Laurie,

I was contacted today by Dave Porterfield. He explained they have run into a Building Code issue that will likely require them to make every unit “visitable.” This means each unit would be required to have a bathroom, living space and possibly a bedroom on the ground floor since the buildings will not have elevators. He indicated they may be able to do this within in the building footprints that had been previously approved. However, he believes the units would not be as good of a “product” if this occurs.

Therefore, they may consider a different design that would create on larger apartment building in the middle of the site with the original building along Dunkirk Ave and the original building along Eighth Street. Therefore, they would be going from 5 buildings to 3 and maintaining the number of units. This would require going through the PUD zoning process again which they are aware of.

They will be preparing a concept of this layout for our comments in the next week or so. If they do proceed with a new plan they plan to request GDP (General Development Plan) and SIP (Specific Implementation Plan) approval together. When this plan becomes available, I will share with you for your comments. I believe the RDA will need to be involved as well as Planning Commission and ultimately the City Council if they go this route.

Additionally, Dave requested a copy of the Phase 1 and Phase 2 when they become available.

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