

May 3, 2016, RAA General Meeting:

Board Members present: Sherry Rampy, Ryan Tempest, Doug Churchill, Joan Kelchner, Melanie Terpstra, Pierre Kaluzny, George Pasquel, Cole Van Norman, Kristina Henbest

Call to order: 6:15

Welcome and Introductions

Approval of minutes: Churchill –move, 2 –Terpstra, approved unan. without corrections

Treasurer report: move to approve Tempest, 2-Terpstra, approved unan.

Ben Harris, Community Action Officer (CAO) Report for both north and south of neighborhood. Report of mail thefts from 3Ave and Roosevelt; mail subsequently found at 2 abandoned houses at 358 N 5th Ave. and 357 N 4th Ave. Harris: mail theft is not the purview of the Post Office (i.e. a federal offense) unless it is out of their vehicle. Otherwise, call local police. This is usually a misdemeanor but can be much worse. Haven't been many other specific problems lately. McDowell Mountain Music Festival had no significant issues.

Sally Dickman asked Officer Harris whether property had to be posted with NO TRESPASSING signs in order to have vagrants arrested. Answer is "depending": if they had to jump a fence or force their way in, then no. Entering through an open carport less so; more a judgement call on part of police.

Quinn Whissen, report on HAWK crossing: This is an overhead traffic light which is tripped by pedestrians or bicyclists. There has been some conversation among interested parties in south Roosevelt about getting one at 7Ave and Fillmore. City did a study about one month ago to see how many crossers there were. (? Results) Apparently, the city traffic engineers did not feel there is enough cross traffic yet to justify the overhead light to stop traffic, but Fillmore is planned to be a bike crossing, so the city has agreed to put in a flashing light signal (RFB) for the bikes, and will re-assess. Leslie Dockter asked about the crosswalk for pedestrians: this will require the city to re-study. HAWK costs about \$100,000. Noted this will be beneficial for the Triangle area west of 7Ave. and south Roosevelt with all the new apartments being built. Mr. Van Norman thinks the camera checking for numbers was put in the wrong place to record enough crossers. Wood Partners, along with nineteen other groups (as noted on a letter written by Ms. Whissen) committed to contributing part of the cost to install the HAWK and are going to approach the city about this. Mr. Tempest now wants a letter of support from RAA plus wants money from RAA to support the HAWK (\$2,000). Terry Palmberg questions money aspect of motion; Dr. Kelchner and Mr. Pasquel both agree. RFP for HAWK would go out this July. Mr. Tempest and his coalition of groups feel that promising money will make it more likely to get the RFP approved. Terry Palmberg again questioned how this will benefit our neighborhood as opposed to the Triangle neighborhood. Dr. Kelchner – are we getting a traffic light anyway at Fillmore? Group asked

the city traffic dept. and were told no. Dr. Kelchner interjected that she would like to have Traffic come to RAA and explain first before approving funding. Motion – to approve the letter – Mr. Tempest, 2 Ms. Henbest – passed unan. 2 motion to approve \$2,000 – Mr. Tempest, 2-Ms. Henbest –7-2 approved; Mr Pasquel and Dr Kelchner opposed.

Tim Sprague: presenting new proposal: first detailed his philosophy about building his projects, including Oasis on Grand and Portland Place, then presented his new project for SW corner 3Ave and Roosevelt. “R Cubed”: 6 story, multi-use project paying deference to the historic “pedestrian and commerce” (Gold Spot) corner. Open Source philosophy. Concrete construction to support large number solar panels. 120 studio, 1 and 2 bedroom rental units ranging in size from 301 sq.ft to 1398 sq. ft. At grade parking, ground retail. Goal is net zero in terms of sustainability. Water: rainwater, greywater catchment both; only toilet water not recycled. No washer, dryer in units so detergent use can be controlled. Environmental sensors to control light, blinds, room temp. Transportation: develop the first shared multimodal transportation amenity in the city. i.e. shared cars for tenants. Right now, there are 1M people who use shared cars and only need 30,000 cars to service them. Zoning allows for bonus points to be applied to various entitlement / enhancement items which allows for higher density. May need variance for set back at 3Ave. Will need GPLET. Tim has never asked for GPLET before, but will on this in order to be able to afford the sustainable aspects. Site plan presented. Kris Floor (Floor and Assoc) will be landscape architect and landscape will be vertical – i.e. green roofs and balconies. Ms. Henbest asked if car share can count toward required parking count - yes. Mr. Tempest shook Tim Sprague’s hand and said how much he appreciated the “no cars” philosophy. Wayne Turner -what’s being torn down? – the old (Gordon’s) grocery store. Mr. Sprague did examine the building and said there are so many unpermitted changes that it may be structurally unsound. Audience (?) - rental prices - \$2.25 per sq. ft. Patricia Zermeno asked how many units; Mr. Sprague repeated the number and size of the units and said they studied this and have a philosophy about how many micro units work in such a project. Ms. Whissen asked about retail; some will be offices, including one for himself. He also envisions a restaurant and noted that part of the landscaping could be edible and usable in a restaurant. Bill Scheel –? set-back from the historic home/office on 5th Ave.- 15 ft. Dr. Kelchner - ? pool; there is one above parking. Percentage of units: 30-35% micro units; 50% 1BR; rest 2BR. Mark Davis: opinion of 1 or 2 way of 3Ave better for this? Mr. Sprague felt either was OK for the project. Mr. Pasquel asked what support Tim needs; he may need a letter of support for lot coverage and 3 Ave set back variances. Ms Rampy ?do you need letter of support. Mr. Kaluzny ?time frame for the letter; possibly mid-June. Financial support (banks) seem to like it so far; possibility of breaking ground by end of year. Mr. Van Norman - move to support potential variance and 2 motion to support GPLET if necessary. Mr. Churchill 2. Dr. Kelchner objected to first motion because Mr. Sprague doesn’t even know if he needs a variance yet and noted that he can always come back with specific site plans if he finds he needs variances, but noted that it is inappropriate to grant approval prematurely. As for the GPLET, Mr. Sprague said he absolutely needs it and will have to go to Phx CED. Vote: first passed 8-1 (Dr. Kelchner). Second passed 8-0-1 (Dr Kelchner).

