

Minutes
PLANNING COMMISSION REGULAR DOCKET
TUESDAY, August 8, 2017 – 5:30 P.M.
CITY COUNCIL CHAMBERS
NDS Conference Room

I. Commission Work Session (Agenda discussion(s))

Beginning: 4:30 p.m.

Location: City Hall, 2nd Floor, NDS Conference

Members Present: Chairman Kurt Keesecker Vice-Chair; Lisa Green, Commissioners Jody Lahendro, Genevieve Keller, Taneaia Dowell, and John Santoski

Members Absent: Corey Clayborne

Chair Keesecker called the meeting to order at 4:50pm and provided a review of the agenda. Introduction was made of Andrew Gore who was attending for the attorney's office. It was noted that no formal hearings would occur this evening but public comment would be received as part of the presentations.

Commissioners began talking about next steps with the comprehensive plan process. There are Stage 2 meetings still underway and the commission will need to take data received to this point to develop scenarios by October 2017 in order to hold meetings to gather input on the information. Commissioners plan to bring calendars to the August 22 work session to plan times to develop the scenarios. Staff will provide data compiled for review.

II. Commission Regular Meeting

Beginning: 5:30 p.m.

Location: City Hall, 2nd Floor, Council Chambers

Members Present: Chairman Kurt Keesecker Vice-Chair; Lisa Green, Commissioners Jody Lahendro, Genevieve Keller, Taneaia Dowell, and John Santoski

Members Absent: Corey Clayborne

Staff: Missy Creasy, Carolyn McCray, Mr. Andrew Gore, Brennan Duncan, Assistant City Attorney, Jeanette Janiczek, Heather Newmyer, Mary Joy Scala

Call to Order: The meeting was called to order by Chairman Keesecker at 5:30 pm

A. COMMISSIONERS' REPORTS

Commissioner Lahendro: reported that he forgot to prepare his notes for the meeting. He did attend two meetings, the PACC and the Tree Commission.

Commissioner Keller: reported attending the monthly PLACE meeting and we had a lot of fun because Chair Keesecker attended and the PLACE members were able to go through the exercises we had participated in during phase I at the various community meetings. Everyone enjoyed having input into the process. Our next meeting will be this Thursday in the NDS conference room. She also attended the monthly meeting of the TJPDC which was held in Greene County. The supervisors were very nice in hosting us. We had a very informative presentation by David Blount on special tax districts.

Commissioner Dowell: reported she participated in the step two outreach as part of our Comprehensive Plan review on July 15th at Fridays After Five. She said she really enjoyed getting to know people in the community.

Commissioner Green: reported on the Citizens Transportation Advisory Committee meeting at the Thomas Jefferson Planning District Commission on July 19th. She said there was a discussion about the long range transportation plan update. It moves forward in conjunction with our Comprehensive Plan. There are some videos you can see to go in and learn about transportation planning 101. Go to the TJPDC page to find those videos which are quite interesting. We also had a quick update on the I-64 Corridor Study as well as the Hydraulic Hillsdale small area plan. Our next meeting will be September 20, 2017 at 7:00 PM.

Commissioner Santoski: reported the Belmont Bridge steering committee meeting is August 16th, 6:00 pm at City Space.

B. CHAIR'S REPORT: Kurt Keesecker reported that he attended the PLACE meeting and we got some good feedback from that meeting. From that discussion was the beginning of an idea that was discussed informally between Ms. Keller and Chair Keesecker before the PLACE meeting. Would there be an opportunity to align some of the course work at the University in the Planning Department, student work or undergraduate studio classes to align with some of the efforts in the city or would there be any groups in the city that would be interested in cooperating or working with those groups to have more research done or to explore ideas or look at best practices or answer some questions that we may want to have answered other ways to do community engagement. In the PLACE meeting we talked about other ways to do community engagement including using social media and other tools that were temporary installations and pilot programs which the city has done at different times in the past and are consistently doing. We had a conversation with staff to see if there would there be a way to cooperate. He said it is fair to say the timing of the student efforts and our Comprehensive Plan efforts doesn't align. We are moving on a fairly quick track and their classes won't really mature until some of our deadlines have arisen. Similar to what other design schools or other planning schools do in their communities, they set up these long term studies that may continue on for multiple years, so we've ask the professor to prepare a proposal that at some point when they are ready to show it to us we will all get to talk about it together with their ideas to find out if we would still be interested entering it in an agreement like that. It would be a research wing and there has only been one conversation with the professors so the ball is in their court to talk about how that would work. He suggested that we would not be the only body interested in their efforts. He said maybe the PLACE committee and TJPDC have expressed some interest as well so that is where that sits. The Hydraulic and 29 Steering Committee work is ongoing for the small areas plan with the TJPDC and VDOT and the County. It has been super interesting. We have had one meeting since the last planning commission meeting and that was a follow-up charrette presentation. The consultant spent the summer developing materials which we will be reviewing on August 10, 2017. It's that time of year where we need to think about new leadership on the Planning Commission. He spoke with former chairs, John Santoski and Gennie Keller. They have both graciously agreed to be on the nominating committee and in September they will present to us nominations for chair and vice chair for the next year.

