

RDLU Meeting Notes

June 20, 2017

WSCO Office, 209 Page Street W

Attendees: **Monica Bravo**, Becky Hanson, Derek Johnson, **Hokan Miller**, **Carol Neumann**, Karen Reid, Kareem Smith, **Carol Swenson**, **Robert Ferguson**, **Krysten Ryba-Tures**, and **Craig Wilford** **more board residents get names**. Guests: get sign-in sheet.

Call to order 6:35 p.m.

Introductions and Approval of May notes.

The Agenda approved with addition of 17 Hall (discussion with residents on pending variance):

1. 20 Isabel: Site plans
Discussion of sites history. There had been a three story brick home, burnt down in 60s.
Concerns of access: Both utilities and car/pedestrian access is through an easement from Hall Street – in perpetuity.
Set-back request to 15-18: New house is sited within the former home's footprint. Land owners are turning in paper work to zoning board on July 10th. Meeting scheduled for 31st of July.
Discussion by committee members on location, design, history. Karen Reid Moved to support the owners application for variance, Seconded by Robert Ferguson. Approved.
2. Sherman Phase 3. Kyle Bracer *Monica please provide correct spelling?* This is an update from an already WSCO supported project. Seeking update letter of support. 189 units of housing and restaurant. A stumbling block is not having found a restaurant tenant. As the project won't be done until 2018? 2019? Signing a restaurant at this time is problematic. The rental units are both market and mixed income. Amenities available to all residents. Both buildings fitness facilities. There are a combination 1, 2, and 3 bedrooms. The committee has already approved via email. Karen Reid, move to send a letter to not hold restaurant hostage, Carol Neumann Second. Approved. Karen will write a polite letter encouraging moving the project forward. We do have restaurants, however there is a shortage of affordable apartments.
3. 17 Hall Kathryn and Dean *Engdah spelling please...* variance garage in front yard. Neighbors think there is more to it. Speculator bought property. Flipped house and split historic side yard? How historic is that? Application for variance is coming from prospective owner? Two major concerns: Integrity of the bluff – there has never been a house at that location. No study of soil and bedrock. This seems a rushed process. Anthony Starr (current owner)??. The discussion on tight lane – garage too close? No adjacent off street parking. Other concerns, excavation, bluff stabilization. Again no study. Committee is concerned about bluff capacity. Committee wanted assurance by engineering study that structure would not compromise integrity of the bluff. Zoning committee we haven't directly talked to applicant. Motion because of lack of off-street parking and integrity of bluff (unknown conditions of land) safety area below committee cannot

support the variance. Seconded. Friendly amendment was made requesting that a geotechnical engineer study should be conducted to see if conditions support a building. Approved.

4. Updates:

August 2nd CVZ Funds commercial vitality zone meeting.

RDLU will invite MN DOT to discuss planned Robert Street road upgrades. Developer Hunt Wiedner invited to discuss plans for additional West Side Flats development.

Adjourned