

Land Use Meeting  
July 2016

In attendance: Ian Luby, David Fan, Roger Purdy, Keith Hovland, Carol Herman, Bob Straughn, Stephen Mastey, Sherm Eagles  
Staff: Suyapa Miranda, Cailin Rogers

<p>Introductions and agenda</p>	<p>7:01 start time. Roger moved to approve the minutes. Carol offered a correction. Keith seconded the motion. The minutes and agenda passed unanimously.</p>
<p>2300 Territorial Dominionium</p>	<p>216 new affordable housing units. They plan to close early next year and start construction in January or February. Charles and Hampden will be the main entrance. They plan to provide bike storage and repair on site. There will be walk up access to the apartments on the perimeter and along the interior courtyard. The building will provide ADA accessibility. They will offer one, two, and three bedroom units.</p> <p>The current zoning is industrial and they have submitted a zoning change request to get it to T3. T3 allows zoning up to 45 feet. They would like a conditional use permit to exceed that by about 5 feet. 170 parking stalls below the building and 115-120 parking stalls outside. That's about 1.25 per unit.</p> <p>Students are not eligible to live in this project because of the guidelines of affordability for financing this project.</p> <p>Sherman asked about the planning for children in the building in terms of things for kids to be able to do or play on.</p> <p>Roger shared some concerns about walkability and green space as well as ways for kids to play and interact with the community. He shared a desire for some public space that would engage the neighborhood.</p> <p>Dominium shared that they do not do commercial or retail in their developments.</p> <p>Suyapa wondered if local nonprofits could use the community room once or twice a year.</p> <p>Carol queried whether the rooftops would be used for anything. They will not be used for a garden, perhaps a patio.</p> <p>There are 32 spaces in the area on the street that will be created after they redo the streetscape.</p> <p>This building will either be B3 or green communities in terms of sustainability. They will at least meet or will perhaps exceed city standards. They will not seek LEED certification because of the expense and because they don't feel that LEED fits residential buildings well. Stephen recommended that they do seek LEED certification.</p> <p>Keith and Bob shared some concerns about the industrial perception of the building.</p> <p>Roger mentioned that the pool may be an attractive nuisance.</p> <p>Dominium needs a letter of support from the Community Council. They come before the Zoning Committee on July 28.</p> <p>The City has taken a couple of formal steps in support of this project</p>

	<p>including environmental clean up funding and applying to the Met Council for funding for transit-oriented development.</p> <p>Keith moved to support the 216 unit, four story proposal with the caveat that the developers seriously consider and make changes to their design to support a family-oriented project. The motion was not seconded.</p> <p>Roger walked through the development guidelines and noted some serious concerns about the development proposal.</p> <p>The developers mentioned that usually the market works itself out in terms of child-friendliness; when the design is not child-friendly, families do not locate there.</p> <p>The developers recognized the concern of child-friendliness.</p> <p>David asked if they would be willing to change the interior courtyard. The developers noted that they would be willing to go ask the owners whether this would be feasible.</p> <p>Bob suggested that Land Use collaborate with Dominionium to address this committee's concerns so that this project could be reworked in a timely manner in order to comply with the timeframe.</p> <p>Roger wondered whether we could be in support of the zoning change without supporting the conditional use permit. By separating the two, we could not impede the forward progress but still have leverage to work to change the building plans.</p> <p>Sherman clarified that there is not an issue with the zoning or availability of affordable housing at this site.</p> <p>The last comp plan for the neighborhood asked for this area to be a multi family housing area.</p> <p><b>Roger moved to support the zoning change from industrial to T3 at this property with the stipulation that the developer be willing to meet with representatives of the Land Use Committee prior to receiving support for the conditional use permit also requested at the site. Bob seconded the motion. The motion passed 5-0-1. Stephen abstained for a conflict of interest because Dominionium has been a client in the past.</b></p> <p>Sometime within the next two months they will come back to talk with us about the Weyerhaeuser site.</p> <p>Roger and Sherm volunteered to meet with Dominionium.</p>
Updates	<p>CURA Update: CURA will partner with us next semester to work on development and housing in the neighborhood.</p> <p>The Good Neighbor Fund tour featured the Raymond Ave. median.</p> <p>Coffee with Cailin kicked off on July 1 and had 5 people stop by for it.</p> <p>Suyapa will be on vacation Jul 22-Aug 3</p>
PNP Update	<p>Event on the 28th to celebrate groundbreaking on stormwater management system. The university has bids out for three traffic studies in the area. The work on Green Fourth Street will be moving forward.</p> <p>There will be the question of the Granary Corridor to address at some point.</p>

	<p>There will be an opportunity to work with Dominion and PNP on Weyerhaeuser.</p> <p>Dick Gilliard from Prospect Park shared that their zoning committee meets with the developer far earlier on in the process. They offer a committed design team willing to meet with developers at least weekly to help shape the project.</p> <p>Bob queried how you get them involved early enough on. Dick shared that they have been able to get ahead of that in the last few years. At PPA, they try to meet with developers early on to be an asset, not a bulwark to the development. The developer needs to believe that the group respects the timeline and the dollars involved.</p> <p>The innovation district goes to 280. One of the questions they are currently tackling is parking reservoirs to fit into the district systems philosophy (like district energy and district stormwater).</p> <p>Perhaps it makes sense to have a joint group between PPA and SAPCC work with Dominion on the Weyerhaeuser site.</p> <p>Roger moved to recommend that the District Council form an ad hoc joint Design Innovation Committee with PNP and PPA with the express goal of starting discussion with Dominum on neighborhood goals for the Weyerhaeuser site development. Sherm seconded. PNP is working hard to not usurper powers of the neighborhoods but instead link the goals together. The motion passed unanimously.</p>
Policies and Procedures	Keith updated the group on the the Policies and Procedures task force meeting from last week.
Adjourn	9:06 pm adjourn