Van Buren Senior Housing Project Community Meetings #1 and 2 Meeting Notes

April 25, 2013 7 – 9 pm Orca Conference Room (14 Attendees, 3 City Staff/Consultants)

Comments:

- Will all units will be soundproofed?
 - o Yes, it is a standard building code requirement.
- Will there be a nursing call station?
 - o That detail will be worked out in a later design stage. An emergency call system may be required should the project receive HUD funding.
- How many people in each unit? How many cars per unit? How much parking will be provided? Will there be visitor parking? 0.5 spaces per unit is not enough.
 - o The minimum parking standard is 0.5 spaces per units. The concept design provides two additional spaces above minimum required. The Portola Vista senior housing development has 0.5 spaces per unit and there's no parking problem. That development has about 30 cars for 62 units.
- The apartments across the street don't have enough parking so residents park on the street.
 - o The City will conduct a parking survey and if necessary, explore executing a parking agreement for the shared use of the City lot for visitor parking.
- The location of the parking lot driveway may be unsafe. Visibility may be difficult when turning left onto Madison. High school student safety is also a concern.
 - o The City will conduct a traffic safety analysis. A 4-way stop at Madison may be required.
- The project needs to be accessible for ambulances and fire trucks. How will they turn around?
 - O Van Buren provides emergency access to the site as well as to other residences along the block. The Fire Division will provide input into the project and determine whether access is a concern.
- There are small houses surrounding the project. The bridge element of the design may not be appropriate in the neighborhood context; it makes the project appear more massive.
 - o The next level of design will further develop that element to better blend in with the project. The bridge element is intended to be a transparent glazed breezeway to allow the project to be broken into two smaller building elements.
- Concern was expressed that the City property on Van Buren on other side of Madison is boarded up and looks run down. The City needs to take better care of its assets.
- Who will own the project? How will they design it?
 - The City will secure all entitlements for the project and then transfer the project over to an affordable housing developer to construct, own, and manage. Therefore, the City has full control over the design and will ensure that the project that is built achieves a minimum number of units to make the project work out economically, but also is a design that emerges from a public process and satisfies neighborhood compatibility issues.
- How will the project impact the surrounding property values? Can properties across the street redevelop as multi-family?

- Quality new construction tends to increase surrounding property values. The project will be designed consistent with the General Plan and zoning allowances for the neighborhood. No variances will be sought. Adjacent residential zoning is for medium density, consistent with the zoning for the project site.
- Will there be blank walls facing neighbors?
 - There will be windows on all the exterior walls. The new development will include a two-story structure built to the prescribed setbacks. Design elements will work to soften the project's impact on adjacent residences.
- Does the project require additional water credits? How will they be acquired?
 - o The site currently has water credits for the two existing residential units and two previously demolished units. Additional water credits will be transferred from existing City property and allocated to the project as necessary.
- What is exact unmet need for Senior Affordable units?
 - o The City's 2010 2015 Consolidated Plan identifies an unmet housing need for 573 elderly residents and 737 frail elderly residents and also identifies this housing need as the City's highest housing priority.
- Is foot traffic allowed through site?
 - The design study will consider whether to allow public access through the site. Possible limited access can be provided only for residents and visitors. Due to topography, through access to the City parking lot would require an ADA ramp which requires a lot of space and may significantly reduce the amount of usable outdoor open space. Access is a trade off with convenience or security? More access points mean less security. It may be possible to use key controlled access gates.
- How high is the retaining wall? What is the project's interface with the property to south? Where will drainage go?
 - o The elevation variation between the City parking lot and the Van Buren Street level ranges from four to six feet. A building pad will be graded/built-up to provide a flat building surface. The fence separating the property to the south would be replaced after the building pad is complete. All storm water runoff will be retained on-site, as required by State regulations.
- When will the project be complete?
 - o The completion date is difficult to predict due to the uncertainty of the timing of the water transfer. The hope is to begin construction in 2014 and complete the project in 2015.
- What if project doesn't get built? How long is the use permit good for?
 - o Project entitlements expire in two years, but can be extended.
- Will all units be accessible?
 - This project will be built as a modern senior facility, which provides all units as accessible and adaptable for ageing in place.

Next Steps:

- 1. May 16: Community Meeting #2: Present plan elevations and revisions according to input from Community Meeting #1
- 2. June 11: Review with Planning Commission / Architectural Review Committee
- 3. Define and address program, grant funding opportunities, water issues
- 4. Issue Affordable Housing Developer Request for Proposals

5. Pursue entitlements

May 16, 2013 7 – 9 pm Orca Conference Room (10 Attendees, 3 City Staff/Consultants)

Comments:

- Is underground parking a possibility?
 - o Underground parking was explored and determined infeasible due to topography limitations, cost, and ADA access restrictions.
- Color is important to the appearance of the project. We need to develop a color palette that is harmonious with the surroundings.
- Where is the HVAC located?
 - o This project will not require HVAC. Each unit will have its own heating system and no cooling system.

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