

NoDa Neighborhood Association

January 3, 2012

Welcome & Introduction to NoDa N.A. – *Hollis Nixon* – The meeting was called to order at 6:31 pm.

Crime & Safety – *Greg Levin*

– Meets the 2nd Monday of each month: this month on January 9th at 6:30 pm at the YMCA Hut.

Matheson Bridge Updates – *Lauren Puckett* – The City has added lights and a transformer to the bridge. Duke Power will be on the site soon to hook up the lights. The May 20th Society will be partnering with the Pucketts to do a May 19th ribbon cutting ceremony from 4:00-6:00 pm. They are looking for input and ideas as to how to celebrate the day and bring people to the neighborhood. For more information: info@mathesonbridge.com or www.mathesonbridge.com.

Yadkin Avenue & 35th Street Re-Zoning Petition (2012-007) – *Kyle Short* – The area is currently zoned R-5 and O-2 and they are looking to convert it to MUDD (CD). Their plans are to have the townhomes for sale and will include garages and optional study/business space. There will be around 15 units and all will be 2 BR and 2.5 baths and have additional parking inside the property. There is an optional study in the units on the bottom floor that could also be used as a home office/business. With the study there will be one parking spot per unit; without the study there will be two. The purchase price point is estimated to be between \$200-250K.

Questions from the NA as follows:

AF – Are you working to pursue LEED certification on the project? Or have you any plans for ecofriendly efforts? KS – It won't be LEED certified because it's too expensive, but we will have Energy Star Certification in the units. And there will be green space behind the building. We've also discussed having artwork or murals.

AF – Will you make an effort to keep the existing mature tree canopy that is on the site? KS – Yes. We have yet to officially stake the property, but keeping the trees are in our plans.

DG – What other projects have you done in NoDa? KS – Most recently we've done a few single-family homes on Holt Street near 36th. We've also done a single-family home on Clemson Avenue.

EP – There are two existing homes on the property. Will both be razed? KS –No. We only own the blue one and it will be torn down.

AMI – When do you hope to start building? KS –We'd hope to start shortly after our rezoning hearing (March).

AMI – Given the current market conditions, what do you think separates your designs from others in the city? The location is the main attraction. And we offer many amenities such as outdoor living space on the 4th floor.

Elizabeth Grillo, the real estate agent for this project, offered her email address and web site for more information and photos: egrillo@egrealestateconsultants.com and www.ElizabethGrillo.com.

LH – Have you worked out financing for this project? KS –Yes. We are self-funded and do not need presales to start the project.

CM – There is a landscape wall on the existing site. Will you be sloping that off or will it be elevated? Also, on the corner of the project there will be a 3-story brick wall. Is there any way to address that with a wrap-around porch or something similar to make it more aesthetically pleasing to the neighborhood? KS –It will be slightly elevated but not to the degree it is now. The units along Yadkin will not be level with the units on 35th. They will follow the slope of the street. We can definitely look at different features along that side to address that issue.

PZ – Will you offer any easement or buffer for the parcels between the Fire Station and the intersection? Or are you planning to build right up to the current property lines? I'm concerned about limiting possible redevelopment of those properties in the future. KS –Right now our plans are to the property lines, but we are willing to work on those plans.

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The developers left the room. Internal discussion from the NA as follows:

AM1 – I would like to point out that they own Consolidated Press and they put the fence around that property.

AM2 – We live near the Clemson Avenue single-family home they mentioned. I tried to ask them a question about the property while they were building it and they were not friendly. The people that moved into the house had issues and it took a long time for the developers to get them resolved.

AM3 – I would like to see parking better addressed. I think the back-to-back parking will make entering and exiting on to Yadkin very difficult.

AM4 – I think the project is fine, but I'm not sure if they care about the neighborhood. I think they'll get it re-zoned regardless, so we should focus on what we like about the project.

AM5 – The corner of 35th and Yadkin needs to be clearly designed and depicted. I think they should have something other than a standard brick wall.

AM4 – We had the same request [wrap-around effect] for their project on Holt but they did not listen to our ideas.

AM6 – Mature trees can make a tall building more scalable. I'm not sure they address that with their plans.

AM5 – The City stipulates there be a planting strip. The existing large oak along 35th Street would have to be taken down because it could not survive in its current location.

AM2 – If you want to see how they deal with trees, see their property on Clemson. The pre-existing trees were destroyed to satisfy their project.

AM7 – Can they provide a better rendering of the project and closer to scale? Their drawing is frankly inaccurate in regards to the street slope. And can they specify their construction materials?

AM8 – I think we should ask for no permanent structures along the existing public alleys. Otherwise those parcels will never redevelop and will be forever landlocked.

