

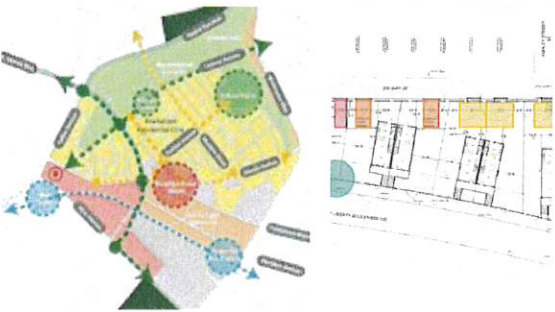


OPEN BODY & DEVELOPMENT ACTIVITY MEETING

THURSDAY, MARCH 2, 2023

5:30PM KINGSLEY ASSOCIATION

6:00 PM VIA ZOOM -84844844659



Please join the Larimer Consensus Group for our Open Body & Development Activity Meeting on **Thursday, March 2, 2023, at 6:00 PM**. Dinner will be served at 5:30 PM.

We will have an update from Zone 5 and development presentation from **East Liberty Development Inc** related to a proposed development at **along East Liberty Boulevard**.

This meeting is the community's opportunity to ask questions and share concerns directly with the developers and LCG board of directors.

Using the **QR CODE**, please RSVP for the in-person meeting so that we can order enough food. Feel free to call the office to RSVP as well.



TO RSVP VIA PHONE PLEASE CALL 412.441.1476



AGENDA
OPEN BODY & DEVELOPMENT ACTIVITY MEETING
THURSDAY, MARCH 2, 2023 AT 6:00PM

Call to Order

Mrs. Donna Jackson
Executive Director

Zone 5 Crime & Safety Update

Development Activity Presentation

East Liberty Development, Inc.

Mr. Shivam Mathur
Project Manager

Questions & Answers

Community Updates

Ms. Jackson

Adjournment

Kingsley Association - 6435 Frankstown Ave



Kingsley Association – 6435 Frankstown Ave

MINUTES
Open Body & DAM
March 2, 2023

1. Call to Order

The meeting was called to order at 6:30 PM by LCG Board Chairman K. Chase Patterson. Executive Director, Donna Jackson led a moment of silence in memory of Malik Morris, LCG's former Community Engagement Manager.

2. Zone 5 Crime & Safety Update

The Zone 5 Commander presented the monthly crime and safety statistics in the Larimer neighborhood.

3. Development Activity Presentations

a. Urban Academy

- i. K. Chase Patterson and Brandon Coney, the CEO and COO of the Urban Academy respectively, presented on the school's behalf.
- ii. The presentation focused on the school's plans to renovate 123 Meadow Street (which the school owns) into the Urban Reach Cultural Center.
- iii. The space will provide cultural enrichment opportunities for the community and students at the Urban Academy.
- iv. There will be a community demonstration kitchen, art gallery, meeting spaces, community office, and administrative offices for some of the school's administrative personnel.
- v. There will not be a cost to rent the facility, however a cleaning and maintenance fee will be assessed.
- vi. They are looking to acquire surrounding lots for parking additional off-street parking.
- vii. Anticipate construction to begin in May and be substantially complete by September 2023.
- viii. There were no objections to the project as presented.

b. East Liberty Development, Incorporated (ELDI)

- i. Shivam Mathur, Project Manager – Real Estate Development presented on behalf of ELDI.
- ii. The project includes the development of 12 modular duplex homes on East Liberty Blvd and 2 on Carver Street, totaling 14 for sale units.
- iii. Thirty percent of the project will be earmarked for affordable housing (4). The affordable housing will be 80% AMI and second deferred

mortgages. The houses will be 1400 to 1800 square feet (3BR and 1 1/2 BA). The homes will be energy efficient and have parking access in the rear on Dix Way. There will be fencing to denote private property.

iv. Construction is expected to last 15 months construction period.

b. Questions & Answers related to ELDI Project

- i. **Residents:** We thought that this was to be a green space. Discussion about the former plans to develop this land and the community was against it. KBK wanted to build on the same space. It has been the intentions of the community for this to remain a green space. Keep the edges of the community green.
- ii. **Residents:** Concerned about safety for the children playing along East Liberty Blvd. Traffic is dangerous on this very busy street.
- iii. **Residents:** How affordable will these units possibly be at this price point? The people living in Larimer cannot afford these homes. Affordable houses are not going to be affordable to us. We want a diverse community, but not at the expense of displacing the current residents: Discussion about building wealth and increasing property value. Discussed challenges with this type of development in Garfield. Will we lose our homes? **Answer:** Each unit will be setback from the Blvd. 15th, with side yards and rear yards for youth/residents to play and be safe.
- iv. **Residents:** There are close to 1,000 vacant lots in Larimer. Why can't these lots be developed? ELDI bought houses in the community and said that they would help become developers, but that never happened. Expressed distrust for ELDI. Conversation about the questionable purchasing and selling practices of ELDI and its subsidiaries/affiliates.
- v. **Residents:** Concerned about the quality of the affordable houses. **Answer:** Market rate \$650-750k, Affordable \$180-200k (w/second deferred mortgages).
- vi. **Residents:** Where are the affordable units? **Answer:** They will be closer to the parklet and on Carver street.
- vii. **Residents:** If you want to bring wealth to the community, that means that we need to bring individuals who have middle class and income who can afford these houses.

c. The Chairman closed this portion of the meeting, confirmed the consensus that the project was not supported by the community, and assured the residents that a "private" conversation would be had among community members to continue this discussion.

4. Community Updates

Donna Jackson should visit the URA website for resources. Every Thursday, there is a Whole Food drive at the EECO.

5. **Adjourned** at 6:45 PM with over 50 attendees.