

THCA Special Public Mtg
Euclid/St. Mary's Properties
TH Neighborhood Plan/Midtown Plan

6:37 - Cody Doege call to order

Ricki Kushner - overview of the properties on Euclid & N. St. Mary's
The southern edge of the existing TH Historic District is E. Evergreen.
The properties just south of the HD are potentially historic.
The four homes being considered for demolition are within this area.
Pictures of the existing homes were shown.
The developer is Robert Melvin, who also built the shipping container homes on Park.
Timeline so far:

The developer met with the historic committee

The Historic committee filed an application for a review of historic significance in order to buy time to work with the developer on finding new lots to put these houses on.

The HDRC hearing has been postponed so that we can hopefully find someone who is willing to move the houses within the neighborhood.

Lynn Knapik has been working to find a property to put the homes.

The HDRC meeting has been postponed to July.

Mike Austin - said Robert Melvin told him he intends to build five stories high.

Q&A -

- What does THCA think about the style of these structures? - That is why we're here, to see how the residents feel about this proposal.
- Why doesn't the developer restore the homes? - He bought the property with the intention to tear them down.
- Are the houses able to be moved? - There is an engineer's report that says they are not structurally sound. OHP says they could be restored, and the house mover feels they are sound enough to be moved.
- We don't know the density that is proposed.
- The aesthetics of the development are a concern
- There is also a concern about the project being completed, since his other project is still not completed.
- What due diligence did the developer do prior to purchasing this property?
- We do have the option to oppose them at zoning.
- We also can file for the historic designation which will stop the demolition.
- Can we as a group work with the developer to make them look nicer aesthetically?

We would like more info from the developer.

7:35 - Garrett Phillips, COSA Planning: SA Tomorrow Midtown Regional Ctr./Neighborhood Plan

Presentation about the Midtown Regional Center: <http://www.Midtown.SaCompPlan.com>

Midtown Regional Center is the first of 13 Regional Centers.

The Neighborhood Plan will be integrated in three ways.

- Broader Area Plan
- Tobin Hill Neighborhood Profile & Priorities
- The Neighborhood Plan will be incorporated as a whole. Any conflicts with the Comp. Plan will be subordinate to the Comp. Plan.

After the plan is approved, there will only be opportunity for neighborhood input when there are changes such as zoning.

New Development will have to do Traffic Impact Analyses.

Plan differences:

- San Pedro would be High density
- West of McCullough would also increase in density
- South end of St. Mary's

Our Neighborhood Plan is still very relevant, even though it is 10 years old.

Attendees were asked to leave comment cards on the draft plans.