

CONFERENCE MEMORANDUM 10-2-2014

Project: Green Acres Housing Development
Project No.: 13498
Date: 09-23-2014
Project Phase: SD Phase
Location: Oberlin, OH
Prepared By: Shawna Foley / Yanitza Brongers

Attendees:

Oberlin City Council
 The Community Builders
 McKnight Landscape
 Ozanne Construction
 HMLS
 Moody Nolan

The following items were discussed during the meeting:

Comments as offered by the community. These comments do not represent a concise and accurate representation of the majority of opinions. These notes reflect thoughts that will be reviewed for further consideration.

- Where will the community parking be?
- Acres for park vs. acres for housing?
 - 5 Acres minimum for park
- Why not driveway on 511
- Population is coming off College not off 511 – why not a complete flip?
- 511 is a State Route – a lot of traffic
- No sidewalks on IGA – to get to the park, consider existing walkways
- Traffic loads considered for these schemes?
- Easement on College Street
- Lots of accidents on 511 – No access on 511
- Option 3 – positive comment
 - Buildings are hard to see and emphasize the green
- Back of buildings facing trash cans facing residential buildings?
 - “Junk on back of people’s housing.”
- Small strip mall center on 511 – is anyone looking at this?
 - Are we going to gain something here?
 - TCB: Preserving more of the park to allow this...
- Scheme 3: Multi-family is not going to increase our property values.
 - Flip the scheme – place the trash closer to 511.
- North/South easement for access/driveway
 - Maybe far west of site

- Joe Fare, Kent State
 - 9 Schematic designs along climate change
 - Efficiency in terms of energy.. Solar panels are good but not in the way you show it. Excellent solar aperture for every resident.
- 21st century runs on sunshine
- “Add-ons” ←Design entire property with single family
 - “Done at this time.” Not later.
 - Hard to come back and sell postage stamps.
- RFP “Architecturally compatible” with context.
- Who will own the buildings?
- Affordable lack of condominiums. Owner and rental are both desirable.
- The city needs to expand its tax base. How is this project going to add to our tax base?
- Any consideration to place parking underground?
- Economic diversity – income levels among the housing.
- Solar orientation for solar panels – is that being considered?
 - TCB: Under further consideration – is an option.
- Modern does not fit with neighboring housing.
- Neighborhood has an eclectic feel, this has a cookie cutter feel. More diversity is desired.
- Wind turbine?
 - TCB: Deliver housing first and foremost. The renewable strategies have not been decided. We will do what is cost efficient, and then add features.
- There is not a plan to do renewable on day one?
- Sustainability:
 - No fossil fuels. Use electricity (no natural gas)
 - Active solar components on day 1
 - 89% purchasing from the community and 11% on-site renewable. That will allow us to say we are carbon neutral.
 - “Cost of PVs is lower, competing with coal.”
 - Mechanisms to pay for this – 10 years? We need to aim high. Affordable in the operative sense as well.
- Resident behavior is the other component to sustainability. This community is unique.
 - Provide educational program
 - Monitoring is important
 - Sensors of the basic type
 - Make people aware of this. Technology is a major component.
- In the process of creating Storm Water District – contain 100% of water on site. Build capacity.
- Bike path is a great idea
- Energy sources for electric cars
- Good/safe, winterized place to keep your bikes
- Construction techniques more durable – consider big winds
- Sustainability: “Source local”
 - Local vendors – keep the money in the local economy
- Ozone: Panelizing with local work force.
- Why not PVs on day one?
 - TCB: “Prioritize the features with the resources and budget available.”

- Description by the end of winter.
- Do you have a timeline from start to finish?
 - TCB: Gap that has to be filled... tax credit cycle schedule will impact this. 3 year window.
- Eclectic character
 - Took 175 years.
 - Multifamily – there will be some level of design uniformity. This will allow for some amenities and site features.
 - TCB: There is a balance that can be achieved.
- Shortage of public transportation – how about a bus owned by the community?
 - TCB: Has done this in more urban locations.
 - Explore car sharing and non-vehicular potential
- If no PV on day one, it will not likely happen. Do it day one to get the savings.
 - Rent roof spaces to energy providers
 - Is it possible to come up with funding
 - Many ways to solve this problem
- Not a lot of jobs in Oberlin – transportation is a critical issue
- What do the units look like?
 - TCB: Next steps will include reviewing
 - 3 schemes with combined schemes
 - Architecture
 - The sustainability conversation
 - After Halloween, meet again with further refinements and plans.
- What is a tax credit?
- Consider a dog park.

