



the CLARifier

CLAREMONT ROTARY NEWSLETTER

SERVICE ABOVE SELF

Claremont Rotary Year 91 | Week 20 | May 15, 2020

Program: South Village Development Update

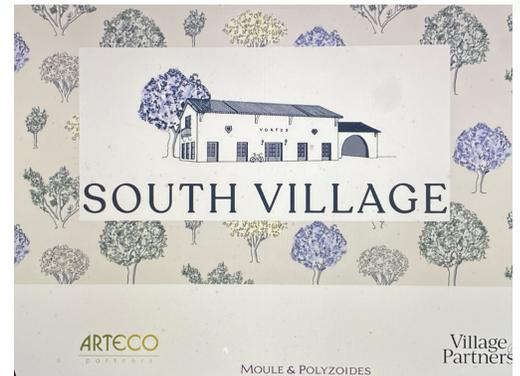
submitted by Mike DeWees

Tom Shelley introduced Kaitlin Morris and Jerry Tessier who presented the South Village Specific Plan development project which is in the early draft stages. We are the first group to see this presentation (after the Claremont City Council) for this mixed-use- multi-family residential, retail and office space. It sits on approximately 12 acres in Claremont below the train tracks west of Indian Hill Blvd and above Arrow Hwy.

Kaitlin received her BA in Economics from Scripps College and Masters Degree in Planning from USC and joined Village Partners in 2015 where her dad, Michael

Morris is a principal in the company. Village Partners is based in Newport Beach and is a full service real estate development company focused on the development of distinctive in-fill mixed-use projects, including multi-family residential, retail and complementary office.

Jerry Tessier is President and Principal of Arteco Partners based in Pomona and is responsible for all development functions including acquisitions, entitlements, financing, construction, marketing, and management. Jerry received his bachelor's degree with cum laude honors from Claremont McKenna College in Claremont, CA and received his Masters in Business Administration from the Texas Graduate School of Management in 1999 while serving as a Rotary Foundation Ambassadorial Scholar.



Rotary Announcements

The Noon, May 22 meeting will be a discussion of options for the Taste of Claremont in October. Creative ideas welcome!!

The first (free and) Virtual Rotary International Convention will be online June 20-26.

<https://www.riconvention.org/en>

Convention Breakout sessions (start early P:

<https://www.riconvention.org/en/honolulu/breakout-sessions-schedule>

The annual District Assembly training sessions will be offered free online June 2 for Board members, and on Thursdays June 4-25 for members. All are scheduled from 6-7 pm. Ask Buff for information.

Assembly General Session June 4

Assembly Public Image Session June 11

Membership Session June 18

Foundation Session June 25

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LAST WEEK'S MEETING ONLINE *submitted by Cameron Troxell*

[Here is the link](#) to the recording of the meeting of Friday, May 15. Thank you to speakers Jerry Tessier and Kaitlin Morris who informed us about the creative planning for Claremont's Village South. Thanks as always to those who participated, brought guests, and shared in virtual fellowship. **Watch your email for a video link for the discussion on Friday noon. All are welcome!**

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Rotary: the Meeting

submitted by Jim Lehman

President Cameron Troxell tried a new musical opening—an a capella version of America the Beautiful with words for all to follow. Hmmm. Too slow? A slight improvement, but it's still not as in sync as in person. Is it the Club or the technology? Blame Zoom!



Welcome Guests & Visiting Rotarians

Genoveve Meza Talbot, a Claremont attorney who is supervising Sarah Jo Antonucci's apprentice-ship studies.

Hilda Bizzell was Bernadette's guest!

Leah Zimmerman was welcomed back!

Speakers Kaitlyn Morris and Jerry Tessier.

Michael Morris, speaker Kaitlyn Morris's dad and a principal in Village Partners, was lurking in a black box.

Diane Grooms, President Elect of Lancaster Sunrise visited to see how we zoom!



Rotarian Randy Pote, PDG 2015-2016. Randy is the chair of the 2021 Rose Parade Float Committee.

Conversation

John Howland was first to the meeting, and he and his wife Naomi had a good conversation about lines at Trader Joes until others showed up early too, led by Bobby Hyde. Then with reference to Steve Schenck's photo background of the garden at Scripps, complaining was heard about the places we can't yet visit. Soon!

Tom Shelley's son has reverse engineered a mask holder to save our ears, and is making them in Rotary blue on a 3D printer. Let Tom know if you want one!



Inspiration of the Day

Don Ralls offered the thought for the day from Stanza 3 of "Good Timber", by the "lumberman's poet," Douglas Malloch.



