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Exhibit 1

Exhibit 1 4-29-10 meeting minutes

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EXHIBIT 1

## Dahl's Meeting

**Date:** April 29, 2010

**Time:** 7PM – 9:15 PM

**Location:** Grand Suites, 3801 Grand Avenue

### **Present:**

Dahl's: Larry James Jr., Brett Johnson

Neighborhood: Susan Houts, Mary Reid, Mike O'Connell, Mark Siegfried, Ken Logan, Nathan DeCock, Ben Molloy, Matt Braafhart, Colleen Kinney, Kimberly Hansen, Ann Bonanno, Ron Bonanno

Restoration Ingersoll / Ingersoll Business Association: Mike Hutchison

West Side Chamber: Ted Irvine

City Staff: Larry Hulse, Gary Fox, Mike Ludwig, Erin Olson-Douglas, Jason Van Essen

City Council: Skip Moore

### **Issues Discussed / Comments:**

- Noise/Light
  - Existing lighting complies with approved PUD but still has impact on neighbors. Can Dahl's look at modifications like lowering pole heights, placing fixtures on truck west side of truck-dock wall, or lower wattage fixtures?
- Traffic
  - Can the 34<sup>th</sup> Street access point for the C-store be closed and fuel trucks / underground tanks located elsewhere?
  - Traffic calming and signage options on 34<sup>th</sup> and Woodland?
- C-Store location
  - Neighbors want it at 35<sup>th</sup> Street.
  - Dahl's wants it at 34<sup>th</sup> Street.
  - Staff noted NPC guidelines / Urban Design would not specify which corner is better. Key is to get buildings at both corners and architectural features (glass) and building entrances along Ingersoll.
- New Plan has less building frontage along Ingersoll. However, it updates the existing bank site and implements the Restoration Ingersoll Streetscape along
- Distance from "R" is more appropriate at 35<sup>th</sup> than 34<sup>th</sup>.

- Internal Circulation – Afternoon east to west. However, must trust applicant and their consultants if they say it works for them, it is their business.
  - All components are okay, the issue is placement of components..
  - Angle parking is better.
  - 34<sup>th</sup> & Ingersoll is a bottleneck due to grade to east
  - Gas Station has constant vehicle movement
  - Gas odor, etc. is a concern.
  - Will the C-store at 34<sup>th</sup> Street require a an additional school crossing guard at 34<sup>th</sup> Street?
  - Delivery hour enforcement/management
  - Hours of operation of C-store (6 am to 11 PM) match the operation hours of the grocery store. No fuel available after-hours. No vacuums are proposed for car wash.
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**Items for Dahl's to Consider to Improve the April 10 Proposed Plan:**

- Internal E-W stop signs?
- Gas Truck Fueling Location
  - West of Canopy?
  - In SW parking lot?
- Close 34<sup>th</sup> Street access to c-store?
- Traffic calming at 34<sup>th</sup> & Woodland/ 34<sup>th</sup> & Crescent?
- Truck Route Enforcement
- Limit Additional traffic on 34<sup>th</sup>
- No exists on 34<sup>th</sup> (except trucks)
- Adjust existing site lights
- Turn some lights off at 11pm
- Lighting Design @ C-store – propose lower light poles than grocery store?
- Measure light levels across street as some lights are screened at Dahl's property line by wall but aren't across the street.
- Car Wash – no vacuums proposed ---add note to PUD
- Operation of Car Wash
  - Internal blowers?
  - Exist West
  - Closed doors while in operation
  - Provide decibel level
- Car Wash
  - Extend wall buffer east of car wash building?

**Next Meeting: Tuesday May 4, 2010 6:30 PM  
Grand Suites, 3801 Grand Avenue**