

Walnut Lane Priorities: Site Plan

The goal of this spreadsheet is to identify the Council's priorities regarding how the land is utilized for this project.

	Rani Derasary	Mike Duncan	Karen Guzman-Newton	Kalen Jones	Tawny Knuteson-Boyd	Emily Niehaus	Average
Housing	3	3	3	3	3	3	3.00
Parking	2	2	2	1	1	2	1.67
Open Space	1	1	1	2	3	1	1.50

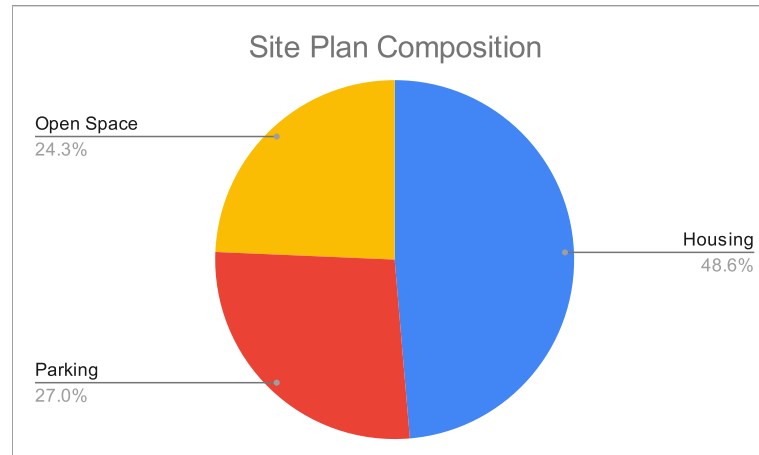
High Priority = 3
Medium Priority = 2
Low Priority = 1

Housing = Prioritizing space for housing units over parking and open space; EITHER: lower density and fewer overall units (less height, larger building footprints) OR higher density and overall more units (more building footprint, and possibly more height and/or mass)

Parking = Prioritizing adequate parking over housing units and open space; units would likely be lower in density and/or taller in height to accommodate for adequate parking

Open space = Prioritizing open space (and likely community amenities) over housing units and parking; units must either be fewer (requiring less parking) and/or taller in height

Density considerations: Higher density leads to increased affordability and a better pro forma over time, but it also requires more parking spaces. Lower density requires less parking but makes each unit more expensive to build. As the Council considers proceeding with R-4 vs. PAD, it should consider the tradeoffs between density and parking.



Comments:										
Mayor Niehaus - Because we are so close to a park, I've weighted parking over open space. I think Walnut Lane is a narrow street and parking will be needed. Perhaps we can do a parking lot instead of a line of parking with the hope that the lot becomes a garden once we eliminate the use of personal vehicles??										
CM KJ	Regarding parking, but possibly other elements of PAD. If there are requirements of PAD that just don't make sense now that the team has looked critically at applying it, perhaps common sense amendments could get prioritized?									

