

**CORRYVILLE COMMUNITY COUNCIL/
CORRYVILLE REVITALIZATION COURT *SPECIAL MEETING* MINUTES
July, 22nd, 2008**

Meeting called to order at 6:10 pm.

Approval of Minutes: Approval of the June CCC minutes was postponed to the regularly scheduled August meeting.

Presentation of Anchor Properties' University Plaza Site:

Mike Ricke explained that Anchor Properties' option to purchase the Schottco property expires mid August, they have already invested \$100,000 in the project, and cannot justify investing more until they have assurance they are going in the right direction. He recapped that in Nov 2007, they presented a conceptual plan showing the vehicular reconnection of Vine to Short Vine. Due to the client space requirements, the plan proposed the vacation of Euclid between Corry and Taft, and the absorption of Auburn Triangle Park. In response to the communities' objection to the street closure and loss of green space, they presented a revised conceptual plan in June 2008. The revised plan is less disruptive to the community, works within the existing boundaries, but proposes a pedestrian vs. a vehicular reconnection. Mike introduced Clete Benken with Kinzelman Kline Gossman Urban Design Consultants, and Dave Ross with Cole Russell Architects to present a snapshot of where the plans are to date.

Clete explained when the 2005 Urban Renewal Plan was approved there was not a consensus about specific details of the plan, the streetcar was not on the radar, however it was agreed that redevelopment of the University Plaza site as the 'marketplace' zone was the top priority. Clete and Dave presented site plans, details, elevation renderings, and a 3D model of the Phase One conceptual plan. Their description noted the following:

The Jefferson/Taft gateway is envisioned as green space with an artistic landmark, both the traffic island at that intersection, and the traffic island at the Jefferson/Corry gateway may be eliminated. The Walgreen's store will sit at the corner of Jefferson/Corry, and will be screened with a wall to hide the drive-thru. The Corry/Vine intersection will be pedestrian friendly, with a decorative street pattern. A retail building is proposed to frame the western side of the corner, the tenant is not known. The Kroger store will frame the eastern side of the corner and its corner cutback may accommodate a sidewalk cafe. The front of the Kroger building will border the visual reconnection of Short Vine to Taft. There will be pedestrian links through the interior parking lot grid. The Kroger loading dock at the Corry/Euclid corner will be heavily screened with plants. The southeast corner of the Kroger building will be elevated to help screen a view of the roof from the Auburn/Taft intersection. Along Taft, the site allows for future development of retail space on top of a two level parking garage. A one way vehicular entrance off Taft is proposed.

Mike mentioned should Anchor Properties purchase the site it will no longer be called 'University Village'.

- Troy Brumley questioned what accommodations were being made for a bus stop, and taxi traffic.
- Dave Lockhorn questioned plans for the lighting and signage.

Mike said both issues were being explored, and a transit stop at the corner of Jefferson/Corry was being considered.

Charles Graves, Director of City Planning explained the plaza 'market place' is only one of four zones envisioned by the Urban Renewal Plan, which also includes 'entertainment', 'civic center', and 'hospitality' zones. He said development of the plaza site is challenging, but it is an important bookend to the approved redevelopment of the 3000 block of Short Vine. He summarized the City's concerns as follows:

- The Kroger's store is evolving nicely, though the City is pressing for a green roof.
- Transportation issues are central.
- The Walgreen's situation requires more work, and might be improved by a 90 degree rotation placing the entrance off Corry and the drive thru to the interior.

Charles explained that development in an Urban Renewal Plan overlay has the power of law, and the proposal is deviating enough to necessitate evaluation. He said the developers were going to have to decide if they would pursue 'planned development' designation, which requires more community involvement, or conventional zoning, which will necessitate application for variances and conditional uses.

- Mike said Anchor Properties had not prepared to discuss the issue at this meeting.

Charles said parking for this site, and all of Short Vine, needs to be addressed.

- Dan Plofchan was concerned about the architectural style of the buildings, especially the proposed Corry/Vine retail building, relative to the Italianate character of the buildings along Short Vine. He noted the architecture of the Stetson development has been praised for being contemporary, and at the same time looking old. He questioned the safety of the Kroger drive thru, positioned in an enclave on the south side of the building and potentially hidden under the future parking deck. He also suggested that accommodation for a 'streetcar only' reconnection from Vine to Short Vine should continue to be considered.

- Kay Weaks asked for clarification about whether the proposed Corry/Vine retail building were in Phase One or not, and the answer was unclear. She then expressed disappointment that despite all the recent suggestions for a more visionary site, as proposed by UVA/VCURC, UC, the City, and the community, the Phase One site is essentially two big box buildings and a surface parking lot.

- Beth Robinson said UC has expressed concern about the gateways, and they consider Walgreen's to be a work in progress but are hopeful the elevations can be bettered.

- Peter Dryer made an appeal for the proposal to include provision for a 'streetcar only' reconnection of Vine to Short Vine. He said he appreciates that the developer's numbers need to make sense, but having lived in Portland, questioned if they were accounting for the numbers with the streetcar reconnection.

- Nathan Ruggles echoed the appeal to make provision for a streetcar reconnection. His understanding from the City was that if the current Plaza proposal were approved, it might jeopardize a streetcar route through Corryville.

- Monte Chesko explained that Kroger's is going to be seventy-five percent invested in the plaza site. He acknowledged the company does not have extensive experience in urban development, and they are aware the current store and plaza are antiquated. However he stressed redevelopment is market driven, their projections simply do not indicate greatly increased sales, and it would be foolishly bullish to do expect to do better than the expectations. He said if there were a viable option for the streetcar to come through the Plaza, they would be open to consider it.

- Tony Brown explained the initial streetcar proposal only made a Downtown loop to Findley Market, but at the insistence of the Uptown Consortium and UC, an Uptown loop is now being considered in the initial phase.

- Dan Schimberg said it was unfair to require the developers to make provisions for a streetcar system, with unspecified routes, yet to be funded, and years off. He moved the CCC support the development as presented by Anchor Properties, with the contingency they work closely with the City, UC, and the community on concerns. The motion passed with fourteen in favor, and two opposed.

Neighborhood Support Program (NSP) Proposal

Peter Dryer presented an NSP proposal totaling \$2,900, which would be used to pay for materials and services for the following projects: 1. Beautification of the Burnet and Taft gateway with new landscaping, repainting the sign, and installation of a solar powered sign light. 2. Completion of the University and Burnet gateway restoration, repainting the sign, and installation of a solar powered sign light. 3. Improvements to the landscaping at the Corryville Recreation Center. The proposal was approved unanimously.

Meeting adjourned at 8:00 pm.

As recorded by Kay Weaks