

## Minutes of the

### MEETING OF THE LAND USE ADVISORY COMMITTEE

Thursday, November 15, 2018

#### Committee Members Present:

Chair Jon Commers, Gerald Bruner, Renae Clark, Karl Drotning, Chip Halbach, Phillip Klein, Marvin Johnson, James McClean, Bill Droste, Bill Neuendorf, Jennifer Geisler

#### Committee Members Absent:

Kristina Smitten, Elizabeth Wefel, James Saefke, Kathi Mocol, Kathi Hemken, Jamil Ford

#### CALL TO ORDER

Chair Commers called the regular meeting of the Council's Land Use Advisory Committee to order at 4:09 p.m. on Thursday, November 15, 2018.

#### APPROVAL OF THE AGENDA

Chair Commers asked for a motion to approve the November 15, 2018, agenda. It was motioned by Klein and seconded by Neuendorf. **The motion was approved.**

#### APPROVAL OF THE MINUTES

Chair Commers asked for a motion to approve the September 20, 2018, minutes. It was motioned by Klein and seconded by Neuendorf. **The motion was approved.**

#### INFORMATION

##### Council Transition and Appointments - Jon Commers

Commerz reviewed the Council transition and appointment process as outlined in the materials provided.

**TOD Guide** – Michael Larson, Local Planning Assistance; Jake Reilly, Local Planning Assistance; Daniel Pena, Transportation Services; Heidi Schallberg, Transportation Services

Larson gave an update on the Transit Oriented Development (TOD) Guide Update as outlined in the materials provided and reviewed the draft case study on the Southwest Corridor Investment Framework.

Neuendorf stated he would find it helpful to summarize a 'why' paragraph at the beginning of the study. Larson stated subsequent studies do contain a 'hook' in the beginning and stated this was good feedback.

Bruner referred to the Southwest Corridor and asked why this route was selected and why it cost so much. Commers stated he'd be happy to talk further about this outside the meeting.

Geisler suggested shortening the study, but feels overall, it's helpful and definitely the right direction.

Jake Reilly, Local Planning Assistance reviewed the draft case study on Mixed Income on University.

Commerz noted that the topic of creating mixed-income housing has been raised at the Land Use Advisory Committee (LUAC).

Neuendorf asked how the land deal was structured and how long are the affordable units affordable. He also asked if the City has any ownership. He felt

there could be more detail. Reilly stated it was a Housing and Redevelopment Authority (HRA) property, and they will remain affordable for 30 years.

Bruner asked if mixed income means different levels of income within the same building. Reilly stated yes and explained the structure.

Bruner asked if staff have looked at how land was developed in other cities regarding mixed income. Reilly stated this was a good comment and was something they could look into.

Commers stated these conversations help at the local level.

Halbach stated that this is complicated as it is mixed use and mixed income.

McClellan asked what is affordable in this situation and suggested a link to numbers and an example of what is affordable.

Daniel Pena, Metropolitan Transportation Services discussed a draft fact sheet on site plan review.

Clark discussed local and regional transportation plans taken into consideration when doing site plan reviews and linking to those references.

Geisler noted the majority of their metro transit routes are on county roads and so planning is done at the county level. She suggested the need to make sure planning is done at the county level, not just the city level.

Neuendorf stated that the title was confusing and made him think only locally. He suggested showing by example.

Geisler discussed parameters for transit corridors where 'x' number of riders equals this amenity.

Droste asked is there a standard for walkable distance for a transit stop. Pena stated there are parameters in the Transportation Policy Plan – 10 minutes or .25 mile.

Klein discussed scooter or bicycle kiosks at transit stops. Pena shared mobility planning that is being pushed in some areas.

Neuendorf stated this could be a separate document.

Heidi Schallberg, Metropolitan Transportation Services, discussed the draft Hopkins Artery case study.

Neuendorf asked in the fast facts section who the designer was. He thought it was a fantastic suggestion – daily traffic counts. He suggested cost details would be helpful.

Bruner asked if planning for light rail 20 years ago – how was it developed. Commers stated the intent is to re-establish how to get around giving people more transit options. He feels demographically there is common interest from older and younger people for more modes of transportation options.

Klein asked what is the return on the investment. Commers stated the fare box recovery ratio is in the low 30% range (so 30% of cost is recaptured in the fare box). He noted the percentage of capacity is the number we could get.

Drotning asked if we know what the numbers are for ridership pertaining to employment versus shopping versus recreation? Commers stated we do have this data from a survey and can share this with the group.

Droste discussed how technology is affecting ridership (especially on bad weather days) when people have the option to work from home.

Bruner discussed free riders, for example veterans, asking how these numbers are counted. He also asked who checks tickets on the trains. Commers responded that there is a continuous and coordinated effort to check tickets. He did not know about the free ride counts.

Geisler felt the feedback on how the artery has changed Hopkins was useful.

Halbach discussed the timeline and artery experiments. He would like more details on what was done and how it influenced the outcome.

Schallberg discussed what was done and input from the public. She stated there will be links to more information in the final report.

Clark stated she appreciated the real example of a community that has done the work.

Droste stated he is more interested in the costs involved and grants received.

#### **Solar Planning – Cameran Bailey, Local Planning Assistance**

Bailey presented on solar planning in the Twin Cities as outlined in the materials provided.

Bruner asked if there is inequity in the system between rural versus downtowns. Bailey discussed working with jurisdictions to make recommendations.

Klein discussed using concrete as a battery in England and stated we need to look into this technology. He also discussed wind turbines on the street where cars passing get them to turn. Bailey agreed that technology is something to look at constantly. He discussed bridging east/west coast to keep energy coming. He discussed other areas they are continually looking at as well.

Neuendorf asked if the statutory reference is new. Bailey stated it has been around for a while, and we just didn't have the data resources to enhance research and development.

#### **Draft 2019 Work Plan – Jon Commers**

Commers reviewed the draft work plan included in the materials provided and noted that he is looking for feedback and consideration from this committee.

Bruner asked about typologies. Barajas stated they are finding similarities amongst neighborhoods - suburban communities and looking at the value of data and uses for that data.

Geisler asked where the benefit to staff is with guidance and information from this committee. She asked what staff are looking for. Detrick stated, under the Chair's direction, staff have tried to prioritize where input from this group can inform and will continue to do this.

Halbach asked, in addition to staff, what will the benefit to the Council's work be.

Commers stated this we will follow-up with this conversation at the January meeting.

## **ADJOURNMENT**

Business completed, the meeting adjourned at 6:05 p.m.

Sandi Dingle  
Recording Secretary