Notes from Meeting Convened by Councilperson Blaine A. Griffin and Burten Bell Carr (BBC) Development Corporation Regarding the Proposed Development Project at 12607 Larchmere

July 14th, 2020; 3:00pm via Zoom

Notetaker: Catherine Chervenak with additions by Charles Bromley and Harriet Wadsworth

*These notes are not meant to be comprehensive, but to capture the points most emphasized and provide helpful information to those interested.

Presentation by Rick Maron on the Proposed Project
- RDL pulled out of the formerly proposed project at this site due to the coronavirus.
- Russell Berusch created a new proposal for the same site with new partner, Rick Maron.
- Before being purchased by Russell Berusch, the site was a parking lot owned by DeVita.
- The new proposed project is an apartment building with 28 “micro-units” of approximately 435 square feet each.
  - Rick Maron noticed that less expensive small, studio units rent first in other projects he has worked on.
  - Units have full-size laundry facilities and are wired separately for electricity and HVAC.
- There are 17 parking spaces in current design.
  - Parking not visible from Larchmere.
  - Looking at providing smart car and bike options to reduce stress on parking.
  - Larchmere is no longer on the bus route
- Rent would be $1450 per month, utilities included.
- Total cost is $5 million investment, ROI is about 4-5%.

Notes from Resident Questions, Comments, and Discussion
- Would still need to go to the design review and planning commission.
- Many residents are concerned with parking stress on the street.
- Residents are concerned about gentrification given the price of the units and the demographic they are catering to.
- Residents are concerned about construction noise and road closures.
- Developers will work with BBC to communicate with residents.
- SHAD and Shaker Square Alliance offer to bring community members together with developers going forward.
- Developers are not asking for major subsidies from the City, but they are requesting Tax Increment Financing (TIF).

Contact Information
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