

DRAFT

ONDNA Minutes: November 10, 2022

Meeting convened at 6:00 p.m. per Zoom.

Board Members Present: John Meyer, Dave DeYoung, Marnelle Gleason, Melody Boyer, Gerrit Mulholland, Tony Martin, Angela Wilson

Others present: Barbara Anderson, Heather Bischel, Mitchell Bancks, Jane Hadley, Ethan Stern, Jennifer Figueroa, Becky Hibbert, Lou Fox, Nico Fauchier-Magnan, Connor Spences, Elias Higbie

Guests: Douglas Buzbee, Robert Lindley, Jim Gray

Neighborhood Projects:

Robert (Bob) Lindley, architect of the proposed project on the Hibbert property, provided a power point presentation, which began with a Google Earth photo of the Hibbert property. Points made during the presentation included recognizing the Hibbert property as a unique and fully aggregated site. There will be long frontages along the railway and the neighborhood "G" street area. Bob reviewed information presented at the last meeting which included that access to the project will be from 6th Street. He reviewed the building materials planned to be used. Bob also showed a view looking south from 6th street, indicating that there will be a pedestrian plaza and the upper floors of the building will have setbacks. He repeated that the apartments will be mainly one- and two-bedroom units with a few three-bedroom units. There will be 158 units in total and 120 dwelling units per acre. The size of the building will be approximately 200,000 square feet. It is considered a mid-rise medium density infill project. A 3-D sketch up model was part of the presentation. Space allowances will be made for fire trucks in case of emergencies.

The following questions were asked:

1. Where will bike parking be? **Answer:** There will be 1 space per unit provided in a secure area. They expect approximately 160-200 bicycles. The parking will be at grade (above ground).
2. Where will clients park who are doing business with the project's residents? **Answer:** Parking will be on a first come, first served basis. There is also the option that the resident business owners can lease spaces in the 4th street public parking garage for \$45 per month per space so that their clients may have available parking at no cost.
3. Is it possible to provide ONDNA with a rendering of the project from the perspective of standing on the "G" street sidewalk? **Answer:** Yes.
4. Will there be affordable housing available for a lower income population: **Answer:** A percentage of income of the potential audience will be used in setting the amount of rent. Bob stated that he has built over 2500 units of affordable housing and is very familiar with the process. He uses the 5-5-5 rule for determining rent for very low and moderate income.

Discussion:

- The draft plan states that the building will be no more than 4 stories
- The density proponent is important. Once the zoning is determined, it will stay in place.
- Density bonuses are of concern (would providing affordable housing as part of the project allow the building to be 5 stories, rather than 4 stories?).
- Several people mentioned they wanted more setbacks.
- A “wall” of a 5-story structure seems “unpalatable”.
- Douglas stated he would like the City Planning Commission to review this proposal right after Thanksgiving and that the City Council may hold a public hearing to review the EIR sometime in December.

Additional Discussion after Guests were excused:

- Parking is still a big issue.
- The building will be a “huge presence”.
- What is our vision as ONDNA and what do the people we represent want to see in this part of the neighborhood?
- Will the affordable housing allow the developer to receive special permission to go from 4 to 5 stories?
- Do we want to negotiate or stick with the original draft proposal of no more than 4 stories?
- Some ONDNA members would like to continue the discussion with the developer.
- Can we propose more design changes and ask for more terracing rather than the term “setbacks”?
- More work needs to be done on the proposal’s visual plan to soften the look of the building.
- Will there be affordable spaces for small businesses to rent?

Given the above discussion and concerns, no vote was taken regarding the proposal.

Minutes: The minutes of October 13, 2022 were approved and will be distributed.

Treasurer’s Report: Marnelle reported that all is status quo from the previous meeting.

Police Community Advisory Board: Angela reported there is no new business.

Additional Neighborhood Projects: Per the report provided by Painter Preservation, there is no impact on the existing historical context of the property at 523 “G” street. The proposal is a 4-unit two-story infill project at the rear of the property.

Board Goals: Several suggestions were made:

- Vehicle speeds on “F” street are dangerous. Should something be proposed to the city?
- Street repaving is needed on “C” and 7th streets.
- Alley clean-up.
- Possible presentation by the newly hired city arborist to discuss the trees in OND. What would be the priorities and constraints?
- Should we reimagine the “G” Street corridor to include more green space and parking?

Meeting adjourned at 8:00 p.m.