

Statement of Compliance with Cornerstone 2020

Brown-Conti Company, LLC

124-128 N. Vernon Ave.

Brown-Conti Company, LLC proposes to redevelop property on Vernon Avenue (124-128 Vernon), currently occupied by two buildings, by renovating one building containing 3 units and removing and replacing an existing structure with a new building containing 7 units. The subject property is zoned R-5, is located in the Traditional Neighborhood Form District and is in the Clifton Preservation District. The structure that is proposed (the “124 Building”) to be removed has been studied by a structural engineer and found to be unsafe.

The proposed redevelopment will increase the total number of units on the subject property from 7 to 10 and will add off-street parking. The proposed development plan contains the new building located in approximately the same place as the 124 Building, a driveway running between the buildings back through the private yard area to the accessory structure area where the new off-street parking will be located. The applicant will work with MSD to ensure that all storm water and water quality regulations are followed. The applicant is also seeking a Certificate of Appropriateness for the replacement of the 124 Building, though that application has not yet been filed.

The proposed redevelopment complies with the intent of Guideline 1-Community Form-Traditional Neighborhood Form District. The proposal will be designed to meet the Traditional Neighborhood Form District guidelines, including the preservation of the private yard and accessory structure areas, even though the site lacks access to an alley. The proposal also includes the renovation of one historic structure and the removal and replacement of the 124 Building with an appropriately designed structure. The design of the new structure will include a front entryway, a two-story height when viewed from Vernon and appropriate building materials. The majority of the units in the new building will be accessed from the side of the structure.

The proposed redevelopment complies with the intent of Guideline 3-Compatibility and its applicable Policies. The proposal is to allow for 10 units to replace the existing 7, a small net increase in density. The proposal also includes off-street parking for the units, where today there is none. The proposal will, if successful, replace an unsafe building of questionable historic integrity with a new, well-built structure designed to fit in within the neighborhood. Vernon Avenue contains a variety of structures, from commercial buildings at Frankfort Avenue to historic Victorian homes to modern-era apartments. The proposal to replace the 124 Building will be designed to resemble the mass and scale of a single-family home from Vernon Ave. to match the homes nearby. The proposal is appropriately located near the Frankfort Avenue transit corridor and is an easy walk from shopping, restaurants and other services.

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The proposed redevelopment complies with the intent of Guideline 4-Open Space and its applicable Policies. The proposal is to redevelop the subject property in such a way as to provide nearly the required private yard area. The subject property is located near Bingham Park, too. In the Traditional Neighborhood Form District, shared public open space in the form of parks is a necessary counterbalance to the dense fabric of the residential areas.

The proposed redevelopment complies with the intent of Guideline 5-Natural Areas and Scenic and Historic Resources and its applicable Policies. The 124 Building was originally a duplex sitting approximately 20 feet closer to Vernon Avenue than it does now. At some point, the building was moved to its current location and a second floor was added within the buildings vertical space. This addition resulted in two 7' tall floors. Structural elements to support the additional weight from the added floor were not built into the building. There is also evidence of a previous fire in the structure. Although it is listed as a contributing structure on the Clifton Preservation District map, the structure is not safe and cannot economically be made safe. The proposed redevelopment includes the preservation of the 126-128 structure as 3 apartments and the redevelopment of the subject property according to the Traditional Neighborhood Form District design guidelines.

The proposed redevelopment complies with the intent of Guideline 7-Circulation and its applicable Policies. The proposal includes off-street parking and a central driveway to serve both structures. The off-street parking should actually provide a net decrease in on-street parking in this area of Vernon Avenue as there is no off-street parking for either of the existing structures now. The subject property is also near a transit route and within easy walking distance of many restaurants, retail stores and services.

The proposed redevelopment complies with the intent of Guideline 9-Bicycle, Pedestrian and Transit and its applicable Policies. The proposal is located near Frankfort Avenue and its many retail, restaurant and service businesses. The subject property's location is the most important factor for walkers and cyclists, as there are many nearby businesses it will be easy to walk and cycle to.

The proposed redevelopment complies with Guidelines 10-Flooding and Stormwater and 11-Water Quality and their applicable Policies. The proposed development will tie into existing MSD infrastructure in the area for storm water drainage. The proposal is also being designed with grass pavers for the driveway and underground detention to efficiently use the limited space on the site.

The proposed redevelopment complies with Guideline 12-Air Quality and its applicable Policies. The proposal will increase density in a sensitive manner in the Clifton neighborhood, a walkable, transit-served neighborhood.

The proposed development complies with the intent of Guideline 13-Landscape Character and its applicable Policies. The applicant proposes to maintain a significant amount of

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useable open space on the subject property through the use of underground detention and the “California-style” driveway. The applicant will also provide required landscaping within the subject property.

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