

Community Rezoning Meeting Notes – Petition 2008-071

I. Attendance

The following persons attended the community meeting held at 6:00 p.m. on April 30th at 1212 The Plaza, which abuts the site. The sign-in sheet is attached:

- (1) Linda Ostrow – abutting property owner.
- (2) Tim Griffin – neighborhood association president.
- (3) Neil Griffin – community resident.
- (4) Mansour Edlin – community resident.
- (5) Patrick Deely – community resident and project real estate agent.
- (6) Bobby Drakeford – developer representative
- (7) Jim Wood – developer representative

II. Meeting Agenda

The Drakeford Company welcomed everyone and thanked them for their interest.

The attached agenda was followed and the ensuing discussion is outlined below:

Project Overview / Schedule

TDC explained that the project is being built in accordance to approved plans and that rezoning approval will not lead to material changes nor will denial halt construction. TDC passed out the attached rezoning schedule and stated that the projected is scheduled to be completed in the fall.

A building elevation and the current and proposed site plans were reviewed.

Project Specifics

TDC explained that the requested zoning will alleviate the required 16 foot sidewalk that is required in the PEDSCAPE overlay district. By eliminating this requirement, TDC would also avoid the installation of the irrigated tree basis in the sidewalk and recover 8 feet of green space between the sidewalk and the street curb.

Questions & Answers

Question: Will the existing trees remain?

Answer: The City has determined that the two existing trees must be replaced.

Question: What type of trees will be installed?

Answer: The plans show the installation of four, three inch caliper pin oaks.

Question: Will TDC install the type of trees that are currently on the street?

Answer: If approved by the City, yes.

Question: Will you install more or larger trees?

Answer: TDC will install what is in the plans.

Question: How will the 16 foot sidewalk merge with the current 8 foot sidewalks?

Answer: To the east of the project, the entire front yard is a parking area so the project will only have to tie into the grade. To the west, sidewalk will have to merge into the existing sidewalk off site.

Question: Will there be on street parking?

Answer: No additional parking spaces will be added along the street.

Question: What type of sidewalks be installed in Morningside Village?

Answer: Not certain, but the 16 foot width is usually only required in UMUD, MUDD, and PED. Morningside is probably a M-X zoning.

Question: How much lighting will be along the street or on the project?

Answer: The City will determine how much lighting is required. TDC will explore adding lights on the side of the buildings.

Question: What type of lights will be installed if required by the City? Will they be consistent with Morningside?

Answer: TDC will consider this request.

Question: How will the proposed Commonwealth / The Plaza / Thomas St. neighborhood streetscape improvement project affect parking on McClintock St?

Answer: TDC does not have any knowledge on this.

Other questions were asked about the construction of the project. The above summary includes are discussion related to the rezoning.



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**Queens Art Gallery 1212 The Plaza
6:00 p.m. – 04/30/08**

- I. Introductions

- II. Project Overview / Schedule

- III. Project Specifics

- IV. Questions & Answers

- V. Rezoning Schedule

