

## **Role call**

Present- Amy, Drew, Autumn, Chrystal, Don, Erik, Alexa

## **Motions:**

October minutes - 1st motion Autumn 2nd Drew

Seat new board members- motion 1st Amy 2nd Chrystal

Officer elections: every year there is a new election.

Secretary- outgoing was Dallas.

Amy to nominate for Drew Alexander running as Vice President 2nd Chrystal

Amy to nominate Laurynda Williams for secretary and Drew 2nd

Autumn to nominate Don Plum as treasurer and Chrystal 2nd

To nominate Erik Hagen President and Drew Alexander to 2nd

## **Issues discussed:**

- Holiday home tour update from Kate: 8 houses and two commercial spaces for tour. First draft of brochure complete and final draft to the printer on December 2. Autumn is working on getting tickets sales live on the website. A call to volunteers. Saturday December 10th from 12-4pm @ 1403 Harrison- 20\$ prior and 25\$ day of.
- YMCA Presentation- Clif - Chief officer and Kathryn Hunter Project Manager for real estate construction and Dean from Chase development services
  - Building a legacy for the next generation of Boise. Has become a center for the community with 17000 members of the Y. Finding it harder to provide accessibility to all Y members.
  - Study done in 2019 for building updates hvac, plumbing etc would cost 25 million and a brand new building all encompassing would cost 40 million
  - The Y is more than exercise- kid education, neuro diverse children, adult with able and non able, homeless population, resettlement communities, etc
  - Current Y will remain open during construction. Once construction of the new Y is complete the old Y will be adapted into affordability housing.
  - St Lukes will be providing offering as well at the new Y and there is space dedicated for that
  - Neuro diverse center
  - Lap pools, Rec pool with a lazy river, kiddie pool, jacuzzi, and a slide
  - Eric Schulman Notes: Aquatic therapy would be great if was provided with a salt water pool
  - Eric S. notes: affordability is a concern. Please take into consideration that providing 3 apartments at 40% ami while you have 85 apartments at a higher rate does not provide affordable units for our community
  - Don: will the Y still own the property where the housing is? No.
  - Larger building to the south that is the workforce housing building will also be the "mobility hub" where parking, bike parking is provided with senior living. Child care will be located there with an added 130 spots
  - Non profit hub located on the parking lot where synagogue was located and is after the Y is completed so phase 3/4- commercial kitchen, office space, for non profits who do not have the capital for space or necessities

- Kathryn- the new y provides opportunity for accessibility in a holistic way for living, working, and participating in community. There will be a community kitchen in the new Y. Blue Cross has committed to 2 million dollars for our neuro diverse children that are on the spectrum. Child development will be affordable. YMCA is the largest employer for first time jobs in the state- so continuing that. There will be Parkinson's and Alzheimer's programming. Secondary education for potential employment. How will it get paid for? 60 million total divided into two buckets. 30 million is donations/donors. They have already raised 15.5 million. The 2nd bucket is a new market tax credit, exploring federal funding, and the sale of the land.
- Eric S.: Green roofs for real? Bird and pollinator friendly. The noise that the mechanic will create on the roofs from equipment. Please do not close state street. Everytime you close a street that will be mitigated through the north end.
- Dean clarified that there will be state street construction that coincided with the construction of the Y.
- Eric S.: are there guidelines for the retail space? Reach out to the community to help with the nonprofit center
- Don Plum: timeline? Concerned about the definitions of workforce and affordable housing
- Kathryn- new Y construction will start quarter 1 of 2024
- Erik- incentives with the city on how to get there for affordability stock
- Dean- CCDC is heavily involved. Have to meet development agreements with CCDC
- Drew- The site that the Y is on currently will be developed later so there might be more opportunities for discussions later on on how the NA can help with the physical aspect of providing a connection for high schoolers and pedestrians to the new Y through the property of the old site.
- Dean- zoning does not allow for the density for the original design.
- Erik- the rezone for the 8th street site could make a case for additional density. Who are the firms involved?
- Dean: Y: Many, including Cushing Terrell Surrounding: Pivot North and GBD Portland.
- Clif: new facility will have a new capacity at 23,000 members. Capital campaign will start in the next couple months
- Historic Update:
  - Demolish a non contributing home on tenth street: NENA opposed because of lot coverage, variance and massing and limited setbacks. The city had property listed non-contributing and SHPO said the opposite. This reinforces the need for accurate survey data.
    - Buy-in from Time Keane to conduct a new survey
    - SHPO to give records so that the city's records match the states records for contributing/non-contributing homes- PDS is the one to reach out to.
  - Ellis St Porch Project- house had fallen into disrepair and the contractor wanted to reconfigure the porch. They were not given the go ahead on a larger porch

and built one in defiance to what the city recommended. NENA was contacted and alerted the city.

- It took 2 weeks to get a stop order on the project
- HPC denied the application for the larger porch, illegal siding and windows (that are already built) and recommended code enforcement enforce the \$300/day penalty until the situation is resolved
- P + Z Update
  - Hearing on monday 12/5
    - 2 variances up for review
      - 1 has recommendation of approval to put new basement space below a house that encroaches into the setback
      - 2 at encroach on sidewalk Harrison and Alturas to add a pool to the setback- P+Z is saying no because there are other areas to place the pool on property
      - 800 West State was rezoned so there can be more density
      - Sub and PUD on Franklin was approved
        - DRH application in review because they want to change terracotta to asphalt shingle- roof needs to be replaced - hardship because the terracotta is expensive
        - They approved a composite on Drew's house. Could we recommend that? Because the terracotta is the character of the house.
      - Next monday is the deadline on a garage adu that will encroach on a side yard and setback which is because of an exterior stair which will take about 2 feet of space on setback
      - 1516 North 15th can be a concern because it is huge in size
        - Is what was built the same as what was approved?
        - It seems as though it will be dominating the whole block
        - This should be a discussion with Historical Commission - guidelines seem open to interpretation
  - Cynthia Gibson
    - 8th street bikeway - IDAHO WALK BIKE supports Option D
    - Safety issue on the contra flow from state to franklin
    - Integrated 5 year work plan with ACHD- DEADLINE JANUARY 8th
      - Go to the map - AMY will repost link
  - Zoning Code Rewrite
    - The city is committed to wrapping up and receiving feedback through January
    - NENA has been meeting with EENA because we have similar interests
    - Each new draft has some new information/change
      - NENA will have a Workshop on the ZCR in December
    - In addition we should have a conversation on affordable housing
      - Maureen Brewer
      - Vanessa Frye

- State Legislators
  - Drew proposes a ZCR workshop (Dec) which will be public and a affordable housing workshop (Jan)
- 4 Open board seats- recruitment will go through January 15th
  - Business owners, employees, renters, property owners and residents of the NE can participate in NENA
- Canal Seepage
  - Board Member Brian Devvit - Refer to Drews email
  - Add it to January agenda
- Eric: Is there practicality for NENA to send a email about requesting a follow up on SHPO
  - Does NENA have a stance on the Park Initiative ? To discuss in Jan

Autumn motions to adjourn and Amy 2nd