



Memorandum

TO: Honorable Mayor
and City Council

FROM: Councilmember Campos

SUBJECT: SEE BELOW

DATE: June 20, 2006

Approved:

Now Campos

Date:

6/20/2006

SUBJECT: 11.10 Rezoning the real property located on 305 San Antonio Court.

RECOMMENDATION:

Accept Staff's recommendation and approve the rezoning of the real property located at 305 San Antonio Court from R-1-8 Residential Zoning District to A(PD) Planned Development Zoning District to allow 86 affordable multi-family attached residential units on a 2.19 gross acre site with the following additions:

1. Accept applicant's offer to:
 - a. Designate 0.39 acre of real property on the subject for use as a private neighborhood park with recorded open space easements;
 - b. Design, construct and maintain the 0.39 acre private neighborhood park which shall include a water feature, playground equipment and a handball court;
 - c. Build an 1,100 sq/ft community facility on the Northwest frontage of the building that shall be made available for use by local community groups;
 - d. Conduct a facilitated community meeting within 90 days of Council approval of the zoning. The purpose of this meeting is to discuss community traffic concerns, identify a list of community recommendations to address these concerns, work with DOT to evaluate these recommendations, and develop an action plan/timeline to implement identified improvements;
 - e. Design and construct off-site street improvements identified through the community meeting on San Antonio Court and San Antonio Road between San Antonio Court and 33rd street, to the satisfaction of the Director of Public Works Department not to exceed \$80,000. The developer's contribution to off-site street improvements would be made in addition to on-site street and sidewalk improvements required for or as a part of the project;
2. Council Direction to the Housing Department to continue to work with the applicant to advise the applicant of needed revisions to their funding application to make the project eligible for City funding under its November 11, 2005 Notice of Funding Availability;

3. Council Direction to the Department of Transportation to attend the applicant's community meeting on traffic and to work with the applicant on identified traffic improvements;

BACKGROUND:

Affirmed Housing Group is proposing a Planned Development Rezoning to allow 86 units of affordable housing on a 2.19 gross acre site located at 305 San Antonio Court. The applicant has conducted four community meetings to discuss the needs and concerns of the community, present a proposal based on the community's input and address resident questions. A Staff facilitated public meeting was held on April 25, 2006 with noticing to residents within 1000 feet of the project site. Following the community meeting, the Gateway East NAC voted to endorse the project with continuing concern about potential traffic and traffic safety impacts.

Through the public outreach process the applicant and the community worked together to identify key concerns with the project and develop solutions that respond to these community concerns. The need for quality open space was a critical issue for the community. The applicant has responded by offering to designate 0.39 acre of land on the project site as a private public park – designed, constructed and maintained by the applicant. Moreover, benefiting from the engagement and imagination of the community, the neighborhood park would include a “pop jet” fountain for children, a variety of playground equipment, as well a handball court. The applicant has offered to record an open-space easement on the park to ensure it remains open space that benefits the entire community. Directly fronting the park, the applicant proposes an 1,100 sq/ft community facility that would be made available for use by local community groups for meetings and neighborhood events.

Throughout the public outreach process, the community has consistently been concerned about the proposal's effect on traffic, parking and pedestrian safety. While the endorsement by the Gateway East NAC recognized the applicant's work incorporating suggestions made by the community, the NAC expressed continuing concerns about the traffic impact on San Antonio Court and neighboring streets. To help address the traffic concerns, the applicant has offered to design and construct off-site traffic improvements valued up to \$80,000 and lead a community outreach process to not only identify the key concerns, but also develop a list of community recommendations for these traffic improvements. Taken together with an ongoing DOT Traffic Study, these community recommendations would inform which street improvements are implemented. The applicant's contribution of up to \$80,000 in off-site street improvements would be in addition to the \$20,000 already required by Public Works in connection with the project.

The applicant proposes an all affordable rental project that would include a total of 86 extremely low-, very low-, and low-income units to the benefit of working families. At the community meeting, the Gateway East NAC expressed an interest in ensuring local residents have an opportunity to lease into the proposed project. In response, the applicant agreed to market these units to the immediate neighborhood, as allowed by State and Federal law.

CONCLUSION:

The proposed rezoning with the additions above is the result of strong community involvement, a responsive developer and the ability for the two to work together to address key community concerns. This effort ensures a stronger project that will lead to the creation of a new private park, the construction of both on- and off-site street improvements on both San Antonio Court and San Antonio Road, and allows for the development of 86 new affordable units. Therefore, I recommend the Council support this proposal with the additions detailed above.

COORDINATION:

This memo has been coordinated with the applicant; the Department of Planning, Building and Code Enforcement; Public Works; the Housing Department; the Department of Transportation; and the City Attorney's Office.