

Land Use Committee  
May 2016

In Attendance: Roger Purdy (chair), Ray Bryan, David Fan, Daniel Sarasti, Keith Hovland, Bob Straughn, Ian Luby

Staff: Cailin Rogers, Suyapa Miranda

Agenda and minutes	Ray moved. Bob seconded. Unanimous approval.
Sandy Jacobs update on development	661 LaSalle development. 3 story office building. First tenants in August. 22,000 feet and is expected to house 60-85 people. Probably 6 or 7 tenants.
Aeon	<p>Blake Hopkins and Bryant Au came to present on the Aeon development. Original plan included 140 multi family units. Now they're looking at senior housing. Looking to submit an application to MN Housing Finance agency this summer and they will hear back in October. If all goes well, they will break ground October 2017. 124 units, 99 studios, 25 one bedroom. 40-45 jobs on site from services offered there. All affordable rental. Currently proposing not a lot of parking, they anticipate that staff will use most of the parking available. 60% AMI and then residents pay 30% of their income. \$901 and \$966 are maximum rents.</p> <p>They would like an update on the letter of support for the application they are working on. SCA is the group they will be working with on this project. Market study being completed right now.</p> <p>Stormwater management, green roof, etc. will be used. No storefront planned.</p> <p>Update in another 3 months.</p>
UrbanWorks Micro Units	<p>David Miller and Devon ...</p> <p>350 square feet to 450 and then a few one bedrooms in 600s and a couple two bedrooms in the 900s. They would like a conditional use permit from the city for height. And a letter of support from us for the permit. They did receive a vacation from the city that allowed them some breathing room. They will put in a sidewalk along Carleton with new boulevard trees. Same thing along Charles. A few parking stalls outside and then a ramp to underground parking.</p> <p>Four story building. Compressed composite fiber cement board that looks like metal panel. They are looking at a "zen" concept for the building. Rents will be between \$800-\$1000.</p> <p>They will follow up with an answer about where the storm water goes. Their height is about 46 feet for most of the building. But the stairs and elevator are at about 60 feet.</p> <p>Keith moved to support an application for a conditional use permit for this</p>

	<p>building as presented to the Land Use Committee. Bob seconded. It passed unanimously.</p>
JOTP	<p>Victor and Alex from JOTP came to discuss transforming the courts at the community center to synthetic turf footsol. US Bank and MN Vikings have offered \$48,000 to this. JOTP will put forward \$48,000. They report that the tennis community has been in support.</p> <p>The city has charged them with doing public outreach. The community would have access to it while JOTP is not using it. The city owns the entire property so they need permission from the city to do this.</p> <p>They will look into whether the product can be recycled.</p> <p>JOTP plans to have a community meeting and also go door to door about this proposal. They want to know the right way to go forward in involving the community. Ray suggested going to the Equity Committee.</p> <p>David moved to write a letter of support for the resurfacing of the tennis courts. Ray seconded. It passed unanimously.</p>
Updates	<p>Cailin and Suyapa filled the group in on the work of the other committees, particularly Hampden Park, food shelf research RFP from CURA, and Stop for Me.</p> <p>Cailin will take Fred's role on the PNP Committee.</p>
Bylaws	<p>Keith will begin to move forward on this.</p>
10 year plan	<p>The group discussed wanting to continue to invite developers like Sandy Jacobs to our meetings, even ones who do not have current developments here for an update. Deena from Ecumen will be at June meeting.</p> <p>Stephen to work on tree ordinance draft.</p> <p>Can we invite TTASAP to June meeting?</p> <p>Teardown conversation will continue.</p> <p>Combine goals 7 and 10.</p> <p>Need to be really proactive on the area of SAP west of 280.</p> <p>Revisit goals next meeting in June.</p>
Other items	<p>Keith brought up anticipating controversial issues and how to deal with those. Could we ask people coming to present for letters of community support? Put this on a future agenda.</p>
Adjourn	<p>Adjourn at 9:12</p>