

Encantada at Steam Pump Apartments January 23, 2012, Neighborhood Meeting Questions/Issues

The following questions and issues were discussed at the January 23 neighborhood meeting. Applicant/staff responses, where known, follow (in parentheses).

Parking

- Will parking structures be provided? (no, but covered parking will be provided along the front and rear of the property)
- Will there be sufficient number of parking spaces? (yes, the applicant will use a parking ratio that has worked in other projects in the area)
- Will electric vehicle charging stations be provided? (not sure, but it is something that would be considered)

Development Standards

- What are the building setbacks? (there is an average front setback of 120 feet)
- Where will trash enclosures be located? (there will be 6 enclosures around the perimeter of the property)
- Will lowering the site result in drainage issues? (the project will be designed to drain into retention basins and rainwater harvesting basins)
- What is the development timeline? (the applicant intends to move forward with the project as quickly as possible. Approximately 12-18 months to develop the first phase)

Project Architecture

- Can the applicant look at de-emphasizing the verticality of the 3-story buildings? (yes, with placement of cultured stone and building color schemes)
- What is the roofing material? (concrete tile is shown on the renderings, but metal roofing is being considered since it is used in other parts of Steam Pump Village. Asphalt shingles will not be used)

Applicant's Proposal

- What is the breakdown of 1,2, and 3 bedroom units? (the majority will be 2 bedroom units)
- Will the project be gated? (yes)
- What type of security measures will be used? (gated access with a radio frequency fob to access; visitors must call a residence for access; security cameras will be used throughout the site; the site will be designed to enhance security with lighting)
- What will the rents be? (monthly rents will be approx. \$1/square foot)
- Will the project have an effect on the water pressure in Ram's Canyon? (staff will discuss with the OV Water Utility and get an answer)
- Will pets be allowed? (yes, with restrictions on dangerous breeds)

- Will areas for pets be provided on site to avoid residents taking their pets to adjacent neighborhoods? (yes, grassy areas will be provided for pet recreation)
- What are the lighting requirements? (the Town has a Dark Skies ordinance which limits the lumens on site and requires down shielding of all lighting fixtures)
- What types of landscaping will be provided around the perimeters? (all areas not used for buildings, parking, and hardscape will require landscaping. The buffer yard in the front (Oracle side) will have trees, shrubs, and groundcover. All species are native Sonoran Desert plants and will be low water use)
- Will the coffee house be open to the public? (yes); Will it offer food service (probably not); Hours of operation? (normal business hours)
- Has the developer done any projects like this before? (yes, they are currently developing the Encantada at Riverside Crossing project near La Cholla and River Rd. The applicant has indicated that interested residents can take a tour of the project)
- Who will own and manage the project? (HSL will develop the project and retain ownership and management of the project)

Traffic/Circulation

- Will a traffic signal be required for the project? (yes, if the Traffic Impact Analysis (TIA) demonstrates that it is needed)
- When would the traffic signal be required (prior to issuance of a Certificate of Occupancy (C of O) for any of the units)

CDO Trail System

- Will public access to the CDO trail be maintained? (yes)