

MINUTES OF THE COMMITTEE OF THE WHOLE
June 15, 2020
Meeting held remotely

Present: Councilmembers Bullock, Kepple, Litten, Neff, O'Malley, Rader, Shachner

Also Present: City Planner David Baas, Deputy Clerk Lascu, Clerk Bach taking minutes

Call to Order: 5:48 p.m.

Approval of the minutes of the April 27, 2020 Committee of the Whole

A motion was made and seconded to approve the minutes of the April 27, 2020 Committee of the Whole.

A roll call vote was taken as follows:

Yeas: Bullock, Kepple, Litten, Neff, O'Malley, Rader, Shachner

Nays: none

Motion passed. Minutes approved.

ORDINANCE 28-19 - AN ORDINANCE to amend Section 1105.02 of the Zoning Code of the Codified Ordinances of the City of Lakewood by changing and revising the Zoning Map of the City with respect to certain property as set forth and described as 2022 Lincoln Avenue (PPNs 314-19-094, 314-19-008, 314-19-009, 314-19-010, 314-19-45, 314-19-46, 314-19-47, 314-19-48, 314-19-049) from C2 (Commercial, Retail) to PD (Planned Development).

City Planner David Baas provided background information on the Marlowe Park Townhome planned development. The project was originally introduced to Council and Planning Commission in November 2019. The site plan was reviewed by Engineering and Fire and reviewed by the Architecture Board of Review in January and March. The project received its final approval from ABR and Planning Commission in May. Re-zoning the property is the final step of the process.

At the invitation of President O'Malley, Dru Siley of Liberty Development Company discussed the project with Council and provided a visual presentation of the site plan. Mr. Siley explained that that project was build on the St. Clement campus where St. Clement Church remains. The former school and convent on the site were build in the 1920s and have been vacant for 15 years. During this time the properties fell into disrepair, suffering roof collapses and water damage. Liberty explored the possibility of repurposing the original structures, but they were too far gone.

In his visual presentation, Mr. Siley emphasized the large amount of hardscape currently on site. In the 1950s, eight homes on Marlowe were torn down to create extra parking for the church and school. This amount of parking was in-demand at the time but no longer needed. The church currently needs more parking closer to its entryway. As part of the agreement between the church and the developer, Liberty will create a new parking lot to be used by the church closer to its entry.

Mr. Siley remarked on the many community meetings about the project with neighbors. During these meetings neighbors expressed a preference for residential development over commercial.

Using a visual presentation, Mr. Siley provided an overview of the approved site plan. The site will have 16 new townhomes with four facing Madison. All units will have two-car garages. There will be 20 shared guest parking spots. The development was designed to fit in with the neighborhood. For example, the units facing Madison are three stories high with rooftop decks, the ones on Marlowe will be two stories. Mr. Siley described how the project evolved from its original iteration to the final product, discussing how input from the City and the neighbors was integrated into multiple revisions.

Mr. Siley provided detail on the materials and design of the units and the landscaping plan for the site - all designed to lend privacy and character.

Councilmember Litten expressed support for the project and expressed appreciation for Liberty's responsiveness to resident questions and input.

In response to the question from Councilmember Rader, Mr. Siley discussed the sustainability features of the homes such as HE furnaces and good insulation. The site plan replaces a lot of hardscape with green space and Liberty has performed underground work to reduce stormwater runoff. He further clarified that certain areas of greenspace on the property are open to the public.

In response to an inquiry by Councilmember Bullock, Mr. Siley discussed more about the site's landscape plan. He emphasized that there will be a diversity of tree species and larger front yards to help the trees thrive.

President O'Malley stated that Liberty has been a model for how developers should interact with the City and neighbors. He applauded Liberty for its high level of responsiveness to input from both. He expressed support for the project and concluded that this is a good opportunity for the City to add to its single-family housing stock.

The Law Department presented the Committee with Attachment A – a legal description of the property.

A motion was made and seconded to substitute Ordinance 28-19 to include the newly provided Attachment A.

A roll call vote was taken as follows:

Yeas: Bullock, Kepple, Litten, Neff, O'Malley, Rader, Shachner

Nays: none

Motion passed. Ord. 28-19 substituted.

A motion was made and seconded to recommend Ord. 28-19 as substituted for adoption.

A roll call vote was taken as follows:

Yeas: Bullock, Kepple, Litten, Neff, O'Malley, Rader, Shachner

Nays: none

Motion passed. Ord. 28-19 adopted as substituted.

President O'Malley thanked the administration and Liberty and praised the project as a creative use of space.

Without objection the Committee of the Whole adjourned at 6:15 p.m.