

Development Activities Meeting Report (Version: 01/24/2024)

This report created by the Neighborhood Planner and included with staff reports to City Boards and/or Commissions.

Logistics	Stakeholders
Project Name/Address: New construction of three-story townhomes at 2037 Forbes Avenue	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Uptown Partners Hill CDC Hill Consensus Group Hill Collaborative Department of City Planning Hikouy Architects Epic Development
Parcel Number(s): 11-K-88-0-2	
ZDR Application Number: BDA-2025-12689	
Meeting Location: Zoom	
Date: 1/20/2026	
Meeting Start Time: 6:00pm	
Applicant: Kento Ohmori, Fukui Architects; Epic Development	Approx. Number of Attendees: 18
Boards and/or Commissions Request(s): Planning Commission	

How did the meeting inform the community about the development project?

<p>Hill RCOs: Uptown Partners – This project was reviewed and received overwhelming support Hill CDC – Due to lack of contact from developer, they do not support the project at this time. Hill District Consensus Group – did not offer a stance on the project at this time. Hill District Collaborative – did not offer a stance on the project at this time.</p> <p>Applicant: The project will bring 3 townhouses to the corner of Seneca and Forbes. The three-story townhomes will face Seneca and have back patios facing a separate duplex project in a former church, also being completed by the developer. The homes will have brick facade, a single-car garage, and be 3BR/3.5BA. The applicant stated that they believe this project is in line with the Uptown Eco-Innovation District Plan.</p>
--

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
What will the rental rate be for these?	These are not rental units, they will be for sale. We are working through what pricing will be, but it's looking like \$200 a square foot to build at least, and 1,800 sf each, so we're looking at least \$400,000. They're not inexpensive to build and will be priced at market rate.

Questions and Comments from Attendees	Responses from Applicants
You're saying that the units are market-rate and will be priced no-less than \$400,000?	Correct.
Can you tell us more about the energy efficiency?	Yes, these will have above-code insulation and high efficiency windows. They'll also be hyper-efficient with noise reduction. We will be using red-brick facade from Pennsylvania, which is better on a cost-basis and supports the local economy and reduces carbon footprint.
I'm a nearby property owner, and I want to commend the applicant because they've been very invested in the neighborhood and improving it. This project will add significant physical and social fabric to the neighborhood, meaning more eyes on the street to help reduce crime. This is privately funded, correct?	Yes, privately funded market-rate units. We appreciate the kind words, Uptown is a small place and so we make sure to put our money where our mouth is and put forward the high-design buildings that Uptown is deserving of.
Uptown Partners: There is also City's Edge nearby that offers 92 affordable units, and we want to make sure that we have a mixed-income community. So, we're excited for this project.	
How are you bidding this contract out? Just wondering if there is potential for local contractors to bid on this.	We don't yet have the full bid package together. Once we get closer to that being ready, we will shop it around to our known contractors and potentially some smaller contractors. We do encourage our general contracts to hire as many local subcontractors as they can. We had 50-60% MWBE contractors on a prior contract all within a 5 mile radius of this site.
Do you plan to use any public subsidies?	No, this is 100% privately funded.
Was this property privately held before? Will this be a condo structure? I want to point out that the share of affordable units to market-rate are lagging when looking at the Uptown EcoInnovation District.	Yes, this was owned by the Steiner company before, and they were looking to do a micro-version of the 5 th Avenue Lofts on this site at one time, but I don't think that penciled out. We're still trying to figure that out, but as they stand today, they would be in a condo structure with a shared roof and back green space.
It would be nice to ensure equitable access to finance for those who are looking to pursue homeownership but may have financing challenges.	I was part of the team that helped form the City of Bridges Community Land Trust. That's a worthy goal, but it can get complicated. This is a project that we're trying to finance completely with private funds, so it's completely outside of the scope that we can feasibly accomplish for this project.

Planner completing report: AJ Herzog