

East Cesar Chavez Neighborhood Plan Contact Team
Meeting Agenda
 General Monthly Meeting – October 21, 2020 @ 6:00PM

Virtual meeting held on Zoom (link): <https://us02web.zoom.us/j/88307040492>, Meeting ID: 883 0704 0492

6:00pm Call to Order & Introductions/Roll Call

East Cesar Chavez Neighborhood Plan Contact Team Members							
Residential Rep	1	Eric Pace (S)		Community Stakeholder	Residential Renter:	Farah Rivera.	x
	2	-			Non-Profit/Civic:	Julio Perez	x
	3	-			Non-Profit/Civic:	-	
	4	Sara Pedrosa	X		Non-Profit/Civic:	-	
	5	-			Business/Owner:	Susan Benz (T)	
	6	-			Business/Owner:	Crisene Casper	X
	7	Kristen Hotopp (VC)	X		Business/Owner:	Kristen Heaney (C)	X
	8				-	-	

Officers Key: (C) Chair, (VC) Vice-Chair, (T) Treasurer, (S) Secretary

6:05pm Citizen Communications. Start at 6:04pm
 Jackie Nirenberg: Project Connect...any questions?

6:25pm Reading and approval of the May, August, and September 2020 General Meeting Minutes:
 postponed to future without Eric attending

6:30pm Officers' Reports. Treasurer: no changes to the account, a little over \$1700, Kristen Hotopp no report; Heaney – Masters of Social Work, project in ECC, residents perspective on challenges, etc, 30 minute interview before the 1st week of November, team participants with the group; Heaney to coordinate

6:40pm Standing Committee/Sector Rep Reports: Sara: updated website to notate we are meeting via zoom etc; Hotopp. 1205 Taylor St demo application, Historic Landmark Commission case; community engagement with community to reach out to fill residential rep seats, should we look at our boundaries to blending some of the residential rep boundaries and add renter rep seats – recommend targeted recruitment, put this on next month's agenda, a lawyer would be really helpful; Farah – interested in moving from Renters Rep to Non-Profit, advise her on what steps are to be taken, perhaps vote for her in this position in January? Or add to the next agenda; Julio is interested in working on a Transportation Committee, Carmen is interested in Transportation, perhaps Sector 5? See "Get Involved" section of the website

7:00pm Unfinished Business/General Orders

- **Update re: Code changes required alongside NPA requests by Centro East (6th and Comal) and Fair Market (1100 E. 5th St.).** To plan amendment changes - 6th & Comal: City meeting followed by Special Meeting, requesting up to 85 ft, in special meeting applicant is working on reducing the height – this request was not approved, not in favor of the request for 85ft. Fair Market Project – second City run meeting – City legal department says the request will trigger a code amendment that has to be requested by the Planning Commission or City Council. This is more significant than Zoning changes. Sara Pedrosa: someone keeping really good records on what is being said with the Contact Team as well as other entities – the trail of information got very muddled – designate a City staffer to be

