

HPN HHIC Meeting 4.18.19

Neighbor attendees: Mike Thompson, Jacqueline Lindauer, Dave, George, Kay Hall

HH Attendees: Mike Zanghi, Wendy Boyce, Maureen Malone

Agenda:

- Landscaping
- Parking
- other

Landscaping

- Mike Z – Shows rendering of potential screening behind North parking lot. It would be incorporated with the current concrete wall. HH is working with architects to figure out the different products that could be used. Might use a thin brick that would be mortared in place. The benefit is that no foundation would have to be dug to support. Would have a top that would reflect the top of the buildings. The wall would be lined up to block the garage that you can see on one end and it would end where the loading dock turn begins. Couldn't do a monolith wall because it would compromise safety for people going out of parking lot. You can still see the oxygen tower but it does address blocking the dumpsters and loading dock. Any solid barrier will deflect the sound back but won't prevent it from going over. It should also help with noise a little bit.
- Mike T – When we built a retaining wall on our property, there was an old wall behind it and we tied them in together.
 - Mike Z – It's going to be built off the top of the concrete wall. There will be the appearance of brick below it and above.
- Mike T – What about putting a planter on the top to absorb sound?
- Jacqueline – How wide is the top of the cap?
 - Mike Z – 12-15 inches but keeping it watered could become an issue.
- Mike Z - Moving onto the green screen for the garages, HH started working with a landscape architect to design the system to go on the wall and which plants to use. They need to be salt tolerant and be able to grow tall enough for the building.
 - Mike T – In Buffalo they've done it with plants that grow down instead of up so that's interesting.
 - Mike Z – HH would like to take advantage of the soil at the base but anytime you do an elevated planter, they tend to dry out and fertilizing can be difficult. As far as what the metal structure will be, we're waiting for the landscape architect to get back to us with research. Wire structures may add some visual interest.
- Mike T – Will it be evergreen?
 - Mike Z – It will depend on which is the heartiest plant. Ivy would be the obvious choice because it meets a lot of the criteria but we would have to be careful that it didn't attach to the concrete structure because it can be damaging but if HH went with something like that, HH would have to maintain it and cut back attachments on an annual basis.
 - Dave – Someone told me that the ivy at the Eastman house attaches less to the brick.
 - Mike Z – HH has heard that too and is looking into that. We hope to come back with a nice selection.
- Mike T – Who are the landscape architects?
 - Mike Z – Bergmann and Associates.
- Mike T – Looks good. That will help with the noise for people on Rockingham and Oakland.
 - Mike Z – it's tough to quantify what the reduction would be but plants do absorb a lot of sound so hopefully it would help.

- Mike Z - Scheduling: for the Rockingham screening, in design now, bid out in June, the contractor's procurement, construction in August or September. Garage screening is generally on the same timeline but might be planting late fall based on the recommended planting schedule. HH wants to leave it open ended because we want to follow the recommendations of the landscape architect. We believe the wall will be faster because it'll be easier to obtain the materials. We're not sure if the plants will be a specialty item yet as well.
- Jackie -Would wall work impact the utilization of the loading dock?
 - Mike Z – It might impact some parking spaces temporarily but shouldn't impact the loading dock.
- Mike T – There was some fencing I remember on the sidewalk, is that on the table still?
 - Mike Z - The city really discouraged HH from doing that because of the city code.
- Mike T – I asked the crew chief about Highland sidewalks for the city and they said they couldn't replace them because of the construction.
 - Mike Z – HH has been told by the city that they will be starting the sidewalks in early May.

Parking

- Susan – My perspective is that I live on Benton St. near Mt. Vernon and the parking situation got substantially worse (we have no driveway or possibility of one), when the parking change over went to midday. HH employees are now parking on Benton St. There are at least 8 houses there without driveways. The problem has been getting worse over the past 2 years but there's a sudden increase in parkers. I have neighbors two doors down who are moving because of the parking.
- Mike T – Rockingham was a nightmare so we changed it, that was 8 years ago and it has kept the staff parking off but still allows people to park most of the day. Mulberry did the same thing. We tried to coordinate with the whole neighborhood but people aren't interested unless it's an issue. But I agree that it's definitely been accelerating the past couple of years.
- Jacqueline – Is there a pattern to it?
- Susan – I work from home so my car is on the street a great deal of the time. I would say it tends to be sometime around 8 a.m. people park in scrubs. Part of it is that it's not a changeover street so we have the added problem that people from nearby streets leave their cars on the street. We would like to move to permit parking.
 - Mike T – It's complicated but possible.
- Jacqueline – One of the people who has been upset about the change on Oakland doesn't live on Oakland.
- Mike T – There aren't that many people who have an issue with the Oakland situation because most of them have driveways.
- Susan – As the rules have changed to help the people on the different streets, it has gradually come down to impact Benton.
 - Mike T – We didn't realize the problem reached that far.
 - Jackie – It's changed over the past couple of years. Part of the task force is that we're going to do a survey of the whole neighborhood.
- Maureen – HH is doing one in the hospital as well to figure out why people are using street parking. HH did see the Facebook postings recently about parking.
 - Susan – You hear that the garages at HH are cost prohibitive for employees.
- Maureen – That is based on a few people's perspective which is why we want to do the survey. From an employee perspective, HH can't tell them not to park on city streets because it's legal but HH does a lot of messaging around being a good neighbor to encourage better behavior. We're starting there, obviously it's not going to solve the problem but we are meeting as a group to figure out solutions.
- Mike T – There might be solutions that aren't permits since there are people who don't love the

idea of parking permits. Between visitors and other stuff happening on the street, there might be another way for residents to have access while charging people to park. We haven't gotten to that stage yet.

- Susan – Because we're not alternate side parking, I have been charged for parking in the same place for 12 hours. We have been ticketed on our street.
- Jacqueline – The first thing we want to identify is what block you live on because we have such a patchwork of different issues people are facing with the parking.
- Mike T – It would be better to address it with city council than the state legislature, all parking permits have to go through the state legislature.
- Jacqueline – none of us has the answer yet but the goal of the task force is to get to the bottom of the problems first if we're going to go to the city or state, we need to get data so we have a better case for appealing to them. One of the questions I've had was which homes are rentals and which are owner occupied. It's been addressed more if someone notices and brings it up but it's not done on a consistent basis but people buy properties and don't necessarily register them and then turn them into apartments, then you have more people parking on the street. It's something we need to keep track of so we don't have more people in houses than we can support. Legally the city does not guarantee off street parking for apartments but there are regulations if the house has multiple families and whatever you're coded in there, if it changes, you have to go before the city to have it approved. So for HPNA we need to figure out how to keep track of that.
- Maureen – All are welcome to come to any of the parking task force meetings. It would be good to have the northern part of the neighborhood represented. In the interim, know that both groups are going to do surveys and then start looking at solutions that HPNA and HH can come to.
- Dave – A good goal for the parking thing is to solve a problem like Susan's so it's really good you're here.
- Susan – About the residential permit parking – I understand how complicated it can be but my partner and I both have cars, if we go away, we run the risk of getting 7-9 parking tickets. I understand but it's our street, where are we going to put our cars? A residential parking permit would give us permission to park near our house and would be such a boon for people who have no other choice.
- Jacqueline – Doing the survey might help identify those pockets that would benefit from that since not everyone wants that solution.

Next meeting : Thursday, July 18 at 5:30 p.m.