

CWDAC SITE PLAN REVIEW SUB-COMMITTEE – MINUTES

Meeting Type: Regular Meeting
Meeting Location: First Floor Conference Room, City Hall, 288 Central Avenue
Meeting Date: Tuesday, July 16, 2019
Meeting Time: 11:30 AM

PRESENT: Dana Lynch, Norm Fracassa, Kyle Pimental, Otis Perry

OTHERS PRESENT: Jeff Johnston, Rob Simmons, Gregg Mikolaities, Patrick Crimmins, Dane Drasher

STAFF PRESENT: Steve Bird and Dave White

1. Meeting was called to order at 11:35 am.

2. Establish a Sub-committee Chair

Fracassa motioned to nominate Pimental as Chair, Perry seconded. Vote: 4 in favor, none opposed.

3. Review of Geotechnical & Environmental Information

Johnston introduced his team members.

Simmons: We have been conducting our due diligence over the last few months, involving test pits, borings, and a phase 1 environmental assessment. No real surprises were found, mostly what we expected. The boring information should be ready by end of July. We installed testing wells and that data should be ready by end of August. We found groundwater 4-6 feet down on the north side. We can't do shallow spread footings there and soil improvements will be required. Soil in that area is very silty. On the south side we found fractured bedrock that was up to 10 feet thick.

4. Discussion of Phase 1 Site Plan

Crimmins reviewed the phase 1 site plan. River Street side of building A is at 12 feet. One driveway off River Street to access 62 underground parking spaces and to access the upper parking lot. Building A is 140 units and Building B is 60 units. There is also one driveway off Washington Street extension. We are not using the skate park parcel for driveway access like we first discussed.

Fracassa: I would like you to expand the park area along the river and eliminate the parallel parking spaces on that side of the road.

Bird asked how many parking spaces per unit were provided and found out the number is 1.3 spaces per unit.

Perry asked them to consider solar car ports on the upper parking lots.

Discussed the site plan review process with CWDAC sub-committee and TRC review being coordinated.

Bird asked members to provide any input on the preliminary site plan so significant issues can be discussed.

Lynch: The site plan works well with the land and make the few changes to River Street parking.

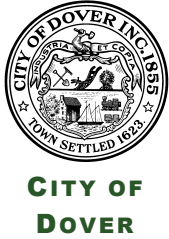
Pimental: The amount of parking seems like more than needed and expand the park on River Street.

Fracassa and Perry agreed.

5. Discussion of Pad Ready Scope and Utilities

Lynch: In the proposed definition, paragraph #3, the 2% slope is not feasible without the buildings being stepped up or articulated. In #4 we need to define "controlled manner" and "properly tested". Need timeframe for settlement and how to measure. Suggested per geo-technical reports. Each site is different.

White: The City can't commit to providing gas and electric. You need to work with utilities for loads.



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Bird will organize a meeting with Tom Severino, Cathartes team and City staff to discuss the final grading of the phase 1 site and compare the original grades to the desired grades. Needs to happen very soon.

Discussed the grading of phase 2. Seem to be in agreement on the grading of the park and River Street extended, but don't agree on the grading of the land in the middle. Geo-technical information on north side should help with making decisions on the suitability of the soil in the hillside. That data will be shared with the committee and Horsley Witten.

Johnston: The soils in the hill do not appear to be suitable for putting on the site to increase the elevations due to their silty makeup.

6. Discussion of Project Timelines and Milestones

Discussed the two proposed timelines – one for the south side and one for the north side.

Pimental: I would ask that you add years to the columns in the timeframes. I think we should appoint a vice chair also so we can add that to the next meeting agenda. I would like to see if the technical data finds out if there is a tidal influence on the groundwater levels.

7. Adjournment

Pimental declared the meeting adjourned at 1:05 PM.