

Hello and thank you for the opportunity to speak this evening.

I would like to speak out in opposition to Ordinance 5182 (regarding the R-4 Zoning across from the Grandhaven Elementary School).

I have no issues with the annexing and development of the 3 acres site. My opposition is with the proposed project Mac Multi LLC wishes to put there. Mac Multi is a company whose sole focus is to fit as many dwelling units into a given space as can mathematically be accomplished without respect or regard to the existing neighborhood or residents.

This City Council established well-thought-out principles for developing and protecting great neighborhoods and this development directly violates many of them, I would like to call out the 4 most egregious violations, and the demonstrated lack of concern Mac LLC has shown towards the livability of McMinnville neighborhoods:

- Integration into existing development:
 - This is a 3-story development in the middle of predominantly single-story homes that will push the boundaries of code limits and tower over neighboring residents, robbing the livable areas of those back yards from privacy and sunlight.
 - Mac LLC's response to this concern is that they calculate the roofs will still get enough sunlight to accommodate solar panels.
- Quality design and addressing the relationship of buildings to the street:
 - This will be an apartment complex with inadequate on-site parking, and the two means of egress will be directly across from Grandhaven Elementary school. Now anyone who has driven by Grandhaven while parents are dropping their children off in the morning or picking them up in the afternoon knows that traffic can require patience even now. A 75-unit apartment complex worth of residents leaving for work at the same time parents are bringing their kids to school will compromise the safety of McMinnville's children and the livability of the neighborhood as well. In addition, the McMinnville School District's future plan is for another middle school to the undeveloped property North of Grandhaven which will complicate traffic even further.
 - Mac LLC's response was to simply state in effect that McMinnville PD will simply have to enforce traffic regulations more effectively
- Sensitive transition in land use and scale to existing development:
- Mix of housing types which transition logically between building forms:

- This is 3-story apartment complex that pushes the limits of minimum required setbacks from property lines with NO concern given to transition or respect to the neighborhood. It will LOOM over neighboring homes and stick up like a sore thumb.
- Mac LLC sights other 3 story complexes within a mile of this lot which is true. However, those examples are separated from other properties by logical transitions, streets, playgrounds or other means. There are no transitions between this proposed complex and the neighboring homes.

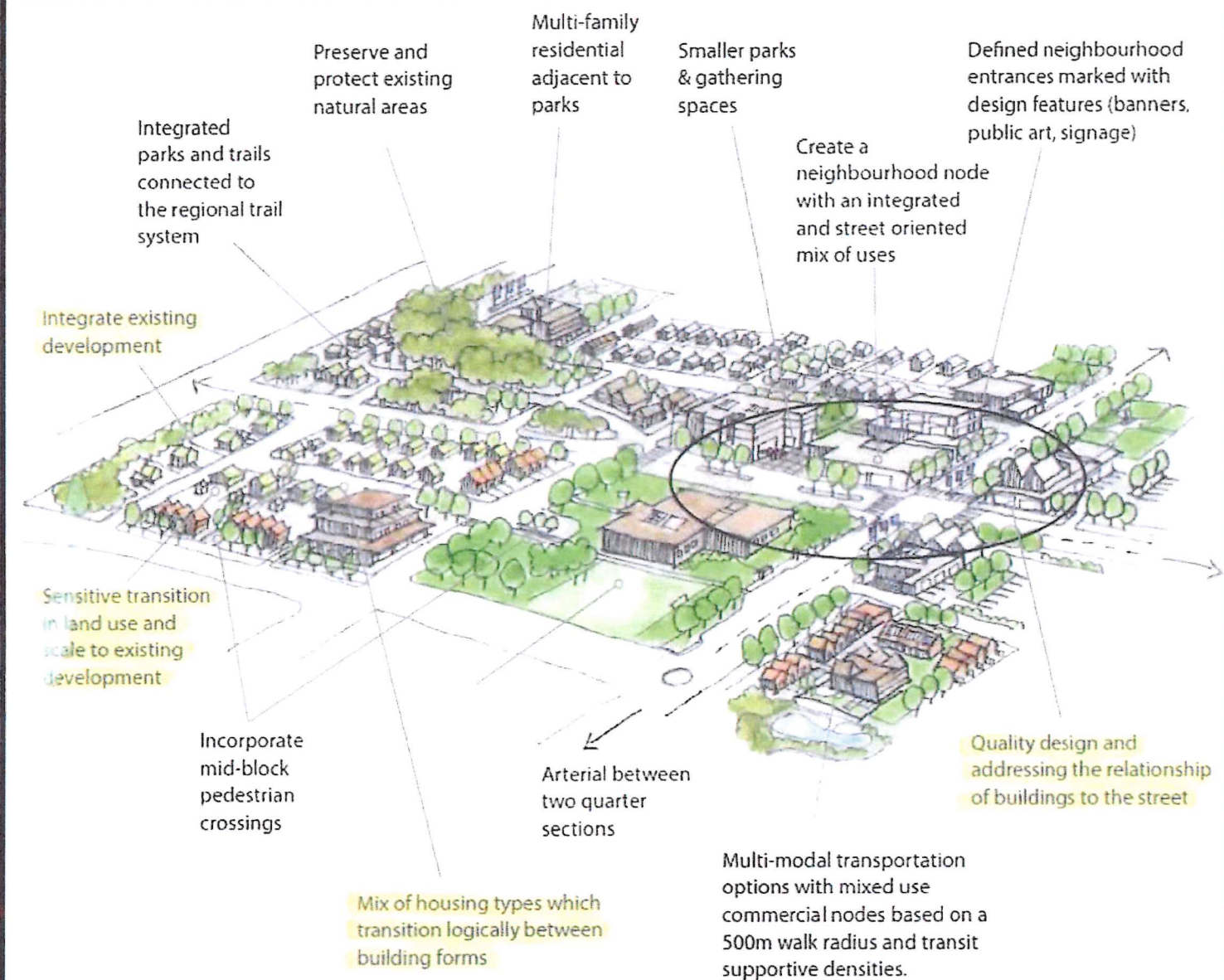
This governing body established "Principles of Great Neighborhoods", these principles are well thought out guiding ideas to help develop future neighborhoods and protect existing ones. I'm asking this Commission to please apply these principles and protect the livability, safety and property values of the Chegwin neighborhood and residents.

