

Minutes of ONDNA Meeting of February 1, 2024

Meeting convened at 6:30 p.m. via Zoom

Board Members Present: Dave DeYoung, Elma Gardner, Karen Gellen, Angela Willson, Gerrit Mulholland, Melody Boyer

Unable to Attend: Marnelle Gleason

Others Present: John Meyer, Jennifer Figueroa

Invited Guests: Doug Buzbee and Scott Cooper, representing the Lumberyard Project; Ryan Chapman, traffic engineer from the City of Davis

Review and Approval of Agenda: Agenda unanimously approved.

Minutes: Minutes of January 4, 2024 meeting unanimously approved.

Treasurer's Report: Treasurer Gleason was unable to attend but assumption was made the balance remains the same.

Review of the most recent renderings and design of The Lumberyard Project:

Doug Buzbee and Scott Cooper showed the Committee the updated renderings of The Lumberyard project. Architects have tried to create a softer façade of the outside building by choosing a mix-up of materials such as stucco and faux wood to create the effect. The ground floor showed a fitness center, retail space and a co-working space, which will all be open to the public. Currently, the roof-top space is reserved for residents only. Parking for the residents will be either street parking or the garage at 4th street. It was acknowledged that those residents who own cars will have to figure out areas for long-term parking. The developers of The Lumberyard Project are in support of permit parking for the OND neighborhoods that would exclude The Lumberyard residents. They do not want the residents impacting the OND neighborhood parking district.

Discussion:

Questions were raised about certain design elements of The Lumberyard Project. Doug and Scott pointed out that there was a step-back on the 5th floor of the building. The rooftop deck at 5th and G street is zoned at the 4th floor height. Solar panels will be installed on the 4th floor. There will be a 20-foot distance from the backyard of current residents on G street to The Lumberyard building. A question was asked about the possibility of a quiet zone for the railroad crossing at 5th street. Ryan Chapman reported there has been a feasibility study implemented by the city which hopefully will result in the trains not blowing their horns at railroad crossings. This may involve four to five crossings in town. Ryan mentioned that a summary of the findings of the study were brought to light two weeks ago. The crossing involved were at 2nd, 3rd, 4th, 5th, and 8th street. There is still need to explore what safety improvements could be made at these crossings to eliminate horn blowing.

A question put forward was regarding the number of units of the project that will be for very low-income residents. Doug responded that 5% of the units (11 units) will be designated this status.

Discussion-continued:

Doug pointed out that designating units as very low income does result in a density increase. However, they do not need the density bonus but they still need to meet the zoning codes put forth by the city for downtown structures. Density bonuses involve height and width waivers of projects. The Lumberyard will therefore be allowed a waiver of the maximum width requirement. This will be the first time this zoning code is tested.

A member asked how the affordable units will be allocated. It was reported that the allocations will need to be scattered throughout the project, in proportion with the unit mix of the entire structure. In other words, the affordable units will not be all grouped together. The management of The Lumberyard will follow guidelines and protocol for allocation of the units. The actual selection process has not been determined but there will need to be compliance with the county regulations on selecting residents. The city may also pre-qualify residents for these affordable units.

Scott stated that they plan to break ground on the project this coming summer. It will be a 2-year build. The 2026 leasing season is the goal.

There will be a total of 227 units, which will have 322 bedrooms. There will be internal and external bicycle parking available. Currently they have 342 internal bicycle parking spots. Some will be designated as e-bikes. It is a possibility that the bicycle parking spaces could increase to 420 (internal and external). The service elevator can be used to transport bicycles up and down floors.

Two trees will need to be removed: the Cork Oak tree on 5th street and the London Plane tree on G street. Concern was expressed about the transformer being installed in the courtyard, which will be visible from the G street sidewalk. Scott said that he realizes it is an eyesore but it will be behind a tree and could possibly be art enhanced.

Old North infrastructure needs:

Ryan Chapman, Assistant Director, and City Traffic Engineer, provided updates on traffic and speed control. He reported that there is concern about the ambiguity of the 6th and C street intersection, with just the two stop signs west bound and east bound at 6th street. Safety issues at the intersection may warrant a four-way stop. There needs to be a norm for the neighborhood regarding stop signs. Ryan will look at the intersection again and report back to ONDNA.

A comment was made to Ryan about the concern of The Lumberyard residents bicyclists dumping onto 5th street at the same time (due to class schedules at UCD). Pedestrian crossings are also very important regarding this concern. Ryan stated that there could be a possible \$250 thousand grant available to explore and remedy these concerns.

Ryan is also working on the feasibility of a flashing crosswalk on F street. He will report to us in the future about this. A question was asked about installing an electronic speed limit device that reflects the driver's speed as they pass by. Ryan said that the effectiveness of such devices is questionable and that some drivers make a contest about what kind of speed they can register. However, he did mention that these speed radar feedback signs can be effective and he will investigate options where they can be placed on utility poles on B and F streets.

Discussion – continued:

Mention was made about the alley exit onto 7th street. The crowning of the street has created a situation that the bottoms of vehicles are scraped as they exit. Ryan will visit the site and report back to us.

A question was asked about what would be involved in naming alleys in OND. Ryan will find out the process and let us know.

Ryan reported that the process for establishing preferential parking in neighborhoods will be investigated by the city. It is being proposed that a study by the Bicycle, Transportation and Street Safety Commission would explore the number of residents and number of parking spaces needed for a neighborhood. Recommendations from the Fire Department safety services will be employed as well. These findings will be put forward to the city council. OND can, however, request keeping our current parking zones.

Police Department Community Advisory Board:

Angela Willson reported that she requested that the school district vans park further down the block. Currently, they present a safety hazard at the intersection of 6th and C street for drivers traveling east bound on 6th street. Their views are blocked of on-coming traffic traveling north bound on C street.

Angela also learned that police officers have a new protocol to follow when stopping a driver for a violation. Officers are now required to complete information on the violation and it may take up to 30 minutes during the traffic stop.

Last minute discussion items involved putting together a nominating committee to replace board members whose terms are up.

Another item brought up was the possibility of the fire station on 5th street being moved to the city baseball field on B street. This option will be discussed at the March 5th city council meeting. The Public Works Department will be reporting on this to the city council. The city is purchasing a ladder fire truck because of the tall infill projects that are being built. Rolling out onto 5th street from the current fire department's location will be extremely difficult. Mention was made that ONDNA should urge the city to retain at least some open space should the fire department be relocated to the B street site.

In addition, there will be a meeting of the city planning commission on February 14th regarding the design standards for new developments throughout town.

Due to time constraints, the remaining agenda items were tabled until the following meeting.

Meeting was adjourned at 8:35 p.m.

Next meeting is March 7, 2024.

Minutes submitted by Melody Boyer, Secretary

