

4433 Howley Community Meeting  
December 12, 2018  
Taken by Sam Spearing

Presenter: Jason Lardo (Developer)  
BDC Staff: Christina Howell, Sam Spearing

### **Section I: Welcome and Ground Rules**

Christina Howell, facilitator:

- Introduces Jason Lardo of Icon Development
- Review of Ground Rules
- The building is currently vacant and unused
- The activation of the 30 car parking lot is the most impactful part of this project.

### **Section II: Presentation from Development Team**

Jason Lardo (JL):

- The building existed as a printer building for 20-35 years
- After the print shop closed down the building was on the market for about 2 years
- We purchased the property in 2017 along with some of the nearby residential units.
- Variance is for changing the use from about 8000 square feet of office space to about 11 or 12 thousand
- 11,000 square feet of warehouse space will remain in the building for use by tenants.
- The plan includes reactivating the existing parking lot (30 spaces) with ingress and egress on Milgate. Our plans don't require any additional parking and we chose not to take any reductions by including bike storage facilities.
- The facade will feature some type of architectural metal on the Howley side of building
- (Christina asks about facade on Milgate side) Facade material on Milgate side will be some type of epoxy paint or stucco

### **Section III: Q & A**

CH:Christina Howell

JL:Jason Lardo

Resident 1: What is status of the parking lot as of right now?

JL: The parking lot is currently gravel. We're not required to but we plan to pave the lot.

CH: Would you consider permeable pavement for the lot to minimize the potential effect of stormwater runoff on adjacent properties?

JL: It would be great but we don't currently have plans for permeable pavement. Too much maintenance and not the right application.

Resident 1: Are there any plans for grass or green space to manage water retention?

JL: Yes the area behind the building not used for parking will be grass or potentially some other type of green space.

CH: Are there any plans to block light/sound either with built structures or trees?

JL: We'll do what the code demands but we don't have any plans for trees or other means of mitigating sound or light impact on adjacent properties.

Resident 2: Are cars able to access the parking lot from both Howley and Millgate?

JL: No the parking lot will only be accessed through the entrance on Milgate.

Resident 2: Is there a vehicle entrance on the front of the building?

JL: Yes there is an existing garage door which enters the building. We plan to keep the garage door as it may be an asset to potential tenants.

Resident 2: Could there be retail at this site?

JL: Yes retail is a possibility with storefronts located on the Howley facing side of the building.

Resident 3: Is there a potential for entrance to retail on Milgate side off of parking lot?

JL: No, the entrances off of the parking lot would be for office tenants only.

Resident 4: Are you planning to do anything with the adjacent houses that you own?

JL: We currently have no plans for the houses.

CH: Is anything being added to the top/height of the building?

JL: There are no height additions to the building.

CH: Any tall lighting that would intrude on neighbors?

JL: There will be lighting on the building but compliance with the building code should prevent them from bothering neighbors.

CH: If the lights are to code but still bothering neighbors what happens?

JL: In that circumstance we would be willing to adjust the lights.

Resident 5: Is there heat/AC already in the building and where?

JL: Yes the heat and AC units are located on the roof.

Resident 2: Can pedestrians pass through the site from Howley to Milgate?

JL: No there is no path that would allow pedestrians to pass from Howley to Milgate through the site, only internally through the building.

Resident 5: Will visitors have to park on street?

JL: Office tenants will enter through back but any potential retail space tenants on the Howley side would have to park on street.

Resident 6: What will happen to the existing curb cuts on Howley?

JL: We don't like to get rid of curb cuts. Garage door access to pull vehicles into the front of the building is beneficial for potential tenants like tech startups etc...

Resident 2: Who are your clientele?

JL: All kinds of stuff. Looking at a couple of retail or medical office, and then open to adding up to 10 small offices that we run in other buildings as an alternative to coworking space with each person having their own office and door that locks. We are aiming for affordable workspace. Average rent in some of our North Point Breeze properties is \$12/13 per sq ft.

CH: Design is hyper modern but doesn't bring Bloomfield context into it. Is that a branding choice or would you be open to looking at context of neighborhood?

JL: Architect looked at Children's Hospital as a basis for the style of the building. Style in the presentation is not a final representation of what it will be. We want thoughtful, simple, clean, and tasteful. The Bovie House development we did in Shadyside is representative of the style we prefer.

#### **Section IV: Community Discussion**

CH: Explains the options open, to support, support with conditions, oppose, or take no position. It seems that this is a clear support with conditions case. As the building on the site currently stands it is considered by many to be an eyesore. I personally have also heard that residents who live next door have seen rats/mice at the sight in the past.

Resident 1: Is everything in the presentation accurate as far as you know?

CH: Yes we have no reason to believe otherwise.

CH: We've heard concerns from residents about the reactivated parking lot and lighting. We may approve with conditions and ask for trees or lighting other than or beyond what is compliant with the code.

Christina: Concerns about trash have been expressed. We can list trash pickup during a certain time as a condition.

Resident 2: Can we ask for construction time constraints for noise reasons?

Christina: Yes that can be an added condition.

Resident 1: This seems to be one of the better and more productive projects we've seen in Bloomfield recently. Reusing existing space and adding draw to the neighborhood without any major imposition on neighbors during construction. [all agreed]

Christina: It seems that medical offices are the primary intended market for the space.

Meeting ended at 7:21