

August 2011 ECCO Minutes

Present: Elizabeth, Matt, Cindy Stueffer-Powell, Richard Leiter, Lisa Sutton, Gary Gerkin, Marie Lutton, Rebecca Carr

1) AGR Fraternity expansion

Intro: They have not expanded or updated the fraternity in over 50 years with 62 members occupying the home at one time. 5 years ago they decided to raise the money to expand the fraternity house. They have hired an architect to design the plan Dan Grasso architect and Jordan Bergen for WRK representing.

- Main points

1A) power point with aerial view of the proposed site, they own 2 properties due south and three properties to the west across idyl wild with one to the east. Properties would be demolished to the south. To the east would be a home demolished and a green space. Also, the 50 parking stalls would be to the south where the other two to three properties would be demolished as well.

2A) site plans are reviewed to show the layout of the interior and exterior of the property on the main floor. Main floor has kitchen, commons, dining room and mothers house. Reviewed the basement plan with computer and study rooms, restrooms and mechanical. 2nd floor with 3rd floor would contain all the sleeping units for the fraternity members.

3A) reviewed exterior to reveal that the design is very thoughtful and is designed to represent architecture from the dairy store and campus buildings and residential homes so that the fraternity home is a gateway from campus to the neighborhood and matches architecture and period of construction. The property will rise 35 feet from base to top.

Issues Raised:

1A) The properties to the west would also be demolished and cleared for other parking and services. The home will remain the same size serving 62 to 64 fraternity members. The footprint would go from 21,000 up from 15,000 and the house would go from 2 story to 3 story. It will have a basement as well. Someone mentioned to move some parking underground, the architect group disclosed it would not be financially feasible.

2A) Someone explained that the loud diesel trucks would be really loud and proposed an 8 to 10 foot wall or barrier to keep the noise level reduced. Many expressed that they would like to see the same number of parking stalls installed for the equal amount of residents in the AGR Fraternity house.

3A) AGR disclosed that they would sell the 3 properties to the West as they do not need those properties any longer, they are zoned R6 and the other 2 are zoned R2.

4A) Another issue is the height of the building and its obstruction to the neighbors. The architects are waiting for the survey so they can decide if they have the ability to lower the elevation of the fraternity house.

5A) garbage receptacles were also brought up as a concern and how the neighborhood can avoid another farmhouse situation with 32 spots for 60 some residents and the garbage issue with unkept grounds.

6A) The issue of lighting in the parking lot was also addressed as a concern. Most neighbors expressed preference in putting the parking lot to the west instead of directly to the south which destroys 2 homes and can create a dead zone.

Final comments:

A final meeting will be held this Tuesday to address concerns and will try to finalize this project in conjunction with the neighborhood. A committee has been created separate from ECCO to maintain and preserve the historical integrity of our neighborhood.

A side meeting was held briefly with the board members and the Fraternity group to let them know we are not affiliated with the group who has decided to pursue the issue of historic values outside of ECCO and that the board does support the project and the neighborhood both.

2) Standing business

A) - deferred to next month

3) adjourned

August 16th Neighborhood meeting regarding AGR expansion

1) issues with the current house

- boiler problems with the current structure
 - lack of sprinkler system in the current AGR house / building
- in 2017 the AGR fraternity, due to new building codes and requirements, are required to undergo an expensive remodel or a more affordable and logical new construction project

2) presentation points

- properties owned by AGR
- site plan and blueprints, existing building is 21 to 22 feet tall with the addition on the south at 28 feet
- street view of project
- building re-facing to the east to reduce noise
- parking lot at 50 stalls

3) questions and concerns

- height of building
- bike parking added
- shortening the parking lot back to the north and widening it towards idylwild to buffer from the neighborhood
- cut out in idylwild to prevent kids from jumping the island and driving the wrong way
- building facade being brick or stone and not being carried through the remainder of the building
- buffer / screening surrounding the parking lot
- using alternative materials for the construction of the parking lot for noise reduction
- where will building services be delivered and garbage receptacles be placed, same as current location

4) current structure

- outdated and needs updating
- 4 to 5 million investment by the AGR Foundation
- current building looks like an apartment complex

A comparison was provided between the current structure and the new structure, not a lot of difference just slightly higher from 28' to 35'

5) summary

the steps were presented by Mr Seacrest on the process for getting a project like this approved. Planning commission meeting will be September 21st and then a 2nd meeting. It will then go to the city council for a vote for approval. The first 2 meetings are open forum and open to the community. AGR has delayed meeting with the planning commission so to gather more input from the neighborhood and ensure the project satisfies all parties involved.