C. DEPARTMENT OF NDS - Missy Creasy reported she will be sending out notice for the regular work session on August 22nd. We were hoping to have a joint City County Commission meeting on the Hydraulic 29 study but could not be scheduled in such a short timeframe. Basically both commissions are going to be invited to attend a meeting and provide some feedback. There will be some materials to review and if you are able to attend, it will be the 24th at 2:00 pm. There is another opportunity they were hoping to get us but it is our regular meeting night and it is the same night that Albemarle will be meeting as well so she is not sure if we're going to be given another date, or if they are going to try to come to our meeting and talk to us. She said that project is on a pretty fast track and

they are trying to meet deadlines. They also stream these meetings online so if you are unable to physically get there that is another opportunity but hopefully we will have some representation. It will be held at the Virginia Transportation Center on Thursday the 24th of August at 2:00 pm.

We have an opportunity to meet with the Housing Advisory Committee on August 16th at noon for a lunch meeting. This meeting is to further discuss the housing advisory recommendations that came from the RCLCo study and to get into a little more depth on items that are more zoning and land use related. We are giving out materials you can review in advance of that and hopefully it will be a good discussion. On the 22nd is our regular work session, where we have scheduled to have a discussion on CIP priorities as well as we have Mike Stoneking coming back to talk to us about some of the height definition questions that came out of the last meeting. Hopefully we will get to some conclusion with that which will allow you to focus more on scenario planning which is going to be the September and October focus. We also have a full agenda coming in September as we have a lot of activity going on from a building standpoint. We are in the middle of the Phase 2 community engagement process from the Comprehensive Plan. Last week she was out there with Corey, Zack, and Matt at the Michie Market awesome experience, meet a lot of cool people and learned a lot from our neighbors who live off Michie Drive. Also, this weekend we had folks at the Westhaven Days event. This week our event is tomorrow night called Love the Court located in the Friendship Court green space. Our final event will be on August 19th, which is the Back to School Bash at the Pavilion. If you are not able to attend any of these activities, and be a part of the Comprehensive Plan that way, you can access these surveys on line at charlottesville.org, click on Comprehensive Plan, take a quick survey and provide some input that way.

a. MATTERS TO BE PRESENTED BY THE PUBLIC NOT ON THE FORMAL AGENDA

CONSENT AGENDA

(Items removed from the consent agenda will be considered at the end of the regular agenda)

1. Minutes - July 11, 2017 – Pre meeting and Regular meeting
2. Minutes - May 23, 2017 – Work Session

Motion by Commissioner Keller, Seconded by Commissioner Lahendro to approve the Consent Agenda, motion passes 6-0.

II. JOINT MEETING OF COMMISSION/ COUNCIL

Beginning: 6:00 p.m. Continuing: until all public hearings are completed

Format:

Staff Report, (ii) Applicant, (iii) Hearing – Bruce Hedrick/Harriet Kaplan

1. **ZM17-00001 – 1021, 1023 and 1025 Park Street Planned Unit Development (PUD) Rezoning**
The formal public hearing had been scheduled for Tuesday but was postponed until September due to an advertising error.

The Monticello Area Community Action Agency and Roanoke-based New Millennium Senior Living Communities are seeking a rezoning of three properties on Park Street from single-family residential to planned unit development zoning, which can allow for commercial and residential uses.

The project would include 150 senior living units inside of a five-story building that would be built where MACAA currently operates. The poverty-fighting nonprofit would move into the historic Stone House that would be renovated for office use.

Commissioner Dowell recused herself from this discussion and left the room.