SITE OPTION 1



Nope

NOPE

SITE OPTION 4



Nope

SITE OPTION 2



Possibly like, but depends on size and nature of lots and houses

POSSIBLY LIKE, BUT DEPENDS ON SIZE AND NATURE OF LOTS AND HOUSES

SITE OPTION 5



Nope

NOPE

OPTION 3



Like, but depends on final design
-No driveway is impacted
-Looks most appealing
-Like green space & set back of housing from street & also sharing traffic load to two streets

- No driveway is impacted
- Look most appealing

↑ like green space & set back of housing from street & also sharing traffic load to two streets.
SITE OPTION 6 - like, BUT DEPENDS ON FINAL DESIGN

SITE OPTION 6



Nope

NOPE





EXTERIOR CHARACTER

MOODY•NOLAN
RESPONSIVE ARCHITECTURE



PROPOSED CONCEPTUAL EXTERIORS

MOODY•NOLAN
RESPONSIVE ARCHITECTURE

Written comments from the community:

“Traffic flow studies”

“Single family owned versus rental”

“Wind power is not feasible in Oberlin – already tested.”

“Oberlin City right of way for a street on the West side, North-South”

“Residents would not necessarily work in Oberlin but would have to travel on Oberlin Rd or College St”

“‘Sustainability’ should be THE priority that drives all design.

- Energy = Net Zero (include possible solar)
- Water = Ultra high efficiency low water
- Stormwater = all infiltrated naturally on-site
- Landscaping = native perennials minimize turf grass
- Exceed LEED Platinum standard.”

“Is it possible to design and execute tax credit rental housing that architecturally appears not to be rental housing in row style, block building, and in scale building architecture and instead is a mix of designs that integrate with neighboring single family detached housing.”

“Energy Star is way too low a standard for environmental performance.”

“If there are to be privately owned homes in the site plan, there should be a holistic approach from the beginning – one that includes the private homes.” –Carol Hoffman

“The subsidized units are designated from the beginning and stay there? Or – are some percentage of units available for subsidy and they could be any unit?”

“Set back from streets? Garages for cars and storage? Not ultra modern and boxy.”

“I am in favor of mixed income housing. This only lowers property values in the neighborhood if people decide to leave and sell their homes for less than what they think it’s worth. Don’t fall for this argument.”

“Disability accessibility? Room sizes seem small. Also transportation implications.”

The above information constitutes my understanding of the meeting on the date listed. If anyone has any additions or corrections, please contact me immediately. Any corrections will be added to the next set of meeting minutes. These meeting notes with any corrections tendered, serve as the official record of this meeting.

Distribution:

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credit rental housing that architecturally
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and instead is a mix of designs
that integrate with neighborly style
family detached housing.

9-23-14
WINB POWER IS
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GERLIN - ALREADY
TESTED

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argument

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+ stay there? Or —
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could be any unit?

9-23-14

TRAFFIC FLOW STUDIES

9-24-14
SINGLE FAMILY OWNED

CONDO'S

RENTALS

- Set back from Streets?
- Cravages for cars & storage?
- not ultra modern & boxy

Energy Spm is way too low
a standard for environmental
performance.

Disability accessibility?

Room sizes seem small.

Also transportation
implications.

9-23-14

OBERLIN CITY RIGHT
OF WAY FOR A
SCREEN ON THE WEST
SIDE, NORTH-SOUTH

9-17-14

RESIDENTS WOULD
NOT NECESSARILY
WALK IN OBERLIN
BUT WOULD HAVE TO
TRAVEL ON OBERLIN RD
OR COLLEGE ST

If there are to be privately-
owned homes in the site
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holistic approach from the
beginning — one that includes
the private homes.

- Carol Hoffman

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drives all design.

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