

# PAYNE PHALEN DISTRICT FIVE PLANNING COUNCIL

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## Draft MINUTES

Community Planning & Economic Development Committee (CPED)

Tuesday, May 3<sup>rd</sup>, 2011

722 Payne Ave., Eastern District Police Station 6:30 PM

Chair: David Syers

Attending: David Syers (Chair), Virginia Rybin, Buzz Wilson, Cheryl Peterson, Al Oertwig, Roy Evans, Regina Rippel, Ryan Kapaun, Ed Davis,

### Community Members Present:

Jimmy Gerding, Bob Parker, Eric Foster

Chair David Syers convened the meeting, welcomed the community and Committee members and asked for approval of the agenda. McMurray stated minutes will be sent electronically so that the current CPED cohort can review them and offer any additions. Syers noted that he wished to sincerely thank the CPED Committee members who have served the community faithfully during the past year. He applauded the efforts each person made to lift up the neighborhood and help change the future of the area and the City. He noted that the Standing Rules and By-Laws allow for a re-appointment process and recruitment for CPED annually. He suggested that every person interested in continuing with CPED please alert the Executive Director.

Mr. Bob Parker and Mr. Eric Foster were introduced. They are interested in redeveloping 858 Payne Avenue which is known to the neighborhood as the "U and I" building. There have long been plans to rehab the building into a restaurant, coffeehouse or similar use. Their proposal is to make the building a "gastro pub" with quality beers, and artisan food featuring local produce. They would like to make the business a destination with a regional draw. A notable obstacle to opening is the need for parking. An 18 parking spot variance would be required in order to qualify to open. They are exploring numerous options and are seeking District Five's approval of the design concept. They hope to hear any issues or concerns which may need to be addressed as they move forward. They offered a presentation of the restaurant concept which was enthusiastically received by CPED members.

### Comments:

The business concept is highly desirable.

Ed Davis particularly applauded the use of locally produced food.

**CPED would love to see such a venue in the neighborhood. This is a great concept at this commercial node and gateway area – close to trails, parks and the new business proposed for the HRA lot just south of 858 Payne.**

**Kapaun noted that one business manages to stack a fair number of cars on a lot behind the café – but also noted that this was illegal parking.**

**The CPED Committee has long heard from businesses interested in designing a sustainable parking solution for this area (ByMore Supermercado, Mallard Teal, and others).**

**Motion to write a strong letter of support for the business concept, and to offer strong encouragement for the City (HRA and PED) to work with business owners and ESND to devise a plan for parking that can inspire and support commercial growth at this section of Payne. Seconded. Passed by vote.**

**Ted Hecht announced PABA's Pig Roast fundraiser and the need to anticipate a variance application for liquor service extension licenses. CPED affirmed the program as planned and will complete the required paperwork once it is presented to the D5 office.**

**Two other festivals are being planned on Payne Avenue. More detail on these will be forthcoming. An announcement was made that Al Oertwig and the Exec Director have met twice with local police and Ward Six and ESND to consider a Classic Car event in the vicinity of Payne Avenue. The discussion was hosted by Ward Six to explore options for creating community events that are a positive draw for our commercial area. PABA will be exploring the idea further and CPED will be apprised of any more progress in this direction.**

**Meeting Adjourned.**