**AGENDA - GRANT ROAD COALITION – Central Segments, December 8, 2015, 10am, Ward III**

**1. MEMBERSHIP**

* Neighborhood membership - Bill Halverson of Campbell/Grant: wishes to participate -open times are Mon, Thurs all day  and Wed afternoons (change meeting times?). Henry Jacobsen to be involved (see notes below)
* Expand Supporters on website - Direct neighbors to website in neighborhood meetings and newsletters
* Enlist Businesses - Need someone to spear head and meet with businesses (Joan Hall?)

**2. RECOGNITION ( an 8 year commitment)**

* Web-site - continue to update website and build audience for the web-site. Need more editors
* Post cards - Keep in view of City Council members and Task Force-Dec, Jan, Feb (Joan D) 11 cards to each coalition member.
* Grant Road Task Force – How do we communicate with them now (inquiry to OIP sent 12/5)
* Meetings
	+ With City Council members when linear park proposal is drafted
	+ Acquisition 101 sessions (for Phases 3 & 4), on Thursday Jan. 21 at 8AM, and Thursday Jan. 28 at 5:30 PM. Who will be recommended by coalition to attend. R. Rooupp will give 4 spots to Phase 5

1) JP\_\_\_\_, 2) SAMOS \_\_\_\_, 3) Catalina Vista \_\_\_\_,

 4) Campbell/Grant \_\_\_\_\_\_\_\_

* Branding - Letterhead?

**3. PHASE TWO (2015-2017-setting precedents for Phase 5)**

**Remnants**

**Plan A – Linear Park Proposal–to City Council by Summer 2016 (–Must be accepted by M&C)**

* design (UofA Landscape? Laura ) – with link to neighborhood projects (walking loops)
* maintenance – watering planting (need estimates for cost of maintenance )
* partnerships – funding, business involvement (Joan H)

**Plan B – Sales of the remnant parcels**

Research and write letter to Real Estate office Request written policy for remnant parcels

* + right of first refusal?
	+ Remnant policy different from other city sales?

 **Monitor details**

* Basin letter to TDOT clarifying neighbor concerns (sent Dec 3, Joan D. )
* Hampton Closure (follow up e-mail sent 12/5, Joan D.)
* No sales of remnants
* New noise study - presentation by **TDOT January 13, 5:30pm at Ward III** (this per request of the coalition) Invite bordering neighborhoods

Old Noise study links - [https://kimley-horn.securevdr.com/share#/view/s40784cde2f24e358/fi6883b8-f76b-3467-ebef-8088e0568dff](%20%20https%3A//kimley-horn.securevdr.com/share#/view/s40784cde2f24e358/fi6883b8-f76b-3467-ebef-8088e0568dff). (582 pages) For those who may not have seen the DCR chapter on noise, the link to the DCR is  [http://www.grantroad.info/pdf/dcr/grant-road-dcr-chapter-07.pdf and Chapter 7](http://www.grantroad.info/pdf/dcr/grant-road-dcr-chapter-07.pdf%20and%20Chapter%207%22%20%5Ct%20%22_blank), Noise Analysis, begins on page 50.

**4 . PHASE FIVE (2021 – 2023)** Send letter to TDOT to request input when new design team is appointed

Neighborhood input so far-1) Water run-off at Warren (Vancza & SAMOS) 2) walking/biking access to Campbell access road 3) Land Use at “center” (Campbell/Grant)

**Henry’s Jacobsen Comments**

**Per Henry:** Between park and Campbell there will be approximately 25  remnant parcels. Appraised value of each parcel based on square foot comparisons in the area is about $45k. that’s $1.1 million right there. Then there is creation of a linear park with appropriate landscape amenities. I would estimate that a no frills linear park development along this route will cost $500k or more.  Then there is maintenance in perpetuity  which will cost the city approx $25,000 per year. Of course we need to consider the lost tax revenues which might be generated from residential redevelopment of the 25 R-1 parcels. This comes to approx $500k annually forever

As I have said a number of times the key right now to the linear park concept along Grant Road between Park and Campbell are the six remnant parcels that are at the very east end (between park and Santa Rita) of the phase 2 Grant Rd. improvement project. We need to figure some way to control the destiny of these 6 parcels when they come on the market in approximately 1 to 1 1/2 years from now.

Total Market value of these 6 parcels will be approximately $250,000. I would suggest that we consider any and all alternatives to tie up these parcels. Let's get creative on this and I think that potentially we can put something together to keep them out of the hands of minidorm developers.

I am currently arranging January meetings with representatives from the Ward 3 and Ward six office to discuss these 6 Parcels and the idea of a future linear park along grant road.  The health history loop is not a part of the linear park and should not be considered in the Grant Road coalition meetings. As I see it further action at this point can only mean coming up with creative ways to tie up these lots. Once we do that we have some time on our side to influence planning and design of phase 5 between Park and Campbell.

**Henry Jacobsen Q & A with Abramovicz**

 1. Will these parcels be sold individually or will they be bundled and sold as a group? We do not know at this time as the parcels have not yet been appraised. The City has no plans to appraise these parcels until all Grant Road acquisitions have been completed. We do not anticipate appraisals will start any earlier than eight months from now.

2. Will a first right of refusal option be offered to interested adjacent property owners? Typically that is done when there is no other alternative available. However, as these may have marketable value on their own, a public bid process would likely be undertaken unless Mayor and Council indicate otherwise.

3. Can the city retain ownership of these parcels until long-term options are clearer and phase 5 has been completed? Our intent is to resell these properties as soon as feasible to return the funding to the RTA for use on the remainder of the Grant Road project unless Mayor and Council indicate otherwise.

4. Since the existing Samos neighborhood mini park near the north west corner of Grant and Campbell will be taken for the future widening, is there any public recourse for establishing an equivalent public space elsewhere along the Corridor? The basin area between Hampton and Park is over twice as large as the existing public space near Campbell and contains significantly more amenities (seating, water fountain, shade structure, walking path, etc.) than the existing space. At the request of the adjacent neighborhood significant additional amenities were placed at this location, over and above what are required for a functioning basin, so that this area could function as a public space.

5. Might there be an existing mechanism or one that can be created to allow these parcels to remain under city ownership in perpetuity and be maintained by adjacent qualified committed neighborhood associations?

The parcels were purchased using RTA funds. Mayor and Council would need to allocate funds to purchase the parcels from the RTA.