

October 2017 West End Association Meeting Minutes:

10.24.2017 at the West End Room of the YMCA / Started 6PM, ended about 7:45PM

Attendees: *from sign in sheet:*

Clint Buss
Keith Stone
PJ Lenihan
Dan Bradley
David Elam
Brian McElhinney
Ben Wilson
JoAnn Mount
Dan Anthony
Frank Johnson
Mark Lively
George Bryan
John Merschel

Prior Minutes: None taken at July (?) meeting

Treasurer's Report:

Low activity this time of year, but a few members added. Currently there are 20 business memberships which is good, but family / resident memberships stand at 103. Desire to raise this by 20% or even 50% was stated. Checking stands at \$13,616.41 and Money Market account holds \$21,122.66. There was a brief discussion as to the benefits of Money Market versus other methods and whether growing the size of the account was desired.

Hanes Park Stadium: This issue took up the majority of the meeting time. Home Field Advantage held a meeting 3 weeks ago and produced a 'concept' plan they want to bring to Zoning meeting November 9th that will determine if the presented concept would fall into current zoning requirements. Mark and a few others attended the HFA meeting. At the end of the discussion, the board voted affirmatively (one opposed) that they should say something or present information at the Zoning meeting November 9th. Exactly what to say was left open and Mark agreed to put together something in writing that focused on zoning-related concerns (storm water control concerns, parking) to send around electronically for the board to review beforehand. Some of the key points raised during the discussion follow:

- Concerned a pending letter from West Highlands neighborhood group may inflame the situation if delivered in its current form.
- HFA meeting continually referred to 'phase-1' (smaller in scale than original proposal at 2116 seats and 529 parking spaces) without clarifying what other additional phases would entail and whether projected costs included all phases.
 - Question from Ben Wilson as to whether that parking space total accounts for typical SUV sizes common today or is this underestimates.
 - Comment that you can email planning board directly with concerns
- There was a 1999 document that described specific "Understanding of Use" that did not mention Football Games as a potential use for the park. This document clearly defined the entire area (even what is noted as WSFC Schools property) as being governed by this understanding. This document stated that bordering

neighborhood groups must be consulted on any changes to the "Understanding of Use" and had seen prior amendments.

- HFA was reported to have found objections to statements within the recent newsletter article so it was suggested that they be given the opportunity to compose an article of similar length for consideration in an upcoming newsletter.
- There was general concern that HFA seemed to be moving toward a quick construction start and using the revised phase-1 'concept plan' as a way to renege on their prior commitment to raise all the money from private channels for the entire project before commencing any work.
- The Zoning Meeting 11.9.2017 only provides 12 minutes total time for proponents to speak and 12 minutes for opponents to speak. Documents of any length can be submitted beforehand for consideration.

Green Street and West Fourth between row-houses and Broad:

- Mark brought some preliminary design ideas where a local developer was considering what to do with a strip of property along West Fourth Street, outside but adjoining the Historic Overlay district. The concept included retail / restaurant space facing the street with climate-controlled self-storage anterior. The storage use would require rezoning but it was believed the developer would respond positively to restricting use in the zoning request to only match the specific use case as planned.
- The idea was well received and seemed favorable to purely residential space (since high density apartments are already going in on the property just south).
- It was suggested the street view could act as an architectural transition between the historic row houses to the west and the West End Village apartments to the east (on the corner of Broad). Perhaps some vertical divides along the street façade representative of the divisions between traditional row-houses would be appropriate without incurring too much cost.

Beautification:

- Brian mentioned that Kristin Haaf had mentioned her group may be able to provide design work for a planting at the Summit & Manly intersection, currently planted with roses that are no longer maintained. The idea was met with warm reception and everyone agreed plans that could be evaluated before Spring planting season would be great.
- Clint mentioned putting together list of intersections worth consideration in an effort to prioritize and keep momentum of ongoing neighborhood beautification.
- George mentioned that the city paved over / poured concrete over a great area in front of the Tise House (the turn-about across from Grace Court) and we should ask the city to consider removing the concrete so it could be planted.

Sunday Strumming' in the Park

- We need to check with Carol about her impressions, but the group felt the first three events were successful and it was worth continuing in 2018. Questions about which months, how regularly and what types of music were raised. Targeted audience was also questioned.

Holiday Tour of Homes 2018:

- No time spent on this topic besides a reference to a few options for lead planner that would be consulted.

Next Meeting: scheduled for 11.28.2017 just after Thanksgiving. Will decide then if a December meeting is warranted.

HRC items: non-agenda mention of a property on W Fourth Street (brick, non-contributing apartment building) where application has been made to construct a single family residence of Craftsman / Bungalow style that would be more architecturally congruent with the neighborhood.

Spring Park: non-agenda mention by Keith Stone that he overheard some of the tree service bidders discussing how it would be cheaper and easier to just mass-remove trees rather than removing specific trees and leave others. Mark mentioned getting an email to the appropriate folks to be sure they arborists stuck to the cutting plan as previously designed.

Traffic Calming: non-agenda mention by Ben Wilson of recent incidents along West End Boulevard (800-900 block) between Glade and First, including intersection with Forsyth. The City did perform an evaluation of speed and traffic volume and reported back that it was not an issue. Mark encouraged Ben to compose and email citing the details and send it to Tonique McCullough (WS Department of Streets) and that the WEA would support any traffic calming measures in that area.