

City of Sacramento
Disabilities Advisory Commission [DAC]

MEETING MINUTES

October 16, 2008, 6:00 P.M.
New City Hall, 915 I Street, 1st Floor Conference Room -1104

Present: Commissioners: Benson, Correia, Finch, Skierka, Springer, Thom
Excused: Commissioners: Kysor
Absent: Commissioners: Bain
Commission Staff: Obi Agha, City of Sacramento, EO/ADA Program
Presenters: Jeremy Drucker, Principal 49MILE Design and Development
Guest: Avery Livengood, Intern for Jeremy Drucker

Call to Order:

The meeting was called to order at 6:10 PM by Chairman, Mr. Jeff Thom.

Roll Call of Members:

Chairman Thom conducted a roll call of the members.

Agenda Review:

The meeting agenda was reviewed by Commissioner Skierka. No changes were made to the order of the Agenda.

Approval of Minutes:

Commissioner Finch made the motion to approve minutes, and was seconded by Commissioner Skierka. The motion passed. The meeting minutes of September 18, 2008 was approved.

Alley-Loaded Housing Development (Stitch Units)

Jeremy Drucker, Principal 49MILE Design and Development, presented the Alley-Access Housing Development concept. His presentation was accompanied with four (4) 3-dimensional (tactile) cardboard models with Braille label. The label called out the spatial / structural relationship, of the proposed multi-family housing / units / parking / alley / sidewalk and driveway.

**City of Sacramento
Disabilities Advisory Commission [DAC]**

MEETING MINUTES

October 16, 2008, 6:00 P.M.

New City Hall, 915 I Street, 1st Floor Conference Room -1104

Mr. Drucker stated that unlike conventional models which are “built on spec” (speculative development for unknown buyers), that his [Stitch units] will be built for specific buyers, upon request.

He indicated that Stitch Development has committed to offering Universal Design features and upgrades at-cost, and proposes to have several unit types at a wide range of locations. Mr. Drucker emphasized each new buyer would have the opportunity to “customize” their new home to suit their desires and / or needs. He argued that there are no laws, statutes, or ordinances, that mandated him to build accessible housing units, that his scheme does not fit the concept of multi-family complex developments (as we know it); these types of developments may require a ratio of the complex to have accessible features or visitability components.

According to Mr. Drucker, Stitch Development Accessibility Benefits Strategy consists of the following, but is not limited to:

- ✓ “Urban infill” strategy:
Utilizing vacant lots on adjacent alleys and building new housing units in a manner that does not displace or remove any existing housing stock. He indicated that the increased “housing stock” would create opportunities and provide an environment offering much-needed affordable and accessible housing in the urban core through a market-driven approach.
- ✓ Efficiency Unit Design (1 bed / 1 bath):
Accessible path of travel from the property line to the units, wide entry gate with accessible hardware, exterior automatic lights and code compliant wheelchair turning space at the front door;
- ✓ Open Floor Plan:
Open Plan with optional walls at bedroom, bathroom with “roll-in shower”, wide interior doorways and hallways, including rocker light switches;
- ✓ Upper level units (2nd and 3rd floor unit) - Open Plan:
Partially -accessible path of travel from the property line to the units. Maintain 48 inch-wide stairs to units above with code complaint handrails on both sides of stairs.
Optional elevator;

**City of Sacramento
Disabilities Advisory Commission [DAC]**

MEETING MINUTES

October 16, 2008, 6:00 P.M.

New City Hall, 915 I Street, 1st Floor Conference Room -1104

- ✓ Additional accessibility options and upgrades:
 - Accessible kitchens
 - Custom cabinetry including removable cabinets doors at sink
 - Lower counter-height to 28" and accessible appliances

- ✓ Toilet Facilities:
 - Accessible bathrooms, with code compliant water closet and lavatory.
 - Grab bars as-needed
 - Accessible plumbing features, including roll-in-showers;

- ✓ Enhanced upgrades, includes, front door with sidelight, visual alarms, doorbells "smart" environment controls, including:
 - Green / low toxic emissions building materials to accommodate individuals with chemical sensitivities.

Mr. Drucker answered questions from the Commissioners, followed by discussions on the following key points:

a. Visitability Inquiry:

Mr. Drucker explained the Stitch-Concept focuses on small footprint urban infill developments of 3 units or less, and does not expect to provide the same community spaces and /or amenities, including accessible restroom facilities that make up "visitability" components.

b. Meeting Specific Buyer's Needs:

Mr. Drucker indicated that the Stitch strategy is based on building specific units for specific buyers in pre-selected locations at-cost. This strategy allows for the customization of different units to suit the individual buyers with disabilities needs, such as, providing code compliant handrails at both sides of stairs and textured stair nosings for the visually impaired, or installing non-toxic finishes for those buyers with multiple-chemical sensitivities. Mr. Drucker said that he is committed to providing those "universal design" features at-cost to individual buyers, upon request.

City of Sacramento
Disabilities Advisory Commission [DAC]

MEETING MINUTES

October 16, 2008, 6:00 P.M.

New City Hall, 915 I Street, 1st Floor Conference Room -1104

c. Alley Accessibility

Mr. Drucker indicated willingness to work with the City of Sacramento and with individual buyers with disabilities to provide alley-access solutions tailored to meet specific needs. He stressed that the costs associated with modification of the alley to meet the ADA / Access requirements beyond the property line would be incurred by others, or some private / public partnering, yet to be determined.

Overall, the Commissioners commended Mr. Drucker for bringing the project before the DAC, expressed interest on continuing the dialogue on integration of accessibility in the design of the housing projects. The Commissioners also asked that the project be brought back for an update at a future date.

- The DAC made it clear that all efforts should be made to provide opportunities in the design concept that allows for elevator access to all floors of at least one of the larger units.
- The DAC acknowledged that community outreach and inclusion of the disability community is a high priority in planning and design of affordable and accessible housing. They agreed that in this case, a "one-size-fits-all" approach to accessibility in the (Stitch Development Housing) concept may not be attainable, due to different types of disabilities and needs.
- The DAC expressed concern for the lack of a holistic and definitive approach of compliant Alley Access on the housing concepts presented. The Commissioners would like to see a code compliant pedestrian access from the nearest public transportation stops through the Alley to the proposed units. Also, the Commissioners were concerned with ambiguity and lack of design concepts or ideas for how to safely separate pedestrians and traffic, including utility vehicles that transverse the Alley.

Staff Report:

None

Agenda for Next Meetings:

Mr. Agha reported that the Sacramento City 311 program is slated to come before the DAC on November 3, 2008, and on November 20, 2008, the Community Center Theater - architectural concept plan and the River Front - Promenade would be presented to the DAC.

City of Sacramento
Disabilities Advisory Commission [DAC]

MEETING MINUTES

October 16, 2008, 6:00 P.M.

New City Hall, 915 I Street, 1st Floor Conference Room -1104

Public Comment - Items:

No public comment.

Ideas, Comments and Announcements of the Commission:

Commissioner Skierka asked if the Commissioners are aware of the new **Senate Bill No. 1608** [SB 1608, Corbett. Disabled persons: equal access rights: civil actions. The Bill was approved, by Governor on September 28, 2008].

Commissioner Skierka also inquired, if there were any plans for a DAC holidays celebration.

Adjournment

The meeting was adjourned at 7:20 PM. Moved by Commissioner Benson and seconded by Commissioner Correia.

Respectfully Submitted:

Obi Agha, Program Specialist
Equal Opportunity / ADA Program