MINUTES OF THE MAY 22, 2023

SEWANEE COMMUNITY COUNCIL MEETING

Community Council Meeting was held in person in May with an option to also participate online via Zoom.

Members present: Scott Wilson, Nancy Berner, Ben Tarhan, Ben Beavers, Rhea Bowden, Laura Willis, Robert Benton, June Weber, Lynn Stubblefield, John Solomon, Phil White, Sallie Green, and Bill Harper

Members via Zoom: none

Absent: Bruce Manuel, Michael Payne, Marilyn Phelps, Sean McEwen, Evelyn Patton, and Margaret Crone

Minutes taken by: Carey Fulmer

Meeting called to order at 7:00 p.m.

1. **Approval of the March Minutes**

The minutes for March 2023 were approved as circulated.

1. **Report on Crime from Sewanee Police Department- Michael Payne**

Chip Schane, Vice President for Public Safety, presented a report on the crime in Sewanee at the request of Councilmember, Michael Payne. Chip reported that in the past year, crime had decreased 4.76 percent as a result of an increase in arrests. He confirmed that patrol has been increased in key areas where reported incidents have occurred and crime has been reduced as a result of increased presence as well as more solved cases.

1. **a. Campus Master Plan Update – John Solomon**

Acting Provost, Scott Wilson provided an update on the Campus Master Plan Update to Community Council. Scott handed out a report provided to the University by Sasaki that is part of Work Session 4 and a draft campus plan presentation provided in April of this year. This report outlined a map of the recommendation for improving the biking and pedestrian experience on campus. This report also included a mock-up of recommendations this firm recommends to boost economic development and community framework. Scott confirmed that these suggestions (new performing arts center and hotel downtown as well as moving the Sewanee Police Department to the downtown district) are suggestions recommended by Sasaki, but funding would have to be allocated for these endeavors.

An updated draft copy is expected from Sasaki and will be presented to the Board of Regents for approval once final revisions are provided.

**3b. Bike Lane Committee Report – John Solomon**

Shelley Maclaren gave a report to the Community Council on the Bicycle Lane Committee’s report. She handed out the following information to support her presentation:

Bicycle Lane Committee's Report to the Provost

April 18, 2023

Shelley Maclaren, Sara Mcintyre, William Shealy, John Solomon

**EXECUTIVE SUMMARY**

**Purpose of the Committee:**

To make phased recommendations to the Provost, and to Sewanee's Community Council, for a Complete Streets Plan that supports community members of all ages and abilities in their choices to walk, bike, or roll - as well as drive - through their communities. The first phase, and subject of this report, incorporates recommended actions to be undertaken during the summer months, and implemented by the start of the Fall 2023 Semester.

**Guiding principles:**

The best network design practices identified by the Dutch Cycling Embassy: Cohesion, Directness, Safety, Comfort and Attractiveness.

**Premises**:

University Avenue is the spine of Sewanee's active transportation network. It needs traffic calming interventions along its full length, especially from Green's View Road to Mitchell Avenue. It should be connected to the Mountain Goat Trail with multiple safe and well-marked routes and crossings.

A Complete Streets plan is necessary because bike lanes are only one piece of the puzzle.

Bike Lanes are not in competition with parking. A Complete Streets plan accounts for

the needs of all community members.

**Recommendations in Brief:**

Recognizing that an effective plan needs care and time to develop, following are the committee's recommendations for short-term actions:

* Incorporate Complete Streets Planning into the current master planning process.
* Return to enforcement of no parking - including event parking - on University Avenue between Mitchell Ave and Green's View Ave.
* Install flexible bollards and prefabricated parking blocks along our existing bike lanes to create a visible and physical barrier.
* For limited mobility drop-off during services and special events, leave a gap in the flexible bollards and striping to create a drop-off area - for temporary use only, not parking - in front of McClurg and All Saints' Chapel.
* Extend corners at University Avenue's intersections with Mitchell, North and South Carolina, Green's View, Tennessee, Texas and Georgia Avenues and Sada Elliott Place to create bump out zones that slow turning cars, but that do not impede emergency vehicles.
* Create a clear strategy and communications plan to handle parking and welcoming visitors for special events. Forinstance, reserve central lots for visitor parking during special events and offer limited mobility parking on Georgia Ave. University employees would be parked in remote lots with shuttle access.
* Move the pedestrian signs out of the middle of the road to the side and incorporate them into the bump out zones.
* Create, communicate and enforce policies restricting student parking/driving on campus.
* Consider incentive programs to encourage active transportation choices on campus and in our community

1. **Arcadia in Sewanee- John Solomon**

John Solomon provided the following report to the Council:

In March I reported to the Council the results of the ProMatura survey that indicated sufficient demand for establishing a CCRC in Sewanee with the recommendation that we contact financing sources and potential developers.

We have had several meetings over the past six weeks with several parties including with HJ Sims, investment bankers who have been very active in financing retirement facilities; with Blakeford Senior Life, the organization that, with Arcadia, introduced an aging-in-place service, LiveWell on the Mountain to the Sewanee and Monteagle communities, and with consultants.

HJ Sims, Blakeford, and a consultant company, ARCH Consultants, plan to visit Sewanee on May 31 to look at potential sites with the objective of evaluating a plan on how to best move forward regarding location, type and mix of housing, breadth of services and amenities to be offered, and tie-in with the University.

Feedback that we are receiving this far includes:

* This may well change after the visit next week, but HJ Sims feels that the ProMatura survey indicated that the envisioned facility is too reliant on alumni participation, as opposed to demand from the local market.
* The general direction is to move forward in a phased approach with the first phase being an independent living community that could be multi-generational. Housing would be cottages and perhaps a low-level apartment-style building.
* Ensuing phases (assisted living and memory care) would be developed on a proof-of-concept basis and in accordance with a master plan.
* The tie-in with the University is a constant question and one that is considered critically important. The tie-ins are not only financial support but also programmatic support. The tie-ins would not only flow from the University to the retirement community but also from the community to the University (e.g., having a portion of the entry fees fund scholarships, mentorships, etc.).
* (Invitations will be sent out to the Vice Chancellor, the Provost, and to David Shipps to meet our visitors when they are in Sewanee next week.)

1. **a. Sewanee Village Ventures Update – John Solomon**

**b. ~~Signage in the Village~~ ~~– Scott Wilson~~ removed from the agenda per Nancy Berner**

David Shipps, President of Sewanee Village Ventures, provided an update to the Council on the efforts of Sewanee Village Ventures. As they continue to focus on single-family housing as a priority, there will soon be five new constructions completed for the purpose of selling to University employees. Once these homes are purchased, the need for more homes to be constructed for University employees will be revisited with the possibility of opening more new lots for leaseholds to be built. A study is currently in progress to determine the plausibility of constructing apartments along 41-A for the purpose of providing housing to University employees who do not wish to purchase a home or cannot currently afford to purchase a home. This project would require a proposal to be presented to the Board of Regents for approval.

1. **Announcements and/or Questions**

None.

Meeting adjourned at 8:03pm.

Respectfully submitted,

Carey Fulmer