

The Future of Gault – Frequently Asked Questions

How will increased traffic impact the neighborhood? Has there been a study?

The current proposals includes a conceptual plan. As part of the City's process for obtaining and Development Regulation Agreement and associated permits, a substantial traffic study will be done by the developer.

Where is the parking?

The Chaffey Building Group plan envisions all parking to be contained onsite such as with townhomes that have enclosed garages, and under-building and under-ground parking garages included in the building scopes. The hillside the field currently sits on provides an opportunity to more easily include underground parking for the proposed retail areas.

What about green space? What about neighborhood amenities?

The developer plans to have focused green space and neighborhood amenities within the areas designated as pedestrian pathways in the conceptual plan. Things like a spray pad, children's playground and space for small events or a farmers market have been discussed, and the final plan will involve community outreach and input to make sure what's included fits the neighborhood.

What does workforce housing mean in this proposal? How is affordable housing being addressed.

Workforce housing in this case targets households with 80% to 120% of the Area Median Income. The proposal currently focuses on rental and for-sale opportunities for that target market, but will be having discussions with the City and the neighborhood regarding further identifying affordable housing opportunities during the mastering planning stage while going through the Development Regulation Agreement process.

Are there concerns with competition with the neighboring McKinley Business District?

The Chaffey Building Group team articulated a desire to complement the growing business district not compete. That is being taken into consideration in the planning.

Was housing a required part of the proposals?

Did evaluation requirements include sustainability requirements?

No.

Is the field included in the plan?

Yes, the entire Gault property is being proposed for sale.

More details about the plan?

The current proposals includes concepts that will become more detailed after a Purchase & Sale Agreement has been finalized. Then, the district and the developer would move into a feasibility period of several months before the property transfers hands during which time the developer would continue its master planning work that includes community outreach, and working with the City to negotiate a Development Regulation Agreement. During this time, more details will be shared about neighborhood amenities, housing target markets, traffic study, height, litter management, parking plans, etc.

How will the site be kept secure?

Following the demolition of the pool and west wing portable, the District will be fencing the entire perimeter of the site. Also, during negotiations, District and the developer will discuss additional security details for the site.