FAA update: we still owe \$3,500 in matching funds on previous commitment to law firm; some other contributions have come in, including \$5,000 from Wood Partners. Court has now said that question

needs to go to hearing, May 13. Quinn Whissen- ? how much of the original \$105,000 has been raised? Ms Rampy not sure, but thinks it's still \$30,000 to be raised. There is now an additional \$32,000 to be raised because of updating of fees. Mediation is finished because of time frame; May 13 is deadline to hear certification of oral arguments and merits. Mark Davis notes that this seems like chasing a moving target (the extra \$32,000). Ms Rampy replied that the agreement signed last year was a joint and separate agreement with the other 4 corners neighborhoods (Encanto, Willo and Story) for the first \$105,000, but not the additional \$32,000. This is why she wants to plan a fundraiser, and she adds that the law firm, Denton (?), has cut their fees and been very reasonable. Mr Davis argues that we need to see some more exact numbers and agreement. Bob Diehl noted the treasurer's report and asked how much of our money is committed already; how much do we have available to pay? At this point, \$3,500 is still committed to the legal bill. Mr Scheel suggests that we check that previous legal agreement to see if we're protected or not in terms of the \$32,000 extra. Mr Van Norman moved to invite the law firm to next meeting; Ms Rampy replied that she will Terry Goddard and make this an action item; she doesn't need a motion.

Home tour report, Ms Terpstra: still looking for houses. Don't have any yet committed. Still need a vote for a budget.

Hance Park Conservancy, Dr Kelchner: reminded of upcoming HP meeting. Wants RAA to pursue Google adword grant. Working on new fundraisers in conjuncture with stakeholders.

3/5 Ave. lane changes: Ms Rampy spoke with the consultants who'll be doing the charrette next week. She understands the city is back to Square One regarding changes. She is encouraging people to go to the charrette. Patricia Zermeno reminds us of the previous letter of support from RAA. Terry Palmberg wants us to tell the city that the new Board hasn't voted on this issue. Mark Davis thinks they're prioritizing again and discusses this. Ms Rampy, as RAA President, was interviewed by their team, and relayed all of our concerns. She did get 1000 copies of their invitation to go in the newsletter to make sure the neighborhood was informed of the charrette.

Circles building demolition update, Ms Rampy: She reviewed the 2 meetings at site and afterward, and them tearing down the building and refusing to attend the next scheduled meeting with us. Ms Rampy was then contacted by a new attorney, Jordan Rose, now representing the developer. A meeting was held with 3 Board members in attendance –Ms Rampy, Dr Kelchner and Mr Pasquel. The attorney relayed an offer of a small percentage of affordable housing, and also an offer of one apartment to be held open for a struggling artist. Ms Rampy then presented our concerns and letter, written as promised for the developer. Ms Rose was unaware of the letter, the planned meetings, or the extent of outreach to the community that had already occurred. She then offered to see if the developer would agree to revise the demo permit. Ms Rampy countered that they needed to cease any demolition before coming back to RAA. They have now submitted a revised demo permit to the city, but we haven't seen the exact wording. They will come back to RAA later. Mr Pasquel and Dr Kelchner

concurred with Ms Rampy's account of the meeting. Jim McPherson of the Arizona Preservation Foundation added he's also been in touch with Ms Rose and the developer.

New business from the audience:

A representative from TravelLodge on 6Ave and Van Buren is getting rid of their old TV's (forty) and offered them for free to the neighborhood.

Leslie regarding park problem: the parking lot for the ramadas on Culver is being used by construction workers and is therefore blocking park users. The workers are from Portland buildings. Ms Rampy will contact Tim Sprague.

Meeting adjourned 8:00.