

May 27, 2020 Sequoia Upper Field Neighborhood Advisory Committee Meeting
Via Zoom

Agenda:

1. Review conclusions from last meeting while looking at the schematic drawing we had at the time.

Question:

What were the results of the Geotech report?

Answer:

The Geotech report confirmed that there is a steep slope on the east side of the site, but it is feasible to use retaining walls and other elements to build the driveway. There is still more analysis that needs to be completed, but the initial results confirm that the design is feasible.

Question:

Any more thought about crosswalks for children who need to cross Norton to catch the bus or walk to Jackson Elementary?

Answer:

We need to talk to the City about that.

Comment:

Concerned about pedestrian safety along the two pedestrian access points from Grand. Need to make sure there is adequate lighting and no overgrown landscaping.

2. Review updated schematic drawing – discussing how it addresses issues raised at last meeting. Let the group know that this design depends on the depth of the water line main.

Changes discussed:

- Most changes were made to accommodate additional on-site parking. The previous design had 28 stalls and this design has 54 stalls.
- There are now just single family homes along Norton. The Detached Accessory Dwelling Units (DADUs) have been removed. The unit count of this revised plan remains the same (44), so these DADU units were added to the middle multifamily building.
- The driveway on the west side of the site has been enlarged to create parking on both sides—this will serve as designated parking for the single family units along Norton and the nearby multifamily units.
- Parking was added below the townhomes on the south side of the site and the easternmost multifamily building.
- Trash enclosure was added.

- This design proposes to add 4 on-street parking stalls on Norton. This will need City approval and is intended to be a traffic-calming measure. The hope is that by slightly narrowing Norton, cars will be less likely to speed on that block.
- Street-scaping and pedestrian improvements were added along Grand.
- A new pedestrian path from Grand on the south side of the driveway was added.
- Improvements to the north pedestrian access path from Grand were added, including a ramp for strollers/wheelchairs/bikes and planters.
- The public pocket park at the northwest corner of the site was enlarged and improved with picnic tables and a plaza area.
- The Tot Lot playground for young children was moved to allow for a visual connection to other play areas so parents can supervise multiple children at the same time. This location change also moves the Tot Lot away from the driveway.
- A service dog run area was added.

Question:

There are more impervious surfaces in this plan. Are we concerned with storm water management and/or increased costs?

Answer:

Yes, that is correct. DNW will have to follow City and State Department of Ecology rules and regulations about water management. These requirements are very stringent and will ensure that storm water is appropriately managed, even in a severe weather event.

Suggestion:

Add additional trash/recycling enclosure on the east side of the site. If you live in the easternmost multifamily building, it's quite a walk to the trash enclosure.

3. Review the City's approval process, including historic commission and design agreement.

There was robust discussion of the City's suggestion to remove the Historic Overlay (HO) on the eastern two-thirds of the site due to the restrictive height requirement. The HO would not allow for placing parking underneath the townhomes and easternmost multifamily building. The only requirement of the HO that this design cannot accommodate is the height requirement and it was made clear that the Development Agreement would ensure that DNW/HH still adhered to all architectural and design requirements of the HO.

The Committee expressed concern about how this is presented to the neighborhood. All communications need to emphasize that the lifting of the HO is necessary to allow for adequate parking and that design/architectural style will still be done in the spirit of the HO regulations.

DNW is working on preparing building elevations, which will be presented to the Historic Commission and Planning Commission. The Committee agreed to meet in advance of the next scheduled NAC meeting to review these designs.

4. Request endorsement of the schematic design.

The Committee unanimously endorsed this schematic design, noting that it was carefully and thoughtfully created.

5. Schedule next meeting for presentation of building elevations.

Next NAC meeting will be dependent on the meetings of the Historic Commission and Planning Commission. Rachel will send out this information to the group.