

Rockwood Neighborhood Council Meeting Minutes
Thursday, February 3rd, 2005
St. John's Cathedral, Jewett House Auditorium
Spokane Washington

I. Pam Behring called the meeting to order at 7:05 pm.

II. The minutes from January were reviewed and approved with one requested change. Gail Prosser asked that Pam's preference to use a consensus model for the Rockwood Council at future meetings be reflected in the minutes from January. Gail and John Prosser both stated that this was not consistent with our current bylaws, and that they would prefer to continue to use traditional voting so that their voices could be heard and counted. Pam Behring indicated that we would discuss this issue at a later meeting and no decision was reached.

III. Members and guests were introduced. Council President Dennis Hession was in attendance.

IV. The Treasurer's Report showed a balance of \$1899.00, with \$241.91 in our General Fund, \$960.64 in our Pillar Fund, \$30.62 in the Traffic Fund, \$596.00 in Traffic Device Fund, and \$70.00 in the Planter Fund.

V. Marilyn Akerhielm indicated that she wished to reactivate the Historic Preservation Committee. A sign up sheet was passed around the room in order to recruit new members.

VI. John Prosser gave a Community Assembly Report. The CA was given a presentation concerning walking and biking trails, the lilac festival pin, which will sell for \$ 5 depicts a carousel horse. Molly Myers also gave the CA an update concerning the STA and some changes to bus routes that will take place this spring. Greg Hecht, the ONS Director gave the CA his monthly report where he indicated that colored paper would be used less frequently in 2005 as a cost saving measure. The annual clean up training meeting took place and John Bardo and John Prosser will be the clean up coordinators for 2005 for Rockwood. John Prosser indicated that the funds for clean up allocation to each neighborhood would remain the same at \$ 5000 per year, with a second allocation of funds being redistributed after mid year to some of the larger neighborhoods where funds were available. As before, it was suggested that the larger neighborhoods be broken into smaller ones with no more than 10,000 residents. John indicated that the quarterly town hall meeting with the city council and several neighborhoods would take place the following week. The city Clean from the Core week end would require approximately 10 volunteers and will be held on April 23rd. People interested in serving should call Greg Hecht at ONS.

VII. Joe Organick from the Alvin Wolffe Company gave a presentation concerning a proposed apartment building they wish to develop and build at the corner of 29th Avenue and Garfield Road. Renderings of the building and floor plan were displayed for comment. Joe indicated that the building would house eight apartment units, with six two-bedroom units and two smaller one bedroom units. There would be fourteen parking stalls located inside the building and accesses through a garage door on the lower level, which Mr. Organick stated was about twice the number required by city code. He stated that the company has owned the vacant lot for about twenty years. The building would be used to house corporate and professional clients, primarily working in the medical community and in need of reasonable access to Sacred Heart and Deaconess Medical Center. Most of these tenants would occupy the apartment for two to eight weeks.

Mr. Organick described the building elevations, height and setbacks from the streets. He also indicated that he is willing to consider exterior modifications to the building which could make it more combatable to the housing designs and style of the neighborhood.

Several people commented on the proposed building and asked questions about commercial and retail "creep" into the neighborhood, traffic mitigation, building design and height, and zoning options. The lot is currently zoned R1 and will require a comp plan amendment in order for the apartment to be built. Such a building at this location is supported by the comprehensive plan related to District Center housing density, Mr. Organick pointed out. He also stated that he would be satisfied with an R30 designation for the lot, where no retail or commercial use would be permitted. There was a group of concerned residents present to live nearby on Garfield Road. Marilyn Akerhielm indicated that she planned to reorganize the Historic Preservation Committee. Several people signed up for this committee at her urging.

There was a discussion concerning a full or partial closure for Garfield Road at 29th Avenue. Mr. Organick was not pleased with this idea and several people made comments concerning such a proposal. A discussion took place concerning the volume of traffic on Garfield Road. Mr. Organick stated that the impact of the apartment building would be no more than 3 AM and 4 PM trips per day, which is less than 2% of the total trip volume.

Marilyn Akerhielm asked Mr. Organick if he would consider selling or donating the lot to create a pocket park, and asked him if the apartment would lower than market value of nearby homes. Mr. Organick replied that he did not believe that market values in the area would decline and that development which is more intense creates a more healthy and vital urban center which helps to develop and improve the center as a trend.

Additional questions were asked concerning privacy fencing or hedges, and lowering the elevation of the lot to grade level to improve pedestrian safety. Mr. Organick indicated that this type of building is thriving in other cities and that growth is being encouraged near District shopping centers. He said that he wished to be a responsible good neighbor to the residents living nearby.

Kathie Hawkins asked if Alvin Wolffe Company would consider paying or helping to pay for a traffic circle or a stone Pillar on Garfield Road at 29th Ave. Mr. Organick replied that he would consider this but cautioned that the project would be cost driven. A comment was made concerning building standards being applied in the entire area near the center with a citizen oversight committee being formed.

VIII. John Prosser indicated that Rockwood would do a clean up project this spring were volunteers would pick up hazardous materials at peoples homes. A Flyer would go out in April to advertise these activities.

IX. Gail Prosser, the new volunteer Chair for the traffic committee, indicated that the next traffic committee meeting would be held on March 17th. She also said that she was very disappointed and discouraged in the city's response to traffic calming and mitigation, and that she and John had planned to pledge \$ 1000 toward traffic calming, which they would now withhold until more support could be gathered. Marilyn Akerhielm also indicated that she would pledge \$ 1000. Neither person presented a check to the treasurer. Gail felt that the neighborhood was not yet united in this cause and they challenged others to pledge money for traffic calming.

Meeting adjourned at 9:05 PM.

Submitted by: Dallas Hawkins