Heather Newmyer, City Planner, said the project would help meet the city's need for facilities to serve an aging population. However, she said she could not recommend the rezoning as currently proposed because of several concerns, including the density, mass and scaling. Staff finds the proposed density is not consistent with the city's future land use map, and adding that she also has concerns about the massing and scale of the project. She said the proposal would increase pedestrian connectivity to Rock Hill Gardens, create as many as 85 new jobs and provide additional housing for the area's aging population. Overall, staff finds the proposed PUD Development Plan provides a unique for intergenerational and sustains MACAA and many of its programs.

Kurt Wassenaar, the architect for the project, said staff has been very clear about trying to make sure the project conforms to city rules. He noted that the application had twice been rejected by staff because it was incomplete. He said there has been a very diligent effort by staff to pin us down. MACAA was very specific that they have been in this community for 50 years. They're facing some very serious financial problems and we were engaged to explore what they could do with the one asset they have to ensure their future. The proposal is billed as an "intergenerational campus" that would allow for seniors to interact with young children in MACAA's Head Start program.

Bruce Hedrick of New Millennium said our challenge is always getting kids to the building, and imagine the possibilities if they can walk from next door. He said the average age of residents in his company's facilities is in the low to mid-80s. He said the average monthly rent would be between \$3,500 and \$4,200 a month, including meals, housekeeping and transportation. In response to questions from commissioners, he said Medicaid is not accepted meaning low-income seniors likely would not be able to afford to live there.

Public Comments

Sue Lewis: Emerson Street, said the facility might allow more people to retire within city limits rather than moving to facilities in Albemarle County, such as Westminster-Canterbury of the Blue Ridge. She said she's been screaming for years about the lack of independent senior living in the city, and have so many friends who have left the city reluctantly because they couldn't find a living opportunity in the city.

Jean Hyatt: I am on the Board of Preservation Piedmont, which is our local historic preservation organization. I live at 1534 Rugby Avenue. We would like to commend MACAA, New Millennium Senior Living Communities, and Kurt Wassenaar of Wassenaar & Winkler Architects for their plans to preserve the Stone House of Park Street, as well as preserve open space of the site, which included the historic Rock Hill Gardens. We feel that the preservation of historic landscapes as well as buildings contributes to our understanding of our City's unique history and our citizens' sense of place. We would like to urge Mr. Wassenaar and the property owners to also recognize and honor the importance of the historic circle drive and the boxwoods along the drive. We hope that the circle drive and the boxwoods that link to the historic Rock Hill Gardens can be saved and maintained. This will add to the story of the gardens and will be a wonderful part of the future connections to the trails, Schenks Branch and McIntire Park. We note that the City staff is concerned with the proposed senior living

building design not being harmonious with the surrounding residential neighborhood due to the building's proposed massing, scale and density below 75 feet and reduced numbers of levels. Neighbors are very concerned about this project and we hope that Mr. Wassenaar and the owners consider a reduced sized senior living center that does not overwhelm the adjacent neighborhood. A thoughtful question for the City staff to ask of any developer or builder considering a new project in our established neighborhoods would be. Would you or your family and friends appreciate living next to the building that you are constructing?

Cassandra Barnett: 608 Lines Ave: Her main concern is the traffic, stress, anger, the unhappy drivers and the unpleasant experience of going downtown or being downtown. She said she lives downtown and works downtown and sees a lot of tension and a lot of unhappy drivers than she has in the past. She has lived there for 17 years. She has a small complaint about the use of the word restore regarding the stone house. She said she spent a lot of time in that house because she tutored the families' daughter. That house is immaculate. It is unclear and dishonest to suggest that this development is restoring something in need of restoration and giving a benefit to the city. That house is immaculate and since it's been sold the yard is in desperate need of being taken care of. Intergenerational sounds lovely and sounds great. Her kids went to Montessori school in the JABA building there were lovely moments, when they would practice grace, courtesy and shaking hands, and say my name is but truly to get that working a lot the staff at the senior place and the staff at the school they have to really get along, it was a here and there thing but doesn't think it's that significant.

