

Issues and Concerns

(Revised based on input from Workshop #1)

REZONING

1. Increased density is a concern – can we perhaps even go to a lower density zone
2. Density should reflect adjacent residential neighborhood
3. Consider multifamily on southern edge adjacent to hospital park
4. Concern as to allowable uses
5. No density – should be a park
6. Cluster/condense the density and create more open space
7. Very large residential (with public use of amenities)
8. Congregate housing types
9. Small scale public events with seniors
10. Consider the Comprehensive Plan goals influencing this area plan
11. Housing affordability
12. Development options including varied densities
13. Cemetery

TRAFFIC

1. This is the issue of most concern for many people
2. Concerns include volume of traffic, speed, safety, noise, and overall impact to adjacent neighborhoods
3. Specific issues and concerns include: forcing traffic onto Dewey, the narrowness of 4th and Pine, keeping Concord closed at 9th Street
4. How to minimize traffic for a given intensity of use
5. Make 4th Street north of site either one-way or close portions of 4th
6. North St. through to 4th
7. Line up new streets with existing (no offset streets)
8. Bikes and traffic – too fast down 4th Street creates safety concern
9. Would like separated sidewalks (landscape buffers)

NEIGHBORHOOD CHARACTER

1. Concerned about mass and scale – size of homes- multi vs. single family
2. 4th Street Frontage
3. Neighborhood feel; “street life” preserved, reflect adjacent neighborhoods.
4. Mix of styles/heterogeneity
5. Also create “signature” building (focal point)
6. Providing access to site by community to use facilities, etc.

7. Concern no FAR limit in P zone
8. Look at Mapleton historic district guidelines
9. How to ensure quality design

GREEN SPACE AND VIEWS

1. Preservation of views – view corridors
2. Hillside development
3. Buffer/transition to open space
4. Buffer/transition to existing residential/historic
5. High % of open space desired
6. Buy for open space
7. Preserve part of site for community benefit

CONSTRUCTION IMPACTS

1. Duration of Construction – dust from grading
2. Traffic
3. Schedule traffic flow to construction and vice versa

SANITAS TRAIL

1. Preservation of trailhead - preserve “current” trailhead
2. Trail Maintenance
3. Parking for trailhead (people don’t use 4th)

PARKING

1. Concerned about overflow parking in neighborhood, resident parking, staff parking if senior living community
2. Parking could be a problem with commercial use
3. Less street dependent parking – more alley parking
4. Concerns about lack of parking (on-street)

ENVIRONMENTAL IMPACT

1. Concerned about potential noise and light impacts
2. Can’t value property on open space. One edge inaccessible.
3. Net 0 energy designs
4. Minimize impact to site topography
5. Wildlife preservation
6. Don’t build on steep slopes
7. Grade considered historical? Restore “natural?”
8. Potential for wildfires

OTHER

1. Past Planning Board comments regarding single family on site
2. Previous staff research
3. Conservation easement a possibility? (whole or part)
4. Developer must be accountable for “community/neighborhood benefit” - currently no provisions to require “community benefit” (tangible/measurable)
5. What off-site improvements might be implemented by city or developer to benefit neighborhood (e.g. sidewalks)
6. Could inclusionary zoning be distributed in neighborhood (ADU)
7. Jobs for neighborhood
8. Concern that neighborhoods are losing an old friend in the open space.
9. Topographical permeability (site design and grading that does not create a “gate”)
10. Neighborhood benefit e.g. accessible vs. viewable open space

IDEAS

1. Push density to east part of site; preserve hillside as open space or conservation easement.
2. Want a lot less stuff on the site
3. Want previous neighborhood input included (again)
4. Like senior housing idea