

**MINUTES**  
**MEETING OF THE BOARD OF TRUSTEES,**  
**CLIFTON TOWN MEETING**  
**February 06, 2006**

Trustees Present: George Bishop, Betsy Black, Carol Brammer, Dick Druffel , Dan Deering, Kip Eagen, Mike Elovitz, Bill Gordon, Cindy Herrick, David Kieft, Robin Lee, Malcolm Montgomery, Tom Osborn, Mary Schubauer-Berigan, Jim Segers, Steve Slack, Beth Withers

Meeting called to order – 7:33 pm

Malcolm Montgomery explained use of the new microphone system.

Cindy Herrick announced that Michelle Murphy, the Secretary, has resigned, and that Bill Gordon agreed to serve as Secretary. Motion to elect Bill Gordon as Secretary. Cindy moved, Betsy seconded. Approved 16-1-0

Review of Minutes – Corrections noted by Mary and Cindy. Motion to approve minutes as corrected. Cindy moved, Robin seconded. Approved 17-0-0.

Fire Department Report - none

Police Report – Dana Jones. She reported on the city’s decision to eliminate Neighborhood Contact Officers. There will now be a different Neighborhood Contact Officer for each shift. Contact numbers unchanged. The mayor has requested feedback on the new arrangement. George Bishop suggested that comments be sent to him for communication with Safety Committee. The new arrangement will be discussed at a meeting for community council members (College Hill Rec. Center, 02/08, 7:30 pm). Beth asked if there was more information on the delayed response to the bombing of the Mosque. Discrepancy reported between Beth’s memory of the calls she made and Dana’s information from 911. Dana to investigate further.

Recreation Center Report – Dale Doerman. Reviewed recent Clifton Rec center events. The Center will hold a minicamp on school vacation day 02/17, and is closed on 02/20. Summer Camp registration to start soon. The Center is working to provide parking and restrooms for use on day of House Tour.

Special Reports

- 1 CTM Meeting Rules: President Druffel reviewed the new rules. These will be posted on the CTM web site.
- 2 Hazardous Waste Disposal: Betsy reported CTM has received an EPA hazardous waste disposal permit for KlorKleen, at 3118 Spring Grove. Permit can be reviewed at library; comments due by March 6.
- 3 House Tour: Mary reported the tour now has 10 definite houses, 05/14 1:00-5:00 pm. Tour will be wonderful. Need for 150 volunteers (contact volunteer coordinator Sharon Christopherson). Docents work 2 hours, receive free ticket to tour and invitation to Gala afterwards. She encouraged families to volunteer as a group.
- 4 2006 Budget: Dick presented 2006 proposed budget in Cheryl’s absence. Includes 3-year projection, and does not include anything from current \$51,000 reserve. Motion to approve budget as submitted. George moved, Mary seconded. Approved 15-1-1
- 5 Park Restoration: Steve reported honeysuckle pulls scheduled in Burnet Woods for 2/18, 3/11, and 4/22; garlic mustard removal in Rawson Woods 4/29. Information will be posted on web site. He was asked if he had more information about the Uptown Consortium plans for the park. He is on the selection committee for the contractor to do the business plan for the park; Human Nature was chosen. He will leave their proposal at the library. This will be a 1-year study; no concrete information available.

## Merchant Lot Proposed Development

Jack Brand / William Kite (architect) presentation –

Jack Brand proposed a development to replace the existing merchant lot and the three houses at the corner of Howell and Ormond. The proposed development will contain about 400 parking spaces in a 4-level garage; 38-40 owner-occupied residences on the western half of the property; and an 8-story combined retail / office building on the eastern half of the property. The project will provide several public amenities to Clifton – a space for the library, 8,000-10,000 sq.ft., located at the Howell side of the property, that will be rented to the library at the same rent the library is now paying for its current 2,000 sq.ft. facility on Ludlow; a community room of about 1,000 sq.ft.; and a pedestrian plaza leading from Ludlow Ave to the library. This pedestrian plaza will separate the retail/office and housing sections of the project, and will provide a 1-story grade change between Ludlow and the library. The project will require rezoning to a Planned Development district.

Jack selected William Kite, a firm that does a lot of urban in-fill development and restoration of historic neighborhoods, as the architect for this project. The architect presented very preliminary sketches of the project, but no massing studies or elevations. These sketches showed townhouses along Howell and Ormond, with a higher-rise condo section set back from the streets. The retail/office section would be about 3 stories along Ludlow, with a higher section set back from both Ludlow and Howell.

There will be green space along Howell in front of the townhouses; entrance to the parking deck will be from Howell, next to the Keller's lot.

Questions from Trustees – How will you provide parking for the business district during construction? No plan yet in place. Have you considered the project's impact on traffic? No concrete answers. Have you considered use of perimeter surface lots during construction? Not yet. What will be the net increase in parking, density, and height based on the new zoning? Need this to make project possible. 80 spaces of parking will be for condos; rest for offices during the day, business district nights and weekends. What is status of discussions with Library? Has been offered to Library, and they are studying it. How does a negative decision from the Library impact the project? We don't expect one. How long will you support the Library's rental if development is slower than expected. No answer. What will be impact of building of this height on Ludlow? No elevations available. Do you have studies to support the proposed amounts of retail and office space? No answer. Does the proposed PD zoning override the Urban Design overlay district? Yes – PD process controls new zoning, but the UD (EQ) conditions will be considered when setting up the PD district.

Questions from audience – Would you be willing to construct parking lot in stages to preserve business district parking? Not possible. Do you have elevations from Ludlow available? Not yet. How will this project interact with the Ludlow streetscape? Work not yet done; this is just a concept. However, project will echo rooflines, materials used on Ludlow. How will this benefit the Ludlow business district? We will present to CBPA on 02/21. What types of retail are planned? Nothing so far. The project will get property from CTM, CBPA, and the city. Who gets the profits? CTM money will support the public spaces, CBPA will get the same money it now makes from parking lot. What makes the pedestrian walkway attractive to pedestrians and same?

Wrap-up – President Druffel said there will be more discussion on this project, and the Housing & Zoning committee will study it. The PowerPoint presentation shown to the CTM Meeting will be posted on the CTM web site.

Meeting adjourned – 9:30 pm

Respectfully submitted,

Bill Gordon, Secretary, [gordonwj@zoomtown.com](mailto:gordonwj@zoomtown.com)