

AGENDA FOR LAND USE COMMITTEE MEETING 11/03:

ZOOM LINK:

<https://us06web.zoom.us/j/81733894201?pwd=L3Z6N1JSSWJ4dEg0VHBGOGRmYjhzQT09>

- I. Approval of September and October Meeting Minutes. Moved by Ray, seconded by Roger. Unanimous.
- II. Guests: Tom Nelson from Exeter to talk about new ward 4 Affordable Housing Development. **The new site plans are in our folder for review!**  
It looks like the original plan was for their offices to be there: [\(current site of old Minnesota Chemical Bldg\) 2285 Hampden](#)  
Have tried to make the site usable as a mixed use or industrial property. Haven't been able to make it work and it is getting more difficult because of increasing costs. Now looking to do affordable housing. Have talked to Mitra and PED about rezoning to RM2. City is supportive of affordable housing. Plan to excavate for parking below the building and will install a vapor barrier. They said that they could not build or acquire financing without proving that they have addressed the pollution concerns. Haven't done the marketing work to determine the unit mix. Plan on a building of 40,000-45,000 square feet. Will contract with a management business. Building mass will likely be in the shape of an E with the long edge along the back and the arms pointing toward Hampden.
- III. Updates on Metro Metals Stormwater Pond - Received Final Approval
- IV. Updates on Seminary Woods from Sherm? No new updates. Lauderdale portion of the Seminary land is for sale. Waiting to hear from United Properties on Saint Paul Portion.
- V. Update on Playwrights Center. Received Conditional Approval for Renovation at 710 Raymond - Still waiting on the bonding bill.
- VI. Update on Sunrise Banks from City - Sent back to Sunrise for more info.

VII. Update on Dual Citizen - Received Final Approval (896 Hersey St) Will follow-up with request for more information.