

Elizabeth Community Association Board Meeting Minutes

October 10, 2006

Present: Peter Tart, Michelle Dagenhart, Dianna Desaulniers, Babak Emadi, Jean Galloway, Matthew Ipsan, Tony Miller, Linda Nash, Melanie Sizemore, Kris Solow, Roxie Towns, Emily Zabatany
Absent: Russell Crandall, Nancy Albert, Terry Lett, Ruffin Pearce, Ken Davies, Maya Packard, JT Peterson.

Guests and Neighbors: Walter Fields, Al Thomas, Kevin Brown, Freda Zeh, Todd Rubenson

Quorum: Present

Key Presentations:

1. Independence Tree Park Banding - Lori Saylor is volunteer coordinator. The County is paying \$5,000 to band 5 parks - Independence Park is not one of them. The ECA voted to provide \$1,000 towards the cost to band Independence Park.

2. HENF. Motion carried to not have to vote in the future to accept donations for the ECA through the HENF. The HENF will accept donations for the ECA and the donor should specify what, if any, is the proposed use of the funds (i.e., to purchase trees for planting in Elizabeth). The HENF is looking at large projects to benefit Elizabeth such as updating the small area plan, streetscape plans, potential for burying power lines, etc. In anticipation of the joint board meeting November 18th, all committee heads need to send Peter Tart a brief description of their committee by Monday of next week.

3. Treasurers Report : Jean Galloway gave an extensive report on the ECA finances. The Race, home tour and membership are the main sources of income. The largest expenses are the newsletter, beautification and the Easter Egg Hunt.

4. Hathorne and 5th Street development: Presenters: Walter Fields, Developer; Al Thomas, Contractor, and Kevin Brown of Overcash Demmitt, Architect. They have a hearing scheduled for November but are still awaiting site plan comments from the City. This development involves demolition and new construction. The proposed development would move the building closer to Hawthorne, in which case they need MUDD. The access from 5th Street and Hawthorne would remain. It is a new 2 story building. The City has removed 2 trees from the site, this was not done by the Developer. All of the trees on the site are city Street trees. The developer will make saving the tree on the corner a focus during the demo and development. There is a concern about the health and longevity of the maple on that is on Hawthorne, they may remove it and put in a new planting strip. The developer anticipates planting 4 new trees in Hawthorne and 3 on 5th Street. The drive on Hawthorne is 26' wide - two way drive. They have oriented traffic for Hawthorne. The exterior has articulation on the Hawthorne face. Babak noted that he would like to see the developer plant large maturing trees in the planting strips. Per Al Thomas, Willie Noble is the project Manager for CATS on the trolley project. CATS is closing out Kings to Hawthorne. CATS has no information regarding timing, placing of support poles, etc. for once it makes the turn onto Hawthorne. Responding to a request from the zoning committee for placing trolley supports in the building, Al has concerns regarding insurance, lack of information, etc., which makes it difficult, if not impossible, for him to spec connections which may be used by CATS in the future for guide wires. Babak suggested earthquake anchors or some form of blocking and anchor as it was his information that Todd Williams of the Grubb

Elizabeth Avenue development agreed to provide these. Per Al Thomas, Willie Noble of CATS told him that the Elizabeth Avenue streetscape plan has tracks, foundations and conduits in the streetscape plan eliminating any need for tie-ins to Grubb's Elizabeth Street project.

The developer is investigating burying the power lines. Currently, they see that the power line is buried but they do not know if it goes down 5th Street or Hawthorne.

The ECA zoning committee wants the developer to include in his specs that "CATS has permission to attach guide wires". Willie told Walter that the distance between guide poles is 80'. Per Walter, CATS expressed no interest, had no information on how to do it and no design spec for any such tie in.

While the ECA zoning committee appreciated the accommodation in planning made at the corner, they still would like to see larger windows. The developer said they are looking at a larger canopy at 5th and Hawthorne and will agree to make it as generous as possible.

The tree shown on the back of the development was erroneously drawn, it is actually located on part of the parcel behind this development. The windows on Hawthorne are slightly recessed as the medical practice in the building wanted the new development to mimic the current building's appearance as much as possible in that regard.

The new entry design on the East corner is 9' wide. Because of the constraints, they cannot put in monumental step entry.

The ECA zoning committee again asked whether the developer could push CATS on the guide wire requirement. Walter talked to CATS who had no specs. When asked if the ECA could find out the specs, would the developer agree to the tie ins, the developer said without knowing what they are agreeing to it is hard to make that decision at this time. There was an opinion expressed that that given the uncertainty, it may be understandable that the developer cannot agree to this condition as it may result in additional liability and/or bonding issues.

