

Jefferson Park United Neighbors (JPUN)
Land Use Committee (LUC)
December 17, 2009
Zocalo Conference Room
Minutes by: Fred Lai

<u>Attendees:</u>	<u>LUC Member</u>	<u>Presenter/Visitor</u>	<u>Project</u>
Fred Lai, Co-Chair	X		
Rafael Espinoza	X		
Joseph Boven	X		
Bill Seward	X		
Ed Rovey	X		
Tom Blyth		X	
Scott Shea		X	
Jene Alie		X	
Lauren Brockman			X
Carl Worthington			X
William Brinkerhoff			X
Renee Brinkerhoff			X

7:00p.m. – Meeting called to order. Sign-in sheet distributed.

General:

1. No meeting in November
2. No corrections to October Meeting Minutes.

Old Business:

1. **Allied / Brinkerhoff Presentation (LB, WB, CW):**
 - a. Lauren and William met again with CM Garcia on December 10th.
 - b. LB updated that the easement for the Alcott Vacation will not include a street closure and will not impact traffic.
 - c. LB updated that the agreement with the Brinkerhoffs is to make the two block stretch of Alcott into a private street.
 - d. LB updated that this would require that the Brinkerhoffs also submit for a vacation of Alcott Street between 27th and 26th.
 - e. Lauren and William intend on submitting a Memorandum Of Understanding (MOU) for the two-block Alcott Street vacation.
 - f. The MOU will be submitted to the City on December 22nd. The first reading will be January 4th. The final reading will be January 11th.
 - g. LB informed that RTD is trying to move bus stops off of Speer. The bus stop will be at 26th and Alcott.
 - h. LB would like to get a revised letter of support from LUC for the redesign.
 - i. LB said that Alcott and Speer would most likely become a right-in, right-out intersection.
 - j. CW presented two images showing the redesign along the two-block access of Alcott. These were co-developed with Allied.
 - k. CW is looking to create a pedestrian plaza along Alcott.

- l. LB and CW defined a private street as having singular fire truck access requirements, decorative hardscape, wider lawns, narrow drive lanes, seating areas, slower traffic, and being pedestrian friendly.
 - m. RE liked the big picture neighborhood aspects of the presentation.
 - n. RE asked how the Allied financing was coming along. Why is the design being changed now? It seems that this redesign would add value to the four corner properties. Is there incentive for Elks and Ramada to relocate?
 - o. LB stated that the project is still set to move forward. The land loan has been redone. The timed easement for the Alcott vacation is for development within 3 years.
 - p. RE asked if the MOU will hold up the Allied project schedule. Is there incentive to sell and develop the Ramada property?
 - q. LB stated that the Ramada is owned by UNLV on a 50-year lease.
 - r. CW provided a neighborhood visualization of the view corridor up Alcott.
 - s. RE thinks that any development is an improvement on the current usage.
 - t. TB thinks the redesign is value added to the neighborhood. The dynamics of the mutual discussion between Allied and Brinkerhoffs is very encouraging from the status just weeks ago.
 - u. LB stated that the Residence Inn typically has the highest occupancy and best rates of hotels in the neighborhood, mostly because of its location and proximity to downtown.
 - v. JA is comfortable with the new access along Alcott. The issues in her letter have been addressed.
 - w. TB noted that this development could someday connect with the Jeff Park Town Square.
 - x. SS noted that it is new and exciting to see this type of development in the neighborhood.
 - y. JB asked about the time frame for development?
 - z. LB answered that there is a 3-5 year time frame.
 - aa. TB is excited at the possibility of activating Alcott with pedestrians.
 - bb. CW noted the importance of having a vision, based on past experience.
 - cc. LB would like to continue activating the adjacent blocks, i.e. Diamond Hill.
 - dd. JB would like to see develop at the surface parking lots behind Diamond Hill.
 - ee. TB asked about the duration for the easements.
 - ff. LB stated that the easements will last for perpetuity as long as the development and use remains the same.
 - gg. WB noted that the buildings on his site have been demoed for over a month now.
 - hh. FL requested that concept images be sent to LUC for review prior to creating a letter of support for the redesign. The letter will list the changes and timeline for Alcott and be presented to the General Membership.
 - ii. JA requested that a copy of the signed MOU be sent to LUC for the records.
- 2. Element 47 / Spanos:**
- a. TB said that there is speculation that groundbreaking will occur in the 1Q 2010.
 - b. FL will ask Lex for an update.
- 3. New Zoning Code:**
- a. BS asked if anyone has reviewed the 3rd draft of the New Zoning Map.
 - b. FL answered that LUC has not reviewed it.

8:00p.m. - Meeting adjourned.