N. Davidson Street (Adjacent to Renaissance) Re-Zoning Petition (2012-009) – Dave Rasenberg – The area is currently zoned UR-3, but we'd like to have it rezoned to UR-3 (CD). Our project will have 22 units and will have about one spot per BR. The tentative name is NoDa 22. There will be twelve 1 BR apartments (\$800-820 per month) and ten 2BR (around \$1,000 per month). Parking and the entranceway will be in the rear of the building along Warp Street. Heavy vegetation will be placed along both sides of the property. It is very difficult to do LEED certification with this few units, but we will have higher grade HVAC and will have a lot of vegetation on site. I would also like to include a structure or some sort of feature along the side of the building to create a more interesting design.

Questions from the NA as follows:

PH – Will there be parking access from N. Davidson Street, too? DR – No, the only parking will be accessed via Warp Street. There is no street parking alongside N. Davidson. There are only 22 units so there will not be a lot of traffic.

AM1 – How many stories will there be? DR – There will be three in the front and four in the back.

KG – Will you be doing anything to the water issue that currently flows from the Renaissance? DR – That needs to be addressed by the City. They've done a number of upgrades to the area already so if they're not working then they need to be made aware.

EP – Are you aware there will be a 30-40 foot embankment from the LYNX project. Have you thought about orienting the building to Warp Street rather than N. Davidson so the units won't face a wall? DR – We have not considered it because our understanding was that CATS was going to change the elevation closer to 36th Street with minimal impact to our project.

CM – The current CATS plans will begin elevation around 36th Street with the highest point (30-40 feet) directly across the street from this property. DR – I did not realize that. I can look at our plans to see if there's anything we can do.

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AM2 – What is the company name for the project? Have you thought about how the parking will be integrated into the area because it is limited right now? DR – Right now we are operating under Gateway Communities. It may be sold after the re-zoning. The Renaissance has more parking than what the zoning called for. They also have garages in the area that are not being utilized. The City is pushing for projects of this type because of the proximity to the light rail. We have limits to the number of parking spots we can create rather than a minimum we have to provide.

AM3 – Can parking be flipped so that access is from N. Davidson? We live on Herrin and it is very narrow. We have issues right now with people flying down our street with little regard to safety. DR – I can look at the idea, but I'm not sure it's going to be viable for us to do. What we could do is ask the City to put speed bumps on Herrin Avenue and/or Warp Street.

EP – I live on Herrin, too, and I agree with the comments made about the traffic. I think you're missing an opportunity by not orienting your building towards Warp Street to fold into the neighborhood. Dave asked EP if he would have a problem with a 3-story building on Warp. *EP – No. We already have the Renaissance and it's 3.5 stories.*

Dave addressed the audience – If I change the plans and flip the building to face Warp Street and have parking access from N. Davidson, would that be amenable? *The audience responded, "Yes."* I would have to look closely at the slope of the land and the size of the lots, but I will look into it.

CM – Is it possible to have parking access from the existing Renaissance parking lot? DR – No, because there is a drainage easement at that location.

PH – My main issue is taking a residential street and adding a parking lot to it. DR – I can't commit to any idea, but I can take a look at the designs and see if I can change the site plans.

AM3 – The current zoning is for 14 units. Does it matter if it's for sale or rent? DR – No. A unit is a unit.

LM – How high would the three stories be? DR – Our plans are around 36 feet. It would be well within zoning stipulations.

The developers left the room. Internal discussion from the NA as follows:

AM1 – I'm concerned about this developer doing more apartments. We've had issues with the Renaissance and the developers have not been pleasant. They operate under multiple business names so it's very difficult to track them down. Based on their history with the neighborhood I don't think it's in our best interests for them to do another project here.

AM2 – There are 168 parking spots that were built in the Renaissance. The Renaissance has 250 units and each unit is two BR. So their math for parking spaces is simply not accurate.

AM3 – I understand they are trying to maximize their profits, but the parking and traffic are issues already. I also don't like the materials they've used in their prior projects.

AM4 – There is still the vacant lot on the corner of N Davison and Herrin. I'm concerned that it, too, will be another apartment building in the future. That would make this area even more crowded.

AM5 – Other than the parking and street access issues, I don't have a problem with the project. I just don't understand why he is doing a new project rather than continuing the Renaissance. Regardless, I think they need to address Warp.

AM6 – I'm concerned with how they've treated the Renaissance. They've made many empty promises to the residents.

AM7 – I've lived in the Renaissance for 5 years and there are many issues currently with the site that have not been addressed. I think we are going to be adding parking and traffic to a congested area.

Street Vending Meeting Update – Hollis & Matt Lemere – After the November public street vending meeting, Hollis, Matt and Beth Jackson met to discuss the feedback and address the issues raised from neighbors, vendors and business owners. They propose requiring a special NoDa street vending permit in order to sell merchandise on the street in NoDa. This is the same suggestion we received from the City (self-enforcement). Applicants must purchase a small business

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license and street vending permit from the City prior to applying for a NoDa street vending permit. Examples of their work must be included with their application and will be prominently displayed on their permit. This will help limit people transferring their permit to other vendors. Permits will be issued monthly from March-October and be effective Thursday-Sunday. Vendors must have a small business license and street vendors permit issued by the City to vend on other nights, but we will not require a special NoDa permit. A rotating Executive Committee made up of Board members, neighbors and business owners will be tasked with assigning permits on a monthly basis and enforcing the rules. The NA Vision Committee will be meeting Tuesday, January 17th, to look at the downtown area and map out street vending locations.