Elise Cruz My name is Elise Cruz and I am the Senior Program Director at MACAA. I am also a trained urban planner and currently serve as chair to the City's Parks and Recreation Advisory Board. I'd like to briefly share with you how I see this project benefiting the community. This project will help continue the work that MACAA does to education and empower our area's lowest income citizens through our programs that don't just address the conditions of poverty, but the causes themselves. This project will provide a unique partnership for seniors, children, and neighborhood families to interact and learn from each other. And this project will add to Charlottesville's tax base while creating minimal impact on traffic at peak hours, improving the Park St/Davis intersection, creating access to historic gardens on the site, generating jobs for employees of New Millennium (some of which would be a great fit for the adults who MACAA works with), providing senior housing, putting little strain on City infrastructure like schools and police officers, and building an assisted living facility which has been thoughtfully designed to be nearly invisible from Park Street. As a former city planner and engaged citizen, I know firsthand how difficult is it to come by a development plan with a conscientious investor and a proposal that complements surrounding neighborhoods and existing city programs and infrastructure. I feel grateful that tonight you are presented with a PUD that does just that. No project is perfect and this one is not without its challenges and opponents. I am confident that together with MACAA, New Millennium, and engaged neighbors, the City will be able to consider the merits of this intergenerational campus. Change is inevitable, especially for MACAA, where our building is crumbling around us and making it difficult to do our important work for the community. In time, it is likely that our site will be developed and its use will change, but MACAA may not survive or be able to continue serving our City's most vulnerable in the meantime. I ask you to consider approving the PUD and envision this intergenerational campus as the next chapter in the history of 1021, 1023, and 1025 Park Street.

Barbara Smith currently serves as MACAA Head Start Assistant Director. MACAA's plan to bring an intergenerational campus to Charlottesville is part of a prime opportunity to strengthen aging services and to ensure further that the Charlottesville community meets the diverse needs of our growing older population. We all know that Charlottesville was recently deemed as the best place to live in America, I say really? Improvement of older adults will multiple human resources by engaging older adults as

volunteers promoting the transmission of cultural traditions and values from older to younger generation. Many of our head start students need the love, care and compassion and attention the older adults can offer as a support to what the teachers offer in a classroom setting. The benefits to the children with any new relationship, we know there is the ecstasy stage, the honeymoon, we know when things settle with a common focus for our children this is a win win. Our children will benefit because there will be increase in self-esteem and self-worth, improved behavior in the classroom. Increased involvement in school work, reading scores, appreciation for older people and an enhance sense of belonging in their community. Yes Charlottesville is a beautiful place to live but that beauty is often massed by some of the ills that we face. MACAA is showing our students a whole new world and a desire to expand their vision by including other healthy and safe older adults into the learning environment. The African proverbs that it takes a village to raise a child, it still rings true. None of us in this room got where we are today by ourselves and incorporating others to nourish the seeds that's planted by MACAA head start is vital to the productive growth of the next generation. At MACAA we not simply goal oriented we are growth oriented. We are expecting greater for those in need in our community.

Maureen Dean 606 Lyons Court: said she is a 4th generation of Charlottesville and she has seen the growth of Charlottesville, the good and the bad and the ugly and sometimes the sad. She thinks MACAA is an asset to the community. Is this an appropriate development for that site? Her main concern is the traffic on Park Street, before the parkway and afterwards and the parkway has made a tremendous difference to what she feels is the safety of the neighborhood. It concerns her that a project of this size and scope would defeat a lot of the positive things that was accomplished through that. She said this feels like an awfully large project for that property, and she is very familiar with Charlottesville and that property and has always lived downtown. She has a 92 year old mother who lives at University Village which is a retirement condo facility in Charlottesville. She said her mother doesn't drive anymore because she doesn't let her, but when she walks through the parking lot there is not a car there that doesn't have both ends torn up and she has witnessed one lady who has replaced her car 3 times in 3 years. She said these people do drive that live in these assistant living facilities and my mother biggest complaint is that she can't drive anymore. They even have a chauffeur that will take them anywhere they want to go, but they like the freedom to drive when they want too. She said a lot of our retirees leave Charlottesville because it is so expensive. The prices he quoted were pretty much in line with everyone in Charlottesville.

