

West Central Neighborhood Association

Meeting Minutes

July 18, 2022, 7:00pm

Attendance: 40 people

Call to order at 7:00 pm

Guest Speaker - City of Fort Wayne Public Works

- The city workers are currently working at the corner of Thieme and West Berry to confirm installed structures underneath the intersection
- Future Plan
 - The finished plan will include a bike trail along the river, knee wall between the trail and the road, and a rerouting of the intersection so traffic flows one way north from W. Berry to Main and one way south from W. Berry to W. Washington
 - The knee wall will be approximately 2 feet tall with drop-in aluminum panels for when it floods
 - With the uptick of bikers and walkers, they want to stop cut-through traffic from Main to Washington
 - They do not currently have the funds for the knee wall, but have applied for a FEMA grant and should hear about that later this summer
- Current Plan
 - They will proceed with the traffic reconfiguration for now
 - There will be new curbs and sidewalks leading down W. Berry
 - There will be a temporary “tough” curb along the river-side of Thieme to keep the traffic pattern (this will be replaced when the flood wall is build)
- Member Questions
 - If a fire truck comes down Thieme, will they be able to get through the intersection?
 - Answer: They will follow up with the fire department about this. The curb could potentially be driven over in an emergency.
 - Is there a way to make the 1300 block of Thieme (between Wayne and Washington) 2-way?
 - Answer: This has not been considered. Not sure there is enough room with the parking lane and trail. The parking lane would probably have to go.
 - Will the existing concrete barriers along Thieme remain?
 - Answer: Open to discussion, but the plan is to keep them until the flood wall is built
 - Will the sidewalks be repaired on the corner of Nelson and W. Berry?
 - Answer: Yes
 - What is the timeline for this part of the project?

- Answer: The intention is to start construction this fall. Bids are due in September
- What will be between the river and the bike path?
 - Answer: Existing greenery where possible, and a fence where needed to prevent a steep drop-off
- What's the status of the electrical panel on Thieme (near Nelson)?
 - Answer: It's a temporary location. The panel controls equipment that is below-grade. The future plan is to put it near the knee wall.
- Can we get rid of the concrete barriers on Thieme and put something else in?
 - Answer: We could look into a guard rail, which is what used to be there
- Does the knee wall remove homes from the flood plain?
 - Answer: The drop-in panels will protect homes from the 100-year floor, but it is not an accredited levy and will not change the flood zone designation for the area. The biggest goal is to slow people down on Thieme. Regarding the flood wall, the neighborhood didn't want to build a permanently tall wall (similar to what's on Camp Allen Drive), so we started on this plan. The wall will have a slight architectural inlay to match the Thieme Drive Overlook.
- What's the timeline for the full project?
 - Answer: Phase 1 done late this year or early next year. Phase 2 done in 2024 or possibly 2025.
- What materials will be on the "islands"?
 - Answer: Ornamental grass, maybe some river rock.

Guest Speaker - Kevan Biggs, Electric Works

- The campus will be opening to the public in Q4. The Amp Lab (building 31) will welcome kids within a few weeks.
- Do It Best is planning to take over their space November 1. They have 420 people coming onto the campus.
- The market is planned to open the third week in October.
- Union Street Market vendors
 - West Hall (restaurant-style) - Conjure Coffee, Brooks BBQ & Chicken, Johnny OX Neapolitan Pizza, Picoso Burritos, Neon Carrot, Bucan café, Local Apple Cart, The Charlie Horse, Lunar Infusion, Kekionga Craft Cider
 - East Hall (market/grocery-style) - Narrow road farm, Craft Meastery, Market Seafood, From My Side of the Kitchen, Grabill Amish Bakery, Grabill Amish Deli, Good Riddance, Brag a Lot sweets, Bee Great
- The parking garage is planned to be complete by November 1 so Do It Best can park there.
 - Will offer free 2-hour parking to the public
 - 1100 spaces total
 - In the future, it will be wrapped with 221 market-rate apartments and 75 affordable apartments.
 - Will have a fitness facility, daycare, and space for a restaurant

