney (by phone), Shawn Sommerville, Leslie Thompson (?), Sara Pedrosa, Lee Gresham, Julio Perez

1. Call to Order & Introductions/ Roll Call

2. Citizen Communication

Cielo Development Update – Tyler Buchler

It's hard for us not to agree that 90" is too tall. 72' is 12' higher, allows 1 more floor of office. 90% is one more floor.

We are counting on CURE to get 60'. Needs staff approval.

5 stories at 72'.

17' at ground level. 14' floor to floor above.

25,000 SF office floor plates

BONUS HH offer is double the fee in lieu. Additional \$550,000. Total of \$900,000

Endeavor paid \$600,000.

Shawn asks about HACA – HACA has nothing to do with the fee in lieu.

Any fee in lieu paid in Saltillo TOD must be used within ½ mile of that.

Tyler presents images (aerial)

Susan – we have folks that feel strongly that 60' is plenty. I see that the setback feels better is a good direction to go in. Make a commitment that we can depend on. Remember elevator override needs.

We'll see you in January. 3rd Wednesday in January

Goes to City Council February 2nd.

Saltillo Project Update - Nicole Mwei, DMA Companies

Janine Sisak with DMA in lieu of Nicole.

Standalone affordable housing

Site closest to Saltillo Station behind TX coffee traders. Trying to maximize yield and 100% affordable housing. Nelson Partners is the architect.

90 units. Really deep affordability. 57 at 50% AMI, 11 at 30% AMI, and 20 at 60% and below.

Proposing a general population to be served.

(10) 3 bedroom units

Request details be sent separately. There is no ask.

3. Reading and approval of the November 15, 2017 General Meeting minutes

Move to postpone.

4. Officer's Reports

Land Use

HACA is requesting ECC support to fill out application for 9% tax credit for Chalmers East.

Our support to identify their project as the Priority Project to request that Council name them as a Priority Project. Shawn shares a sample letter.

5. Standing Committee/Sector Rep Reports

6. Unfinished business / General Orders

7. New Business

- **1116 E 3rd Street Variance – Mason Moore & Jessica Braun**

Seeking support for:

Disaggregation of lots

Building AVU

Increase AFAR on AVU 15% to 20% site

We are a small business. Developer.

There was a sub-standard home on that lot.

Meets all other typical zoning regulations – parking, setbacks, etc.

The three lots to the west are residential and they are being developed.

We have walked around for neighborhood support and we have some signatures. It's a neighborhood with lots of rentals. There is a fair amount of Airbnb with no answers.

Sara P asks about duplex option – we could have gone for duplex but we appreciate the historic platting of the neighborhood and preferred the idea of this design. A duplex would be 2 units and our plan allows 4.

Essentially creating 2 small lots. It's more affordable if they are smaller and the cost of land is spread across 4 units.

MOTION by Kristen Heaney

To approve

Disaggregation of lots

Building ADU

Increase AFAR on ADU 15% to 20% site

SECOND by Shawn

Served by an alley

They are adjacent the TOD

Concern about parking – Julio

Intention is to sell each unit individually.

FAVOR – Lee, Shawn, Susan, Kristen

OPPOSED – Julio

SARA P - ABSTAIN

NEED letter of support by 1/8/2017

o HACA Chalmers Courts Update - Pilar Sanchez

50% of units will be 2,3, and 4 bedrooms

Many applications will be made for 9% tax credits.

MOTION: Susan makes a motion to support Chalmers in their application and send a letter to City Council to support them as a priority project.

Shawn seconds.

Saltillo asks ECC to consider supporting their project next year.

Unanimous support.

Susan asks pillar to fill out as much as possible and ECC will do the rest.

[Organization Name]

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7. Announcements

8. Adjournment

8:17 Motion