

NEIGHBORHOOD INFORMATION MEETING

PROJECT: Hill Pond Road and Gilgalad Way Residential

PROJECT LOCATION: 910 Hill Pond Road

MEETING DATE: November 17, 2014

PLANNER: Jason Holland

NEIGHBORHOOD RESOURCES: Amanda Nagl, Neighborhood Administrator

The meeting began with Jason Holland providing an overview of the neighborhood meeting agenda and an explanation of the where the proposal is in the City development review process. Jason provided information on:

- An overview of the available City website resources for citizen’s role in development review.
- An overview of the available City website resources for appeals.
- An explanation of where on the City website the neighborhood meeting notes would be posted and how neighbors could sign up to get weekly updates on the status of development projects and neighborhood meetings.
- Amanda Nagl provided the meeting ground rules for communication.

The developer / applicant presented the current site plan and gave a brief presentation. Jason then opened up the meeting for questions.

Q: Question A: Answer C: Comment

Q: (Citizen) Do all of the units have patios in back?

A: (Applicant) All have some – some on the side and some are located in the back.

Q: (Citizen) Do all of the units have parking?

A: (Applicant) Yes, for these homes 2 spaces are required for each home.

Q: (Citizen) Price range?

A: (Applicant) \$400,000 or more per unit; 1800 to 2000 square feet per unit; high end finishes; main floor master bedroom with 2nd story bonus room; would expect purchasers to likely be empty nesters.

Q: (Citizen) Will there be a fence around the project?

A: (Applicant) Don’t know yet for sure, there is a screen fence around each patio.

Q: (Citizen) The driveways into each unit are only 5 feet deep. I’m concerned that residents will park along the main drive isle and this will block fire truck access.

A: (Applicant) Cars must park in the garages or in the guest parking spaces; this will be part of the HOA covenants. If they block the drive isles they will be towed. We're also adding to the covenants that the garages can't be used for storage such as boats.

Q: (Citizen) Will the units be individually owned?

A: (Applicant) Yes.

Q: (Citizen) One story?

A: (Applicant) No, all units have a partial two-story.

Q: (Citizen) Are all of the units/floor plans the same?

A: (Applicant) There are three floor plans and three different exteriors.

Q: (Citizen) No rentals?

A: (Applicant) There could be rentals but not likely at this price.

Q: (Citizen) Will the development impact access to Spring Creek Trail?

A: (Applicant) No.

Q: (Citizen) With the storm drainage report proposed for this project, the water flow exits at Gilgalad Way into the street gutter and then crosses the street. This is not a good solution to have the water draining out into the street.

A: (Applicant's engineer) Gilgalad is considered an acceptable outflow given the low volume of water.

Q: (Citizen) Where does the water go after that, into the Windtrail Townhomes wetlands?

A: (Applicant's engineer) Gilgalad is considered an acceptable outflow given the low volume of water.

A: (Basil Hamdan – City staff) Basil shows the neighbors an outfall map of the area and explains where the water goes. Basil explains that detention and water quality treatment is required, and in this case it is a system of interlocking pavers with a gravel basin under the pavers for detention volume and filtration. The gravel basin will hold the increase in runoff beyond the amount that is released now in a "2 year" storm event. They are required to release water at a rate that is at, or less than, the current "historic" flow at the site.

Q: (Citizen) Is the bottom of the detention sealed?

A: (Applicant's engineer) No, the detention is designed to mimic natural systems.

Q: (Citizen) Why not take the water straight to Spring Creek instead of it flowing into the street?

A: (Applicant's engineer) We don't have access directly to the creek. We are required to drain into an existing system which in this case is the catch basin in the street.

Q: (Citizen) Basements proposed?

A: (Applicant) No, we know there are challenges with basements; crawl spaces are more likely because of soils.

Q: (Citizen) Parking provided?

A: (Applicant) 2-car garage per unit plus 10 guest spaces.

Q: (Citizen) I'm concerned about on-street parking at the intersection, can you restrict parking for a certain distance at the intersection? School busses also use that corner.

A: (Martina Wilkinson -- City staff) We try to reduce the amount of red curb that the city paints along streets, but if problems arise after the development is in place, we could consider restricting parking at the intersection.

Q: (Citizen) There is speeding on Hill Pond and where people turn onto Gilgalad they cut the corner driving fast through the turn. People turning out at this development will need to look right and be careful coming out of this development. You should consider the amount of landscaping at that corner.

A: (Martina Wilkinson -- City staff) We asked that the development maximize the separation space of the main entrance from the Gilgalad/Hill Pond intersection.

A: (Jason Holland -- City staff) We also require that landscaping is lower at intersections so that site lines are clear.

Q: (Citizen) Is exterior maintenance included?

A: (Applicant) The HOA will cover all exterior – paint, snow removal, common elements.

Q: (Citizen) HOA cost?