The main entry to the building will be in the back, the two corner entries are secondary in nature and any design or use will be dictated by the tenant that leases the space.

Parking - they have 55 spaces which equates to a 1/350 ratio. Most doctors' offices have a 1/200 ratio. This development has a lower parking count because they have fewer patient turnover and the doctors park at the Hospital. The owners turned down an OB-GYN clinic because their parking needs would exceed the supply. The doctors will need 20 spaces so 35 spaces will be available for the tenants on the first floor. The ECA zoning committee said that the neighbor located down the hill needs to be asked about parking. Walter said that they will discuss the parking situation when they have their neighborhood meeting. Al Thomas said that they have undersized the building and increased the parking that would have been allowed under the MUDD zoning they are pursuing.

The ECA zoning committee said that they will endorse eliminating the no turn onto 5th Street that currently is in place at Hawthorne.

Roxie noted that we need to speak with CTAS and Babak said that CTAS told him that CATS had conflicts with placing wires on trolley lines if there were trees on the street.

In a follow up discussion on poles and trolley lines, it was determined that we need to meet with Grubb to have them explain to the ECA what they are proposing in the way of attachments, It was noted that Grubb has proposed spending \$17 million to bury power lines so it would be contradictory for them to then acquiesce to having poles on the street for the trolley lines.

5. Elizabeth Avenue Project/Grubb rezoning: The ECA Zoning Committee made the presentation. Grubb will not make a copy of the rendering available for the ECA. Grubb showed the rendering at the Annual Meeting in September. Fronting Elizabeth is a 3 story brick clad structure. The parking deck is in the middle of the block as is the 20 story hotel and attached luxury condo project. On 4th Street, the mid-block has 20 story buildings. The Burger King will be relocated to the site of the Iron Horse. The movie theatres will be located farther down Elizabeth Avenue. Grubb claims they have a new theatre which will be 4 stories and located above the parking deck. The 3 story buildings are located on Elizabeth and Hawthorne. At this time, Grubb is only looking to rezone the area between Elizabeth, Hawthorne and the alley. Grubb is applying for MUDD-O (MUDD Optional).

6. Elizabeth Court - The ECA zoning committee made the presentation. Gateway homes and Winter Group were partners but they have disbanded the partnership. Gateway has proceeded with the largest development they could do, by right, under the existing zoning. Under the current zoning of 22 MF, they need to maintain 40% open space. Gateway is under construction and they have applied for rezoning to urban residential to decrease the open space requirement so that they can pave a larger area for additional parking. The development is 3 bedroom townhomes. The ECA zoning committee is recommending against this rezoning because the development will not provide the residents with outdoor space. The developer has removed all of the buffer which should not have been done because the development abuts existing horizontal residential properties. The developer must hold a neighborhood meeting to obtain feedback from the residents. The ECA board voted unanimously as being strongly opposed to this rezoning.

7. Philosopher Stone to Violin Shop on 7th Street (aka 7th and Caswell) - The ECA zoning committee made the presentation. The latest update from the Boulevard Companies is that they are looking at a 4 story commercial structure at the corner of Hawthorne-7th-Pecan. This would allow them to maintain La-Tea-Das structure and incorporate it as an entrance to a residential structure on 7th Street. By right, they could demolish everything along 7th Street and build a two story building.

8. Party Reflections Site - The ECA zoning committee made the presentation. Ray Jones has purchased this site. We do not have any additional information on plans for this site at this time.

Committee Reports:

Website - still sorting through old content. Matthew is meeting with Nancy and Crime Dawg to migrate more information to the website.

Membership - 210 paying members.

Beautification - Per Kris Solow: replaced 60 trolley path lights; will get vines off of the crepe myrtles at the Laurel Dip, trying to contact landscape management to determine where we stand on the tree planting, people ordered 2,326 linear feet of banding supplies. Tony Miller asked how the city contracts with tree companies on tree removal, reasoning that tree companies which remove city trees without a permit should not be able to get future contracts with the city.

Matthew Ipsan suggested that this be sent to Patsy Kinsey for follow-up. Matthew asked again for an accounting of where we are on the tree planting.

Social: Home Tour update on number of homes, volunteer status and ticket purchases.

Block Captains - we need someone to distribute on Kenmore Avenue and at Mary Washington.

Newsletter - need articles by November 17th.

ECA Business - we need someone to fill the role of Secretary for the ECA.