

## Bolton Neighborhood Association Meeting Minutes April 18, 2017

BNA March 2017 meeting minutes approved as amended 10-0.

Went around the room with introductions of all attendees.

Presentation of Bolton Terrace at 1575 Burns Street.

Kim Wright introduced the architect.

Peggy asked that the land owner speak first.

The landowner is not here, but the ones who will buy and sponsor the proposal are here. Wright said they would close this week. Wright gave history on how their interest came about.

Buy it themselves and rent it to others. Intention is for Wright to live there.

Needs to be livable to us. Eric and Mary most impacted neighbors. Wright in contact with them, and no problems. It is zoned office business commercial, if commercial space on ground floor, can have 8 condos on second and third floor. No condo in WL of one level. This will have an elevator.

Question: what are we looking at?

Architect gives presentation.

Architect: Two different levels of parking, but at ground level due to elevation, first level of parking is underground. Corner of Hood and Burns is level where the commercial office space.

Outdoor parking due north. Upper two floors will be condos. Perspective views showing angles. Would not see the parking lot. The lights illumination have to stop at the property line.

Street requirements the city wants the current curves at Hood and Burns, and Burns and Cascade to be smoothed out. City wants a 90 degree corner there. Traffic count on Burns? Conversation about speed bumps, pedestrians unsafe around that curve. The street will be widened to accommodate parking on Burns.

Neighbor: wants to see a model to show how the parking on Burns will work. Architect: The city is requesting us to provide parking on Burns. What is the current width and what is the code? I believe the existing is between 20 – 24 feet.

Neighbor: most of the streets (in WL) are 50 foot width, but I believe can go down to 18 feet. This will change the look of the property.

Architect offers to send street parking specs to president.

Architect: We are removing trees but will embellish with trees. More managed trees. Going to try to save the oldest trees.

Neighbor: How much will south side block the sun-light into our house?

Neighbor: Flooding and landslide, how to plan to manage the water?

Architect: We can't release water at rates higher than historically released. Maintaining water on site via infrastructure.

Neighbor: which side is the McCarthy side which is the Eric side? Explain which of these views is which from their side. The Doubledays most affected.

Neighbor: concerned about quality and attractiveness, concern is the issue of traffic and parking. Bolton plan says commercial not affect residential.

Architect: 27 parking on site.

Neighbor: City requirements being laid on you. Don't take that to the bank. Because we have a say. The Planning Department is not always sensible, but we have a say. It is not the city that calls those shots.

Neighbor: where does water actually go? Piped into the street?

Architect: There are laterals and we will be tying into the existing laterals. We are required by code to model off as it drains now. The engineers have to model the water on the property. But we cannot put more water onto anyone's property.

Neighbor: Parking and storm water is really big. City is letting too much parking for business. 15-20 spaces for this project will suffice, for your business, you can't see that many people. They are expecting 42 parking spaces. That is worthy of a conversation. The city is looking at that and should be in the process of changing the codes.

Architect: The site is impervious and now water flows into other people's yards. We will contain water on site and let it loose when overflow. Point one inch per hour.

Neighbor: In this location the parking, I like the extra parking.

Architect: We have to do a traffic study. The city will identify intersections for the traffic study. There will be a photometric plan how light is leaving the property, candle power and show on the drawing how the light. Visual impact

parking is screened from the neighbors. We are making a lot of effort, this is that last commercial piece going into the neighborhood. More models will involve...

Neighbor: We walk this a lot. Can you continue the sidewalk beyond the property.

Architect: It is within the trees even though the drawing does not show it.

Neighbor: Much more impressed if only two story. It looks immense. Concerned about the line of sight when leaving property, to see a tower building. Can we see another option without the third condo floor?

Neighbor: reference the Neighborhood plan page 17.

Neighbor: check the height in the neighborhood plan. How many total: 24 thousand square foot. We want to all be able to enjoy it.

Neighbor: How will delivery trucks happen?

Architect: No retail, only professional offices. Operates 8-5.

Neighbor: I love the condo idea. The more condos the better. If it can be designated for seniors...

Architect: We can do 55 and over.

Neighbor: WL does not really have single floor structure. When it is built, it will fit in. I know it looks big now it won't when it is built. When it is built, it will blend in.

Neighbor: When thinking in terms of what is the worst we can see there?

Neighbor: Will that parking entrance have a notification for coming in and out of that spot? Bus route. What kind of system for coming out of the parking lot on Burns? Mirror?

Architect: We will look into it.

Neighbor: Light. Hiding the stars? Summarize what you heard from us before you end?

Architect: What is the parking you want?

Neighbor: Garbage area and border along Eric property? Have the architects actually walked the boundary?

Architect: No.

Neighbor: North side is very steep slope. Mainly clay, the little house plumbing use to draining into his property. I think it will be worth your while to walk that boundary. Explain what your plan along that boundary: retaining walls and vegetation screen?

Architect: Retaining wall 7 or 8 feet thick with ability to plant trees. Multiple terraces with retaining walls.

Neighbor: Will you need access to my property?

Architect: No. The retaining wall will be tied to our property. I don't foresee us to be on your property except for erosion control measures, plantings, clean up. No 50-thousand-pound bull dozer.

Neighbor: My laurels. Do you have survey where that wall will go?

Architect: We have a survey that has identified the trees on site. Construction fence will go along property line. The erosion control fence. Temporary fence.

Neighbor: Will there be a permanent fence?

Architect: Not currently planned.

Neighbor: Currently concerned about the trash rolling downhill. Commercial trash pickup time Monday morning at 4 AM. Concern. It wakes me up.

Neighbor: Assuming this is approved, what is time schedule for construction beginning to finish?

Architect: The construction period from breaking ground to completion nine or ten months.

Neighbor: Will there be composting?

Architect: We have not thought about it.

Neighbor: How about art? The city sometimes has money for public art.

Architect: The architecture is its own art.

Neighbor: Is it a flat roof? For what use ?

Architect: Might be a small patio.

Neighbor: What is the architectural style?

Architect: It Northwest Eclectic. The goal was to create a building with interest. We chose finishes that use the same color palate of the area.

Neighbor: Can there be a NW Eclectic fence to define the north property from the commercial?

Neighbor: What is the sight line of the building from the top?

Architect: We will get a drone up there to get an idea of the view into neighbor properties.

Neighbor: I would prefer two stories.

Neighbor: if Burns widened to full extent then parking on Burns okay.

Neighbor: BNA prefers that parking on street emphasizes pedestrian safety.

Architect: Adding the street parking can calm traffic.

Neighbor: What about people u turning? Are we introducing another traffic problem?

Neighbor: The curbs will be taken out at least five feet. Burns will be much wider on both sides. City did not widen the street for the library parking lot.

President: Give us feedback of what you are hearing?

Wright: Parking, building height, garbage enclosure, Eric property affect, safety in and out of parking structure, storm water, and light pollution, visuals of heights.

Neighbor: Will the drone photos be released back into the neighbors?

Neighbor: If there was a partial third floor option on the far end? Terrace the building toward Cascade.

Neighbor: Encourage the firms to walk and drive Burns.

Neighbor: Terrace the building is a good idea.

Neighbor: we will probably lose the tree coverage in winter; therefore will see the building more; the trees are deciduous.

Neighbor: The zoning went in the 70s and will be nice to round it out.

President Steve adjourned the meeting at 9:00 pm.

APPROVED