Questions and feedback from the NA as follows (Hollis fielded these):

PH – How will you enforce this? HN – Loosely. We have been advised by the City to self-enforce this. We will be working with businesses to help us. Any major issues will be handled internally by the vendors and then by the authorities.

PH – Why will there be a fee? HN – Yes. There will be a fee to cover our overhead costs only.

CM – What will be the decision making process? HN – It will be committee-based. And the committee will be on a revolving basis.

JK – Can the document clarify the wording about designating a proxy? HN – Yes. We state that the proxy could be any close representative, such as a family member, spouse or friend, who could stand in for an artist and sell his/her merchandise.

CM – Is there a process to fill a space if the artist or representative cannot be there? HN – No. Not at this time.

EP – Can we do something about the fees? Could the businesses override the fees to police the vendors? HN – The fee process was suggested by Lauren Schaburg from her work with the All Arts Market. We are only trying to come out at net zero with just enough money to cover our costs. The fees were a suggestion to make people make a vested effort to apply for a spot.

AF – Is there a fee to apply or only if you get a spot? HN – Only if you get a spot.

SP – What other groups did you discuss this with to get their ideas? HN – I spoke to the City and got their feedback from other cities and communities who have done this. Their strong suggestion was for us to get a self-permitting process.

DB – How does a resident or business owner become a member of this committee? HN – We haven't gotten there yet, but that will be something we'd have to develop. It will definitely be something where we publicize the project and look for volunteers on an on-going basis.

BH – Will it be a Committee or a Task Force? HN – Task Force.

Vote – The general ideas and direction the committee has taken are good and should continue based on feedback tonight. Motion passes 22-4.

Mercury Re-Zoning Updates – Hollis – They will be bringing additional plans and updates in February. There is no final site plan as of right now because the private residence on N. Alexander Street has not been resolved by the Historic Landmarks Commission. The homeowner has put through a petition to have the house moved within the neighborhood. Hollis advised the developer to wait until final site plan until March.

Questions from the NA as follows:

KG – There are two plans based on the outcome of the house on Alexander. Can we vote on either plan individually? So if the house is moved I can vote one way. If the house is not moved I vote another way. HN – Because there are significant changes to the plans based on each scenario we would prefer to have one plan of action.

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CM – Also, the City said they will not consider multiple plans. They have to have one. We don't want to confuse the issue with multiple votes based off complicated plans.

AM1 – Is the NA supporting the plan to move the house? HN – The NA will not vote on this. The Board has been asked to write a letter to support the move but they have not met yet.

AM1 – Can the Board write a letter for neighbors not supporting the move? HN – The Board can listen to any association member with any idea.

AM2 – Is the re-zoning hearing still this month? HN – We've asked Tyler to self-defer for at least 30 days (preferably 60 days). Tyler will attend to the next Board meeting (January 10th) to discuss the project and site plans. The City will potentially ask for a deferral if there are two site plans.

Re-Zoning Letter for Property Alongside E. Sugar Creek – Chad Maupin – At the December NA meeting we discussed the re-zoning for a proposed used car lot alongside E. Sugar Creek. The developer did not attend the meeting and we voted to reject the project based off the application details. The Board supported this vote and wrote a letter of non-support to the City for the stated reasons.

Committee Updates

Home and Studio Tour – Kevin Gavagan

– To volunteer for the group or suggest a house for the tour please email Nodahometour@gmail.com

Back in the Day – Michele Lemere

– Meets the 2nd Thursday of every month: this month on January 12th at 6:30 pm at Revolution Pizza.

NoDaRioty – Matt

– The meeting nights are changing in 2012. They will now meet the 1st Thursday of every month: this month on January 5th at 7:00 pm at Salvador Deli.

Vision – Chad

– Vision has been on hiatus, but they will reconvene to map out places downtown for street vendors. The group will meet Tuesday, January 17th, at 7:00 pm at Amelie's.

Association Member of the Month – Liza Hart – The January AMOM is Pat Heller. She has been instrumental in the Welcome Committee from the start. She is a fabulous cook and has brought many ideas and enthusiasm to the committee.

Joe Spot – Joe Kuhlman – February 14th will be Arts for Haiti. This will raise money for instruments and art supplies for school children in Haiti. Some area school kids presented the idea to Joe and he is helping them organize it. There will be multiple bands 1:00-6:00 pm. They are asking for monetary donations as well as instruments and supplies.

New Business

LP – The City will be re-vamping Cordelia Park and will add a mountain bike trail through the park.

Meeting Closure – Hollis – The meeting was closed at 8:20 pm.

Minutes by Matt Lemere.

Approved by NoDa N.A. Board