



MEETING SUMMARY

Linden Hills Small Area Plan Steering Committee #5.

May 15, 2013, 6:30 PM Pershing Park Community Center

Attendees: Aaron Tag , Rick Anderson, Ann Voda, Ken Stone, Larry Lavercombe, Sara Jaehne, Pat Smith, Dave Luger, Gretchen Johns, Grant Hawthorn, Constance Pepin, Jennifer Swanson, Dan Cornejo, Chuck Liddy, Bob Kost, Brian Schafer

Discussions:

1. Committee members discussed the interest in having open house work products provided to them in advance of the June 5th open house in order to spend several weeks (2-3) to review and comment on the work as well as to approve all work products prior to them being displayed.

Concern over Massing Studies 1 and 2, distributed for review during the meeting as not being representative of the committee's vision for the neighborhood was raised. Consultants explained these depicted ideas discussed during the April workshops and were included as a part of summarizing those discussions, not for open house display.

City planner/project manager explained that the City had not envisioned the committee's role as one of direct work product control and approval but more of advising guiding. Adding additional time, scope and related budget to the project was not feasible from the City's perspective.

Consultants offered to send individual open house display products as they were being developed (rather than as a fully completed set) to the City for multiple distributions to the Steering Committee. This would the SC (Steering Committee) to review and communicate suggested refinements to the City on most of the products prior to their completion while keeping the project schedule and contracted scope of work on track. Additional conversations between the SC and City on this matter may occur over the next several days to add further clarity.

2. The draft vision, design principles-polices were reviewed and discussed.

A set of seven statements derived from the online neighborhood survey and visioning workshop were distributed for review at the March Steering Committee meeting. Subsequently, a more refined statement was drafted and used during the April planning workshop. This statement was further tweaked into 2 sentences:

"Linden Hills is a thriving pedestrian-friendly and sustainable urban neighborhood that offers varied housing and commercial choices to meet residents' and business owner's needs. Renovation and new development support and enhance the existing scale and character of the neighborhood."

Three accompanying goal and policy statements were also developed for consideration and discussion.

Much of the conversations centered around potential additions and refinements to the vision statement by replacing the word “neighborhood” with “village” and possibly adding “quaint” before the phrase “existing scale and character”. The committee decided on replacing neighborhood with village in the first sentence and not adding the word quaint.

The Goals and Policy statements were reviewed with concerns expressed over the need for an apparitional goal and policies specifically pertaining to the environment. Other comments included:

- Need to define what is meant by sustainability
- Refine all the language to be directly supportive of the vision statement
- Revise the policy statement on parking to replace the reference to shared parking with language pertaining to maximizing existing parking resources through more creative management and design.
- Add an apparitional goal and several key supporting policies pertaining to the environment.

Consultants will make some refinements to the document and forward a working draft to the city for distribution to the SC to allow them to add refinements prior to its use for the upcoming neighborhood open house.

3. The outline of open house activities was briefly discussed as a part of Agenda topics 4 and 5.

4. A series of draft planning and design options building upon input provided during the April planning workshops were reviewed and discussed.

Land Use options 1A. - 1D. : need to better clarify existing land uses versus proposed; provide brief descriptions that outline purpose or reason for the land use changes and question being posed to open house participants.

Built Form Typologies 1-3:

- include maximum allowable unarticulated build out for comparison; show smaller, multiple buildings not full block-length facilities
- shift the viewing position of backage transition conditions to improve clarity and illustration of options; expand labeling of elements (building set backs and landscape areas, façade articulation, distance/depth of stepped stories, etc.)
- include a photograph of real building precedent for each typology
- include brief descriptions that outline proposed design options (massing and height treatments) and question being posed to open house participants

Holding all illustrations to a 3-story maximum building height was discussed (including the notion of law suits from “taking” development potential away from sites that can currently develop to 4 stories in height) with no consensus being reached. Built Form Typologies will continue to illustrate a range of building heights using 4-stories as the maximum for open house input.

5. An example of the online open house pages was reviewed and discussed with the SC expressing interest in reviewing and editing questions being posed. As questions are drafted they will be provide to the City for distribution and editing by the SC. Based on time available, not all open house questions may be able to be edited by the SC.

Historic Preservation / Conservation:

The open house will include an option for establishing either an historic district within the 43rd and Upton neighborhood commercial node.

Residential Tear Downs:

SC members briefly discussed addressing the residential teardown issue in the open house. Consensus was not reached on the topic. City and consultants would require specific input from the SC on this matter with a week before the open house in order to include language and any associated graphics as a part of the open house materials.

The meeting adjourned at approximately 9:10 PM.