Lane Bonner said he is moving to the corner of 2nd and Nelson Street, he said for 18 years he has helped MACAA. He is a real estate broker. He said in 2012 a real estate broker Mike Toms drew plans for a housing project and submitted plans to the city that was not an official application. It came back to the neighborhood; and the neighborhood said they didn't want traffic, they wanted market rate housing. He said market rate housing is not what MACAA does. They are going to do low income, affordable rate housing. A by-right housing development does not have to improve Park Street like these people have re-aligned Davis Avenue. In the 2012 meeting these people have addressed those neighborhood concerns. The senior housing development on the MACAA campus doesn't work. He thinks MACAA will probably sell the land to a by-right housing developer that at least fulfills initiatives that MACAA supports. If this senior housing development campus does not work, nothing really works for MACAA. They have looked for 18 years and cannot find place to live, they can own and do what they want to do. These are the forgotten people that no one wants to talk about.

Eric Kaplan 606 Watson Avenue, lives across the street from MACAA and he would be honored to live across from this new development. This is a site that has been in public service for 57 years. It was Rock Hill Academy, Heritage Christian, YMCA and MACAA. The way we need to honor the tradition of this site is to continue it in public service. If we shoved houses in there we would be changing the

character of the neighborhood. He said we do need senior housing as Sue Lewis so eloquently spoke to. This senior housing facility will let people do it for a lot less than they can on their own. This facility is very cost effective. He has observed several of his neighbors have had to move away. We all need to be thinking about where we are going when we get old. Like it or not we are all getting there.

Phil Schrodt 703 Wilder Drive, said everybody wants MACAA to succeed, and the issue is whether we can have that success without changing the neighborhood. We're a residential, mature neighborhood and an excellent area for residential development. Let's have MACAA succeed without a five-story building that's going to be sitting there forever.

Constance Johnson 631 Davis Avenue: she said she didn't get much notice about this and is concerned about the notice that was given to the neighborhood. We were told this was the last chance for us to have input and we learned about this 3 weeks ago. She is concerned about the property that is next to the stone house. It is also a historic property and does that make a difference in the determination. MACAA has been a wonderful neighbor and she really wants them to survive.

Mark Kavitt: 400 Altamont Street, said he has looked at the traffic carefully. The historic rock wall will it be disturbed. Who is the target market that have been mentioned and will there be active management on the property overseeing the apartment part of it. He works at Blue Ridge Pace; and he is speaking on his own behalf. He said there is a strong need for real affordable housing for seniors and disabled individuals in this market. We have people that live 30 and 40 miles away with health issues. They live out that far because that is where they can find an affordable place to live. In the Blue Ridge Pace program, everyone is on Medicaid or Medicare and there is a program designed to keep people in their home and skilled care in their homes. This is a very accomplished program but the biggest problem is affordable housing for seniors. The figure we heard a little while ago, many seniors can't afford anything like that.

Kathleen Free: 1007 Park Street said she lives dead on right in front of the thing. She said we have a great community. She lives independently and it is a nightmare thinking about this project. She does wonder about the intergenerational campus and who is going to be able to be with children. She has a limited understand of dementia, Alzheimer's and also people that are still on the go and are independent and may not be that interested in spending time with preschoolers. She said the thing is gigantic and it feels like it would slide down the hill. She said it is hard to imagine that that site could support something that big. She doesn't have a problem with the idea, but the traffic. She says it has now become a nonexistence problem since the parkway, it allows people to drive 45 or 55 miles an hour down Park Street and when you come to the MACAA from downtown it is a blind curve - 3-4 houses cannot see what is coming. She is not exaggerating when she says even huge trucks are speeding.

Cecilia Miles: This project is unclear in scope and it is not specific on the impact that it will have on the traffic. She is a bicyclist and the bike lane is supposed to be a high priority and there is no way you can add a bike lane but can add 400 more trips a day. She said peak hours are irrelevant because people don't work 9-5 now because most people she knows freelance and work from home. She said her mother drove until she went into assistant living. She said her mother is 93 and she still drives. She agrees with the re-model of the stone house. She said you are trying to phase out PUD's so stop it now.

Commissioner John Santoski said we're talking about a five-story building going into a residential neighborhood and is that what we want to do in that neighborhood?

Charlottesville’s Comprehensive Plan calls for low-density residential at the property, which means as many as 15 dwelling units per acre. The senior living building would be at a density of 16 units per acre, just outside the range.

Commissioner Santoski: was concerned that the applicants are seeking the PUD rezoning, which allows for a site-specific zoning district to be created. That approach has been used for several projects across the city, including the controversial William Taylor Plaza. He said a lot of people know I’m not a fan of the PUD because a lot of developers have done an end-run around them. I want to make sure there isn’t something buried in here that someone else could do or something different.