responsive to our needs; Richard Suttle: Process – cannot find out who made the call that it had to be a code amendment. He’s clear in the code for a once a year stationary plan amendment which is what this project is filed under – RS is waiting on whether or not a zoning case is required TOD to TOD to address the height variance. A landowner can request a stationary plan change. RS has reached out to Jerry Rusthoven who was surprised as well, trying to sort this out; Heaney – last paragraph of RS letter, 25-1-810 of LDC is the recommendation criteria – there are 8 options that should be considered but we will need more information on this. RS feels there is a clear process and they are trying to sort this out with the City – second question on affordable housing and fee-in-lieu. Pay fee in lieu but we don’t see the fees used in the neighborhood – their proposal is to buy the land and then the City uses their money or teams with a non-profit to build affordable housing. Heaney: what is the proposed floor plate: 4:1 FAR. Total conditioned space in last set of drawing is 151,000 sf, the lot is 37,000 sf. Where does the 4:1 come from? The TOD plan says without a density bonus, 2:1 is the highest FAR. The fee-in-lieu is calculated on the difference. \$1M fee-in-lieu is the calculation for the FAR. With FAR of 2:1 you cannot build 60 ft. Sara Pedrosa – you are entitled to 40 ft but need density bonus program to get to the 60 ft. Going from 40 to 60 is not an entitlement, it has to go through the process and be approved. The Planning Commission has to agree to the terms. Richard Suttle: can disagree – entitled to 60 ft and entitled to FAR of 2:1 – if we exceed either of them, they can apply for density bonus which is based on square feet. Pay \$12,000 per SF. Sara: you get 40 ft, you are entitled to ask for 60 ft but you have to ask for it and it needs to meet the criteria that merits the additional height.. Heaney clarifies that per zoning they are entitled to 60 ft. RS: They could build a very skinny 60 ft building but keep within the FAR of 2:1. Heaney: there is a process for the density bonus program and the dollar amount is negotiable. Heaney: doing the math, the \$1M gets you to the 60 ft and therefore the deal is too rich. The height measurement is roughly mid-point from the alley on the north to the street at 5th st. Julio Perez: the reasoning to be the density bonus is to employ people – where do they come from? From the neighborhood or elsewhere? Richard Suttle – this is about the leasing of the building, don’t know these things yet. JP - Any expectations? RS: Other reasons: economic generator, TOD live/work/play, and this provides a good work component. JP: What are the reasons to build here? RS: Great location, close to train station, services. RS: going back to their proposal – if you boil it down, by adding the bonus SF you go to 85 ft, is there a conversation to go from 60 to 85 ft? Is it worth talking about buying land instead of sending fees to the City and the improvement of the park in the ROW. Is it worth a trade to go up a floor to do that? Heaney: too many unknowns to be able to answer this as yet. Sara – she agrees with Heaney – we need more info, confirmation from City on process, answers in writing from City – where is the bottom before we start talking about where to go from there. Appreciate about doing affordable housing differently but this neighborhood/City does not have a track record of following this all the way through. Saltillo did not follow through as agreed and the neighborhood lost a lot in the process. Hotopp agrees with Sara’s comment. Benz asked for the materials that RS had promised that helps us reach out to our neighbors so that we can gain a consensus and be able to vote. Julio: what’s with the park? RS – we don’t have to do this but we are willing to upgrade the space and maintain it. JP does not feel like the “park” is a big selling point as it’s so small etc. Hotopp: is there a planning commission date? RS – this has not been requested because we want to come to a conclusions with ECC first; Pedrosa – the park is another good point – its not much of an incentive to her so something more concrete as to how the long term care of the park etc. Could it be a community garden? Kooris wants to work with the neighborhood on what this looks like. Heaney: with this project being the first request beyond CURE, it is going to set precedence. Important decisions. JP: thank you for thinking in the manner to come to us and work it out with us, when it gets worked out outside of us we don’t even have a say.

- **Vote on whether to support or oppose Fair Market project request for an amendment to the neighborhood plan (TOD).**

Fair Park/Fair Market at 1100 E. 5th St. held a City-led community meeting on Oct. 14th to present their plan and discuss their application for an amendment to the neighborhood plan in the Saltillo Transit Oriented District (TOD). In addition to the City-led meeting this October, Fair Market's project and proposed plan amendment was discussed at the ECCNPCT's August and September meetings.

- **Terrazas Library discussion and possible action item:** send a letter to COA Library Commission regarding Terrazas Library concerns. Benz: working with Sara have drafted a letter nominating her to the Library Commission and will be distributing this to everyone to share. Hotopp: rules around how the library is used, but converting to social services. Sara – it's a temporary change to allow the Downtown Community Court to work from there during covid. That said, a long history in library land about spaces that are temporary becoming permanent. She thinks that someone from our neighborhood should be actively involved and representing District 3 on the commission. Hotopp is concerned that there are issues specific to Terrazas Library that are concerning. Hotopp: two issues the campaign to nominate Sara but also to write a letter voicing concerns as a team regarding the Terrazas Library concerns. Hotopp makes motion to that effect: Motion to send a letter from the Team to send this letter with concerns to the City Library Commission with concerns with current uses and homeless neighbors, clean welcoming safe space. Casper seconds the motion. Vote: Unanimous

