

Martinez Park Neighbors meeting with Cherry Street Station developers on April 18, 2005 at the Farm.

30 neighbors are present plus some of the developers and some City staff

Neighbor comments and concerns:

- Height concerns compared to surroundings: buildings on all 3 opposing corners of Cherry and College are only one story; everything on north side of Cherry is residential or blends with residential and the highest point is now 39' at Experience Plus. This would border on the park and 90 acre natural area and so the height is not appropriate;
- Just because this height is allowed doesn't mean it's appropriate
- This area is not in the downtown plan, it is nearer the park and river corridor and should be a more appropriate height/size for that
- Lack of setbacks
- Train traffic and congestion on Cherry St. already a problem, a lot of concerns about how this will add to that
- Fears that the park parking behind this will be used to fill the void for the inadequate parking provided in this development,, because there is also a lack of any on street parking for a block in any direction
- Some neighbors think it's a beautiful design, but would like it at half the size.
- Most neighbors liked the design, although some neighbors thought it was a design more appropriate for next to the Courthouse and didn't think the design was appropriate given that it is adjacent to all residential area and the park
- Would obscure views into the park and impact people wanting to easily make their way into the park
- Mikal Torgerson was curious if a total of 52' high (not 52' just to the parapet) and 15 units would be more acceptable to neighbors and that was unanimous amongst neighbors
- Neighbors appreciate his willingness to adjust to their concerns
- Like Central Park....tall buildings around a park
- Will people actually come? This would be the 4th project in this area in a year...there are already a lot of vacancies in town.
- Concern about neighborhood gentrification and lack of affordable housing in what used to be a "poorer" neighborhood and considered the "other side of the tracks"
- Is there adequate visitor parking? People all have cars whether they live downtown and can walk or not and it doesn't seem like there is adequate parking for residents, let alone visitors
- Are there future parking options available? None on this site
- A lot of discussion and concern about impact on Cherry st.....which already has 3000 cars over the maximum recommended by the City
- Concern over entrance/exit from this project onto Cherry St.
- Where will moving vans and the UPS guy and trash truck park? There isn't an adequate loading zone
- Trash pick up? It will be screened along Cherry ST.

- Please use GSI....we try to use them in the neighborhood to keep impact and noise down
- Want to continue to have a walking/biking corridor between Old Town and the Park, concerns that this will thwart that access
- Good design to enter Cherry St.
- No variances
- Concern for residents of this regarding railroad noise...houses near it on the other side of Mason St. North can't hear themselves think when the trains go by.....this property borders 2 active tracks that run day and all night.....he has an acoustical engineer researching this and will use materials and windows to minimize the noise
- Would like to see a more friendly design....i.e. architecturally and window boxes, more trees, etc....this looks more businesslike to be adjacent to all residential area
- Overshadows the park....the height is taller than the trees planted in front
- Concern about visual impacts when walking....we need the ambience of the park
- Neighbors request he send out next set of drawings, he agrees
- Neighbors want to see drawings of how this would look from someone standing in the park
- Some like windows towards the park for safety concerns
- Hard for some neighbors to see so much development
- Height of the building not an issue for some neighbors
- Some think it's a beautiful design
- One person comments: we should let developer do what he wants and not have to take input from neighbors
- Neighbors liked design of the building with the clock better than without....without feels more unapproachable
- Concerns about ease in transition from this building to the park
- Early marketing shows interest
- There will be presales
- Timeline...hearing may be a month from now
- Zoning of site is CCR
- 75' max by zone
- Retail space would have deed restrictions
- Administrative Hearing is Public
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Developer points:

Clock size 18 feet

18 lofts, all one bedroom units priced around \$250,000 and space for an internet service provider

Heated parking ramp to parking underground for 29-31 spots

Bottom level space is 6'6"

Entrance onto Cherry, not Mason St. North

Plot plan 5'-25' space around building