



REGULAR MEETING OF THE ALKALI FLAT REDEVELOPMENT ADVISORY COMMITTEE (RAC)

Boys & Girls Club
1117 G Street

Wednesday, November 2, 2005
6:00 PM

MEETING MINUTES

I. Call to Order & Roll Call—7:05 PM

Present: Catherine Camacho, Charlotte Delgado, Miller Fitzgerald, Patricia Kivela, Mark Montgomery, Kevin Nagle, Marilyn Prosser, Corinne Rosenblum, Renee Valle, Justin Vierra, and Cathleen Williams

Absent: Lawrence Monroe (Staff Brown announced Mr. Monroe's verbal resignation from the RAC.)

II. Public Comment

No public comment.

III. Swearing in of Elected RAC Members

Council Member Ray Tretheway welcomed the Alkali Flat RAC, thanked them for serving on the Committee, and swore the new RAC members into office.

IV. Election of RAC Officers

Vickie Smith provided an overview of the elected RAC positions (e.g., Chair, Vice-Chair and Recording Secretary) and their respective responsibilities. RAC Member Camacho suggested that the group wait until the December RAC meeting to elect officers so that everyone could think about it. It would also allow RAC Member Lawrence Monroe of the American Indian Language Institute an opportunity to find out if there is someone else in his organization that can take his place on the RAC and participate in the December election.

V. Information Items

a. *Presentation of La Valentina Housing Project*

Vickie Smith provided an overview of the project and answered the RAC's questions. Don Reber of the Olsen Company arrived to the meeting at 6:50 PM and presented the La Valentina project including floor plans and elevation drawings. Mr. Reber stated that the project will require increased surveillance due to its location, and Regional Transit (RT) will work with the Olsen Company on lighting, security (e.g., installing cameras), and the removal of obstructive landscaping. All the units will have stoops that are 8-14 feet from the sidewalk and the buildings will be wrapped with wood siding—to give them more of a Victorian feeling. 10% of the units will be compliant with the American with Disabilities Act (ADA).

The Olsen Company has presented this project once already to the Alkali Flat/Mansion Flat Neighborhood Association and the Association proposed that the La Valentina Light Rail Station be downsized. However, RT is considering expanding the station.

RAC Members raised concerns and questions on the following topics:

1. Q: Does the La Valentina Site have any other toxic contamination and/or carcinogens on the properties besides lead?
A: Based on the Phase I and II studies, lead is the only contaminant that has been found on the site.
2. Q: Does the project include an affordability component so that low-income families can purchase one of these units?
A: No, all of the units will be sold at market rate.

3. Q: What design parameters will be implemented to separate private space from public space (e.g., the light rail station)?
A: In the front of the units, some low-lying shrubs will be installed to separate the spaces.
4. Suggestion: Gates should be installed across the alleys that enter residents' private parking area to prevent vagrancy and illegal parking.
5. Concern: The front door of the units should provide sufficient visibility so that residents can see anyone who approaches the front of the unit, while still providing maximum security and safety for residents.
6. Concern: Many RAC Members are very concerned about the lack of affordable units in the proposed La Valentina project.
7. Q: RAC Member Williams asked what the overall goal for providing affordable housing in Alkali Flat area. What opportunities will the RAC have to recommend affordable housing for future projects in Alkali Flat?
A: RAC Members will have an opportunity to address the RAC's goals for including affordability in future Alkali Flat projects on a future RAC agenda. An Action Plan could be developed and, if necessary, the Alkali Flat Implementation Plan could be amended to reflect any new affordability goals that are not already included in the Plan.
8. Concern: Many RAC Members voiced an interest and seeing 12th Street becoming more pedestrian friendly.
9. Q: Could information be assembled and presented to the RAC that shows the remaining vacant lots and potential projects in Alkali Flat?
10. A: Yes, Agency staff will gather this information and prepare a presentation to share with the RAC in the spring of 2006.

VI. Redevelopment Updates

- a. Upcoming RAC Meetings
Marti Brown announced the upcoming RAC meetings on December 1, 2005 and January 5, 2006.
- b. Update on 524 12th Street
Agency staff met with the property owner, his contractors and the City in October. The property owner is in the process of securing his entitlements and building permits.
- c. Strategic Neighborhood Action Plan
The City's Action Plan was distributed to RAC Members and interested members of the public. RAC Members commented that there have been problems with both of the portable bathrooms at Neely Park and the Light Rail Station.

VII. Adjournment—7:55 PM