

# **Lyons Board of Trustees**

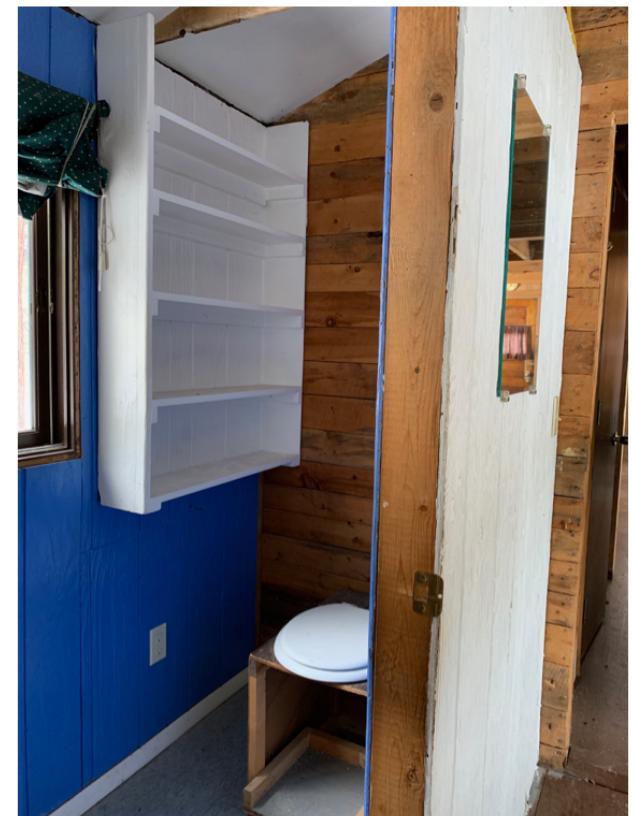
**Affordable Housing Workshop**  
**November 29, 2022**

## **Discussion Documents**

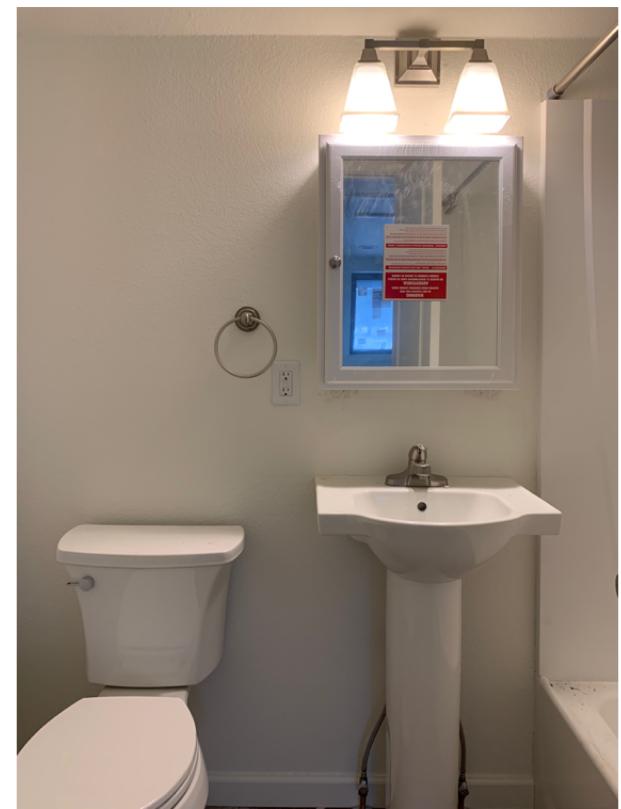
Leigh Williams  
600 Indian Lookout Road  
202 207-8744

# Allenspark Rebuild 2021

## 182CR84W Allenspark Unit E, Pre-renovation



## 182CR84W Allenspark Unit E, Post-renovation



# 317 Evans Street – Existing Site

Evans Street



3<sup>rd</sup> 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:** - Conceptual Approval in Early January.  
- Building Permit in Early February.

**Units:** - Two 3-Bedrooms.  
- Seven 1-Bedrooms.

**Current Residents:** - Applicant will pay for temporary relocation (5-6 months).  
- Zero rent increases in 2023.  
- After 2023, no increases to recover rebuild expense.

**Future Residents:** - Rents capped at workforce housing levels (80-120% AMI) for 10 years, certified annually.

**Accessibility:** - All 4 units in the east building will be ADA accessible.

**Parking:** - On-site parking in garage (2), driveway (2), spaces in rear (5).  
- Exploring leasing space on an adjacent property.

**Setbacks:** - Front and side setbacks conform.  
- For rear setback, proposing easements rather than alley.

**Flood Mitigation:** - Raise 2' above base flood level.  
- Topographic survey in progress.

**Environmental Standards:** - All-electric; no natural gas.  
- Insulation will exceed requirements.

**DRBOP:** - Will help improve and maintain 318 3rd Ave to the south.  
- Will waive exclusive use.

**Neighborhood Input:** - 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, <b>11/28</b>
Board of Trustees Workshop:		<b>11/29</b>
Modular Deposits Due	<b>12/1</b>	
Application to Town Staff		<b>12/7</b>
PCDC Hearing		12/12
Board of Trustees 1st Reading		12/19
Board of Trustees Hearing		<b>1/3</b>
Close the Parcel Purchase	1/16	
Relocate Residents	2/1	
Start Site Prep	2/8	
Start Building Modular Units	<b>3/1</b>	
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	<b>6/15</b>	