

1303 West Plum Neighborhood Meeting #2

Project: 1303 Plum Street Multi-Family

Date: July 27, 2016

Planner: Seth Lorson

Summary

City Process Overview

Seth Lorson, City Planner introduced the development review process. Important dates and site plan with the new additions to the application.

In July 2016 the design was altered to include:

- 62 Units (234) bedrooms (3&4 bedroom units)
- 234 bike parking spaces
- 177 car parking spaces

Applicant Presentation

- Stephanie Van Dyken introduced the site location and the development-team staff.
- The new site plan now includes 1303, 1307, 1311, 1315, 1319 and 1322 West Plum Street.
- Several site renderings were shown.
 - The building will front Plum, and have an attached parking garage.
 - Access is shown to be coming off of W. Plum.
- Facility is estimated to have 62 Units (234) bedrooms (3&4 bedroom units)
- Site will accommodate 234 bike parking spaces
- On-site structured parking includes 177 spaces
- Applicant is EDR

Questions and Answers

Comment (Citizen) - Expressed concerns with transportation, and congestion. Residents are concerned with their safety in regards to the added traffic as well as construction traffic. City Park and Plum Street is a bad intersection where a lot of people run stop lights, it's a high traffic area.

Question (Citizen) - Can the city make Plum Street a 1-way street going eastbound?

Comment (City) – The City Engineering Department understands the reality of Plum and the surrounding streets. It is a corridor that they are currently looking at options for. There are no plans to widen it or ever change the overall capacity of the street according to the

Transportation Master Plan. The strategy will likely be with signal timing, limiting access and even adding places for delivery trucks to park.

Comment (Citizen) - Ram Village sees about 60% of students use their cars during the morning commute (could be to school or work).

Comment (City) - Study has found that a fair amount of students may take their bike to class but often times come back to pick their car up and go somewhere. The traffic and parking demands do differ from the average driver.

Question (Citizen) - Do traffic surveys take into the account the estimated increase in density.

Answer (City) – Our studies are required to look at 3 different snapshots. What is today, what is estimated from development and what regional growth looks like. Those results are then analyzed for how it will add to traffic. The combinations of all 3 snapshots are also benchmarked against city standards. If the calculations do not, further mitigation will have to be done in order to absorb those impacts.

Question (Citizen) - Does that total number apply to the capacity of the road?

Answer (City) - Typically it applies to the intersection it's a real constraint point.

Question (Citizen) - I wonder if the study needs to encompass more? I'm worried about City Park and going north of plum just because it is dangerous and there are no bike lanes on City Park.

Answer (City) - City Park and Mulberry is an intersection that we are looking at very hard. We have a striping plan that will help by constraining the road (road diet) and adding more space for bike lanes.

Question (Citizen) - Does the city ever sit back and say, what's the maximum density that we should be really put in here? It just doesn't seem like there is a buffer zone. Do you ever consider the adjacency to single family?

Answer (City) - The City does take a serious look at those issues and when we wrote the West Central Area Plan it focused on density and how development can absorb their own impacts. We do not have a density cap on any area of town but we anticipate an update to City Plan which will help us take a more comprehensive look on how these planned areas of density work with one another.

Comments (City) - A lot of these concerns are the same the city thinks about. The goal is to work with developers and try and figure out a way to best mitigate the issues that the development will have.

Question (City) - Do you know what the occupancy percentage is at Ram Village?

Answer (Citizen) - 100%, we are having issues with overcapacity.

Question (Citizen) - In your parking lot, will there be a gate?

Answer (Applicant) - Yes, additionally there will be a stacking space for 1 or 2 cars.

Question (Citizen) - How big will the parking garage be?

Answer (Applicant) - 5-Story

Question (Citizen) - What will be the bedroom composition of this building?

Answer (Applicant) - 25% 3-bedroom 75% 4-bedroom

Question (Citizen) - When do you plan on having this done?

Answer (Applicant) - Fall 2018

Question (Citizen) - Are the police aware of the increase in load that the students will create?

Answer (City) Yes, Police service is looking at plans for a Campus West Service Station.

Comment (Citizen). Andy Leslie is who I would work with in the police department

Question (Applicant) - How does the city or the community feel about construction?

Answer (Citizen) - It would be nice to have a notice of a street closure. It's necessary to be mindful of the physical address so that it doesn't get sent to the investor or landlord address.

Comment (Citizen) If you could separate uses between vehicles and pedestrians it would save a lot of issues.

Comment (City) - A pre-construction meeting will have a traffic control plan before construction starts.

Question (Citizen) - Is there only one entrance to the parking garage?

Answer (Applicant) - Yes