

Board Meeting Minutes for October 13, 2022

Old North Davis Neighborhood Association (ONDNA)

Meeting convened at 6:00 p.m. via Zoom

Board Members present: John Meyer, Dave DeYoung, Marnelle Gleason, Angela Wilson, and Melody Boyer

Board Members unable to attend: Tony Martin and Gerrit Mulholland

Others present: Cyndi Marshall, Barbara Anderson, Elma Gardner, Jennifer Figueroa, Steve Penniman, Greg Frantz, Marian Stephenson, Heather Bischel, Lou Fox, Nico Fauchier-Magnan and Radomir Schmidt

Guests: Douglas Buzbee, presenter (civil engineer and CEO of DBRE Consulting, Inc.); Jim Gray (commercial and investment real estate broker); Jane Hadley and Becky Hibbert (co-owners of Hibbert property).

Minutes: Minutes of September 8, 2022 were approved with only one minor change (duplication of attendee's name).

Treasurer's Report: Treasurer Gleason reported that updated contact information and signatories are on file with First Northern Bank. No account activity as of 10/13/2022. Current balance is \$649.00.

Police Community Advisory Board: Angela Wilson reported the last meeting was cancelled and there is nothing to report at this time.

Announcement: Update on Downtown Plan Draft EIR: John Meyer reported that the draft is now on file with the city and the city council will review it possibly in January 2023. Jim Gray commented that the Downtown Plan is trying to update zoning to form base zoning. This has been in consideration for approximately seven years and has involved over 1,000 participants for input. If the city council doesn't approve current proposed plan, then there may have to be a restart to the Plan, as after January 2023 conceivably only two current council members may be in place.

Neighborhood Projects: Doug Buzbee provided a visual presentation of the proposed project for the current Hibbert property site. The proposal is asking that the site be designated as a main street medium zone area. The drawings submitted for the ONDNA Board to review are to be considered conceptual and that the actual appearance of the project may be different. The project would be a mixed use of commercial, live/work units and apartment units (rental only). A common space for residents of the building would be a roof top deck. There would be 5 stories. Parking would be on the back side of the building and would provide approximately 60 spaces. Access to this parking would be via 6th Street. Doug would be the purchaser and developer of the property and the current owners of the Hibbert property will have no involvement in the project upon sale of the property.

Discussion: the following items were concerns and considerations by the various attendees:

- Architectural design of the project is questionable as an appropriate transition to the G street neighborhood;
- Off street parking may present impact on the residents of G Street as well as the designated "N" permit parking;

Discussion continued:

- .75 of a proposed parking space (60 total spaces) would be assigned to each resident of the project, only providing parking for 45 residents when the total number of residents could be as high as 250-300 people;
- Impact on the neighborhood concerning the large number of additional people, cars, and foot traffic;
- Will the environmental impact of the project change since the new proposal is asking for 5 stories, rather than the original proposed 4 stories;
- Concerns for current residents of G Street about whether the proposed building would overwhelm the residents' properties and change the ambiance of their neighborhood street;
- Most of the new, taller developments in town and on campus are 4 stories and often are reduced to 3 or 2 stories on portions of the project that are adjacent to existing neighborhoods. The draft downtown plan designates the Hibbert site with a limit of 4 stories.

In light of the discussion, no formal statement was made by ONDNA on the project as more consideration is needed to be given. It was suggested that additional drawings of the proposed project be submitted, showing different perspectives of how the building will be viewed from various locations.

Remaining agenda items will be moved to the November 13, 2022 meeting.

Meeting adjourned at 7:57 p.m.

Minutes submitted by Melody Boyer, Secretary.