



COMMUNITY MEETING : Petitions 06-128 and 06-129 BlueSky Partners, LLC

Date of original contact: August 15, 2006

Persons contacted and explanation of how contacted: Meeting invitees were contacted by first class mail. (See attached letter and mailing list).

Date, time and location of meeting: The meeting was scheduled for Thursday September 7, 2006 at the Grace Covenant Church. The meeting was set for 7PM.

Persons in attendance at the meeting: See attached Sign-In Sheet

Summary of discussion/issues discussed and changes to the petition as a result of the meeting.

The meeting began with an overview of the overall rezoning process and a review of the proposed site plan. Because the petitioner has two side by side rezoning requests, there was no separation of the two petitions and the overall project was explained together. The petitioner's agent explained that case 06-128 was planned as a townhome for sale development containing 24 units. Case 06-129 contained two loft condominium buildings with one being a maximum of 120 feet in height (at the corner of South Blvd and Ideal Way) and the second building behind the corner building at 72 feet tall. (Note: since the original submittal both buildings have been reduced in height and this was also reviewed). The corner building would also contain ground floor commercial space of 15,000 sq feet. Parking would be located in a parking garage and surface parking. Various other conditions of the plans were likewise reviewed.

The following were discussion points, questions and concerns raised by residents:

- . what are the sizes of units? Condos will range from about 400 sq feet to 1000 sq feet; townhomes will be larger, about 2000 sq feet or so.
- . what steps are being used to reduce traffic congestion? Petitioner is working with City staff and waiting on comments from CDOT. Some traffic will use the light rail and other transportation, reducing the complete reliance on cars.
- . any speed bumps on Ideal Way? Don't know yet, waiting on CDOT comments
- . how will retail traffic be handled?
- . owner of the house immediately next door concerned with trash, noise, etc. This neighbor is experiencing several problems associated with Mac's restaurant and concerned about the driveway next to her house. She also had a question regarding the height of the townhomes next to her.
- . what is the setback from South Blvd? 24 feet
- . how was the height of buildings reduced? Ceilings were reduced, including the retail level.
- . what exterior building materials will be used? Townhomes will be traditional design and use hardiplank and some brick. The condo buildings will use glass, metal/steel, etc. A much more contemporary/industrial look is planned for these buildings
- . how will trash pick up for townhomes be handled? Roll out containers
- . several questions regarding open space; concern about lack of such space in the development

- . what is being done to address storm water/flooding? The developer will be addressing those issues through comments from the City staff and current regulations
- . will there be underground utilities? Yes
- . will there be trees in the parking lot? Will need to look at that.
- . what kind of lighting? The developer will not use any wall pack lighting; other lighting will be sensitive and geared towards the decorative/pedestrian scaled lighting
- . will the townhomes have balconies? Probably not; they will have private courtyards
- . are there any environmental/clean air requirements? There are standards, not sure what is applicable to this project at the present time
- . if the rezoning passes, when will construction begin and how long will it take? Construction will likely begin some time in the summer of 07 and take about 2 years to complete.
- . what is the per square foot cost of units? Approximately \$250 to \$300.
- . will any units be specifically set aside for elderly/disabled? Have not contemplated doing that.
- . is it likely that other developments like this will occur along South Blvd? We think so; light rail needs to be supported with higher density projects like this one.
- . who is BlueSky? The firm is owned by two partners, formerly affiliated with Crosland.
- . how big is the retail space? A maximum of 15000 sq feet.
- . what kind of tenants? Small sized tenants; would like to have a nice restaurant and utilize outdoor seating
- . how will you separate the project from next door Mac's restaurant? Still looking into that.
- . more discussion about problems from Mac's. The petitioner felt that the proposed project will have alleviate some current problems because more people close by/next to the restaurant would give a larger voice to the issues and, thus, help the situation with noise, trash, traffic control, etc.
- . will the development alter storm water flow? No.

Changes to the plan resulting from the meeting. As the meeting began to conclude, most residents were generally in favor of the proposed rezoning. Many felt/remarked that it would improve the neighborhood and increase values. The changes to the plan mostly resulted from comments from staff and various departments/agencies. The petitioner as of the preparation of this report is still working on and evaluating some of the staff comments as well as attempting to address some issues of immediately abutting neighbors.

Neighborhood Sign-in
06-128 / 06-129

<u>Name</u>	<u>Address</u>	<u>Phone No.</u>
Ruth, Anne Roscio	673 IDEALWAY	704-493-1141
Kelly Sella	413 Magnolia Ave	
Charles Wilson		
Charlie Stack	Marshall/Atherton	704-517-6198
Robin Sharp	2400 Marshall Pl.	704-527-6915
Thomas Sharp	2409 Euclid Ave	704-527-6915
Jennifer Willson	513 Iversen Way	704-529-3560
Mary Beth Fields	728 Winston Pl	704 529 5035
KATE ZENDER	3221 MAPLEDALE	704.529.6805
Will Phipps	600 McDonald	704-523-7111
Julie Townsend	413 Ideal way	704 487 2801
Terrie Orsi	IDEAL VALVE	5575518
GRANT SMITH	605 ATHERTON	7045340444