

Environmental Policy Commission Minutes
 January 30, 2012 Special Meeting to discuss Beauregard Small Area Plan

EPC Members in Attendance

✓	Peter Pennington (Chair)	✓	Danielle Fidler	X	Kurt Moser
✓	Jennifer Hovis	✓	Patrick Hagan	✓	Phil Voorhees
✓	Heather Schaefer	✓	Scott Barstow	X	Geoffrey Goode
X	Kristen Nelson	✓	Josh Sawislak	✓	Rebecca Jablon

[✓ = In attendance X= Absent]

City Staff

Khoa Tran, Bill Skrabak, Jeff Farner, Steve Sindiong

Other Attendees

2 individuals representing developers

Begin 7:35 PM

Public Comment

- None

Presentation on Beauregard Small Area Plan (SAP)

- Jeff Farner (P&Z) and Steve Sindiong (TES) provided an overview of the draft SAP, which was released for public comment this week
- The Beauregard stakeholder group has been heavily involved in the creation of the plan, which was also intended to focus heavily on Eco-City principles
- There is currently 6 million square feet of development in the plan area; the SAP allows for doubling that development area by moving away from surface parking lots and creating an improved street network.
- Most proposed development is within a 7 minute walk of proposed transit stations.
- There will be special emphasis on green space and the creation of a 'garden city' with substantial setbacks from roads, community gardens, parks, etc.
- A complete description of the SAP's sustainability aspects can be found in Chapter 6 (Urban Ecology and Sustainability). Items highlighted in the discussion included high performing buildings, water conservation, street trees and overall canopy area, complete streets, bike lanes, bike share, car share, parking limitations, and improved protection of the RPA, and storm water BMPs.

EPC Questions and Comments

- EPC members suggested that the current plan for a 10-foot wide multi use trail may discourage some walking, as pedestrians may be intimidated if too many cyclists are using the trail. It was suggested that the trail be widened or separated so that these two important uses do not compete with one another.
- EPC suggested that the requirements regarding tree canopy be strengthened, and that developers be required to meet minimums on site, rather than off site.
- EPC suggested that language throughout could be strengthened from "suggest" or "recommend" to "require."
- EPC suggested that the Green Building requirements may not be strong enough. The intent with draft plan language was to base the rules off the City's policy at the time development is approved (under the assumption that City policy will only get stronger). However there is no guarantee that the City policy will change, while the EAP has

aggressive goals for being carbon neutral by 2030 that will not be met under the current policy.

- There was a question as to whether community garden plots, which are in high demand, will be available to residents outside the SAP area? The City is considering a new policy on proximity and duration of plots to improve access to more citizens. Beauregard will have special emphasis on garden plots on roofs.
- There was a question on the ratio of green space to gray space. City staff will follow up with an answer.
- There was a question on whether the City has considered the need for expanded school facilities. In response, current projections show the number of children decreasing in the area.
- There was discussion of how the plan will address potential issues with crime, avoiding friction at points where new housing meets old and giving teens, in particular, a place to socialize. These issues also relate to protecting the Winkler Preserve. In response, the new fire station will have a community room for organized activities. Friction is not anticipated to be a major problem because the plan is primarily providing affordable housing, not public housing, so the gap to market rate housing will not be as severe as other parts of the city.
- There was some discussion of whether the proposed Ellipse at the intersection of Seminary and Beauregard could be redesigned to allow for no stoplights and seamless traffic flow. In response, lights are necessary because of thru traffic - it is not possible to tunnel Seminary due to cost and the pitch of the roadway that would be necessary.

Adjourn 9:30 PM