

## **NEIGHBORHOOD INFORMATION MEETING**

**PROPOSAL:** Rigden Farm, Tract Z, multi-family residences

**DATE:** April 14, 2014

**MEETING LOCATION:** Police Services Building, 2221 Timberline Road

**APPLICANT:** Journey Homes

**CITY PLANNER:** Jason Holland

Jason Holland opened the meeting by introducing himself and providing an overview of the neighborhood meeting agenda. Jason referred to the development review guide handout that provides information about development review and asked that everyone please sign in.

Representatives from Journey Homes presented a site plan and building façade elevations for the proposed project, and gave a brief overview of the proposal.

Jason then opened the meeting for questions and comments, and encouraged everyone to feel free to come up and take closer look at the plans.

### **QUESTIONS, COMMENTS AND RESPONSES:**

1. **Question:** (Citizen) Is this a “for rent” project?

**Response:** (Applicant) Yes, all of the units will be for rent.

2. **Question:** (Citizen) How many units?

**Response:** (Applicant) 39.

**Comment:** (Citizen) We already have a lot of rental units in Rigden Farm, and there are even more with the new apartments at Drake and Timberline next to the police station. We feel like this isn’t good for Rigden Farm and the neighbors who bought here that have a sense of ownership in the neighborhood.

**Comment:** (Citizen) This hurts our property values.

3. **Question:** (Citizen) Why does the meeting notice say townhomes? This makes it seem like the units will be owner occupied. If we knew this would be rentals, a lot more people would have showed up for the meeting.

**Response:** (City) Jason Holland explained that it’s helpful to use plain language in the meeting letters, and that the meeting notice used the words “townhome-

style” to explain that the multi-family buildings will look more like townhomes and not configured like taller buildings where units are stacked on top of other units.

4. **Question:** (Citizen) Do the townhomes have to be for rent? We want this to be restricted to ownership only.

**Response:** (City) Jason Holland explained that City regulations can't require ownership vs. rentals, and explained that individual owners can rent out their property. Multi-family buildings can include units that are for rent or for sale and with either situation there are restrictions on height, how a building looks and how it fits in with a neighborhood.

5. **Question:** (Citizen) Why are the apartments being planned to be located in the middle of the neighborhood? We were told this would be a park.

**Response:** (City) Jason Holland presented a large copy of the Rigden Farm overall master plan that was completed in 2002, and described the areas of the plan that were designated as multi-family, two-family (duplexes), single-family lots, parks and open space. A number of the meeting attendants gathered around the plan for a closer look.

Jason went on to explain that the overall Rigden development was diverse by design, and that with the original approval the plan was required to have a variety of housing types. Jason explained that examples of “housing types” include single-family homes, duplexes, single-family attached and multi-family homes. Any building with three or more units in the building is considered multi-family. Jason also explained that the main land use code purpose of requiring a diversity of housing types was to provide a variety of housing options for residents and to promote visual interest in new neighborhoods. Jason could provide no insight as to why the tract may have been anticipated to be a park.

6. **Comment:** (Citizen) The streets are getting a lot busier with all of the new development in the area. This is a big problem, what are the plans to handle the additional traffic?

**Response:** (City) Due to traffic study reports completed by nearby projects such as the apartments at the northwest corner of Drake and Timberline, developments have been required to provide upgrades to the intersection of Drake and Timberline. They were required to add a left turn lane from east-bound Drake onto Joseph Allen Drive. Dual left turn lanes have been added to Drake and Timberline around the intersection in anticipation of added traffic volumes in the area, and this is based on traffic impact studies that developments are required to do to analyze their impact on the street system.

The overall Rigden Farm development plan also helps plan for traffic volumes by requiring a grid of streets with multiple ways for residents to get in and out of the area and onto the surrounding main streets. Jason commented that there's one more thing that can be done to the Timberline/Drake intersection, which would be adding dual left turn lanes from west bound Drake onto southbound Timberline, but that this need hasn't been triggered yet by a development's added traffic volume. Also, someday it's possible that Timberline will have 6 lanes instead of the current 4 lanes, and that 6 lanes are shown on the City Master Street Plan. For this proposal, Traffic Operations staff is not requiring a traffic study update, because the additional traffic generated is low and has already been anticipated with the overall planning of Rigden Farm.

7. **Question:** (Citizen) Who will be managing the development?

**Response:** (Applicant) Vintage Corporation will be the property manager.

**Comment:** (Citizen) The citizen looked up Vintage Corporation online and noticed they have a lot of bad ratings and comments. An online review was mentioned that says Vintage is the worst property management company they have ever dealt with.

8. **Question:** (Citizen) What is the purpose of this meeting? Is this already a done deal?

**Response:** (City) The purpose of the meeting is to get information out about the proposal and discuss concerns neighbors may have. Often how concerns can be addressed depends on what the concern is and how it relates to the land use code. The developer is required to have the meeting before turning in a formal development application. With the formal application they have a complete set of plans with landscaping, site layout, architecture, utility and drainage plans, etc. The planning and review is not done. What I'm hearing is that rental units are not preferred and that for sale duplexes are more preferred?

9. **Comment:** (Citizen) Yes (expressing a preference for owner-occupied duplexes). Would you be willing to consider making the project all duplexes?

**Response:** (Applicant) The applicant responded that they've planned the site for this type of unit (pointing to the plan) and that they wouldn't be able to do duplexes.

**Comment:** Several additional residents expressed a strong preference for fewer rental units, more duplex units and individual ownership of the units.

10. **Question:** (Citizen) It's especially difficult to turn left at the intersection of Rigden Parkway and Drake? Can we get a signal there?

**Response:** (City) I can mention that to traffic operations staff. We would not be able to require this project to add a signal because their added volume is low compared to the overall volume in the neighborhood. What I have been told by traffic operations in the past is that adding signals can improve wait times during peak traffic times for brief periods during the day, but then other times residents may be frustrated by having to wait at a red light when there is no traffic, and the left turn can be made without the need for a signal.

11. **Question:** (Citizen) We go to the Rigden HOA meetings and we hear a lot of concerns about an increase in the use of streets for parking and the traffic speeds in the neighborhood. These are both big concerns, and there are several HOA's, including one for single family and a separate one for apartments. How can this be addressed?

**Response:** (City) The streets are designed with the idea that on-street parking is available, but typically a development is required to meet their parking requirements on the site. For this project, it helps that each unit will have a two car garage internal to the property, and there is also space behind each garage for tandem parking for each unit. Traffic speeds would be an enforcement issue.

12. **Comment:** (Citizen) One of the things that's talked about at the HOA meetings is that the apartment areas in Rigden Farm do not do a good job keeping up the landscaping and there's more littering in the apartment areas. With rental units there's less of a concern and a lack of pride for landscape and general upkeep.

**Response:** (City) Is there a management company for these developments and have neighbors or the HOA talked to these developments about the upkeep problems?

**Response:** (Citizen) We have but the management companies are difficult to work with and there's a lot of different management involved.

**Response:** (Citizens) Several residents voiced similar concerns that more rental units were not a good fit for the area. Residents also expressed frustration that they were told that Tract Z would be a park.

After there were no further questions, Jason closed the meeting and encouraged everyone to feel free to come to the front of the room for a closer look at the plans, and to contact him if they think of any other more comments related to the proposal.