

CRCA General Meeting

August 4th 2022 7:30 pm

Approximately 38 people in attendance

Welcome by Mike Katra

Mike Katra speaking

Minutes approval of July meeting minutes

Announcement about open board positions. Positions are listed on the website.

6174 Ridge CDR Presentation

Celeste Hardester speaking

6174 Ridge Ave – by-right development of more than 50 apartment units on Ridge Avenue at the corner of Leverington Ave.

Because of the size of this project there is a "civic design review" process in which the developer presents plans for the construction to the community. In this processes there is no opportunity for support or opposition.

Eric Marshall speaking

Screen share of rendering and site survey images

3 lots consolidated into one. Thai restaurant on the corner is not part of the project.

This project will close all businesses between and including Barry's Steaks to the Day Care next to the Ridge Ave Pocket Park, excluding the Thai restaurant.

90,000 sq ft, 82 units, 1 and 2 bedroom apartments

19 parking spaces plus 2 car-share parking spaces

Green roof and storm water management

John Carpenter speaking

Zoning committee has met with developer

The guidance from L&I is not clear, yet

Some feedback has been given already

John Hunter speaking

Observations around the commercial zoning and square footage on the frontage

Questions about how there is much residential on the ground floor

Conversation between Hunter and Marshall about conversations with L&I which seem to be evolving

Mention of the tight, dangerous viewing angles on the entrance/exit on Leverington Ave

Questions around sanitation service and maintenance, service access from Leverington Ave.
Observation that the plans being presented are not what will ultimately be built, because of evolving conversation with L&I

Michael Devigne speaking

Observations about how pocket park is removed from renderings
Observations about the turning space and circulation in the parking lot
Questions about the potential materials being used

Pam Delissio speaking

Questions about the wasting of public funds on pocket park mural which is being removed as part of this development

Mae Schiff speaking

Questions about what will happen to the Post Office

Liz Robinson speaking

Concerns about size and aesthetics of new building design
Questions about number of electric vehicle charging stations
Questions about affordable housing

Emille Nichols speaking

Questions about the agenda of the planning commission

Margaret Ann Morris speaking

Questions about why the presented plans don't represent the intended development
Concerns about crowding out the neighboring properties
Concerns about delivery trucks and traffic congestion
Comments about apartment quantity too many, and size too small

John Carpenter speaking

Zoning committee is open to a conversation about variances to the plan
Question about the schedule of the CDR hearing, probably October
Meeting it public, people are encouraged to attend

Kay Sykora speaking

Comments about the sense of design and visual changes

Nancy Laton speaking

Concerns about difficulty of parking and density

Liz Robinson speaking

Questions about process and slowing down development

John Carpenter speaking

The best influence on the process so far has been our commercial overlay

Maryanne Gilbert speaking

Concerns about the ingress/egress of Roxborough, lack of roads and bridges etc.

Michael Devigne speaking

Possibly applying for grants for studies which could then lead to grants for projects to address these infrastructure concerns

Esther Mathieu speaking

Concerns about the safety of existing structures and infrastructure being impacted and ruined by development and construction

Aaron Hausler speaking

Questions about the Post Office and its future

Discussion follows regarding the recent closing of the East Falls post office and a need for this public service

Meeting adjourned at 1h 30min