

Oakland Development Activities Meeting

November 26, 2019, 6:00 p.m.

Hosted by OPDC at 294 Semple Street

Project: 0 Boundary Street

Presenter: Kendall Pelling, consultant

KPelling described prior community process. Proposing market-rate for-sale houses. Homeownership is the goal. No roof decks.

Owner occupancy deed covenant. First slide: listed language that would be in the deed.

Q: It is only for the first buyer? After that, it could be sold to an investor?

A: Yes, for the whole time they own the house. Yes, when they sell it, it could be a rental.

Q: Is the deed restriction for a certain length of time?

A: No, but would consider adding a timeframe of three years before sale would be permitted.

Overview of development plan. Four homes on Boundary; two on Yarrow Way. Development team worked to provide generous setbacks. It is challenging due to the topography. A rendering of Boundary Street view. Pulled back from the Yarrow Way corner.

3.5 stories. Look and feel like a three story, the additional partial floor adds a bedroom to make it attractive to homebuyers.

Q: Is there basement storage?

A: Not a full basement.

Q: What variances are needed?

A: Dimensional variances, setback.

Did not have a slide describing all of them.

1800 sf per unit allowed. Proposing 1500 sf, various. Listed on site plan. One lot larger – on the corner.

Q: Describe sidewalks.

A: Referred to site plan

Q: Distance from the adjacent property?

A: Five feet, referred to site plan

Q: Zoning allows 40 feet not to exceed three stories.

A: No height variance would be needed. It is within the 40 feet

Tom Yargo, a Realtor with Howard Hanna, discussed marketing. Experience with community development work. Familiar with the concerns. Input to team on amenities, pricing. Pricing in the \$400s. Worked with OPDC in the past and included deed restriction, so understands concern.

Q: How does that pricing compare with similar product in other parts of the city?

A: Moorewood point behind KFC off of Baum. Distributed some information.

Q: How did you go from \$600 to \$400?

A: Developer didn't want to hear that, but probably the better way to go. Two car garage gets cars off the street. Buyers will be looking for this.

Q: Why are they so big?

A: Similar to product in Lawrenceville

Q: Describe the buyer you anticipate

A: Product and price point would attract university and hospital employees who would like to be close to work. Restriction is a selling point. Condos prohibit renting the unit and that gives people peace of mind

A: Rule of perpetuity is why can't control subsequent sale.

Q: Same covenant that makes it attractive could be a problem in future

A: Somerset at Frick had a deed restriction but ran into problems when someone needed to relocate for work but couldn't resell. Three years would be appropriate.

Would need to rent at \$2500 to make it feasible for rental.

Q: Concern about the number of balconies facing each other on the back. Looks like a party courtyard in the back.

Q: How much higher are the units on Isis? It may be like a skyscraper behind neighbors on Boundary.

Q: Process from now?

A: Engineers designing wall. Once we have that, then we will apply for zoning board of adjustment hearing date. Will let OPDC know and it will be posted on the project page.

Panther hollow resident statement read by adjacent property owner. Not opposed to development as of right on the site. Desire permanent restriction for owner occupancy. Issues with maintenance of site in its current state.