A: (Applicant) Don't know yet, maybe \$200 to \$300 per month.

Q: (Citizen) Access Gilgalad vs. Hill Pond?

A: (Applicant) Typically staff prefers that access be taken from the street that has less traffic volume, which is Gilgalad.

Q: (Citizen) How many existing trees are being saved?

A: (Applicant) Hard for us to say exactly but it looks to be about a 1/3 are being saved (refers to tree mitigation plan).

A: (City staff – Jason Holland) There is still more work that needs to be done to the plans, and they will need to do more coordination work with myself and the City Forester.

Q: (Citizen) Isn't there an existing house, is that being removed?

A: (Applicant) Yes, and also the swimming pool and tennis courts are being removed.

Q: (Citizen) There are some trees near the west side of the property that have large dead branches that are threatening to fall into the neighbor's property to the west. Are those being removed?

A: (Applicant) Our landscape architect did meet with the City Forester on the site, and trees that are in bad shape are being removed.

A: (City staff – Jason Holland) We can take a look at those trees with the City Forester and see what needs to be done if they're not on the removal list.

Q: (Citizen) We've seen deer on the site, have wildlife affects been looked at?

A: (Applicant) We were required to submit an ecological review and the report said the site was not a habitat.

(City staff – Jason Holland) What the assessment noted was that there were bird species that used the cottonwood trees for nesting, and that any tree removal needed to work around times that bird nesting might be occurring.

Q: (Citizen) Isn't the Hill Pond area lower than this property, how is that being addressed?

A: (Applicant) West side will match grade at the edge of the property and the west side of the berm with the trees will stay.

Q: (Citizen) What is the width of the internal drives provided?

A: (Applicant) 24 feet wide, private driveway with pavers, pavers will be color coded with a pedestrian border.

Q: (Citizen) Guest parking is limited and there's no room behind the garages for people to park. I'm concerned that the number of guest spaces isn't enough. People will just be parking in the drive isle.

A: (Applicant) They can't park in the drives, they will be towed. We are providing guest parking spaces.

A: (City staff – Jason Holland) There is also on street parking available on Hill Pond and on Gilgalad, just like any other typical residential street, so people may park there also.

Q: (Citizen) What's the timeframe for the project?

A: (Applicant) Good question. It's been at least a year that we've been working on this. The first plan we proposed was rejected by the city. Then we showed another plan at the last neighborhood meeting that had alleys and parking along the edge and no one liked that. To get this new plan approved without the alleys, we need a modification to the code for the plan. If you oppose this, you are saying that you like the other one better, and city staff will go back to that plan.

A: (City staff – Jason Holland) I'm not sure that we will reach that conclusion.

Q: (Citizen) What lighting is proposed?

A: (Applicant) We're trying to stay away from pole lights and have the lighting fixtures on the homes. We will need something in the central area and it will be down lit.

A: (City staff – Jason Holland) They will have to meet the lighting code and this requires that all of light sources be fully shielded so you can't see the light bulbs, just the wash of light on the ground.

Q: (Citizen) Chimneys are shown?

A: (Applicant) Yes, these will be gas fireplaces and we added the chimneys because we like the look.

Q: (Citizen) Can you show us what the backs of the buildings will look like where they face my house along the west?

A: (Applicant) Yes, from the Hill Pond view (shows the slide rendering). This is also what the backs of the buildings will look like along the west. We wanted a mix of materials and details.

Q: (Citizen) Are there fences proposed?

A: (Applicant) Yes, around the rear and front patios.

Q: (Citizen) (referring to the elevations). Is this the south boundary elevations? The back side for the neighbors? The big blank wall on the duplex grabs my eye, provides no sense of people activity, presence. Are those back doors? Doesn't the code require that buildings along a street have porches, more street friendliness?

A: (Applicant) We can work on the street view. A normal front would be a lot of garages.

Q: (Citizen) Maybe something in between?

A: (Applicant) We did not put all of the landscaping in the model because then you would not see the houses in the view from the street. We tried to minimize how we project to neighbors.

A: (City staff – Jason Holland) That’s something that the plan doesn’t have along Hill Pond and Gilgalad, and the City Plan promotes front porches and entries facing the streets. Their attempt here is to emphasize fit in with the neighborhood development pattern.

Q: (Citizen) It helps the elevation view because two of the homes are single family homes. What do you think the impact will be on area home values?

A: (Applicant) Not sure. Preferable to apartments, surely.

Q: (Citizen) Like this proposal a lot better. Traffic impact on Shields?

A: (City staff – Martina Wilkinson) When we look at this area, they are adding just under ten percent to the homes that collect at the Hill Pond intersection, and that doesn’t require any changes. We’re not looking to signalize Hill Pond. We recognize that making a left is difficult and that it may be better to go to the Rolland Moore signal.

With no more questions, Jason Holland closed the meeting at 7:30 p.m.