

## ELNA Minutes – August 7, 2017

Present: Mike Anderson, Pam Blackburn, Phil Collison, Josh Davis, Jennifer Distlehorst, Lane Eisenbart, Eric Jay, Johni Lacore, Chris Lempa, Dave Loewenstein, Aaron Paden, Catherine Reed, Cindy Suenram, KT Walsh

Mark Olson, Joe Bickford, Mike Riehm, Boog Highberger, Regan Lohman Pilar, Sybil Gibbs, Todd Foster, Lisa Larsen

Meeting called to order by Phil Collison. Minutes for April, May, and June were reviewed. Cindy moved they be accepted, Aaron seconded. Minutes were approved. Minutes still needing to be reviewed: February, March, July.

Thank you to Delaware Commons for allowing ELNA to hold its meetings in their facility during the summer months.

Regan of Culinaria discussed the changes occurring to their business. They are in the process of expanding from a catering business to offering dining for lunch (Tuesday thru Saturday) and dinner (Thursday thru Saturday). Dinner will be small plates and beer/wine will be available. Menu will be healthy Mediterranean cuisine. They will be going before the city commission on 9/5 for a waiver on alcohol as the restaurant is within 400 ft of both a church and school.

Phil will be contacting people to help with the Beer tent on 8/25. Last meeting the following volunteered: Penny Blackburn (shift), Scott Blackburn, Pam Blackburn, Jennifer (shift), Mike Anderson, Phil Collison.

Home Tour: Eric passed out the list of finalist houses. He is asking board members to vote on their 4 favorite old houses and 4 favorite new/combo houses. Votes need to be returned by Sunday.

Final Friday at the MB House was a great success. Wonder treats by Lane and her daughters. Probably won't be open on August Final Friday due to Beer tent money maker.

Downtown grocery: the neighbors residing on RI across from the proposed location met to discuss concerns. They are:

1. Entrance/Exit on RI. This is directly across from the Entrance/exit on NH, making it a direct pass thru. The Entrance/Exit on RI will increase the traffic on a now limited access street. Concerns about noise, headlights shining into homes and general safety due to increased traffic.
2. The proposed building is to be built adjacent to NH, 7<sup>th</sup>, and RI. Residents would like more green space between the building and RI. They would like some noise buffering trees to be between the building and the fence/sidewalk on the west side of RI.
3. The proposed building has 2 stories of apartments above the grocery. The apartments on the east side have balconies. These will have direct line of sight into all stories of the RI homes.
4. Neighbors would like to see the Entrance/Exit on RI to be moved to 7<sup>th</sup> st to alleviate the above concerns.
5. It is projected the number of cars on RI will increase to 1000 / day.
6. Neighbors are concerned about the limitation of direct sunlight they now have by this 4 story building being built so close to their homes.
7. It has been said that the northeast corner of this complex will contain the loading dock and trash bins. Smell will be a factor.
8. Many of the homes on RI have had restorative basement work. The task of excavating and building the 2 story parking garage and general supports for the building is disruptive to the stability of the ground. Pounding the pilings shakes the ground and will most likely cause damage to nearby homes. Will there be provisions to pay for damages?

9. RI is currently a limited access street that is mostly one way. It was one-way fairly recently. The Bicycle advisory committee had it changed to 2 way to accommodate bicycles without consulting the neighbors. So what happens now? Neighbors have asked but gotten mixed answers from the city.
10. Truck delivery entrance is too close to the corner of 7<sup>th</sup> & RI. Concern about safety of walkers & bikers.
11. The proposed Compton Conference center to the north of this location is where employees will park.
12. If tax incentives are given, can the affordable housing apartments be made permanently affordable? There is the concern that it will all become upscale apartments far too soon.
13. What safeguards are in place to keep the grocery store affordable in future years?

This goes to the HRC on 8/17. The neighbors would like a letter of support from ELNA. It was moved by Phil, seconded by Aaron, that Phil will write a letter voicing concerns of the project and asking for details on how they will be addressed before continuing to support this project. The concerns raised by the RI St residents are troubling. The traffic and massing of this project are inappropriate for the Historic Environs of 7<sup>th</sup> & RI. Motion passed.

Conservation overlay committee has been formed including Dave, Chris, Jennifer, Aaron, Phil & KT.

East 9<sup>th</sup>: the city commission has a proposal on the consent agenda to approve money for the design to Bartlett & West. Aaron moved to submit a letter that ELNA has an expectation of public input and that the neighborhood will be part of designs of public works projects. Seconded by KT. Motion passed. Letter to be written by Phil and submitted early to the City Commission. It was noted there is again a troubling trend of public meetings are scheduled without much notice and during non-traditional times. ELNA feels better communication and notice needs to be happening.

Coordinator: Working on next newsletter. Additionally, by request, the facebook discussion group has been merged with the fan page. Will work out the kinks.

Cindy moved to adjourn the meeting. Johni seconded. Meeting was adjourned.