



HOUSING AND LAND USE COMMITTEE

Wednesday, January 28, 2009

Edgumbe Recreation Center

Committee Members: Mary Davis, Leo Viktora, Dick Knorr, Beth De Courcy, John Haggemiller, John Errigo, Steve Matysik, Jole Clemmer, Carrie Au-Yeung, Will Au-Yeung, Bob Schwanke

Also in Attendance: Melissa Martinez-Sones (staff), Chris Schmitt, Paul Mock, and Michael Roehr (developers), Afton Martens (staff)

Meeting called to order. Attendance roster distributed. Committee introductions.

Development at Cleveland & Grand

Paul Mock and partners were present to provide information on a proposed development at Cleveland and Grand. This includes the property on the southeast corner plus 1 residential building to the east on Grand, both properties are platted together. Details: 160'x160', mixed-use, between 16,000 and 17,500 square feet, retail on bottom floor, residential condos above; quality, upscale development; intend to sell to upscale buyers, not students (like empty nesters, college professors, etc.); will rezone to TN2; first floor retail, 2 floors of residential to lot line, 2 more tiered levels -- 4th floor setback 12 feet, top floor is a penthouse. Also proposing 2 levels of below grade parking for both residential and commercial.

Questions from committee members: issues of massing, recognize setback as an effort by developers, worries about breaking specification for further Grand Ave developments, TN2 height requirement is 35', gray area on how you can setback using 5 levels -- developers noted that project is not feasible economically without 5 levels. Current design is at maximum for ratio of lot size to total building size -- economics don't work without going up more. Developers also noted that feel this is a gateway to other buildings on Grand and larger size is okay because of UST buildings -- thinks good as a transitional building. Façade is masonry/brick with lighter materials up above to make feel more like only 3 stories. Have also met with city planning and there is a need for a traffic study. This group was also group for parking ramp and child development center at UST, familiar with area.

There was further discussion about sizes of residential units, possible retail businesses, and the underground parking.

No committee action taken.

D14 Neighborhood Plans

Staff reported that a small group had met to review the outdated community plans presented by city planner Merritt Clapp-Smith. The outcome was to recommend decertification of these plans and revisit some of the relevant information with Merritt in the future. Motion: *The Macalester-Groveland Community Council supports the decertification of three plans: Summit Avenue Plan (1986), Grand Avenue Design Guidelines (1983), and the Grand Avenue West Task Force Parking & Zoning Report (1983), and compiling a list of points worth keeping for further consideration.* Moved/Seconded/Passed.

Staff Updates and Announcements

Melissa made some announcements and gave some updates.

Rental Subcommittee

Leo reported that the committee had not been meeting regularly but noted that disturbance complaints to WSNAC had gone down from previous years.

Meeting adjourned.