

**WUNA Monthly Meeting
March 6, 2014**

The meeting was held at the Trinity Presbyterian Church.

I. Call to Order, Roll Call and Welcome

Secretary/Treasurer Glock welcomed those attending and called the meeting to order at 6:35 pm. Judy Sensibar took notes for him during the meeting.

Board officers attending during roll call: Vacant, President; Richard Mayers, Vice President; Jim Glock, Secretary/Treasurer.

Board members attending: Janet Pitts Labate (Area 1); Jim Chaffee (Area 3); Albert Marsh / Sara Van Slyke (Area 4); Noah and Judy Sensibar (Area 6); CJ Jones (Area 8); Matt Williams (Area 9); Jane McCollum (Area 10).

At Large: Michael Morse; John Patterson; Kurt Tallis; Carolyn Niethammer / Ford Burkhardt; Chris Gans (Past-President).

Guests: Corky Poster, Mark and Diana Pettit; Robert Fleming; Alan Huerta; Jack Shomonta; Patrick Vincent; Evren Sonmenz, and Molly Thrasher

II. Approval of Meeting Minutes (February 6, 2014) and Treasurer's Report (March 6, 2014)

- a. With the amendment that the estimated traffic mitigation plan is \$161,000 not \$116,000, Glock requested a motion to accept the meeting minutes of February 6, 2014, maker of the motion was not recorded; McCollum seconds. Motion passed by all attending with Mayers and Gans abstaining.
- b. The Treasurer's Report of March 6, 2014 was presented; Glock will consolidate the different accounts. Maker of motion and second was not recorded. Motion passed by all attending with Gans and Mayers abstaining.

III. Announcements

- a. a. 714 N. Euclid has a plan for new development. Development Committee: DRC will meet next Wed, March 7, at 5:30 pm, conference room C, Public works building, for Core Campus' Phase II. They are definitely putting up a building which is limited to 6 stories.
- b. Niethammer will give new marijuana dispensary application for WUNA membership

IV. Update on Downtown Links Zoning/Infill Incentive District Modifications (Corky Poster)

See handout, dated Feb. 14, 2014, titled *Downtown Links Expanded into revised Infill Incentive District* (IID). The following is a very parsed summary of the presentation and discussion:

- a. Poster gave some history about overlays and Infill Incentive Districts (IID), explaining that we need to streamline them, and that they contradict and overlap one another.
- b. The Main Gate overlay first overlay to go forward.
- c. The IID was obviously hugely problematic; Poster said the only building that came of this was The District. Looking now at the street car route, the main idea is expand Downtown Links District to eclipse the IID.
- d. April will have charettes on typical sites. For example with the Rabinowitz site, plans so far show that developers didn't pay attention to existing zoning.
- e. In May and June the draft amendment to the IID will go back to Mayor and Council. Then there will be a public hearing in front of Planning Commission.
- f. Another key area where the zoning is a problem is at Stone and Franklin across from Steinfield warehouse. Another is across from El Charro where there is the big parking lot. Poster says this is an expansion of the Links goal: to be congruent with IID but also to pick up some problematic properties as we move forward. For WUNA, this means that the Links Overlay concept zoning used to stop at 6th St, but if folded into the IID now will go up to University. The IID will go up Stone avenue to DeAnza Park. The 'Stone Avenue Corridor Project' will be looked at again because this was remembered as a positive guidance template for development.

- g. Throughout the discussion, Poster referred to the problems of C-3 zoning, which is that it allows for anything. C-3 Zoning means “75 foot everything and everything but an auto plant.... It’s heavy Zoning.” BTW, Poster added that Miracle Mile historic district is “in the works.”
- h. When there’s an overlap with IID and Historic Preservation Zoning, the HPZ trumps the IID. Poster said this was stated clearly at a city council meeting last Tuesday (March 4). This would include the Trinity church block, Historic Y, etc. Poster said a lot of the surface parking adjacent to the streetcar could become a ‘grand bargain’ between WUNA and developers. WUNA needs to come up with its bargaining chips. In Downtown Links there was the idea that we use things like parking to encourage developers to keep their structures to a few stories. This is what Armory Park has done. We have an opposite problem with The District. It has lots of parking, but the cars just go through the neighborhood. Read: [High Cost of Free Parking](#) -- Donald Shoup
- i. Meyers suggests more metered parking. Park Wise has not really worked with WUNA. WUNA does have a development committee which will continue to wrestle with this. Trouble is, we don’t have enough leverage and it appears parking will be a key leverage tool.
- j. Nietherhammer wants to emphasize design and wonders what happened to charrettes on architecture. Downtown Links was heavy on design. Poster says it was a strong element.
- k. Val Little wants to be sure not just board members are getting notices about these meetings.
- l. Meyers returned discussion to street-scape on 4th Ave south of 6th St. Supposedly zoning/overlay means no more than 3 stories on the corner and no more than 2 stories south of 6th St.
- m. Shenkarow Property on NE corner of 4th Ave and University is not in the overlay so it leaves things as status quo. Poster envisions it as a “green property” with “no-car” leases and little bungalows/one and 2 story apartments.
- n. For the Downtown Links/IID, the alternative rules have not been written which is why Poster is making his presentation at this time. WUNA in the past has just wanted to stick with the HPZ. Based on the absence of language, the HPZ will continue to trump IID.

V. Traffic Mitigation

- a. Traffic Mitigation is estimated to be \$161,000... this is barebones funding. Core Campus is still being asked about how they are contributing. Discussion about how frats can help.

VI. Beer Booth

- a. Shomonta noted that the beer booth is 28 volunteer positions short. Meyers volunteers to manage on Friday, March 14, Gans on Sat, March 15, and Jones on Sunday, March 16. Kappa Alpha at the last meeting said they would help and need to be asked.
- b. Glock reported that there was no luck on getting beer cozies for this fair, but he was able to purchase enough T-shirts to outfit beer booth volunteers. The cost was \$5 each and Glock ordered 42 which would cover the folks on the different shifts who will get them for free. A motion was made and seconded to reimburse Glock for the expense of the T-shirts, \$208.03, and approved by all attending.

VII. Updates--Committees, neighborhood activities

- a. No updates provided.

VIII. Adjournment

- a. Meeting adjourned at 8:00 pm