Good timber does not grow with ease:
The stronger wind, the stronger trees;
The further sky, the greater length;
The more the storm, the more the strength.
By sun and cold, by rain and snow,

Did someone say Happy Hour? Following on this theme, Susie reminded members that a few of us have scheduled a weekly happy hour meeting. Anyone interested can text John Tulac to get on the invitation list. If we have large numbers interested in this Thursday Happy Hour, we can also create breakout rooms where you can enjoy some S&M sessions—smile and mingle, what were you thinking? Or, you might want to put together a party too (to keep everyone on screen — no more than 9 is optimal). If you don't have the professional version of Zoom and you have more than 3 participants, you'll be limited to 40 minutes (it might make for faster drinking...), though you can take a break and then all log in again.

Are you meeting for group fun and connections on zoom or another platform?

NEED A MAKEUP?

New York Rotary Club: May 28 meeting

The Club's net zoom meeting is **May 28: Trauma Followed by Recovery** with Arjan Erkel and Ferry Zandvliet, both from Rotterdam, who separately suffered amazing traumas. Arjan and Ferry combined forces and are now inspiring people through the power of the internet during this ongoing corona virus pandemic. <https://us02web.zoom.us/j/86885089524>



Sergeants fill the Virtual Pig

Harry Sparrow, Sergeant on the Ides of May, pointed out that the Ides refers to division, but here we are all together on Zoom! The Sergeants have solved the issue of how to feed the pig in this era of isolation: normally, before the meeting, the sergeants gather in the bar and share material over drinks, with the day's sergeant picking up the tab. Harry's planning to fine 15 or so people today. So he has written and mailed a check for \$15 to be applied to the polio pig, since he doesn't have to buy drinks. Note: he was given free reign on time....



Bridget Healy became a club member on May 15, 2009.

Adnan Aswad is a brave man. He joined Rotary on the Ides of March 40 years ago.

Jim Lehman wasn't here but had an Ide to himself!

Susie Ilsley was fined for announcing that the Sam Maloof Foundation is honoring Ken today: he's talking at 4 pm about art from the viewpoint of an artist, of a member of the public, and of a trauma therapist. It's free, but you do have to register. ([A recording is available](#), or you can wait til he presents at Rotary.) That's one of his paintings behind her. FINE!



Lyn Childress' birthday misses the Ides of May by one day (5/16), so let's make today a fine day. Happy Birthday! That's her father-in-law's art behind her.



Arman Ariane, as was Harry's Rotary sponsor, Harry wanted to make this a fine day for Arman. He said Xerxes website is a little insensitive—asking if graduates are ready for the prom?! A fine for failure to stay up to date. A Rotarian making people feel bad? Hmmm. (oops!)



President Cameron got thanks for his continuing efforts to have us singing together, but it's not working out so well. Harry ust that the Orange County School for the Arts performed an entire concert produced with remote singers. If they can do it, maybe we can figure something out. Meantime, thanks for your good efforts, Cameron. Don't stop, but you might want to consider keeping our singing in suspense about the next karaoke trial!



Bobby Hyde was called on for expressing a notion about singing before the meeting. (First, unmute.) His idea, last year sometime, was inspired by hearing members singing along with the pre-meeting music. He was musing out loud that it might be nice to have members singing for us as we socialized. **John Tulac** overheard him, and as sergeant that day, made Bobby pay a fine AND sing a song. Tough gig. Harry heard that Bobby brought it up again at the management committee meeting, and if it's good enough for John, it's good enough for the sergeants. So sing us a song! Bobby complied admirably with "Song sung blue, everybody knows one... etc. (Neil Diamond) He knew *most* of the words for multiple verses! Well done! Bobby can be our cantor!



Harry fined anyone wearing sweatpants. **Susie Ilsley** and **Randy Pote** (avoiding any exposure) confessed.



John Tulac noted a Zoom happy hour mishap. A few of our colleagues have been trying to get together weekly. John apparently sent two invitations, with Susie and John on one, and several waiting on the other. They eventually sorted out the connections. Harry fined himself—he showed up a day late.

Anita Hughes was asked whether she was chasing grandkids up and down the street with a whip in her hands! Grandson Alex has to do sprints—40, 60, 80 and 100 yards—for ice hockey, and Kaitlyn is running with him. Anita is timing the breaks in between sprints. **Nona Tirre's** son JJ is also seen training on the street "track."



Corina Christiansen was fined for being the 15th name in our directory.

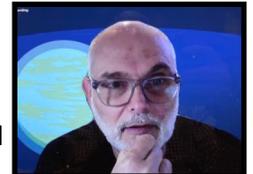
Paul Steffen's birthday is December 13. Lets call it the Ides of December. A fine day. Paul was fascinated.



Nick Quackenbos made it a fine day just because he was here for the first time, though he and **Carole Dorsey** were supposed to be in Morocco.



Ron Coleman was asked whether he thought Caesar was actually expecting the Ides of March to be a bad day. Maybe not, since he said, "Et tu, Brute?" Not to be outdone, Ron asked us all: How do you make a sausage roll? Answer: You push it. And what do you call a pig that knows karate? Pork chop. FINE!



