

PAD MEETING MINUTES
July 20, 2022

PRESENT: Hon. Gerald M. Antunes, BoA; Steve Fontana, Economic Development; Nate Hougrand, City Plan; Evan Trachten, LCI; Maurine Villani, Tax Office; Clay Williams, Business Development

Absent: Hon. Anna Festa, BoA

Guest: Allen McCollum, Jeffery McChristian, Edwin Tang, Jerry

Meeting called to order at 3:02 PM

A motion to approve the PAD minutes from March 16, 2022 was made by Alder Antunes, seconded by Steve Fontana, minutes approved unanimously.

New Business

48 Grant Street Unit #2, 239 Ella Grasso Blvd, 0 Plymouth Street

Evan told the committee that LCI has been in discussion with the applicant for several months about this project. The City owns a condominium unit that represents 22% of the building at 48 Grant Street, the applicant owns the other unit that is 78% of the structure. The City owned unit previously housed a Hill Health wellness program that is no longer on site. The City is proposing to sell the condo unit along with vacant land at 239 Ella Grasso and 0 Plymouth Street for \$350,000, the City will also release liens on the building that total \$113,690. The liens on the building predate the applicant's ownership of this site. The applicant will redevelop this site with residential units and the inclusionary zoning ordinance will apply to this project. There are some initial conceptual drawings and planned phases to this project. Evan asked the development team to go into detail.

Attorney Jeffrey McChristian told the committee the inclusionary zoning aspect of the project is being reviewed by Corporation Counsel's Michael Pinto. Architect Edwin Tang talked about the project. Edwin told the committee the project is trying to preserve the building via adaptive reuse. The building needs sprinklers and major code upgrades as a residential conversion. The project will be done in phases. In phase one the existing structure will be rehabilitated. The site is industrial and abuts the railroad and a power station. Their design will minimize the impact of that by making the ground floor a parking area and raising up the residential units. In future phases new construction is proposed.

Edwin said the developer may seek a special permit to convert the structure. The units will be one and two bedrooms. The design assumes the ground floor remains a health clinic, residential units are not currently slated for the ground floor. Nate Hougrand noted that a special permit to convert this structure does not allow for the proposed phase of new construction, a variance would be needed for the new construction. Nate suggested doing a PDD or PDU because a hardship is required for a variance and that is a high standard to meet. Attorney McChristian said they will explore the PDD and PDU options. Nate mentioned that PDD's require 250 square feet of open space per unit and noted that a roof top deck, patio area, or garden can count towards this requirement. Allen McCollum noted that he is exploring non-assisted units for people 50 and over because there is a need for this type of housing. Under the Inclusionary Zoning regulations parking regulations are waived and the floor area ratio (FAR) is increased by 33%. Also, units can be 600 square feet per rather than 1000 square feet. Steve Fontana noted there is a minimum of 75 units to utilize these regulations.

There was discussion about affordability and the percentage of units that will be required. Attorney McChristian told the committee that he received an email from Michael Pinto indicating that 20% of units need to be affordable. Steve noted that outside the core area 5% of units are

restricted to 50%AMI. Attorney McChristian said he will explore this with Attorney Pinto. Evan noted that Corporation Counsel will work with the applicant to arrive at the exact level of affordability given the nature of this project. It is complex and is yet to be determined. At a minimum there will be 5% affordable, but it may be as high as 20%. The affordability will be finalized before this proposal is sent to the Board of Alders.

Evan told the committee the building currently is a blight. This project will revitalize this area and be a bright spot in the neighborhood. LCI is confident in the development team and concept to redevelop this site. Alder Antunes asked if the percentage of affordability would carry through the entire project given it will be developed in phases. Attorney McChristian noted the developer owns 78% of the structure and plans to utilize the City owned land for parking, the percentage of affordability is being discussed with Corporation Counsel, it will be agreed upon prior to going to the Board of Alders. Alder Antunes also asked about the units and how many bedrooms they will have, is this geared towards families? Attorney McChristian said one and two bedrooms. Allen McCollum told the committee the units may be designated for people 50 years and over. Alder Antunes also asked if the developer would be seeking tax abatement as part of this project? Attorney McChristian said he believed they would as part of the Inclusionary Zoning ordinance.

A motion was made by Nate Hougrand, seconded by Steve Fontana, roll call was taken, approved unanimously

PAD Guidelines / Discussion

Evan told the committee that no movement has occurred since his last update. At the beginning of the year the Board of Alders requested the Mayor send an Emergency Order to the Board of Alders when utilizing the PAD process as required by the Code of Ordinances. For years LCI had not submitted the Emergency Order. Our last submission to the Board of Alders via the PAD process contained the Emergency Order. Corporation Counsel will be engaging the Board of Alders Leadership about possible further changes to the PAD Guidelines. Further conversations need to occur. Evan was out of the office for 2 months but now that he is back he will try to push this along.

More information will be shared in the future.

A motion to adjourn was made by Alder Antunes, seconded by Nate Hougrand, all were in favor.

Meeting Adjourned 3:27 P.M.