

Land Use Committee Report May 2007

WBCC Land Use committee:

Purpose: The committee plans to fully inform the neighborhood, to listen to concerns and views voiced by the community, and to effectively communicate those concerns and views to the decision makers in City Hall and elsewhere. The Land Use Committee provides a forum for the community to review development proposals. It makes recommendations to the WBCC Board that would ultimately be presented to the city on behalf of the neighborhood as part of the City's Citizen Engagement Program.

1. Brief overview of WBCC Land Use Meeting May 9th, Fairview University Hospital 6:30 PM -8 PM

The meeting gave those in attendance an opportunity to discuss issues and to offer their input into the resolving problems. We had a very engaged discussion. Excellent food and refreshments were provided by Fairview hospital. The discussion focused around parking, runoff and erosion from Fairview property and possible opportunity to partner with the Hospital on Park improvements.

The Fairview/University design team will get back to the neighborhood with further plans, drawings and specifics on the building.

The design team has experience designing sustainable buildings and will be looking at what features to use - such as green roofs, rain gardens.

They will comply with Green Guide for Health Care and look to see if they will qualify for LEED standards. Storm water will be retained from hard surfaces. There will be an increase in green space. Parking will be underground (180 spaces). The building will require vacation of 7th Street to accommodate the hospital structure being build over the street.

The final design will be ready this fall with ground breaking in Winter 2007. Eventually the group would like a letter of support from the WBCC. They will meet with CRBA and Council member Gordon.

The main problem seems to be non residents parking in the neighborhood. Fairview believes most of the people may come from St. Cate's and Augsburg. Russ Williams will be getting in contact with the 2 institutions to

further discuss this issue. Fairview has available space in their ramp. This issue will require more discussion. Council member Gordon said parking regulations can be looked at to alleviate parking problems.

However, this will require more discussion with neighbors.

The committee also discussed the lack of 5th Street Sidewalk and the encroachment of the Bina Building onto The Dania site. Also, everyone was made aware of the Small Area Plan Open House on May 19th. A number of concerns were raised about the lack of bike lanes, level side walks from Riverside Park into the rest of the neighborhood and the opportunity to fix the WPA Stairs going down to the lower park. Those attending will try to write up their concerns or attend the Saturday event.

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Please send comments, suggestions to:

Doris Wickstrom

WBCC Land Use Chair

doris.wickstrom@gmail.com

Next Meeting June 13th, 2007

Seven Corners Apartments

6:30 PM to 8:00 PM

2. Lack of Public Sidewalk from Cedar Avenue to 5th street.—

As the Land Use Chair, I am recommending that the Board support a community wide action protesting the lack of a side walk connecting Cedar Avenue and 5th Street and further denigration of Cedar Avenue and the Dania Lot, a community resource. The Land Use Committee would like to work with others in the

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community who are concerned about the lack of this necessity and the city's' refusing to support community input on this issue. Those interested in working on this please contact - Doris Wickstrom
doris.wickstrom@gmail.com

May 8

The sale requires a minor subdivision approval and a public hearing/land sale review from the City Council's Community Development Committee. Those reviews will most likely take place in July. We will not close without approvals by the City Council.

3. SAAG Request for Delegate

From Peg Wolff:

For the record I am still the delegate to the Neighborhood Impact Group. This request is for one more delegate for the SAAG Group. Currently, CRBA has a delegate on the SAAG, Kathy Venewitz.

Dear Doris and James,

We are in the process of nominating individuals to the Fund Management Committee of the Stadium Area Advisory Group. The Fund Management Committee, a subcommittee of SAAG, will develop an annual grants schedule and budget, solicit proposals, review applications and recommend expenditures from the Stadium Good Neighbor Fund. Staff will be assigned to administer the work of the committee. The committee is meant to play more of a decision-making role. The Nominating Committee will meet tomorrow night (Wednesday, 5/16). Do you know of a WBCC member interested in participating on the Fund Management Committee? This person would also become the WBCC representative to the Stadium Area Advisory Group, which will probably move to a quarterly meeting schedule in 2008.

The current Fund Management schedule calls for just one funding round per year (though in 2009 the schedule may be more flexible, with the opening of the stadium), and I think that would translate into about two meetings of the Fund Management Committee per year (possibly getting by with just one). The Fund Management Committee would of course need to meet once in the Spring, to decide on funding recommendations, and another time, probably in the Fall, to develop a schedule for the following year. Of course, Fund Management Committee members will also need to read funding proposals before the Spring meeting. Let me know if you have any ideas for WBCC representation.

4. Proposed sale of part of Dania Lot. The City rewards mistakes.

The proposed sale requires approval of the WBCC Board. Those in attendance at the Land Use Committee Meeting on May 9 th, 2007, felt that the sale is rewarding someone who made a big mistake.

"e-mail from Cedar, Judy R"
to me, Cam, Tom, Mike, Robin

The sale parcel is basically a 2.55 foot strip of land along the northern lot line of Dania Hall. I am attaching a copy of the survey we just received that illustrates the 2.55 foot strip. It basically corresponds to the southern wall of the Bina Investment Group's building. In addition, the City will grant an underground easement of 1.4 feet to allow for the footings for Bina's building.

The purpose of the sale is to cure an encroachment that occurred when the building was built and to remedy a violation order issued on February 22, 2006, related to the encroachment. The encroachment was a mistake. It was not intentional. The proposed sale price is \$9,375. We recommend that Bina Investment Group, Inc. reimburse the City for costs of title work, surveys, minor subdivision application and staff costs. Bina Investment Group, Inc. will be responsible for the typical closing-related expenses.

We also recommend that Bina Investment Group relocate vents and meter from the southern wall of the building and move the electric lines so they don't drape over the Dania Site. This will allow for future development on the Dania Site that could abut the new addition on the Bina property.

The survey was completed this week. I will apply for a minor subdivision and anticipate review by the City Planning Commission in July. We are waiting for a signed purchase agreement before we present the project to the City Council for a public hearing and land sale approval (hopefully in July).

Various staff of the City from several departments are involved with seeking a remedy to the encroachment, including Assistant City Attorneys, Planners from Planning Development Services, Regulatory Services and Inspections and the Economic Development Section of Community Planning and Economic Development.

Please confirm that I can be on the agenda at the West Bank Community Coalition meeting June 20 to present this project. Please call me if you have any questions at 612 673 5025.
Sincerely,

Judy Cedar, Senior Project Coordinator