

Lyons Board of Trustees

**Affordable Housing Workshop
November 29, 2022**

Discussion Documents

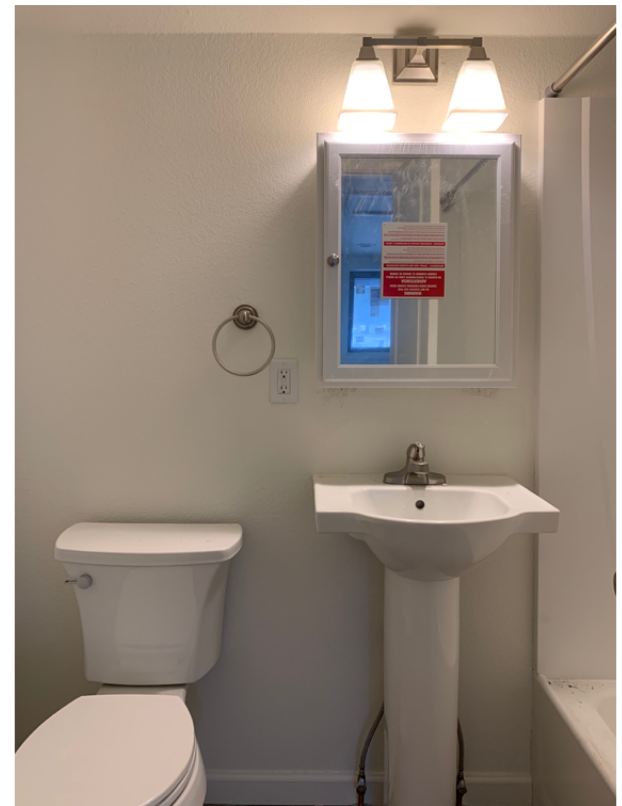
Leigh Williams
600 Indian Lookout Road
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Allenspark Rebuild 2021

182CR84W Allenspark Unit E, Pre-renovation



182CR84W Allenspark Unit E, Post-renovation



317 Evans Street – Existing Site

Evans Street



3rd Avenue

317 Evans Street - Existing Structure



317 Evans Street Rebuild

9 Units 13 Bedrooms 9 Parking Spaces



317 Evans Street Rebuild

North Building – 2 Units, 3 Bedrooms each, 2 Stories, 2-Car Garage



West Building – 3 Units, 1 Bedroom each, 1 Story



317 Evans Street Rebuild

Critical Project Components (11/28/22 draft)

Timing:	<ul style="list-style-type: none">- Conceptual Approval in Early January.- Building Permit in Early February.
Units:	<ul style="list-style-type: none">- Two 3-Bedrooms.- Seven 1-Bedrooms.
Current Residents:	<ul style="list-style-type: none">- Applicant will pay for temporary relocation (5-6 months).- Zero rent increases in 2023.- After 2023, no increases to recover rebuild expense.
Future Residents:	<ul style="list-style-type: none">- Rents capped at workforce housing levels (80-120% AMI) for 10 years, certified annually.
Accessibility:	<ul style="list-style-type: none">- All 4 units in the east building will be ADA accessible.
Parking:	<ul style="list-style-type: none">- On-site parking in garage (2), driveway (2), spaces in rear (5).- Exploring leasing space on an adjacent property.
Setbacks:	<ul style="list-style-type: none">- Front and side setbacks conform.- For rear setback, proposing easements rather than alley.
Flood Mitigation:	<ul style="list-style-type: none">- Raise 2' above base flood level.- Topographic survey in progress.
Environmental Standards:	<ul style="list-style-type: none">- All-electric; no natural gas.- Insulation will exceed requirements.
DRBOP:	<ul style="list-style-type: none">- Will help improve and maintain 318 3rd Ave to the south.- Will waive exclusive use.
Neighborhood Input:	<ul style="list-style-type: none">- Talking with abutters since 10/06. No concerns.- Scheduling informal coffees.- 300' notification letters in process.

317 Evans Street Rebuild

Critical Dates (11/28/22 draft)

	<u>Project Mgmt</u>	<u>Approvals</u>
PCDC Workshop:		10/24
Design Charrette	11/22	
PCDC Workshops:		11/14, 11/28
Board of Trustees Workshop:		11/29
Modular Deposits Due	12/1	
Application to Town Staff		12/7
PCDC Hearing		12/12
Board of Trustees 1st Reading		12/19
Board of Trustees Hearing		1/3
Close the Parcel Purchase	1/16	
Relocate Residents	2/1	
Start Site Prep	2/8	
Start Building Modular Units	3/1	
Complete Site Prep	4/1	
Crane Modular Units	4/1 - 5/1	
Town Inspections		3/1 - 6/1
State Inspections		4/1 - 5/15
Residents Return	6/15	