

West Side Voices Forum Notes - September 10, 2019

Dinner Starts at 6pm

6:29 pm Meeting Starts

- Explanation of West Side Voices Forum & how to become voting member, community agreements
- One to one updates (follow up from last month when folks committed to having meetings, aka one-to-ones, with someone one from the West Side they don't know well) Several people had the one-to-ones, several planning
- Neighborhood Development Alliance (NeDA), Karen Reid and LHB Architect, Kim - here to talk about 617 Stryker site. ([View Project link](#)) In very preliminary process. Another meeting will take place in the new year (IF funding packages come through)
 - Consists of 617 Stryker (garden) site and Stryker Market site
 - 57 units of very affordable senior housing. 30% AMI, income limit \$21,000.
 - Mild remediation of brownfield/ contamination (funding package out)
 - Won't find out if they get funds for construction until November 2019, bids and planning takes 9 months construction (if all goes well) won't start until next fall (2020). One year of construction. 4-6 months to lease out.
 - No underground parking, accessible entrance on the south off of Elizabeth.
 - Community room on south east corner with PORCH
 - 8 - 2 bdrm units on corners, rest 1 bedroom (49)
 - Parking stalls out back
 - Patio space and common area on back-side of building
 - 3 floors, about 19 units on each floor.
 - Laundry on each floor (shared, not in unit) 3 washers and three dryers in each laundry room (9 each total)
 - 1 bedroom are approximately 550 sq ft
 - Bathrooms have showers, not baths
 - 1 elevator
 - Common areas are fully accessible, rooms are mixed - universal design, but standard height counter tops and not having one foot swing around doors etc
 - Modern roof (flat) Masonry, brick at the corners, bumpouts to prevent "massing", colored and slices masonry along bottom.
 - There will be a staff navigator for the building to help people find services
 - Will "market in place" on the West Side before broadening advertising

COMMUNITY QUESTIONS

- Greenish tone, dark brown black, accent tones on some places.
- Putting trees on blvd
- Two comments saying colors are tacky, one comment that we need color for our vibrant neighborhood
- How far is the set back from the sidewalk, 6 feet in some places, 8 in others

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- Question about the use of space under building(die to slant) - will be a wall with stuff (plants) in front
- Question about if one elevator is sufficient for 57 units
 - One elevator is standard for this type of building
- Question about loading/ unloading for Lyft/ metro mobility
 - Two options, island in parking lot, or sitting area on Elizabeth
 - Will check on no parking zone for pickup on Elizabeth
- Question about public transit
 - There is a bus stop right there on the corner
 - Hopefully with 57 units more service will come
- Question about possibility of public art
 - “That’s a good idea”
 - Karen says we can work with the STAR program to get funds for public art, NeDA is very interested in working with community to get public art to happen.
- Concern about parking all over street (visitors etc)
 - Laundry owner mentions that people drive to the laundromat ,concerned about difficulty with parking
- NeDA will own the building, Perennial management will handle the rentals
- Price point 1 bedroom - \$562 (30% AMI), 2 bdrm - \$1077, \$903 (section 8, 60%). [NeDA 617 Stryker Project Rents Overview at this link](#)
- Question about alley - what happens to access for homeowners behind the development
- Question about stop light
 - Karen can talk to traffic (city) and ask them to do a study about projected traffic impacts
- Question about labor
 - Due to city funds city labor standards will apply
- Question about environmental friendliness
 - Enterprise green community (mandatory for funding through this program (funding package with the state), energy, stormwater management, indoor air quality.
 - There is a program with Xcel Energy, to monitor for 10 years to ensure standards are being met.
- Monica Bravo (WSCO Executive Director) gives updates on the West Side Equitable Development Scorecard
 - Announces application process to apply to be on Scorecard core team
 - 2 year term, training, stipend
 - 2 people from each precinct on the west side to be on Core team, these folks would score developments and also do outreach to their precinct

Meeting closes at 7:58 pm