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63rd Street Commercial Corridor Project

Summary of Presentation to Overbrook Farms Club Autumn General Membership Meeting October 25, 2007

I. INTRODUCTION

Approximately seventy-five community members attended the Autumn General Meeting. Terry Henry opened that portion of the General Meeting relating to the 63rd Street Commercial Corridor Master Plan by discussing the rationale underlying the community planning process and the four primary tenants of that plan. Mr. Henry then summarized the community's planning process to that point. Mr. Henry introduced the members of the design team attending the General Meeting, Natalie Malawey-Ednie and Ben Cromie.

II. PRESENTATION OF THE DRAFT MASTER PLAN

Ms. Malawey and Mr. Cromie presented the Master Plan to the community. The presentation was the same as the presentation to the task force on October 4, 2007, except for one area. When the design team discussed the Master Plan's approach to implementing quiet commercial services in the Residential Zone, it discussed it in terms of a zoning overlay, instead of a rezoning to C2. The design team explained that the benefits of using a zoning overlay are that the present R5 zoning stays in place and the community can designate the specific types of commercial services it desires in the zone. Additionally, a zoning overlay would permit the community to exclude specific types of commercial businesses it does not desire in the area. In all other respects, the presentation of the Master Plan was the same.

III. SUMMARY OF COMMUNITY DISCUSSION

The comments from the community were mostly favorable. Most comments and questions related to the traffic and parking. Some community members raised the issue that 63rd Street is a "State" road and that might raise obstacles to implementing the Master Plan, particularly the traffic calming measures suggested by the design team. Other community members were concerned that city planning officials may not favor the traffic calming measures suggested by the design team. Several community members were concerned that the Master Plan did not adequately consider the overall volume of traffic and parking. There was also some concern voiced by community members that the 63rd Street property / business owners must "buy-in" to the plan for it to be successful.

Notwithstanding these comments, the overall community reaction to the Master Plan was very positive.