

6/27/15 7:00pm Gary-Atkins Neighborhood Association Meeting

Minutes from the last meeting were read and the following correction was accepted:

Tom McNabb would not build a sidewalk as part of his plan but, rather, develop far enough back from Gary St. to allow the City of Columbia to, at some time, build a sidewalk in front of his property, if desired, and that would additionally probably extend the length of Gary St.

Points from this meeting:

Peter announced his plan for this meeting would be to spend 15 minutes on each of four areas from the Discussion Draft. A member of the group would volunteer to head a sub-committee for each point and write up a plan to present to the Neighborhood Association at the next meeting.

The following points and summary of discussion on each area are as follows:

1. Overall: headed by Howard Fenster - To present an overarching theme and tone to address the overall vision for our neighborhood.
2. Tom McNabb's new development: headed by Tom McNabb and Claire Garden - To specify Tom's intention of his development while being sensitive to the desire's of the neighborhood.
 - Will want to maintain the R3 zoning, building three story housing that includes an elevator and is handicapped accessible
 - Will want to market to graduate students, young professionals and senior citizens with a strong history of responsible payments and to avoid section 8 housing or young families
 - May have a mixture of 2-3 bedroom apartments
 - Tom would like to research what percentage of green / open space is required by the city before agreeing to the 30% listed in the current Discussion Draft. The point was made that 30% may be what the City requires as Steve MacIntyre, from the city, drew up the Discussion Draft.
 - Questions about amenities and building materials were brought to Tom's attention and he didn't have a clear answer for what he would like yet. He did mention wanting to avoid doing a mansard roof similar to the current Montmartre apartments due to maintenance issues he has experienced.
3. Possibility of down zoning : headed by Tara Frearson and Evan Prost: To collect areas where 5 or more houses in a row would agree to down zone from R2 to R1.
4. Drane's property: It was determined that John Drane and Tara Frearson, along with a few neighbors close to the Drane's property, would need to have a working sub-committee to discuss areas of concern in upzoning that property to allow for commercial businesses. Tara would like to keep the zoning as it is now. Tara also expressed concerns that she used to have a wall of vegetation that provided privacy, which has now been cleared. She mentioned the neighbors on the west side of Clinkscales have expressed concern that they would have to look at a business instead of homes across their street. The Neighborhood Association would like to support both parties in sharing their concerns and may help with mediation if desired.

Each sub-committee will propose a plan on each of these four areas to discuss at the next neighborhood meeting which is Tuesday, September 10th at 7:00pm at 1400 Gary Street.

Meeting adjourned 8:00 pm