

**ALKALI FLAT  
REDEVELOPMENT ADVISORY COMMITTEE  
LA VALENTINA SUBCOMMITTEE**

MEETING MINUTES  
Wednesday June 18, 2008

Meeting Started @ 12:10pm

Subcommittee Present: Frankfield, Monighan, Wright, Lough, Ferderer and Carter

Absent: Delgado

Agency Staff: Katherine Klien Mcfadden and Raul Carrillo

Development Team: Meea Kang and Peter Mckenzie

Public: None

Meeting consisted of a presentation by Meea Kang and Peter McKenzie and an informal discussion between all attendees on the preliminary draft concept for the La Valentina Development Site. The following notes represent comments, questions and ideas from subcommittee members, Agency staff and the Domus Development team

Concept Details:

- Proposed design consists of 64 units, 10 live/work lofts and 54 apartments, within two free standing wood framed, buildings
- Live/work lofts could accommodate small office and living areas for a small business, such as an accountant, artist, etc
- Building designed to provide eyes on the street
- Proposed parking ratio is 1 to 1
- "Open bridge" will connect both buildings
- Solar hot water and green roof could be integrated
- Environmentally friendly
- Building could be four stories or 46ft to 48ft in height

Comments:

- Place adequate parking onsite, neighborhood parking already limited
- *How secure is the financing?* Financing will come from various sources. Primary funding source will come from 4% tax credits, Agency gap financing and other unspecified sources, possibly State Infill funding.
- Project was scaled down to focus efforts on vacant land immediately in front of the La Valentina Light Rail Station site
- *Inadequate lighting problem in community. Can you incorporate historic street lighting around project?* Developer agreed to incorporate street lighting
- Criminal activity and nuisance mostly come from people passing through, not from the community
- Developer needs to factor in the current capacity of water and sewer pipes. Look to increase capacity
- Site should bring in strong architecture
- Strictly retail, not the best use for site
- City of Emeryville has successful live/work housing

- Property management very important
- May have to sacrifice onsite parking for trees or green space
- Look into developing parking garage. Parking is needed for all the new uses and residents that are coming into community
- Canopy of trees is good
- Stop attempts to be Bay Area
- Dense and tall is good urban design
- Create community spaces
- Fresh and articulated design
- Respect current community design
- Design and color need to be softer
- Need a balance between project design/height/colors and surrounding historical elements
- Don't be scared of height
- Treatment is important
- Happy balance is important
- Balconies can be a problem and may encourage drug dealing and other illicit activity
- Drug dealing at the Light Rail is a reoccurring problem. Sacramento PD has been notified
- Balconies need to be designed to create eyes on the street also on D and E Streets
- Security cameras are a good idea
- Create green space near entrances
- Break up material, permeable paving looks good
- Bioswell could be used to reduce contaminants going into drain. Peter will look into possible use
- Green roof will also treat water
- Could create an "Urban Plaza"
- RT needs to be part of project and development
- RT has limited resources, but development team has met with RT staff in the past and should continue to do so
- Memorial Garage is a great example of new reused retail space
- Proper property management is a huge concern
- Need assurances proper steps will be taken to insure units will be occupied by good tenants and not make things worse
- Concerns with SHRA Housing Authority properties that continue to be affected by felony type offenses
- Project will be managed by Agency compliance department for 55 years. Regulatory agreements will be recorded on the property
- Developer agreed to participate in quarterly community meeting if necessary and when requested by community
- La Valentina will be privately owned and privately managed, which provide more resources and scrutiny by Agency staff
- Agency staff to provide documents regarding maintenance and management to RAC
- Property Management Plan is used by SHRA to protect property and tenants
- Regulatory agreement needed

- High gas prices will bring in good tenants
- *How much are rents?* Monthly rents are still not determined
- Make walls between live/work units non structural to allow live/work units to be combined to create larger retail spaces at later time
- Research use of brick
- Regional Transit (RT) has a current project in the works to improve aesthetics of station
- RT's design needs to complement proposed development
- RT not doing enough to deter crime
- Next step, ERN will go to Council on July 15, 2008
- Entitlements by late 2008 and development by summer of 2009
- *Can trees currently around the site be taken out?* Staff to research.
- Staff to look into placing fence around La Valentina Site
- More information on entitlement process should be provided to RAC
- Developer should meet with CM Cohn and CM Tretheway
- Old transmission shop will be converted into single residential home. Creative housing projects are currently taking shape in community
- Memorial Auditorium taking out lighting. *Can we use in Alkali?* Lights already earmarked as replacement lighting for other areas
- *RAC can assist finding additional funding sources, such as State Infill funding. Can financing come to RAC first before entitlement approval?* Funding request will come before RAC during DDA process
- Most architectural elements are favorable

Meeting adjourned at 1:57 p.m.