

Northfield Neighborhood Association
December 5, 2011 6 p.m.
Dayspring Chapel

Mike Wong shared with the neighbors the news about the traffic accident that took the lives of Pastor Jackson Boyett and his wife, Barbara, last week.

* Discussing ideas about honoring them. Taking ideas. Community volunteer effort for the church?

* Shared details about services

* Collection to benefit the church

Subcommittee developed a list of items the neighborhood would like to see in exchange for supporting a variance request. Pinaki Ghosh, Kris Schludermann, Sebastian Wren, Mike Wong, Patrick Goetz

Here are the terms for a letter of agreement that Alliance has agreed to in exchange for support of their variance request:

1. The development will have a single parking garage entrance/exit on Avenue F. (For those out of the loop, developer views this as a non-negotiable position and will revert to a variance-free, 3-story, garage entrance on 56th scenario if we insist on this.)
2. The developer agrees to provide \$75,000 in matching funds to pay for the engineering of 5 traffic circles in the neighborhood designed to discourage cut-through traffic, slow down motorists, and increase safety. (The city has verbally agreed to pay for the construction.)
3. The developer agrees to construct a bus pull-out bay on the west side of Avenue F in addition to other bus stop enhancements.
4. The height of the project along 56th street will be restricted to 3-stories with no 56th street-facing balconies and no rooftop deck on the 3-story units.
5. The developer agrees to maintain a tree-based vegetative buffer along 56th street, along with a 4' sidewalk NORTH of the vegetative buffer, preferably preserving the existing trees.
6. Since the heritage tree on the site is in very poor condition, the NNA is OK with a variance to have this tree removed pending an analysis by a COA arborist. (Alliance has not asked for this variance.)

Mike reviewed the points and the reasons they were requested.

1. Raised because of concerns about dumping traffic onto 56th Avenue. Some committee members wanted a Koenig only entrance but Alliance did not consider that a viable option.
2. We would use \$\$\$ for a Neighborhood Partnership Grant with the city to put in traffic circles. 5 sites identified by Patrick Goetz. Gary Schatz, city traffic engineer, met with Mike and says if we come up with engineered plans for them, the city has money in bond package to pay for those measures. Definite location of those is to be determined later. We would develop a master traffic calming plan for the neighborhood, of which these would be a part. Engineers would be hired by us. We should keep in mind additional potential redevelopment along Koenig (more on

this later).

3. Enhanced bus stop would allow traffic to continue moving when bus is there. Mike spoke to Cap Metro and this is something they do regularly.

4. 50' setback from 56th Street for the variance request to address concerns about noise and privacy.

5. Developed in the subcommittee meeting. Asking for a 4' sidewalk with vegetation between the sidewalk and the street. Would help deal with noise/light instead of having a downtown-type sidewalk. Would also have vegetation on the south side of the street. Sidewalk only on the north side.

6. Heritage tree is not doing well and we don't think it's worth saving. Alliance is still planning to keep the tree because the city arborist has told them they need to keep it. This is something the neighbors proposed and not something Alliance is pursuing.

Reviewed the outcomes of various votes.

* Yes means We support the variance request with conditions. Mike writes a letter of support indicating our support. Variance not guaranteed to be approved even with our support. Letter of agreement would not stand if the variance isn't approved.

* No means we do not support the variance request and Alliance has to make a decision about what they will do. May pursue a development within the existing zoning.

Would the developer also consider putting in an additional Koenig entrance/exit to help ease traffic in the neighborhood? Would lose units but can look at it between now and the board of adjustments meeting.

Has there been a traffic impact analysis? This project doesn't have enough trips. Est at 780 and threshold is 2000. We could have this done as part of the master planning process, including to address signal timing at Avenue F and Koenig. The city is willing to work with us on this. Some would want this prior to approval, but it won't be done at this time, so people need to take that into consideration in their votes.

Sebastian Wren moved that if people want to vote and leave, they could give paper ballots to Annie. Tim Tischler seconded. No opposed, motion carried.

Is underground parking feasible? Would consider to keep ratios in line, but not to shrink footprint of building.

One of the things that came out of the subcommittee was that we need to work on some specific suggestions on what the neighborhood wants to see with respect to development and current zoning. Also look at what properties are likely to be redeveloped soon. As soon as this effort is done we will continue the subcommittee and develop a plan of what we want to see and move forward.

Concerned in general about the safety of the neighborhood for children to be out and about. Is there a way to monitor what is happening on side streets? Without enforcement there may not be something.

Would we be able to look at residential permit-only parking? We would have to vote as a

neighborhood to implement it. Can be done on a street-by-street basis and someone has to be in charge of that.

Donna Boyter called the vote and ballots were turned in. The proposal was approved. 34 in favor of supporting the variance, 23 opposed.