

**Dunbar Spring Requests for New Development
Notes from meeting June 11, 2012**

1st Choice:

- Mixed use development – housing, businesses and office.
- Mixed income – to include low income senior, plus market rate
- Development on 9th Ave. no taller than Best Western
- Development height would step down toward neighborhood end on 9th Ave.
- Green space zone provide a buffer with neighborhood along 9th Ave.
- Vehicle entrance on Stone or Speedway
- Access to businesses internally so cars don't park on 9th Ave.
- Potentially close 9th Ave. to traffic coming in from Speedway if there are businesses located along 9th Ave. If no businesses are located on 9th Ave, then curb extensions on 9th Ave to cut down on cut-through traffic.
- Attempt to meet LEED silver

Leftover ideas already agreed to from prior agreement with One West:

- Curb extensions along 9th Ave and 1st Street to discourage pass-through traffic
- Along 9th Ave, first floor housing units would have front porches, provide angled parking interspersed with native trees.
- No vehicle access to or from the parking structure from 9th Ave.
- Sidewalks along 9th Ave. with native tree plantings to provide a minimum of 50% shade.
- Convenient bike parking for residents, retail customers and office tenants.
- External lighting along 9th Ave will be Dark Sky compliant
- Developer will seek to place locally owned commercial retail tenants
- Developer will seek to achieve 80% owner occupancy (we recognize if this development is a student housing project this is not an option)

Leftover ideas still be negotiated from prior agreement with One West:

- No building taller than 3 stories along 9th Ave.
- Rooftop garden on top of 3rd floor along 9th Ave
- Remainder of project not to exceed 6 stories
- Would like architectural design of development along 9th Ave to be compatible with and related to historic architectural character found in the neighborhood
- As per guidelines of Stone Ave. Corridor Plan, developer will work with the city to achieve 33% affordable housing units
- Achieve basic LEED certification with a goal minimum of Silver LEED certification.
- One West originally agreed to give the neighborhood \$50,000 for mitigation of the loss of two historic structures on 9th Ave. Dunbar Spring Neighborhood Association would use this money at their discretion.

Ideas for potential businesses of interest:

- **Primarily interested in locally owned businesses**
- Grocery
- Hardware
- Café/restaurant
- Laundromat
- Doctor
- Other professional offices

Potential businesses we would not like:

- Gas
- Convenience store
- Bar
- Auto repair
- Liquor store