CM KJ	Hotspot Downtown focus group, in considering parking stalls, have discussed that having some provision for compact car stalls may help utilize streets, as well as private lots, more efficiently. Might help here too?
	Rani Derasary - I'm just going to recap on those things I mentioned at our June 23 meeting that I'd hoped to have more time to get insight on/discuss come Thursday. I'm gonna put them all on this page regardless of whether they technically fall on the planning or funding end for simplicity's sake. I realize they are more than we will likely have time for Thursday and that others will have items too, so I'm sending them in advance last that help pick what seems most important; perhaps there are some question here that are more interesting to Karen, Kalen and to touch on. I'll list one question per cell below in case that makes it easier to read:
	- when it comes to the 6 priority items in planning & funding, do we have any insight from what's most important to current residents?
	- just curious - if those of you on the Team could choose your ideal funding and planning priority ranking, what would it be and why? (this exercise helps me tap into your insight)
	- help me think through what ranking might produce the best deal over time for the City and residents in terms of operations and maintenance? (I ask because it seems the City for years has been trying to mitigate escalating O&M costs from projects started years ago and I'm just trying to get out ahead of that to make the best choices now that prepare us to plan for those costs on this project over time/minimize those costs as much as possible - and understand if minimizing later means more \$ up front now.)
	- any way to get the best of everything you presented us? Ha ha, I'm guessing that would mean we need 3x our budget, but thought it wouldn't hurt to ask :). Like Karen I loved everything your Team brought to us as options, so choosing is hard!
	- outside of funding unknowns that it may contribute to, what other impacts do we expect COVID-19 to have on this project? I take it it will morph some of the creative public engagement methods we were hoping for - or? Are there certain amenities/open space options or even other design/layout issues you think need to be prioritized differently given physical distancing and handwashing will likely have greater importance for everyone in years to come? I don't know what if any research is being done on HVAC and COVID. Are there any better choices there that minimize air transfer/aerosols etc between housing units? (I know little about HVAC, so didn't know if individual units, eg, had any danger of circulating the same air back and forth.) I'm assuming access to fresh air is key and if balconies maybe some thinking goes into how close they are and how they're buffered?
Karen	There were many elements presented by Dan that seemed feasible economically. Not sure the cert.process is necessary. Parking in higher density housing to date, appears to be used to capacity and then some.
	I would prefer to have residential input on what type of public spaces they would feel ownership using/taking care of. If it was up to me it would be Low-maintenance participatory spaces where you could sit (or play) on natural features in the shade.
	First please thank your team for the presentation the other night. I'm a visual learner and it really helped me be able to envision some of the options we have. I really appreciated the visuals for the outdoor portion of the development and would like in a perfect world to say let's do them all. I know we need to stay in some budgetary and physical space limitations. I especially liked the community gardens and the open yet covered parking and bike storage areas.
	I liked also the sustainable ideas that were presented, to my untrained eye some of them are different construction methods and don't add much to the cost, while some will add to the initial cost but over time will pay for themselves. I do trust your team has the expertise to determine what is feasible in our budget.
	I ranked parking as a 1 and 3 on both open space and housing. Let me explain, (I was under the impression it was acceptable to rank 2 of those items equally, if not open space is a 2). I'm looking at the quality of life and community feel when I rank those, no one regardless of income wants to feel like they are stacked on top of one another or smashed together so tightly that they have no breathing room or privacy. Having said that, people have different interpretations of how close is too close, it's pretty much common sense apartments or multi household dwellings are more dense than single household dwellings.
	I did notice in some of the images in the presentation the other night that there were some buildings that had parking under the actual apartments. I like the idea and realize it will add to the construction costs on the front end. Other than that I don't have the expertise to decide if it's feasible in this instance or not. I do question if it may make it easier to get to the PAD parking minimum without losing housing density and still providing open or community space. At least for some of the units it may not work for each one. I lived in a couple of apartments with parking under the units. It didn't really increase the footprint of the structure and they were really nice in both winter and summer. No snow to clean and the cars stay cooler in summer.
	There is an emerging way of thinking and I'm seeing it with Arroyo Crossing folks too, that building storage for vehicles is not what we are trying to achieve in "affordable housing".....I get it, someone has to lead the way. I have a practical side also, some of the folks who will ultimately live in these units do NEED a vehicle to do their jobs. Construction workers often are expected to supply their own tools and vehicles, maintenance workers, landscapers, so I don't want to go so far that people who need vehicles are pushed out of the option of Walnut Lane if they otherwise qualify. As central and as convenient as this development is, not everyone works within walking distance. I feel like it's easy sometimes to stereotype folks and decide what's best for them without full understanding of their situation.
Tawny	I hope some of this is helpful and gives you an idea of how I look at this. I'm really excited to see this happen, it's been a long road so far and I know there still is some uphill trudging left to do. Thanks again for the work you've put in and please don't hesitate to reach out if you need anything from me. I will support you in any way you need me to.
Mike D	- if there is likely inadequate on-site parking, ensure parking on the street can be made available and still permit through traffic, even if narrow lanes.
	Of course housing takes priority, it's a housing project
	Open space - a nice amenity perhaps devoted to the market rate section

Walnut Lane Priorities: Funding

The goal of this spreadsheet is to identify the Council's priorities regarding how funding is prioritized for this project.