Village South, continued

Jerry has presented previous projects including the Packing House and Padua Hills Theater renovation. Jerry's firm specializes in adaptive-use of historic structures and in this case the focus is on preserving the historic Vortex building on Indian Hill Blvd.

Jerry and Kaitlin presented about 30 slides that were chock full of artists' conceptions of what is in the works though no official plans have been adopted as they are in draft stages. Both presenters emphasized their strong connection to Claremont as did other partners like Architect firm Moule & Polyzoides which is involved and has been the campus architect for 20 years for Scripps College, along with other projects in Claremont.

It's worth checking out the pictures as they are pretty forward thinking compared to other Claremont developments and here are some features:

- Promote an inclusive universal design for a culture of activity for healthy lifestyles.
- Would have about 800 housing units including 15% to be moderate income housing.
- 100,000 square feet of ground floor retail and commercial space.
- 30,000 square feet of office space
- Preserving the Vortex building on Indian Hill
- A large public plaza bigger than the Laemmle Theater plaza
- A 50 room boutique hotel with a rooftop restaurant
- Two parking structures and underground parking.
- An inner street that can be shut off for events like Farmer's Market and possibly ticketed events.
- Lots of areas for walking and biking and a playground for kids.
- Easy access to Metrolink offering people from KGI and the Colleges to live and work without relying on a car.
- 11 different locations with \$3 million invested in public art all around the site.
- 200 new street trees will be planted along with public green spaces.
- Mostly 3 and 4 story buildings with one 5 story lookout tower.
- Sustainable with solar power and green building certification.
- Projections of 10-15% increase in surrounding property values.
- Estimates of 450 new full time jobs



- \$400 million in construction with 2,500 construction jobs

The timeline is still a way off as this project is still in draft and the city is in the midst of environmental review of the specific plan, but optimistically they hope to start construction in 2022. They already have property agreements with two of the primary owners and the city is the third one, so with relatively few property owners all of whom have expressed interest in selling or participating, they don't expect any problems in acquiring all the needed properties.

Katlin and Jerry are looking for feedback on amenities and issues and are also compiling an early interest list for residential and commercial buyers/renters. They will have a project website online soon and would like to hear from people directly. Email addresses are kaitlin@villagepartners.com and jerry@artecopartners.com Check out their respective company websites for more information about their work:

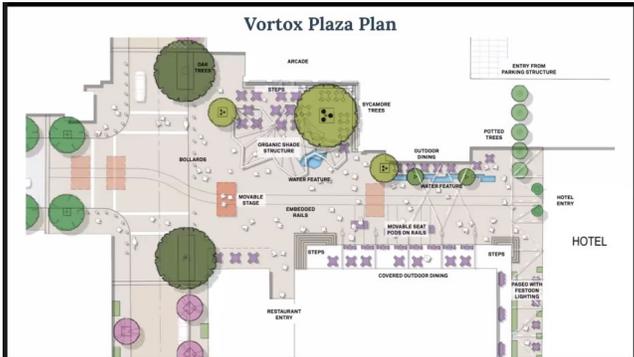
<https://www.artecopartners.com/>
www.villagepartners.com

See more pictures on page 5!

Highlights



Village South Post Script: The City Council met for many hours on Tuesday night 5/12 and reconvened Thursday night to reconsider the Guiding Principle #5 that dealt with setbacks and heights for the South Village Development. The Council voted to change the original restrictive wording from a year ago, so that staff and consultants could move forward to study the impact of increased density and heights, which in turn could make the plan more financially viable for development, while ensuring the preservation of cultural resources.



Vortex Public Plaza View To North



New Santa Fe Street View To West



Green Street View To West

Sergeants continued

Bonita Ramos was greeted with a question about her recent absences. She said that it has been a really busy time at work, trying to create programming for the kids so they don't drive their parents crazy. She took home stacks of things to work on and has maybe had 15 minutes to devote to it. But hey, she actually have work, so is counting her blessings.



Chuck Cable is another travel casualty. Weren't you going to the Philippines? Yes, 3 weeks ago for Vicky's sister's 100th birthday, but no one went—coronavirus worries for one, lack of international flights as well. And he shared that the LA County Fair has been cancelled.



John Tulac asked **Buff Wright** why she has a picture of the coronavirus on her wall. Well, funny he should ask. It is a Ken Johnson piece she won at a "California" Botanic Garden auction a couple of years back. I'm not sure he knew it was the virus. Context is everything!



Mike DeWees should have been fined. He had a fine Rotary background. After a while it was apparent he wasn't blinking...or moving... Turns out it was a picture of himself on a Rotary background, revealed when he returned at the end of the meeting.



When you review the Zoom transcript, you find some interesting interpretations of what we say. This was President Cameron's introduction to the Inspiration for the Day! (By Don "Rickles" Ralls)

So thank you for participating in that and what now will Don Rickles. Do you have a somebody set for the thought.



You may have missed this in the moment, but there it was in the screen shots! Jerry Tessier was going for a fine. What's with the hat, Jerry?

