

Minutes of the

MEETING OF THE LAND USE ADVISORY COMMITTEE

Thursday, July 16, 2015

Committee Members Present:

Jon Commers, Pamela Harris, Chip Halbach, Phillip Klein, Bill Droste, Marvin Johnson, James Saefke, Bill Neuendorf, Elizabeth Wefel, and Kristina Smitten

Committee Members Absent:

James McClean, Kathi Mocol, Elizabeth Kautz, and Kathi Hemken

CALL TO ORDER

Committee Chair Commers called the regular meeting of the Council's Land Use Advisory Committee to order at 4:07 p.m. on Thursday, July 16, 2015.

APPROVAL OF AGENDA AND MINUTES

Chair Commers stated that without a quorum present at this time, the agenda would be accepted as is, and a motion to approve the minutes would be waived until a quorum was present.

INFORMATION

Membership – Jon Commers, Chair LUAC

Commers discussed vacancies in Districts 3, 4 (Carver County), 7, 9 and 16 and asked members to think about anyone that may come to mind to cover these districts. He discussed webpage links that were provided that give more information on LUAC and its role as well as a link to an application.

Local Planning Handbook Progress Report – Angela Torres, Senior Planner, Local Planning Assistance

Torres gave a presentation updating the Committee on the status of the testing program. She discussed the testing schedule of the Local Planning Handbook (LPH) and noted that there will be a roll out in September. At that point, staff will continue to monitor and develop things like the resource library etc.

Droste asked if additional information to be loaded is more maps or facts. Torres stated there will be more information and facts, procedures and policy-type resources. Barajas pointed out the mapping tool that the Council has available.

Torres stated that there will be one last meeting in August that will include all members of the focus groups. This will be a roundtable discussion.

Halbach discussed the piece still needing to be updated in the Housing Policy Plan. Torres noted that one of the benefits of having this handbook on the website is that it can be updated as policies are updated or changed.

Droste discussed Federal Rules in Fair Housing and asked if they have been reviewed by staff and if necessary changes are being incorporated into the LPH. Barajas stated that staff will continue to review (as well as housing staff) and will see if there are any correlating rules to comp plans are 'connected.'

Halbach noted that the rule itself is only about 40 pages. He doesn't feel that it's anything that will change what the Council is currently doing.

Torres discussed feedback and noted staff will send an email tomorrow with an opportunity for comments.

Commers discussed Community Highlights section and asked what response has been with solicitation for nominations. Torres stated staff are always looking for 'highlights' and noted that there is no deadline for nominations. She discussed some of the current city highlights staff are currently working on. She noted that it is now called 'Local Planning Highlights.'

Klein spoke with his staff and they are very pleased with how this is coming together. The only comment they made was to make sure it can be readily updated going forward. Torres stated that is why they have created this web-based handbook rather than a paper form.

Transit Oriented Development Guide Update – Mike Larson, Senior Planner, Local Planning Assistance and Abdullahi Abdulle, Intern

Larson reviewed the approach for developing the TOD Guide and also the content. He stated they are coordinating their work with the Local Planning Handbook (LPH) and noted that like the LPH, a website is being developed.

Abdulle highlighted some of the case studies staff have been looking at and stated that they are looking for feedback. He discussed three case studies outlined in the materials provided.

Case 1 – Orenco Station located in Oregon about 15 miles west of Portland.

Harris asked if Intel was there when this line was developed. Abdulle stated, no, not until 1994.

Harris asked if TOD design was already there or did Intel help with the design. Larsen stated he was not sure he heard that. He thought that much of the development of the line, the growth of the region, and securing a large employer were all sort of happening at the same time.

Droste asked what the density for housing is in this area. Larsen stated we don't have the exact density numbers but stated those could be calculated. He noted that they do have a sort of gross scale of the development that is going on. He discussed thinking about our own policies as well as geographic planning area designations. He noted the next case study to be discussed is good at illustrating the planning process and challenges that communities face.

Halbach asked about public financing that is involved or philanthropic contributions. Larsen discussed what information is going to be most useful in these case studies. He noted that the studies are not intended to answer every single question.

Abdulle next reviewed Case 2 located in Englewood City Center in Colorado.

Group discussed the street design. Barajas discussed how street grid was developed on a 'super block' that fit into a station area.

Larsen discussed feedback received which can lead us to better shopping mall redevelopment.

Neuendorf asked if there was any value capture used, i.e., TIF, sales tax, etc. and noted the benefits of this.

Abdulle reviewed Case 3 located in Boulder Junction in Colorado.

Commers asked what the viability of transit service in each of these areas is. He asked was the community large enough, what was ridership, etc. Abdulle stated they do not have ridership numbers for the 1st case. The 2nd case can be forwarded.

Commers stated he brings it up to explore whether there're ingredients of TOD that help more quickly transition locations like these to connect to the transit network. This is one of the chief criteria for us to consider.

Droste discussed a project about 10 years ago south of this where the transit came first and opened up the opportunities for development immensely.

Barajas stated a lot of these case studies are a combination of the transit coming first with an entirely green field site to a transit existing along/near transit of some sort in an area that is depressed or needing some revitalization.

Larsen showed a three minute video on the Boulder Junction.

Commers asked how these cases are consistent with the Transportation Policy Plan. He thinks it's important that guidance we're providing is consistent with our regional planning work. Larsen noted that is what they've looked for in the case studies they've chosen.

Smitten noted these are all redevelopments. She is curious to know about their tools. She also talked about their time horizons, noting that some of these case studies may be a 20-year horizon. When wanting to do TOD, as a developer bringing projects forward, it seems like we have to hit all of the pieces of TOD right away in predevelopment. She is thinking about what is the reality, the market realities, that are really setting the stage for successful TOD. As for the time horizon, she asked, what are the pieces you need to have up front recognizing that the market will be able to bring in some of the other elements and what are the tools that cities are giving developers to help set the stage for successful development. She suggested when looking at case studies, asking the cities if there is anything that they would have done differently.

Neuendorf felt these were good examples and stated that for the city level, it would be very helpful to have metrics, i.e., adopted code, residential densities, FAR, parking ratio, affordable housing (mandated, optional?), and also some background on the land use mixture.

Droste also stated all financial tools that make it happen would be helpful to know. He would also like to know from the developers how financial tools influenced the projects or was it zoning and density.

Neuendorf suggested looking at some of the financial tools used that we don't have.

Droste stated that there are a lot of great examples locally and asked staff if some of these can be referenced. He discussed the new Eagan Outlet Mall.

Barajas thanked Committee members for their feedback.

Neuendorf asked how equity would be connected. Larsen stated it could be connected to the case studies and discussed resources available for an equitable TOD from a system wide standpoint.

Halbach suggested a phone call to developers to ask what was it that made them invest in that area.

APPROVAL OF THE MINUTES

With a quorum now present Chair Commers asked for a motion to approve the minutes. A motion was made by Droste, seconded by Klein, to approve the May 21, 2015, minutes of the meeting of the Land Use Advisory Committee. **Motion carried.**

ADJOURNMENT

Business completed, the meeting adjourned at 5:23 p.m.

Next Meeting – September 17, 2015

Respectfully submitted,

Sandi Dingle
Recording Secretary