Commissioner Lahendro: said he could support the project. He said the scale of the building would be most visible from the U.S. 250 Bypass and not Park Street. I would expect large buildings along a road like that,” Lahendro said, pointing out the Covenant School visible near the John W. Warner Parkway interchange. “I’m also giving in to the need for the city to grow.”

Commissioner Green: said we need affordable housing for everyone.

Commissioner Lahendro: said development of single-family homes by-right on the site would not be affordable, either.

Commissioner Santoski: said the city could work with MACAA to purchase the site to build affordable housing units and here’s a perfect opportunity for the city to meet one of its goals.

Commissioner Keller: said she was skeptical of the proposal and thought it should have come through one of the existing zoning categories rather than the PUD. She also saw nothing special about the senior living home. We’ve got a chain store nursery home here, and I’m sure there are innovative models for the elderly but I’m not seeing that here.

Ms. Creasy: noted we’re hopeful the feedback you give to them this evening will help them shape their project.

2. **CP17 - 00001 -Belmont Bridge Concepts**- Pursuant to Virginia Code section 15.2-2232, the Planning Commission will review the proposed Belmont Bridge Replacement concept, located on 9th Street between Market Street and Garrett Street / Levy Avenue in the City of Charlottesville, to determine if the general character and extent of the proposed improvements are substantially in accord with the City’s adopted Comprehensive Plan or part thereof. The Planning Commission shall communicate its findings to the Charlottesville City Council, with written reasons for its approval or disapproval. The conceptual design concepts of the proposed improvements may be examined at the Department of Neighborhood Development Services, 610 East Market Street Charlottesville, Virginia, and Monday –Friday between the hours of 8:00 a.m. at 5:00 p.m.
Insert Belmont Bridge Replacement

Sal Musarra, project manager with Kimley-Horn provided an overview of the project.

Public Comment

Steve Huff of Lyman Street said nobody is going to use it (a pedestrian tunnel) because we have a homeless issue in that area. We have a drug issue in that area. You can’t make that safe enough unless you make it gigantic enough to drive vehicles through it.”

Mr. Tim Freilich of Lyman Avenue said he hopes that the left turn from Graves Street will be kept and anybody who wants to go left onto Avon Street from Graves Street will end up instead circling around Goodman, Graves and going all the way to get out. You'll have a lot more traffic going around the neighborhood streets.

Julia Williams, 751 Belmont Avenue, said she is thrilled and it is just great. She said she could not follow the presentation and in future presentations, engage the public more and in the design. Please use a pointer when pointing out certain spots so we can follow. She wants to see more enhancements when you go to the public, maybe a 3-D model would really help the public to understand.

Doug Ross, 800 Rockland Avenue, is speaking for pedestrians, and he is speaking for the safety of drivers. He said he owns a car but coming from Belmont to downtown he walks. When he reaches that particular area he often doesn't feel safe, particularly of cars south-bound turning left. He hopes there is something everybody can do to make everybody happy and safe.

Erin Hannigan 708 Stonehenge Avenue, the neighborhood association did a survey in the past calendar year and the number one priority for the neighborhood is pedestrian connectivity through the neighborhood. She suggests that we all would be in favor of both a crosswalk and the underpass providing more pedestrian connectivity. A second topic is parking and traffic in the neighborhood. The changes that are being proposed with the turn in and out of Graves onto Monticello Road and potentially taking away on street parking, the Monticello road residences will cause further problems in our neighborhoods related to all of that parking being displaced. It's looking great so far.

Lena Seville: 808 Altavista Avenue, spoke about the above grade crossing which was put in when both sidewalks were functional and people walked across so opening up the other side of the sidewalk is not likely to solve the crossing problem. She wanted to remind you that the public input was over whelming in favor of keeping the above grade crossing. There is a lot to be put in place and a lot to do with crossing the street going downhill to go back uphill. She would argue that taking away that above grade crossing takes away some ADA mobility because if every other option includes stairs, the people who need ADA would have to go further out of their way. A lot of people have said that pedestrians should just go to the light to cross the street and for most people it is not intuitive to go that way. She went that way recently and it took her about 15 seconds to cross Avon Street and the Belmont Street. If she goes to the light it is a 3 minute cycle of the light being red, from yellow to red to pause to then let her cross. She said people want to be kept from the traffic and she likes being in a visible space and does not like to be in a place where out of sight does not feel very safe after dark.

