

# West Central Neighborhood Planning Agenda

April 1st, 2010

Meeting Held At Native Project at 6:30pm

## I. Welcomes and introductions

**Attendees:** Jonathan Mallahan, Kelly Cruz, Jason Wheaton, Annette Owen, Jenny Mele, Rhosetta Rhoades, JoAnn Stewart, Brad Chin, Kevin Brownlee, LuAnn DeWood, Larry Swartz, Bonnie McGinnis

## II. Approval of March Minutes and April Agenda

Joann moved to approve the minutes and George seconded. JoAnn mentioned that the use of "hood" as an abbreviation of neighborhood was not appropriate. Minutes were corrected per discussion. Minutes and Agenda were approved.

## III. Housekeeping

No Items

## III. City List

**Jonathan Mallahan:** The city is trying to identify the needs of the neighborhood and how the city can help us without straining the budget, "west central is a neighborhood of promise," that is what the city is calling us. The city wants a list of simple needs that we can have the council adopt and the city agrees to help us and get the job done. Already we have some items, like Broadway foods, the alcohol impact zone, parks planning, maintenance (cleanup garbage control). There is no money allocated to do this, it is all about time and effort. City has a 9.8 million dollar shortfall in the general budget. This does not supplant planning process. At the end of the efforts for this year we will have some sort of capstone event to celebrate our accomplishments. There are no other neighborhoods being asked to do this at this time. They picked us because we are hard working! There will not be a problem to have the garbage cans emptied. It would be like a \$180 dollars. Kelly brought up sidewalks and street trees, this has already been mentioned. Code enforcement should be on the list. Jonathan wants to work together on the list so we can identify what the city can do on the list. Between now and next meeting think of 3 ideas and pick the top one and send it forward to Kelly or George and they can send it to Jonathan. Jonathan asks that we do it geographically. He also mentioned that they will be having an open house at 3 pm on the 6<sup>th</sup> floor of City Hall.

## V. Committee Reports

Economics had its last meeting 2 weeks ago. Kelly passed out a handout regarding parking on Mallon and Monroe. 4 businesses have only 4 parking spots. Kelly proposes that the county vacate so that angle parking of 20 to 24 spots can be created. Also the sidewalk would be extended to create a more friendly pedestrian environment. This will be great for the walkability audit that was done last fall. If property goes back to property owners there is no way to make

sure that it will become a parking lot, who does maintenance? This is a major problem for businesses. LuAnn does not think that the city will allow that. Rhosetta is working with the business people in the neighborhood, and wants them to share their ideas on what they would like. George handed out the proposed zone changes including 4 corners for businesses, etc. If you need a copy of the handout please see Jen H. We want to create investment opportunities in the neighborhood. We need to look at the non-conforming use law. Bonnie wants to make it known that we need to get rid of the felony flats reputation.

Social Service – proposed letter and agenda as well as a time for the first meeting. Approved.

LGC is done as well with some recommendations

## **VI. Land Use And Zoning**

**Presentation; By Jason Wheaton:** Planning goals presented for land use. Power point presentation, we want to increase density in the arterials, if not than mass transit does not work. Engagement, how do we implement change? We do not want our efforts shelved we need to make sure that our plan is effectively put in place. We need to submit a plan that requires action. It takes time and a lot of effort to get planning completed. We need a comprehensive plan amendment. We need to involve, planning commission, city staff, planning, mayor, and city council. We are unique and need our own plan. There is a good website from the city about the comp plan. We need to support the comprehensive plan, but we have to make amendments if we are going to change the goals. There is a window for comp plan submittals in October. If we miss this we have to wait another year. We should go talk to the infill committee. Changes on Monroe would require an amendment. Zone change in its own right is an amendment. We need to start with our goals, than we can think of our strategy, like overlay zones. We should take 3 goals and work to get them incorporated. We need to keep it small and then we can get the city to work with us, small is less un-manegable. Remember the comprehensive plan is a living breathing document and changes will and do occur. The historic district is like an overlay zone. What are our goals: Zone changes, Preserve residential, infill housing – not west of “A” street, code enforcement (ask Jonathan to come back). We do not want to lose another house. The better our code enforcement the better houses will be. Substandard Housing/Boarded up housing. 1<sup>st</sup> goal: preserve every single viable structure. Are there fees for comprehensive plan amendments?

## **VII. Good Of The Order**

### **Neighborhood Planning Presentation At Neighbor**

**Days In May:** Table and booth at neighbor days.

Building hearings on houses meeting @ City hall @ 1:30 PM

## **VIII. Adjourn: George moved. Adjourned 8:13 PM**