

District 6 Planning Council Land Use and Housing Committee
Tuesday November 28, 2017 Meeting Minutes

Present: Betti Ingman, Cheryl Van Kampen, Matt Sletten, Noel Nix, Patrick McGuire, Renee Holst, Amanda Cade, Shannon Eckman, Jason Peterson, Ethan Osten, Rich Holst, Noel Nix, Jason Peterson

Absent: John Jungwirth

The meeting opened with welcome and introductions

A motion to approve the amended agenda was M/S/A

A motion to approve September 2017 minutes was M/S/A

Discussion: Andrew Hestness: Planning and Economic Development: Update on Como/Front Dale. Andrew invited people to the December 14th meeting, at that meeting there will be discussion on the vitality fund and the market study. Neighborhood Vitality fund from the City- with PED administering the funds. Dale/Como/Front received 2016 funds restricted to capital work. There was a 2010 design study completed that is being used as a jumping off point. Andrew distributed ideas that are recommended and ones that are not recommended. Closing eastbound Como to westbound Front, shortening the pedestrian walkway on Como was discussed, the pieces need to be figured out. The bus stops are challenging, the north bound bus could be moved closer to John's Pizza, it would stop on the bump out on the corner. Improve private parking areas and buffers, the northeast corner needs landscaping. Bike and Ped counts? Andrew did not have the counts with him, Como is used the most by bikes and pedestrians. They are thinking of this as a commercial mode-more people would visit businesses. Are Safe Routes for School's being addressed? SRTS is more of a funding initiative, any changes would be confined to the corner. Are there leading pedestrian signals? There will be tweaks at the intersection. A scramble might make sense at this location. A more perpendicular crossing making them the shortest distance possible. Could cut down crossings to 40%. It would make the series of crossings much larger. Pedestrians want to cross in a straight line. The cost benefit would be high.

Discussion: Michael Buelow: Update on the design and development on the multifamily-family orientated apartment building at Rice Street and Sycamore Avenue
BB Housing gave an update on the proposed housing development. They have rental property in the neighborhood and have invested in the North End for approximately ten years. He is looking for our support for 42 family housing units, over 50% will be three beds two baths.

Transitional, green space is necessary for children. This is early on-he was here about a year ago, now they are getting into position to move the project forward-this spring, another year for building. Michael went through the lay-out of the building. The building will cantilever over one side of the lot. Parking may be 56 stalls which will be more than enough. There will not be retail on the first floor, currently there is available commercial rental space on Rice. Exterior color? It hasn't really been decided-it would be nice to break up the "wall" of Rice Street. Hardy plank, metals, colors could be used. They have looked at the Rice Street Design Guidelines. It will be 60% AMI-they are not sure what the actual rents would be. Affordable housing is not always affordable-that's when you get into the subsidies. Surface parking was discussed, there are certain parking requirements. You usually create more parking than is needed. Any consideration to add four-bedroom units? Yes, that could be looked into it is desirable. Private first entrances on the first floor? -there is a likelihood there could be. Lighting should be interesting. Lighting is an important part of the design. Green as a buffer on the sidewalk level-there is an eight-foot sidewalk there. He will be requesting support to move forward with a 42 unit housing development.

Discussion: Mike Nelson Habitat for Humanity

Debris was discovered on the site last spring, nothing much has been done. They found asbestos within the building materials. 50% would need to be transported to the landfill. They have dug test pits and did testing-once it is complete an action plan was created. Good news nothing else was found. MPCA approved the remediation plan-they are pursuing clean-up funds-Ramsey County and Met Council to fund the \$600,000 to clean-up the site, A lot of the cost is transporting the materials. They will find out in January regarding the funding. Another round of funding is May 1st. He is optimistic about the funding. They are shovel ready. If funded remediation could happen in March 2018. The cleanup could take 4-6 weeks. Four to five homes could be constructed in 2018 if the clean-up goes well.

December 2017 Meeting

The December meeting will be December 26, 2017. Historically the committee does not meet in December. The committee decided to cancel the December 2017 meeting.

Updates

Jason Peterson discussed the down payment assistance with a match up to \$20,000, due on sale. Income can't exceed \$90,000 for a family of four. They were awarded CIB funds for home improvement and did receive additional funds. They administer the Ramsey County Lead Window program.

Old Business

The housing surveys were discussed.

1176 Dale Street and the overcrowding on the lot was mentioned.

New Business

A CURA intern for spring should be sought.

Joshua Intemann attended his first meeting

Adjourn