

NEIGHBORHOOD INFORMATION MEETING

PROJECT: 315 N. Howes

DATE: February 13, 2013

APPLICANT: Greg Kushner, The Neenan Company

PROJECT PLANNER: Seth Lorson

Neighborhood Meeting – 315 N. Howes – February 13, 2013

1. Please email us when the project is submitted.
 - a. No problem.
2. House to be demolished, why scrape.
 - a. Landmark pres did not deem it significant.
3. Have you considered moving the house?
 - a. No.
4. Is your contract to buy the houses contingent on P&Z?
 - a. No.
5. Existing trees, will they be incorporated?
 - a. Do not know due to survey. The city forester has said that the trees were noxious.
6. Why did you not pursue the other two houses at the corner?
 - a. Was beyond the scope of the size of the project.
7. I live on cherry north: 310 Cherry. There is not enough parking. Cherry street lofts are already parking on the street. What is the current code for parking?
 - a. None, it's in the TOD overlay.
8. Does it have to step back and does it have to address shadowing?
 - a. Yes, there are some standards to have it step down.
9. The speed on Cherry Street is too fast. Will there be a TIS?
 - a. Yes, submitted with the application.
10. We request a copy of the TIS.
11. I live at 305 Meldrum. Cherry St. lofts made the roofs emulate the houses.
 - a. We will be discussing the design based on the scale of the existing neighborhood.
12. Cherry Street Lofts has blocked our view of the mountains. What is the setback? Ours is 15'.

- a. Different land uses = different setbacks. Cherry Street Lofts is Mixed-Use and you have a Single-Family Dwelling.
13. Will there be commercial?
 - a. Not proposed at the time.
 14. Is there any modifications proposed?
 - a. Too early to know.
 15. I don't want it to look like Penny Lofts, it's a different area than Mason. Setbacks should be closer to those adjacent. This area is supposed to be a transition area between mason and the neighborhood. Don't want to see the same issues with Cherry Street Lofts. Plenty of time for good changes.
 16. I will see the top two stories from the front of my store: Wallaby Grocery.
 - a. The concept, Ray Pig with Neenan, the Old Town area has been underserved from apartments. This will be nicer and not student housing. Integrate it into the neighborhood. We want to please and make it economically viable: how much does it cost to build, how many units can we get? Catering to people who do not have a car: downtown professionals. But at least one car per unit and bicycle storage.
 17. When city plan was put together in '97, the parking was not working. You have to look at the tenant and don't want to over-gentrify. Good luck not renting to students, they already live in downtown. Hopefully, good sound proofing. Parking and traffic is my main concern. Mass and scale too. It's early enough to make a good project.
 18. Cherry Street Lofts also said that they will cut down on parking but they didn't. They park in front of my house for the shade.
 19. The city needs to look at the median at Cherry and Howes, it's dangerous.
 20. It was supposed to be a traffic calming device, but it doesn't work and the biggest user of Cherry is city vehicles.
 21. It's going to be more congested between the alley and Howes on Cherry.
 22. Does it have to go 4 stories because I will see that instead of trees and houses?
 23. My biggest concern is parking and traffic.
 24. You will get students.
 25. I live by Edora and have students close and they will respect if you have good reinforcement. You will still have students but you have to modify their behavior.
 26. These will be rentals?
 - a. Correct.
 27. Next to Penny Lofts, are they rentals?
 28. If it's done correctly, it could make our properties more valuable.
 29. I can say something about city staff and they are a wealth of info but they need us to help them get to the right design.

30. We have a vested interest. But the applicant has to be a good listener.
31. I'm remodeling 306 Cherry and the city will help you if you just work with them.
32. Landscaping, please include good trees and mitigation. Get Buchanan to help with the tree replacement.
33. The people making comments are invested and grew up in the neighborhood.
34. Talk to Ted Shepard and Joe Olsen about the traffic issues.
 - a. Maybe we can move the traffic toward Maple as opposed to Cherry.
35. I worked to get the speed bumps and speed measure. The city vehicles are the biggest problem. We tried to get them to go to Laporte and the city said they wouldn't.
36. If the alley is the main access then it is a problem because you cannot see the cars.
37. Solar access, if you have a big block everything to the north will be shadowed.
 - a. We will be doing a solar study and addressing it by setbacks.
38. The us navy has an excellent shadowing study program.