

***HERITAGE NEIGHBORHOOD ASSOCIATION
STEERING COMMITTEE MEETING***

January 10, 2005

First English Lutheran Church, 30th and Whitis

Meeting started about 7:10 pm, led by Mikal Grimes, President

In attendance:

Michelle Carlson

Al Godfrey

Mikal Grimes, President

Doris Lowe, Treasurer

Robert Mace, Secretary

Jolene Kiolbassa

Lauri Limbacher

Jeff Webster

Guest:

Kevin Hunter, for the first item

37th and West

Kevin Hunter described a proposed project for the southwest corner of 37th and West. He represents some folks that want to build a one-story 8,000 square foot building with three levels of parking. There would be two levels of parking above the single-story building. The parking is for the building and for overflow from the building across the street to the northwest. The resulting structure would be 30 feet tall, would have an entrance and exit on the 37th Street, and would abide by offset requirements facing West Avenue and the neighboring property (25 ft for both). The parking garage would be covered by vines.

The owners need one, perhaps two, variances for the project. One variance, the variance they know they need, is to place the structure 3 feet instead of 10 feet from the property line to the north (this would be the distance from the inside of a sidewalk). The need for the other variance depends on whether or not the city considers a three-level garage a two- or three-story structure (the argument being that a three-level garage could be considered a two-story structure with parking on the roof). The city has not had a consistent answer to this issue, so, to be sure, the owners are asking for a variance on this restriction. Current zoning would allow them to build to 30 feet for part of the lot near West Avenue (because of nearby residential zoning) and 40 feet for part of the lot to the west (the proposed project doesn't exceed 30 feet).

Steering committee members discussed possibly moving the office part of the building so it would face West Avenue, although there was not consensus on this issue. Members also discussed whether or not vines were realistic.

Mikal is going to call a special neighborhood meeting to discuss the project on Wednesday at 5:30 PM at First English Lutheran Church. Mikal and Robert will contact neighbors in the immediate vicinity of the project.

Elections

Next general meeting will be an election meeting. Steering committee members discussed who might be recruited to be on the steering committee. Mikal will step down as President, so we need a president as well.

Frank Hunt's request to be an associate member

Frank Hunt, owner of Furniture Rejuvenators and the property occupied by Nasty's, has asked the steering committee to consider accepting him as an associate member. Robert will research what the by-laws say about this and forward to the steering committee for consideration and a vote.

3104 King Street

Discussed the zoning issues associated with this property.

Traffic report

The traffic subcommittee has a draft report in subcommittee review. Once completed, the report will go to the steering committee and then the full neighborhood before presenting to the city.

Ray's Steakhouse development

Mikal got a restrictive covenant to review.

Buckingham Square

Discussed status of project and possible approaches to getting something done. Owner was supposed to file a plan last week.

2906 Pearl Street

Laurie was informed that the owner had 'pulled a permit' (gotten a permit) to do something to the property. She didn't know what and would check into.

2910 Pearl Street

The owner of this property has also pulled a permit. Apparently, this permit does not require a variance.

501c3

Discussed tax exempt status for the association. Doris was going to get some info to Mikal on this.

Meeting adjourned about 9:35 pm.

As noted by Robert E. Mace, Secretary, 01/10/05