In closing, I'd like to say, I am an electrician by trade and the National Electric Code states that code requirements do not guarantee a good installation, but one essentially free from hazards. It is up to the engineer or craftsman to make sure the installation is appropriate. I have no doubt that Mac Light LLC has dotted I's and crossed Ts in terms of regulations but that does not mean their proposal is a good project or something that should be built in this location. The responsibility for protecting our community falls to this commission and I hope it makes the right decision. Please Zone this area R-2 in keeping with the established neighborhood. Please do not zone it R-4 and allow this project or one like it to proceed.

Sincerely

Jeff Keikkala

GREAT NEIGHBORHOOD PRINCIPLES



CITY COUNCIL 04.09.19

75 LIVING UNITS

123 PARKING STALLS;

1.64 STALLS/UNIT

SITE AREA = 124,760 S.F.; 2.86 ACRES
(INCLUDES 20' PEDESTRIAN EASEMENT - 5,817 S.F.)

PROPOSED DENSITY = 26.22 UNITS PER ACRE

PARKING REQUIRED:

400 S.F. OFFICE AREA X 1 STALL PER 300 S.F. = 1.4 STALLS
(18) 1 BEDROOM UNITS X 1.5 STALLS/UNIT = 27 STALLS
(39) 2 BEDROOM UNITS X 1.5 STALLS/UNIT = 58.5 STALLS
(18) 3 BEDROOM UNITS X 2.0 STALLS/UNIT = 36 STALLS
TOTAL PARKING REQUIRED = 123 STALLS

60' MAXIMUM BLDG. HT.

PROPOSED BLDG. HT. = 40'-9" MAX. (4.75' x 1/2" and 2.88' to min. setback)

FRONT YARD SETBACK REQ'D. = 15' + 2.88' X (.9) REDUX. PER S.B. 15.17' = 16.1' MIN.

REAR YARD SETBACK REQ'D. = 20' + 2.88' X (.9) REDUX. PER S.B. 15.17' = 20.6' MIN.

SIDE YARD SETBACK REQ'D. = 6' + 2.88' X (.9) REDUX. PER S.B. 15.17' = 8.6' MIN.

COMMON OUTDOOR SPACE REQ'D. = 124,749 S.F. - 5,837 S.F.
EASEMENT = (118,923 S.F. NET. X .15) = 17,838 S.F.

(S.B. 1537 allows up to 25% REDUX); 17,838 S.F. X .75 = 13,379 S.F.
COMMON OUTDOOR SPACE PROVIDED = 15,995 S.F., O.K.

PARKING AREA LANDSCAPE REQ'D.

PARKING FIELD INCLUDING CORNERS/ ISLAND PLANTERS/
TRASH AREA = 39,915 S.F.; <50,000 S.F. = 5% REQ'D. MIN.

(39,915 S.F. X 0.05) = 1,996 S.F. REQ'D.

PARKING LOT LANDSCAPE PROVIDED = 2,594 S.F., O.K.

VYN FARMS BORHOOD PARK

