

## SASY P&D Committee Report – February 2014

Date of meeting: February 5, 2014

Name of Committee: Preservation & Development

Chair: Brad Hinkfuss

All Members: Brad H, Lou H-J, Jason T, James M, Lance G, Doug J

Members Present: Brad H, Lou H-J, Jason T, Doug J

Purpose (goal) of Committee:

- Serve as initial consultation for all new, expanded or renovated development in the neighborhood.
- Make recommendations to Council on local development activity.
- Provide guidance and advise developers, residents and business owners in the neighborhood.

Action items (of committee members):

- Brad H will email the Planning Division Contact in support of item 1, below.

Specific issue(s) to report to council:

1. **2410 Willard Ave** - A property owner at 2410 Willard Ave has submitted a review request for a conditional use. It involves tearing down an existing garage and building a new garage/accessory building. The only reason this project requires a conditional use permit appears to be that it will exceed 10% of the area of the lot. Total proposed area of the project is 528s.f. The P&D sees no reason to object to this request. It appears to be an improved infill use of land in the neighborhood.
2. **2223 Atwood Ave.** – Liz Lauer, a local real estate agent, is proposing to tear down the existing structure at 2223 Atwood Ave and to construct a new 3-story building on the site. It will consist of 1300sf of commercial/retail space on the first floor with signage and entrance on Atwood Ave. Additionally, there will be one accessible efficiency apartment on the first floor and 4 more townhouse-style apartments on floors 2 and 3. There will be 5 parking spots on site in the back of the building.

Marsha Rummel organized a public meeting on 2/5/14 for Liz to present her plans to the neighborhood, and to receive questions and feedback. Four P&D members attended this meeting. Overall, the development was well received by the 12-14 people at the meeting. Liz appears to be sympathetic to typical neighbor concerns and is proactively taking steps to incorporate features like permeable pavers in the parking area, and staying well under the height maximums at the back of the lot. The development appears to conform in all ways to the new Traditional Shopping Street (TSS) zoning. P&D committee members think it is a good example of appropriate infill development on Atwood Ave. and see no reason to oppose it. P&D would like to meet with Liz to review the plans when they are closer to completion – there were a number of design details that were not finalized.

Liz will likely be making a short presentation on this project at the February Council meeting.

3. **1900 Block of Union Corners** - See the Corridor Planning Report
4. **Union Corners** – Gorman Company, the well-know local developer, submitted an informational General Development Plan (GDP) to the Urban Design Commission (UDC) on 1/21/14. The plan submitted at that meeting marked a major departure from the 2012 plan that many people were familiar with following the competitive RFP process. Many features were changed or gone altogether. This latest version of the plan surfaced to the public only 4 days before the UDC meeting. All public/neighborhood reaction to the new plan was entirely negative.

Four people attended the UDC meeting to speak in opposition to the revised site plan: John Steines, Brad Hinkfuss, Ken Fitzsimmons and Bill Rogers (owner of the Malt House). Marsha also attended and spoke against it. The UDC members' opinion was unequivocal: Gorman needs to go back to the drawing board and revise the plan so that it better represents the broader public interest. In part that will mean working more closely with the immediate neighborhood organizations. It will also mean working more assertively with UW Health.

Since that first meeting Gorman has tendered a revision of the plan presented at the UDC meeting. On 2/8 a small group of council and other neighborhood members met to discuss the latest plan. It was their opinion that the revised plan still falls far short of the broader public interest that this development requires. That small group is working to devise a proposed list of required design elements. They are also scheduling a follow-up meeting to engage more members of the surrounding neighborhood organizations and community leaders. That meeting will likely take place 2/15. It will in turn be followed by a full public meeting, likely scheduled for 3/1. More specific information will be shared as it is available.

Respectfully submitted,  
Brad Hinkfuss  
2/9/2014