- The wrap portion will break ground this year - still finalizing the design
- Member Questions
 - What's the status of the climbing gym?
 - Answer: That's building 36. We're still working with the vendor, but we're 100% focused on getting the current phased opened right now.
 - Where will the farmers market go?
 - Answer: In winter and inclement weather, it will be inside the connector between the East and West parts of the Union Street Market building. In good weather, tents will be lined along Dynamo Alley. Planning for Saturdays and Wednesday evenings.
 - Where do people enter the parking garage?
 - Answer: Lavina will be a 2-way street with a traffic light at Broadway. Traffic will turn onto Lavina, then left into the garage. We hope all visitors, even those from the West will take this route.
 - Could the intersection and Jackson and Lavina be a 3-way stop?
 - Answer: We'll look into that. We want to make sure we have safe passage for vehicles and pedestrians.
 - Is Dynamo Alley technically a road?
 - Answer: We'll allow limited access to vehicles. There are also a handful of ADA parking spaces along Dynamo Alley.
 - What will the law enforcement presence be like?
 - Answer: We have a 24-hour private security with at least 1 person on campus at all times. This will increase during the day. We'll also be relying on city police for law enforcement.
 - Will there be bike racks?
 - Answer: Yes, multiple areas to lock up a bike. We intend to connect to the trail system just south of the tracks in the future.
 - What will the exterior facade of the parking garage apartments look like?
 - Answer: We're working with Weigand to finalize this. It'll be complementary to the campus buildings without taking away from the historical nature.

Reports

- Treasurer - if we have a really good tour, we may exceed \$200k this year. It's good to have a "war chest" in case we need to save a home. We also want to put money into projects like the treetop canopy program. If you have any ideas for projects or programs, get in touch with the board so you can present your idea at a board meeting.
- Membership - 104 current members
- Secretary - We'll wait until the next meeting to approve minutes.

Old Business

- Trash Pickup
 - We have a new trash collection company - GFL
 - A few places got missed during their first week, but they followed up quickly

- Let the board know if you have any feedback. The city will reach out to Tyler soon to inquire.
- Neighborhood Picnic
 - This Saturday, July 23, 11am-2pm at Moody Park
 - Weather is looking like overcast and mid-80s
 - Inflatables, food, raffle prizes, etc
 - The woman who was planning the event fell and hurt her back, so we need some more volunteers to get set up and watch the inflatables
- Home & Garden Tour
 - 8 homes lined up + Bell Mansion and Swinney Park log cabin
 - A few homes from past tours that have gone through major renovations
 - A lot of homes south of Jefferson, which will be great to show off the Electric Works project
 - We still need 3-4 house captains
 - You check people into their shift and are the contact with questions or issues
 - 1225 W. Jefferson is the garden only
 - Need 2 people per shift
 - Great for people who want to be outside
 - Need about 90 volunteers total
 - Sign up sheets were available at the meeting
 - Sign Up Genius (online volunteer sign up) will go out in an email this week
 - Volunteers get a ticket to the tour plus an invitation to the pre-tour party
 - Pre Tour Party
 - Promenade Park
 - Moved to the Thursday before the tour so homeowners can attend
 - West Central Quartet will perform

New Business

- Don Orban is retiring
- Movie Night
 - We're planning a family-friendly movie night on October 8 at approximately 8pm at Moody Park
 - We held a vote on social media and the winning movie was Monsters, Inc.
 - Still discussing food options
 - Bring your own chairs and blankets
 - Open to all residents
- Neighborhood Survey
 - We will be conducting a digital survey on crime, improvements, issues, safety, gentrification, etc.
 - If you have questions you'd like included, contact Steve Walter.
 - We'll have the results in December

Concluded - 8:08 pm