



## SUMMARY OF NEIGHBORHOOD MEETING

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### Attendees

- Chris Robertson, Robertson Engineering
- Josh Townsley, Executive Director of Evergreen Habitat for Humanity
- Andrew Reule, planner for the City of Vancouver
- Eileen Sherrill, official representative from Father Blanchet Park Neighborhood Assoc.
- Citizens as identified on the sign-in sheet

### General Description of Events

- Chris and Josh set up seven 24" x 36" boards on easels with concept exhibits of the proposed homes.
- Chris provided copies of the agenda as well as 11" x 17" copies of the concept exhibits for anyone who wanted them (at the front entry table).
- Chris started the meeting at 7:00 and made introductions.
- Chris explained the purpose of the meeting, and began to describe the proposed project.
- Chris and Josh answered questions from the audience for approximately 45 minutes to one hour.
- Josh explained the mission of Habitat for Humanity, and provided information about several of Habitat's programs, including teaching new homeowners about home maintenance, budgeting, and other similar topics.

### Topics Discussed

#### Habitat's Mission

- Josh discussed Habitat's Mission

#### Connected Roads and Pathways

- Chris described how Middle Way would be improved, and that the subdivision would have a new proposed access street that will be constructed per the City of Vancouver standard for a Loop/Cul-de-sac, which includes a 50' right-of-way, 28' paved street width, curb and gutter, planter strip, detached 5' wide sidewalks, street lighting and street trees. Public storm, sanitary, and water service will be provided for all lots.
- The Loop/Cul-de-sac standard provides for on-street parking on one side of the street. All lots will be provided with a two-car driveway for off-street parking. Neighbors did not want on-street parking.

#### Buffering

- Adjacent property is zoned low-density residential, therefore additional buffering is not required

#### Landscaping

- All lots will exceed the minimum code requirement of 10% landscaping, and lots are anticipated to be close to 50% total landscaping.



- Street trees are shown on the exhibits. In addition to street trees, approximately 30+ trees are required to be planted within the lots in order to meet the tree ordinance. Neighbors felt that the additional trees would be a burden to maintain.
- The big tree near the northwest corner of the parcel is not on Habitat's property and will not be impacted by this development.

#### Fencing

- A chain link fence will be installed around the proposed stormwater facility.
- Fencing will be installed by Habitat along the development's west, south and east property lines. Interior fencing may be added by the ultimate homeowners.

#### Facade Features

- Chris described how the proposed homes are anticipated to have the following general features:
  - o Orientation will generally be perpendicular/parallel with the street.
  - o Entry porch feature
  - o 1-story
  - o Will have typical eaves/overhang
  - o Roof pitch between 3:12 and 6:12 (moderate)
  - o Horizontal lap siding/shingles
  - o Composition roof

#### **Concerns and other Items Stated by the Audience**

- One of the residents who lives adjacent to the subject parcel was concerned that a tree near her property would be affected.
- Concerned about access, dust, and traffic during construction
- Asked if the applicant would be constructing a park in association with the subdivision
- Requested that the applicant install sidewalks along Middle Way from the subject parcel back to Friedel
- Asked if this project would be repairing the potholes and other road damage created by the recent City sewer project.
- Asked for other examples of projects that Habitat has done.
- Asked who would own the lots, who would maintain them, and whether they would be able to sell for a profit.
- Many people were concerned that there would not be any garages, however also stated that most people in the area don't park inside their garage.
- Many people voiced concerns about their dislike for the infill project constructed at Middle Way and SE 73<sup>rd</sup>.
- One person was concerned that too many people would live in each house due to the poor economy.