

**HERITAGE NEIGHBORHOOD ASSOCIATION
SPECIAL GENERAL MEMBERSHIP MEETING**

January 14, 2005

First English Lutheran Church, 30th and Whitis

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

In attendance:

Ann Boyer

Will Braisted

Mikal Grimes, President

Robert Mace, Secretary

Lauri Limbacher

Ray Strucker

Guest:

Kevin Hunter

Topic: Proposed development at 37th and West

Notes from the January 10th, 2005, Steering Committee Meeting:

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.

Notes from the January 14th meeting

Kevin Hunter gave an overview of the project. Information learned at the meeting:

- CAMCO owns buildings and property.
- Oncologists will be in the building part of the structure.
- Structure is basically a three-story parking garage with a small (~8,000 ft²), one-story building under part of the garage.
- Structure will have 116 parking spaces.
- More spaces than necessary: building only needs 30 to 40 spaces. Extra for overflow from across street.
- 18.9 feet from structure to street on the north side if variance is granted.
- Vegetative cover could be expanded to SF3 line (back of back yard of closest property).
- Staging area for construction will be on site.
- Construction workers will park in garage across street.
- Going to board of adjustments in February

Concerns expressed over apparent change in use of property from earlier project (zoning change, never a promise not to develop).

Lauri asked Kevin to consider allocating money for traffic calming study or devices.

Mikal to set up another meeting between Kevin and nearby residents.

Meeting adjourned about 9:00 pm.

As noted by Robert E. Mace, Secretary, 01/14/05