8:00pm

New Business

- **Caleb Pritchard, Mobility for All PAC: Prop A "Transit Now" Campaign for Project Connect.** Speaking on behalf of the Transit Now, supporting Prop A. Harper Madison's office re transportation. S Benz voiced offence that Cap Metro put this on the ballot during Covid when so many of our neighbors are financially suffering.
- **Mary Senders and Mario Zapata re: proposed remodel at 1601 Willow St.** Ms. Senders proposes to "restore the property (by) replacing the current haphazard addition with a more cohesive addition that will keep the historical features intact." Because the property is deemed historically notable, the applicants must obtain Historic Landmark Commission approval for the remodel project. Ms. Sender will present remodel plans and request ECCNPCT support in preparation for Historic Landmark Review meeting on October 26. Mary Sender and Mario Zapata: present the project and ask for support. Goes before the HLC on Monday, Josh Makley from Form Architecture. Willow and Comal. Intention is to keep the house in the historic bungalow style, rotted beams and other areas to be restored, replace the additional with a two story addition. Existing addition is a part of the historic house and therefore needing HLC approval. Use architectural language of the existing cottage for this addition. Motion: by Sara Pedrosa: we send a letter of support for this minor demolition. Second by Kristen Hotopp: Julio asked about parking, two cars on site, widen the existing curb cut, Hotopp really likes it, Farah wishes more people would follow their lead. Vote: Unanimous. Needs a letter by Friday. Susan will write.
- **ECC neighbors re: HVAC sound issues at "The Hatchery" development at 31 Navasota.** Background from neighbor Carmen Schofield: "The Daiken HVAC unit on top of the Hatchery's parking structure at 31 Navasota generates a very loud noise throughout the day and night; the noise is further amplified due to its high location. The noise

become increasingly intrusive to existing neighbors and will also likely affect future residents, as well anyone using the outdoor paseo.”

Though the RTU was recently switched off during the evenings, During the day, including weekends, the 'low hum' is still an intrusion during the day (including weekends), so the problem isn't 100% solved. Neighbors near the development request installation of a sound wall, noise barrier, or sound dampener ASAP, then have the handler turned on at full capacity again to see mitigation works before the development is completed. Carmen Schofield : noise pollution for those adjacent to the unit – in the Robert Weaver cul-de-sac – has lived their 10 years, other neighbors complaining about the noise as well: it’s not a low hum, it’s heard inside of their home – they are asking the developer to put in a sound barrier to mitigate the noise. They are also dealing with more light pollution. The sound is definitely intrusive. One must raise their voice to be heard when in their backyard. Even at a constant hum it’s like a plane overhead. When starting and stopping the machine noise is much louder. Joe Tracy: Thank you, when they got the notice about the noise, within an hour they had folks out there taking videos to send to the manufacturer to find out why its so loud. They acknowledge there is excessive sound, the way the equipment is configured on the roof, it points the noise toward the neighbors. They will have a solution either within the unit itself – the mfg makes panels and sound blankets. There are some easy solutions. If that doesn’t do enough they could put up a partition with sound attenuation. It will take some time to find the right solutions but they have to go through the process. Mfg technician will be on site tomorrow to start running diagnostics and discuss solutions. If there is a simple solution it could be solved within a week, if it requires more mitigation it will take longer. Sara P – Joe – is this the bldg. that KMFA will be in...no. Q to Susan – will there be a record of this regarding code enforcement? Yes, there will be a record. Julio P – he said this issue was raised with the developer at the outset before construction started. The developer said they would protect the seniors and neighbors and they have done nothing. The developer is a bad actor and continually doing things that are unacceptable. Julio understands that they have been exempt from a number of things to do this project. Joe: building is finished, the developer is trying to lease the space, they may be a tenant or two already in the building. Joe Tracy will check in weekly on the progress. Julio asks if he can be notified in advance before the building on their side is built. Joe Tracy will try to find out who to contact Julio. This is a future office building that could be months or years away. There seems to be some confusion as to which construction Julio is concerned about. Regardless of where they are building, the community garden is being impacted as well as the other neighbors who are on the call today.

8:15pm

Announcements.

8:30pm

Adjournment. Motion to adjourn Casper, seconded by Sara: Unanimous