

Council of Neighborhood Association (CONA) Meeting Minutes

April 9, 2019, 7:00 pm

Present: John Kennedy, Spicewood; Peter Dorfman, Near West Side; Tim Mueller, Elm Heights, Steven Layman, Arden Place; Don Granbois, Covenanter; Ralf Shaw, Blue Ridge; Paul Ash, Mc Doel; Elizabeth Cox-Ash, Mc Doel; Jan Sorby, Bryan Park; Jon Lawrence, Bryan Park; Tom Schafer, Park Ridge East; Judy Berkshire, Eastside; Marc Cornett, Bryan Park; and Cynthia Bretheim, Prospect Hill, Martha Harsau: Elm Heights, Linda Stewart; Bryan Park, David Stewart; Bryan Park, John Kruschke; Eastside, Rima Hanania; Eastside, Dave Ebeling; Arden Place, Susan Catt; Blue Ridge, Elsbeth Thibes; Arden Place, Sandi Clothier; Near West Side, Chris Sturbaum; Prospect Hill.

Secretary's Report: President John Kennedy asked for approval of the secretary's report from the March 2019 meeting.

- Jon Lawrence moved to accept with one edit, Paul Ash 2nd.
- The minutes passed by voice vote unanimously.

Treasurer's Report: Secretary Elizabeth Cox-Ash reported that CONA made .70 in interest over the past month.

Announcements: None

Transportation Plan Discussion: John Kennedy reported that the committee met and asked Jon Lawrence to submit amendments to the Transportation Plan before the deadline.

Jon briefly reviewed the amendments and ask if there were any other concerns to send them to the committee in a timely way and he will circulate among the committee. He stated that the amendments were very confusing because the pagination was messed up, with one or more of the same numbers on different pages. Points to stress were:

- Changes must be sensitive to existing context that works for neighborhoods
- Pedestrian safety should be prior Tories over all modes of transportation.
- Clarify language about complete streets
- Clarify what applies to new streets and what to existing streets

Marc cautioned to be careful that an existing bad street aren't protected from becoming a better street. Walnut was used as an example of a street that needs to change.

Short discussion about lack of sidewalks and the requirement for homeowners to build sidewalks when making substantial changes to property. Dave Stewart commented that some people who live on streets with little traffic don't want sidewalks. Jan assured him that the city is so limited on funding Dave's street would probably never get sidewalks.

Jan Sorby reported that after the amendments go to a city council sponsor, they go to the City Attorney to be put in legal language and to ensure that they are properly formatted.

UDO Discussion: John stated that the new UDO draft has been presented and comments are due by March 30th.

Chris Sturbaum: points out that the core neighborhoods are now categorized as R3. Duplexes went from conditional use to permitted use and Triplex and fourplexes are added as conditional uses. This will put the responsibility on citizens to prove that the conditional use will be harmful to a neighborhood. This is a reversal that was done 30 years ago to help neighborhoods recover from going to almost exclusively rental.

Peter Dorfman: adds that these uses are being supported by many of the younger council nominees.

Chris: notes that the younger people don't have the historic knowledge of what has happened in the past and how that altered the core neighborhoods and has made them the desirable places to live.

Sandi Clothier: reports that there are many articles on the internet that explain what is wrong with single-family zoning.

Jan: added that we should be adding to our stock not taking away from the more affordable small housing forms.

Chris: agrees that more housing is needed, not less and we should not trade one form for the other.

Tim Muller: stated that he is disappointed by the planners because we made suggestions and to no avail. Homeowners in the suburbs don't know what is going on. Spicewood should be worried.

Judy Berkshire: Adding more houses will take away from having the ability to grow your own food—it is less sustainable in this sense.

Cynthia Bretheim: stated that if good materials aren't used in this added density, the buildings will not last and end up in the landfill. Much of the new construction is really low quality.

Jon Lawrence: wondered if these forms were added as a bargaining chip so they can "compromise" on just adding the granny flats, duplexes or triplexes.

Sandi: added that SIHO is pushing these ideas and forms from the UDO through to all the not-for-profits. Section eight housing is changing over to be below today's rate. From \$700 (on disability) for \$500 for rent.

John reported that April 17th is the next city council meeting and asked for a show of hands on if CONA should submit a statement and go to council and speak before the meeting begins.

Chris added that our personal views will go along way to helping council understand our objections to the UDO use chart that attack single-family zoning.

Judy offers to write up a statement for CONA supporting single-family and homeownership.

Marc Cornet added that we need to get ride of Estate Zoning. Add more density options in area like Hyde Park would have less impact than in the core neighborhoods. However, downtown is where the developers want to be. There is basically a lottery on the land in the core—not the houses. In reality, this zoning change has nothing to do with density.

Hospital Re-Use Discussion: John talked about CONA and BRI jointly sponsoring a meeting with the city about the progress of the hospital re-use. He was not going to be able to attend and asked Jon Lawrence to take his place. There was general discussion that the primary focus should be on asking questions rather than a lecture from the city. Brief discussion about the recommendations of the Urban Land Institute (ULI) were not followed. Questions on how

Covenants explained: Cynthia shared her research with CONA.

- Neighbors can change their covenants.
- Typically, it takes 2/3 majority
- They were originally formed to keep people of color segregated, specifically, African-Americans and Jewish people were targeted.
- Post WWII, covenants often added controls on fences, clothes lines and farm animals (chickens)
- Most are archaic and need to be updated.

Cynthia suggested that the city should encourage all neighborhoods to review and update to reflect the desires and needs of current residents.

John added that, in reality, there is very little interested in these subjects and they are keenly relevant. He then relayed a situation in another city where these covenants were put to the test.

Adjournment: 9:00 pm