

Letter from APHOA to Catellus 4/8/2021

Hi Jessica:

Our HOA met on Monday to discuss the latest virtual meeting held on March 29th. We have some followup questions, could you please help clarify the following?

1. Phasing the townhomes first is very important to our residents. Greg mentioned that he expects the townhomes would be built first. Could you commit to this statement?
2. The original plan included in our sales documents only called for 5 more townhomes emptying onto the alley behind the Refugio townhomes. The new plan triples that number. Our concern is that the current alley is narrow and has to accommodate our trash/recycle/organics bins. Have you studied the impact to the alley: can it accommodate trash bins on both sides and two-way traffic? Can it accommodate 30 more cars assuming 2 cars per townhome? Is there a plan to widen the alley?
3. The Santa Clara Townhomes only have a one car garage and most of them have to park on the street (on McMonigal place). How many off street parking spaces will be built for the townhomes? Can this parking requirement be included in the IDZ3 zoning application?
4. Are you planning on cutting down the trees that line Refugio place along the North Pond? We would like to see (and have heard you say that you would like to as well) those trees preserved. We would like to have a front setback on Refugio Street included in the IDZ3 zoning application for the North Pond building.
5. As we've said before, the original Artisan Park Townhome Homeowners Association was supposed to be 22 (current)+98 additional townhomes. It is difficult for us to manage an HOA with only 22 homeowners as we have no economy of scale. Have you further considered requiring the townhome developer to include us in the new HOA? If townhomes are built on YMCA can they also be included?
6. Some neighbors have expressed concern that Artisan Park Townhomes don't seem to 'fit in' with this plan — large apartment complex in front of us, new townhomes that face each other behind us. Can you help answer the question of how will Artisan Park be integrated? Apart from joining us with the new townhome HOA, could you commit to a design review committee that would make our homes look like they fit in with the new townhomes (color palette, materials...make the project look cohesive instead of like patchwork?)
7. Your current plan is for a maximum of 130 units in the North Pond, 250 units in the South Pond, 63+23 townhomes, which is a total of 466 units in a 12.6 acre area (~37 dwelling units per acre, du/ac). Your attached proposed rezoning submission specifies 60 du/ac. Could you decrease the rezoning submission to 40du/ac?
8. How does Catellus plan to control vehicular speed and protect pedestrian traffic in the area? We are concerned that our alley will become a thoroughfare for the new apartment complex on the south pond. To that end, we support the neighborhood idea of extending McMonigal Place straight to Labor street to give another entrance into the neighborhood for the additional residents added to our community.
9. We still have unease about a building with 100% affordable units. The examples that Greg showed on the call were 85% affordable. Can you please provide us with examples and possible tours of local/regional apartment buildings offering 100% affordable units averaging 60% AMI? Our neighbors are not interested in being the guinea pigs so we hope that there is a successful model for us to observe.
10. What are parking requirements for the multifamily buildings? Given the current high demand for street spaces, we are wondering what parking ratio per unit you are planning to use and include in the IDZ application.

If these requests are addressed, it would go a long way towards appeasing residents' concerns. Please let me know your answers and I will forward to our residents.

Thank you!

Selsa Gonzalez
President
Artisan Park Townhomes Homeowners Association