Sal Musarra, project manager with Kimley-Horn: said we began work on this project in January after signing a \$1.98 million contract with the city to design a replacement for the current bridge, which was built in the early 1960s. The goal is for City Council to approve a design in the fall so work can begin on construction documents. We really focused on the fact that we have a deteriorating bridge, we need to improve bicycle accommodations and we need to generally enhance aesthetics in the corridor.

Jeanette Janiczek, the manager of the city's urban construction, said we've been told by City Council that they've provided quite a bit of local funding, got a lot of federal and state funding. We need to fit the project within the budget that we currently have.

Mr. Musarra said there is a large cost implication because we have to impact the structural wall that is there today to hold up the pavilion.

Commissioner Keller: said the bridge that we have now, that I have hated for more than 50 years, was designed to move cars and not people, and added that motorists will adjust to the new design over time.

Commissioner Santoski had concerns with the Buckingham Branch Railroad and CSX and will they be required to have a fence to stop pedestrians from dropping items onto the rails.

Mr. Muysarra said we have designed the bridge with such a fence, should the railroad decide one is necessary.

Commissioner Santoski said lot of our discussion was about how we move traffic, how do we move pedestrians and bikes and how do we do it effectively and efficiently all the way between East High Street all the way to Monticello Avenue. There was a long discussion about the parking that exists underneath the Belmont Bridge and what happens to those spaces.

Mr. Musarra said the plan currently eliminates around 30 spaces to stay within the project's budget. He said the city will have other opportunities to work with nearby landowners for shared parking and that new spaces could be built as part of redevelopment. Mr. Musarra said we also are moving towards a community where there are fewer cars and fewer demands for parking. We do think a more global look at parking is the solution to a short-term loss of inventory. There are several open questions about the project, including whether a mid-block crossing at Graves Street should be retained. The design calls for a pedestrian underpass to be built beneath the southern approach to the bridge. The concept today is to use the underpass to go east and west to avoid the vehicular conflict. However, the mid-block crossing is still shown in the plan despite engineers' concerns. It is a condition we believe is fairly unsafe. The turning moment can create some traffic congestion. For vehicles trying to make that left turn during peak hours it is very challenging and maybe a little bit dangerous.

3. Entrance Corridor Review Board – Review of Solar Energy Systems Ordinances Recommendation

In staff's opinion, the new solar text amendments would result in no change to the way Entrance Corridor reviews are currently conducted. In addition, because Entrance Corridor reviews exclude one- and two-family dwellings, the potential for a significantly incompatible SES installation in an Entrance Corridor is minimal.

The Entrance Corridor Guidelines contain ten Design Principles, including:
Screen Incompatible Uses and Appurtenances:

Screen from adjacent properties and public view those uses and appurtenances whose visibility may be incompatible with the overall character and quality of the corridor, such as: parking lots, outdoor storage and loading areas, refuse areas, mechanical and communication equipment, Where feasible, relegate parking behind buildings. It is not the intent to require screening for utilitarian designs that are attractive, and/or purposeful.

There is no specific language in the guidelines regarding solar energy systems. When the Guidelines are next updated, language should be added to encourage SES systems and to recommend practices for their placement along Entrance Corridors.

The Board of Architectural Review discussed SES at their July 18, 2017 meeting and recommended the following:

- In general, the BAR wants to encourage solar energy systems but still wants to review them as they have been doing.
- In historic conservation districts, ordinance changes are needed in order to continue to review solar panels that are visible additions to a building. They are clearly additions to the historic fabric.
- In ADC districts it is unclear whether the BAR can continue to review freestanding solar structures that are too small to require a building permit. Ordinance changes may be necessary for the BAR to continue to be able to review them.
- The BAR wanted to alert the Planning Commission that, everywhere, not only in historic districts, a 15-ft solar structure (for instance on a parking garage) could cover the entire rooftop of a building which would change the massing. They did not know if that would be an issue.
Under Sec 34-1101 a (2) it was suggested that “in aggregate” be added to the text so it would not be interpreted that each type of item could, by itself, cover 25% of the roof.

Commissioner Keller moved to recommend that no revisions be made to the ordinance and the entrance corridor review process of the BAR stand approved, Seconded by **Commissioner Lahendro**, motion passes 6-0.

Motion to adjourn 9:50 by **Commissioner Keller**, Seconded by **Commissioner Santoski**, motion passes 6-0.