



MINUTES

May 11, 2005

Call to Order

The meeting was called to order at 7:07 p.m. Joint meeting with BARGE. There were 25 BARGE members, including BARGE president Mike Anderson, and 20 ETNA members in attendance.

Approval of Minutes

The minutes of the April 13, 2005, meeting was unanimously approved without changes.

Treasurer's Report

Due to time constraints, report was tabled.

Joint Meeting with BARGE

The purpose of tonight's joint meeting with BARGE members was to provide information on a major condo development on Broadway between Bryn Mawr and Hollywood. .

5636-42 Broadway: Developer Steve Burnett proposed a residential development on Broadway adjacent to Walgreens. He and another developer separately bought adjoining land for residential development. The proposal had earlier been presented to ECC. At that meeting, Chris Lawrence thought BARGE members should have some input and provide developers with feedback on their concerns with the development. Mr. Burnett presented two different proposals.

Proposal A entailed separate developments comprised of two-four story buildings for a total of 18 units. The buildings would have retail on the street level. The units would be 2-bedroom/2baths with approximately 1,000 to 1,200 square feet of space and would be priced from \$275,000 to \$325,000. The buildings would be face brick rather than cinder block and they would be 95 feet deep. Parking is included.

Proposal B would consist of one building with 30 units. This plan would require a zoning change, as well as having to form a partnership with the owner of the adjoining land. The 30 parking spaces would be underground. It would be built with cement and steel, which is more expensive but more durable, and would possibly attract a national tenant in the retail space(s). Upzoning is required for the extra 20 feet required for parking. Current zoning is B-33. Although the building would be the tallest on the block, it would be more attractive than the businesses that are there now. Also the height would balance the PS Public Storage building across the street.

The floor was opened for Q&A and discussion among BARGE members and the developer. A resident on Magnolia, which is directly behind the proposed development, expressed the concern that the development at Broadway and Ardmore has established a precedent and now this development will be another precedent. The west side of Broadway will consist of all six-story residential condos.

Glenwood & Ridge Parking Lot: Currently zoned commercial mixed-use. Rezoned as residential. Green Street Properties will talk to the BARGE block club members about their development plans.

Members moved to meet at their own block club meeting to reach a consensus among themselves.

Chris added that BARGE members should also provide some input on how they would like to see the Fire House on Ridge used once the ECC gains control of it. The owner of Tweets and Big Chicks expressed interest in opening a restaurant there. However, parking could be an issue for any commercial enterprise. BARGE was also asked to join ETNA's efforts in having parking on Ridge to slow down traffic

BARGE members adjourned and ETNA members continued with their meeting.

New Business

Liquor license transfer for Arkadash Café: There was no objection to transfer.

Old Business

Update on 1262 W. Bryn Mawr. Town house and six car garage with tandem parking has been approved by city. No zoning change required.

Open Discussion

Roy Steinke mentioned the Broadway Armory meeting was May 25. Roy also reminded everybody about the Ridge Avenue Community Gardening project on Saturday May 14 at 9:00.

A public safety meeting on improving el stations is being held on May 24.

Senn Tomorrow committee meets monthly with Board of Education members.

Regarding shooting on Ridge and Glenwood, more info would be available at CAPS meeting, which is held every third Wednesday at Philadelphia Church on Clark St. at 7:00.

Adjournment

The meeting was adjourned at 8:50 p.m.

Respectfully submitted,

Mari Colello
Secretary
