

Orchard Village Neighborhood Meeting #2
Thursday, June 19, 2008, 6 pm
The Pizza Factory
108 Main Street, Winters

~Minutes~

NOTICE:

Notices were sent out 8 days in advance to all property owners within a 500' radius of the property, City Council, Mayor, Planning Commission, Affordable Housing Steering Committee and other City Planners.

THE MEETING:

The meeting formally began at 6:10pm after a period of informal introductions and discussions. Shellan Miller, Project Manager, Pacific West Communities, Inc., (PWC) introduced Pacific West Communities and Central Valley Coalition for Affordable Housing (CVC) and thanked everyone for attending the second neighborhood workshop for the Orchard Village Project. PWC is dedicated to public private partnerships in successfully designing, developing and constructing affordable workforce housing in the West. CVC is a CA non-profit who is dedicated to providing safe and stable affordable housing. PWC and CVC have partnered on many successful projects throughout the state of California. She explained the roles of the entities in the proposed Orchard Village (OV) project. CVC is the owner and will provide long term management whereas; PWC will be assisting in the financing, development, architecture and construction of the project.

Miller described the parcel and what the zoning allows. The Western Portion of the parcel is zoned R-4, high density multi family, 10-20 units per acre. The Eastern Portion of the parcel is zoned Parks and Recreation. According to zoning the western portion (5-acres) could include up to 135 units, 20 units per acre with and 35% density bonus and the building height maximum is 45 feet or 3-stories.

Miller clarified the definition of workforce affordable housing and confirmed residents would be income qualified for the apartments and families could make 25,000 to \$56,000 annually to qualify which could include, pre-school teachers and daycare providers, property managers, food service employees & managers and social workers. Christina Alley, CEO CVC, and Miller explained the financing behind Low Income Housing Tax Credits.

The proposed Orchard Village was described and the following points were made:

- 74 Units proposed. Project started off as an 88 unit project but the design did not meet the needs of the project so it was decreased to 74 units.
- The decrease in number of units allowed the current site to:
 - Be only 2-stories, less than 30' high
 - Include common outdoor area within the development- courtyard like, sense of pride and over site, contain families' activities
 - Include some amenities in unit design with private outdoor space and community design – pool, larger community building, pathways, etc.
- Importance of Site Design-
 - High quality to last through the years = pride in community, good tenants, little vacancy
 - Units focus on common spaces,
 - Nice amenities to increase livability of the apartments – w/d, large, open floor plans, energy efficient, good indoor air quality

- Unit Mix and Rents can be found on the information sheet passed out.
 - 12 One Bedroom/ One Bathroom Apartments, 690 s.f.
 - 26 Two Bedroom/ Two Bathroom Apartments, 1030 s.f.
 - 32 Three Bedroom/ Two Bathroom Apartments, 1240 s.f.
 - 4 Four Bedroom/ Two Bathroom Apartments, 1380 s.f.

Miller listed a number of improvements the development would offer both within and around the parcel. The list was on the information sheet passed out.

- Public Improvements
 - ✓ Bike/ Pedestrian Path along Railroad Avenue
 - ✓ Dutton Street Extension & Improvements
 - ✓ Railroad Avenue Improvements
 - ✓ Emergency Capacity Well Improvements, \$700,000 (refunded over time)
 - ✓ Increase Alternative Transportation Routes
 - ✓ Possible 5 acre land donation to the City for future park/ open space

Dan Maguire, Housing Project Manager, answered some questions regarding public improvement and noted PWC had agreed to initially funding emergency water well so that future developments could occur in the community. This is a very good deal for the City and eventually as other developments move forward PWC will be reimbursed.

- Community center and site amenities:
 - ✓ Covered Parking
 - ✓ Computer Learning Center
 - ✓ 24 Hour On-Site Management
 - ✓ Indoor / Outdoor Community Space
 - ✓ Playground
 - ✓ Pool & Spa
 - ✓ On-Site Laundry
 - ✓ Maintenance Facilities
 - ✓ Indoor Community Room
 - ✓ Leasing Facility w/ Manager’s Office
- Unit Amenities:
 - ✓ Thoughtful Design
 - ✓ Energy Efficient Appliances
 - ✓ Private patio/ deck
 - ✓ Large & Open Apartments
 - ✓ Dishwasher
 - ✓ Secure Storage

Miller explained the commitment CVC and PWC has. She also explained that the City of Winters has reserved Redevelopment grant funding to assist in this project. This is a great benefit to the neighbors because it shows the City has given support and it enables the City to control the property with financial investment. Unlike other developers this project will have a higher level of oversight with public funds- if Orchard village isn’t maintained the city can claim a default on the loan.

She explained that Orchard Village would have professional Property Management, 24/7, and there was a screening policy for all renters.

She summarized a potential project schedule:

- 2008- 2009: Competitive Funding applications
- Fall 2009: begin construction
- Fall 2010: complete construction, lease up.

A question/ comment period followed. The main points are made below.

Questions/ concerns	Actions
Bicycle Pedestrian safety along south side of property including, nice landscaping, lighting,	The project partnership is committed to providing a public access easement along the southern

pathway.	boundary and is committed to including a pathway that can be used by bicyclists and pedestrians.
There was concern over the proposed detention pond. Neighbors wanted to confirm that it would be an amenity and look nice whether or not it was filled with water. There was also concern regarding whether it would breed mosquitoes. Most agreed it needed to be safe for children playing.	Miller agreed to look into how many months the pond would be full of water. She did not want to fence the pond. She would look into what landscaping could be included to make it a more beautiful place.
Does Dutton have to be extended?	Miller explained it did have to be continued according to the project engineer. It could be discussed with the City during the planning stages. Miller was clear that Orchard village needed two egresses for emergency access and one access would be off of Dutton Street but the city could explore other options in the planning stages.
There were questions about the park and how it would be developed regarding increasing traffic, parking, noise, etc. Most of the audience was happy with the eastern portion remaining open to the public for enjoyment.	Miller explained that CVC currently owns the entire parcel but is interested in deeding the eastern portion of the parcel to the City to use as public opens pace or as parkland.
There were questions regarding traffic in the neighborhood, notably at Walnut and Grant, and how it could be made safer for the community and school children.	Miller said that the traffic calming solutions on grant were not part of the project but if Walnut and Grant was an unsafe intersection the City should be notified ASAP.
Can the project be built in the flood overlay zone?	Miller explained the detention pond alleviates the issues and the General Plan was being amended as far as she is aware.
Neighbors want solid fences separating the property.	Miller explained that in most cases a solid fence was not a good solution and we could get creative with our neighbors in making the property bounds clear but using softer materials. PWC will look at fencing options based on durability, maintenance cost and privacy.