



## OKNA General Meeting Record

### Meeting Details

<b>Date</b>	November 01, 2018	<b>Chair</b>	Chris Trejbal
<b>Time</b>	7:00 – 8:00pm	<b>Location</b>	Kaiser Town Hall
<b>Meeting Type</b>	General	<b>Secretary</b>	Derek Xava

### Attendees

#### Board Members in Attendance

Addie Humbert	Chelsea Snow	Derek Xava	Mike Shea
Alan Cranna	Chris Trejbal	George Spaulding	Shannon Sansoterra
Alexandra Degher	Cynthia Sulaski	Kristina Kern	Stefan Bester
Brad Halverson	Daniel Drake	Lauren Alfrey	

### Chair Report

- Chris called the meeting to order at 7:05pm, explaining that this was an emergency board meeting with only one item on the agenda, an Appeal to the Development at Killingworth Street & Denver Avenue, which would be due by close of business on 6 November.

### Development at 1935 Killingworth Street

- Mike Shea spoke to the 4-story mixed used project having to meet Design Overlay guidelines for this zoning. He explained that this would be an Administrative Appeal to Bureau of Development Services (not Design Review Board or City Council) based in part on procedure. The Design Review Board and Designers didn't address some of the guidelines. The project was applied for permit under Commercial Storefront (CS) zoning with respect to Building Height and Floor Area Ratio. Although it is within the North Interstate Plan District, the City didn't require the designers to meet Community Guidelines D7 & D8, instead responding that the project does respond to these.
- Some Board members felt the project does meet the scale and architectural context of Killingworth itself, while others felt it is overwhelming to homes just to the north and not in context architecturally.
- Some members of the board and of the neighborhood inquired or spoke in favor of the project to provide more rental units to ease the cost of rental units in the neighborhood.
- OKNA had submitted a letter previously, and if the proposed appeal succeeds, the BDS planner would force the design team to incorporate change.

### Vote to Appeal

- Motion:** Brad Halverson moved to file the Appeal written by Land Use Committee Chair Mike Shea, which was seconded by Alan Cranna. It then passed by a vote of 9 votes in favor to 2 votes against, with the votes against the appeal by Danny Drake and Alexandra Degher. The vote was for the Appeal only,

not a vote for or against the project itself. Amendments were then voted in over concerns raised about the design being within character for the neighborhood and the impact of massing of the building in relation to single-family homes to the north.

### **Next Meetings**

- Board Meeting: November 6, 2018 (6:30–8:30pm) – Overlook House; 3839 N. Melrose Dr
- General Meeting – November 20 (6:30–8:30pm) – Kaiser Town Hall; 3704 N Interstate Ave