

Meeting Minutes 11 Feb 2010

Minutes taken by Greg Weirs

Board Members Attending:

Greg Weirs
Mary Beth Nelson
Dave Corby
Jeff Gittelman
Steve Elkins
Jim Strozier
Richard Worthen
Nancy Denker
Erin Quinn
James Hallinan
Geoff Klise
Michael Kelting

Zoning

Martin Grummer (architect) presented plans for 3800 Central Ave SE that will require three variances. These three cases are a part of the same project. Proposed changes, on initial review from the city, are to be treated as a new building. The plans consist of extending the existing building to the west towards Solano, near the alley. The property between this extension the existing building, and Central and Solano will be a patio for dining. The extension and a portion of the ground floor of the existing building have a prospective tenant, the Route 66 Malt Shop. The remainder of the existing building is intended for a restaurant, but no specific tenant has been identified. On the second floor of the existing building, existing space will be renovated to apartments under a separate project. Although apparently not required, approximately 50 parking spaces will be provided behind (south of) the building, on a lot under the same ownership. The edge of the parking lot will be landscaped per zoning and Sector Plan requirements.

Case 10ZHE-80013 Project 1008154: 3800 Central Ave SE Martin Grummer, agent requests a special exception for a variance of 96' to the 0" to 12" front building placement. The requirement is intended to prevent strip-mall style development (parking lot on the street, building set behind the parking lot.) The plan as shown uses this space for restaurant patio space, not parking.

Case 10ZHE-80014 Project 1008154: 3800 Central Ave SE Martin Grummer, agent requests a variance of 4" to the 30" window sill height requirement. The window height requirement is intended to encourage shop windows as the storefront. If the requirement were met, tables inside the building would abut the window glass, rather than the wall below the window.

Case 10ZHE-80015 Project 1008154: 3800 Central Ave SE Martin Grummer, agent requests variance of 186 sq. ft. to the 280 sq. ft. fenestration requirement (windows required to cover the 60% of the front façade.) This requirement is also intended to encourage shop windows as the storefront. Since the planned building's façade extends significantly above the interior ceiling (as part of the styling), this requirement would require the windows to extend above the ceiling. Another mitigating factor is a large section of glass-block wall, which cannot be counted as windows, but in many ways serves the same purposes. Finally, the windows as planned enhance the building's styling.

The board felt that the plans as presented represent the types of businesses the neighborhood desires, in particular local businesses, mixed use properties, dining al fresco as a strong contributor to the pedestrian experience, and building styles that acknowledge and celebrate the history of Central Avenue.

In one vote for all three variances, the board unanimously approved the three requests as presented.

Information

Consider holding a meeting including the NHNA, NHBA, developers and John Garcia (city economic development) to brainstorm "what we want Central to look like."

Michael Kelting has resigned his seat on the board. His work schedule requires him to miss monthly board meetings. The board welcomes continued support and participation through its committees and other activities.

For information: Kelly's Brew Pub is installing solar panels on the southern portion of the building's roof.

For information: Scalo's is to purchase its liquor license rather than continue to lease it.

Treasurer's report

Current balance: \$2002.13

No major transactions; mostly movie contributions.

Outreach/Public Relations Committee

Consider a second speaker to pair with the city forester (the March outreach event)

Consider an outreach for candidates for Bernco sheriff.

Others possible events: BernCo judges, Gail Chesey and Cisco McSorely, developers/NHNA/NHBA

Tentative: BBQ July

Membership Committee

Discussion on possible alternatives to membership fee: Reduced fee? Eliminate fee? What exactly, are the benefits of membership?

Some ideas for increasing membership: Continued presence (with a booth) at Main Street First Thursdays. Booth presence at other neighborhood events. Block captains responsible for informing and getting feedback from their neighbors, as well as increasing membership. Expanded yard sign program. Continued attention to membership in newsletter. Produce a decal to indicate membership and support of the association (would be given as member benefit?)

Communication/Web

Visioning meeting: web geek, membership, traffic?

TODO Add the monthly meeting location to the web site.

Public officials

There is no way for Gail Chesey, or Cisco McSorely to contact us, in particular when the state legislature is in session. After the current session closes we should brainstorm a solution.

Main Street Program

Brief discussion of the role of the Main Street Program in NHNA opinion on ZHE cases. Board president will add Main Street Program to monthly email to neighbors email list, which includes upcoming zoning requests.

Newsletter Committee

The committee met to organize for the spring newsletter. A tentative list of articles has been developed and responsibilities have been tasks have assigned to specific people.

Timeline:

April 1 is the deadline for art work, articles advertisements, and other contributions to the Spring newsletter, with a target of date April 31 for the beginning of distribution.

For the Fall newsletter, the beginning distribution will be August 23.

District 6 Coalition (Reported by James Hallinan.)

The coalition was excited that CVS wasn't able to get liquor license due to a strong coalition lobbying effort.

Currently they are wrestling with how to raise funds.

Other issues: Waiting times at a local clinic are long. Typically a patient must come to the clinic in person to get an appointment, and the appointment granted is not the same day, sometimes several days later. People come from all over the state to go to the clinic and sleep "in the neighborhood" until their appointment.

Alcoholism on the streets is also a problem.