Summit Hill Association  
District 16 Planning Council  
Board of Directors Meeting  
Linwood Recreation Center  
May 9, 2019  

Minutes

Present
Hayden Howland  
Peter Rhoades  
Peggy Reichert  
Abhi Andley  
Denise Aldrich  
David Kratz  
Susan Schultz  
Sonja Mason  
Bridget Allan Ales  
Jeremy Dowd  
Monica Haas, Executive Director  

Guests
Rebecca Noecker  
Jane McClure  
Guest?

Meeting was called to order by Hayden Howland, President at 7:05 pm

1. Additions to the Agenda

Sonja Mason asked that discussion of comments on the City’s Comprehensive Plan be added to the agenda

2. Approval of Past Minutes

Denise Aldrich moved approval of minutes for both April 11 and the Special Meeting of April 28, 2019. Bridget Allan Ales seconded. Approved unanimously

Council Member Rebecca Noecker- due to her delayed arrival, this item was postponed and the Board moved to Discussion of Grand Old Day
3. Discussion of Grand Old Day.

Monica Haas explained that we sent letter of support on January 14, 2019. Not clear on what Grand Old Day now will be.

Action: Sonja Mason moved, that Executive Director send a letter indicating SHA support for Grand Old Days, it's important to our neighborhood, but there can be issues. We have these conditions that should be honored, and we have concerns that the compromises we have developed be honored. Need to maintain the good faith. The pub crawl is not an exception and it should take place indoors after 7 pm. Second by Denise Aldrich. Copy to be sent to Mac Groveland, CM Noecker, Chief of Police. Motion passed Unanimously.

4. Letter of Requests for Lund’s and Byerly’s

Denise Aldrich, Zoning and Land Use Committee Chair, explained intent to send a letter to Lund’s requesting consideration of various concerns as they develop their plans. Letter will not be offered as conditions of approval but as a reflection of neighborhood concerns to be addressed. Denise outlined the issues. Question whether these reflected a summary of the concerns raised at the March community meeting. Monica Haas aid she was still working on that summary. Discussion by Board members of various issues. Lund’s will be asked address about 10 points, including

- That they pay for an independent Traffic and Circulation study looking at impact on neighborhood that is reviewed by the city
- Height: Explore a four level/lower design
- Public Spaces: explore providing open space and seating
- Protection for properties across the alley
- Reach out to all the nearby businesses and residents
- Assist to relocate Brasa on Grand Avenue
- Provide a devoted construction manager to ensure compatibility
- Ongoing communication as the design proceeds prior to formal submission of plans to City
- Has Lund’s developed a similar mixed-use development in similar situation with a share alley or characteristics like Grand
- Request a written response on if and how they will address these points

Action: Denise Aldrich moved, Abhi Anderly seconded that ZLU will draft a letter for SHA offered to be sent to Lund’s and Byerly’s with 10 points for their consideration as they move forward to design. Letter to be review by Board President and Secretary. Motion passed unanimously.

5. Visit by Councilmember Rebecca Noecker
Rebecca Noecker introduced herself, explained how she ran for City Council to make government work. Tries to reach out to the ward. Concerned with affordable housing and early childhood development. Asked to hear about neighborhood concerns.

Question raised on the Street assessment policy. She is working on it. Monica Hass stated that many recent calls from the neighborhood have been focused on potholes.

CM Noecker said she was very impressed by the Future of Grand task force. She attended their last meeting.

CM Noecker related her recent conversation with Lucy Thompson from the Planning Division and the City Attorney. She said that small changes can be made to the zoning code as minor text amendments. She said the Grand Avenue Overlay district is very restrictive. Regarding the Lunds proposal, cannot use economics to grant a variance. If neighborhood wanted to revise the zoning, the process would be to do some planning first. Hire a consultant to do a community vision. This could be done in a couple of months and then SHA could send a letter requesting a rezoning. They advise against a moratorium which would become an issue in and of itself.

Peggy Reichert asked if CM Noecker had the impression that SHA was ready to move on changing the zoning. Reichert felt we were not all quite there yet and needed to go through a comprehensive review like a small area plan for Grand Avenue with broad input from the neighborhood. Noecker explained that City staff would be available to assist in only a very limited capacity given their other priorities and staffing.

Sonja Mason said we want to make changes that allow avenue to thrive. We are seeing some vacancies. If there is a small change that we can make to BC, that would help Grand thrive, we are interested. Key is it is a minimal impact uses for BC.

Discussion on how we might move forward to do planning and zoning for Grand Avenue. SHA is considering focusing on Grand Avenue as first phase of neighborhood plan update.

Peter Rhoades discussed his concerns about Grand and Victoria being vacant. And the potential for big development being proposed. He felt the images presented by Lunds were deceptive. Dixie’s is also a possibility for future redevelopment. Rhoades concerned we could become an Uptown. Discussion about local businesses.

Sonja Mason discussed the neighborhood node concept in the City’s new Comprehensive plan. And neighborhood centers. She explained that Neighborhood nodes should have a distinction between existing and new as do neighborhood centers. She said Grand and Victoria is an existing node.
Discussion about approaches to promote affordable housing in the neighborhood. Much of Grand Avenue is affordable and needs to be preserved.

CM Noecker thanked the Board and indicated she had to leave for another appointment.

6. Neighborhood Comp Plan- request for funding

David Kratz explained the request to hire Merritt Clapp Smith to help scope out an approach to the plan update.

Action: Motion by David Kratz, seconded by Bridget Allan Ales to enter into a contract with Merritt Clapp Smith to help scope out an approach to the neighborhood plan update focusing on Grand Avenue, in an amount not to exceed $2000. Motion carried unanimously.

Sonja Mason outlined points to be contained in a statement on the 2040 Plan, focusing on the need to distinguish the approach to existing vs new neighborhood nodes.

Action: Motion by Sonja Mason, seconded by Denise Aldrich that ZLU draft a letter and that if possible someone from the board will attend. Motion passed unanimously.

7. Committee Reports

Committee reports were presented in writing. Denise Aldrich updated ZLU report indicating that Seasons has withdrawn its application.

Abhi Andley, Treasurer, reported that he is working to get up to speed on the finances. Everything looks ok.

Monica Haas, Executive Director, announced upcoming events:
June 12. Book Club will be discussing Diesel Hearts.

Hayden Howland, President, thanked to Board for all its work over the past month

Meeting adjourned 8:50

Respectfully submitted,
Peggy Reichert
Secretary