	Rani Derasary	Mike Duncan	Karen Guzman-Newton	Kalen Jones	Tawny Knuteson-Boyd	Emily Niehaus	Average
Affordability	2	3	2.5	2	3	3	2.58
Sustainability	3	1.5	2.5	3	2	2	2.33
Amenities	1	1.5	1	1	1	1	1.08

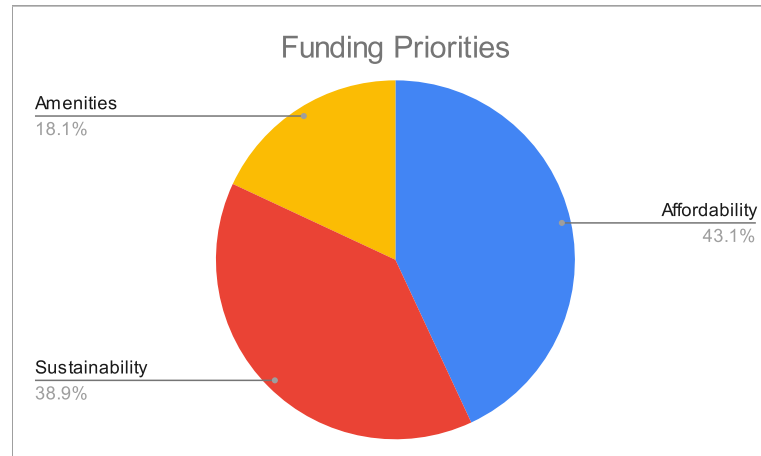
High Priority = 3
Medium Priority = 2
Low Priority = 1

Affordability = Prioritizing maintaining the highest level of affordability for units over paying more for sustainability or community amenities

Sustainability = Prioritizing sustainable design, construction, and O&M of project over affordable development or providing amenities

Amenities = Prioritizing providing high quality indoor (communal kitchen, remote workspace, fitness equipment, etc.) and/or outdoor (playground equipment, gardens, rec equipment, etc.) amenities over affordability and sustainability

Sustainability considerations: The design team is already planning on emphasizing sustainability in this project, as highlighted in the presentation to Council. This category represents support from Council for the design team to, if necessary, spend more on sustainable elements (and potentially sacrifice some overall affordability) in exchange for achieving Net Zero, Living Building Challenge, etc. However, it is also noted that increased investment in sustainable systems over time passes energy savings to tenants and property owner, as long as sustainable systems implemented are not complicated for O&M.



More detailed city council comment here?

Mayor Niehaus - In lieu of amenities, we could offer a family pool pass at a greatly reduced rate (something like \$40 per family per year)

Mayor Niehaus - I strongly do NOT think we should go for any kind of building certification (LEED, HERS, or LBC). Instead, I hope to have the team build to LEED/LBC certification standards but not seek out certification.

Council Member Jones	I tend to agree on not pursuing certification, unless the costs are outweighed by the communication or scoring benefits with funders
Council Member Jones	The city is getting into the affordable housing business. I am hoping that someone, Kaitlin, Shik, ?, can sooner than later articulate the business decisions we need to make. Specifically, what is our target market? Since the city acquired Walnut Lane Arroyo Crossing has become much more real and will presumably eventually provide many income restricted units, and the county passed the HDHO and granted entitlements thereunder to most of the allotted 300 lots with primary residency limits. But, buildout of all these will likely take years. I'm disinclined to make the decision of what mix of affordability based on the informed hunches of the council. A few years ago housing dialogue frequently mentioned essential workers as a possible market, who despite city spending on competitive wages and ostensibly moderate income, sometimes not enough for market rate housing. Given that the city is also an employer, if it is investing in housing will some of it be prioritized for some combination of city/county/education/EMS/health care?
Council Member Jones	I'm curious about the economics of one or more shared guest rooms available at low cost
Rani Derasary	- I am filling in numbers on this sheet and next but may take you up on opportunity to change them after our workshop.
Mike D	- affordable of course - it's intended to be housing for the town's poorest residents.
	Sustainable only where simple and highly reliable. Eg I don't think most residents will maintain individual greywater systems. PV is nice, but the payback period is many years,
	Amenities suited for families with kids are great - particularly playgrounds. Maybe horseshoe or volleyball or basketball court. Not fitness center.