

Knightville Fore and Aft

Minutes
March 15, 2018

Comprehensive Plan Implementation Committee

March 15, 2018

Present

Kathleen Egan
Tex Haeuser
Peter Stanton, Chair
Caroline Hendry
Bob Foster
Dan Hogan
Hannah Holmes
Councilor Rose
Tom Falby
Rick Knowland
Jeff Collins
Stephanie Collins

Not Present

Melanie Wiker
Quang Nguyen
Councilor Dowling

Adoption of the Minutes

Moved: Foster
Seconded: Henderson
Vote: Unanimous

Election of Chair and Vice Chair

Nominations: Stanton, Chair, and Lucier, Vice-Chair
Moved: Foster
Seconded: Rose
Vote: Unanimous

Additions to the Committee

Nominations: Hendry, Knowland
Moved: Stanton
Seconded: Foster
Vote: Unanimous

Councilor Rose discussed need for achieving committee stability in order, for one, to establish a quorum. What processes should be formalized?

Group—bylaws next meeting.

Henderson—wants broad Knightville representation. More than now.

Bob and Dan—Conservation Commission was at nine and are now down to seven.

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Message from the Arts & Historic Preservation Committee

Hannah Holmes, Chairwoman

Committee put Knightville high on its list of areas they care about most and that are most vulnerable. Have interest in surveying residents to see which elements feel most important to the residents. Will be doing a walk through the neighborhood next week. Tools like historic district, conservation district, extended design standards are possible.

Dan—historic survey? Yes, Kathy DiPhilippo has the material.

Caroline—what are you thinking for the arts component. HH—a subcommittee is forming.

Councilor Henderson—has seen the Historical Society's book on SoPo businesses, including some in Knightville. Also there is a PowerPoint Susan can share.

Stanton—can CPIC come on walk? HH—ad hoc walk, but yes. Stanton—would be helpful for him.

Planning Scope and Process

Suggested addition (by Tex) to the problem/opportunity statement: "Adjust Ocean Street zoning relative to density and off-street parking enough to enable desired redevelopment without a high degree of gentrification."

Possible Fronts of Attack for the Project:

- Zoning (density and parking)
- Historic preservation
- Resilience
- Architecture (design standards)
- Streetscape/Infrastructure (sidewalks)
- Communications (gigabit internet)
- Business attraction
- Niche manufacturing
- Workforce housing
- Transportation

Lucier—feels need to focus on the Comp Plan land use policies—seems like these problems/challenges fit. Outcome should be a comprehensive set of actionable recommendations.

Councilor Rose—CPIC is moving to new neighborhood master-type plans. Comp Plan was adopted in 2012. May be too soon now to revisit the Comp Plan. So one role the CPIC could play would be figuring out the rules of public engagement for each plan/module. Design an engagement plan in something of a meta role. Looking at how

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to engage to make the Comp Plan more responsive. Need to ensure there is an open process.

Councilor Rose—"stakeholder" implies some are more important than others. Need to try a variety of strategies to keep trying to bring in excluded voices.

Falby—if people on the committee devised the engagement plan, another group could review, and makes it susceptible to charges of being skewed. Outside professionals are sometimes less prone to this.

C. Rose—there are still a lot of concerns about the high and distant. We've got smart people here who can do a lot.

Stanton—can we get there (Comp plan policy, stated objectives) with the zoning we've got? What can the City do with its property? Not sure we need to re-survey the whole neighborhood.

Henderson—whole issue of zoning and property rights is on the table. Agrees with need for extensive citizen participation. Tension between neighborhood needs/quality and what can be gotten for a property.

Knowland—likes existing policies; can see the problems/challenges being developed as general policy statements. From that point we could have specific actions from them. For example, we could have a parking management plan with actual enforcement. The prototypes could be helpful in adjusting the zoning. We could actually get through this and end up with action steps.

Barry agrees that we can use the doc to structure the work. Bring in the public early, each step.

Hogan—key is not overloading the letter streets with cars; really the main issue is cars/parking. Density is a little less of concern with the residents (Stephanie says not so sure).

Kathleen—relative to engaging the public, her neighbors didn't respond to her exhortations to attend. Sense in the neighborhood that the City is making plans that they don't know about. Also, disagrees that it's just about parking. It's also SCALE—the physical nature of the neighborhood. Air and sky. Walkability—some sidewalks are in bad shape (wheelchairs). Still hard to cross Broadway. Should include even though outside of Knightsville.

Ideas: Next Door for Knightsville. Posters.

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Stephanie—meeting wasn't easy to find on the website. Have tabs for specific neighborhoods.

Henderson—use flyers around the neighborhood—committees talking about Knightsville—go to the City website. Article in the Sentry.

Falby—collect email address—send out group distributions.

Kathleen—sign at corner of Broadway and Ocean—Knightsville people walk a lot—physical posters.

Kiosk—sign on Masonic building.

Councilor Rose—this discussion is good about engagement. Have a blog so people can right their opinion—refereed. There is a KMC **Facebook** page. Can have dialogue back and forth. Some people have problems coming to a meeting.

Henderson—email lists, letter to the Sentry, fliers, Facebook,

Kathleen--SoPo newsletter, webpage.

Falby—what is population of Knightsville?

Stanton—what should we work on next meeting?

Councilor Rose—come with ideas re: public engagement.

Rick—put together engagement ideas from today.

Stanton—designate a committee person or staff for communication—decide next week.

Lucier/Haeuser—first draft timeline.

***Put Design Charrette report on the website.

Hannah—improve architecture—role for AHPC

Kathleen—don't call "resiliency"! Be more specific and understandable.

Hendry—person was having a hard time finding an address.

Stanton—let affected properties know--***send out email with draft of a letter.

***Include Problems/Opportunities on next agenda.

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Comments from the Public

None—all were at the table.

Round Robin

Barry—Public Works has been doing pretty good job.

Tom—may want to consider the vertical parking facilities used in some places where space is very tight.

Susan—sidewalks are bumpy—walking difficult.

Jeff—will be exciting and interesting when we get into specifics, work on, brainstorm around.

Stephanie—danger from developers who have no connection with the neighborhood.

Kathleen—excited about timeline coming—have a full year—good discussion about the public engagement.

Dan—sorry about oversimplifying the parking—the zoning we have now works—SPHA project if had stayed in zoning maybe would have been ok—want live/work in Village Commercial. Neighborhood is much more desirable than in '70s. Objects to the term “gentrification”—people have worked hard to improve values.

Hendry—peoples’ instant parking desires are annoying.

Rick—the We Forbid article is good

C. Rose—offers to design a website. ***

Stanton—not sure about the workforce housing—questions the gentrification problem statement component. Have to balance the needs of the property owners’ reasonable expectations of return with desire for affordable housing.

Adjournment

Moved: Rose
Seconded: Foster
Vote: Unanimous

Respectfully submitted,
Tex Haeuser