



UPTOWN PLANNERS

SEPTEMBER SPECIAL MEETING MINUTES

DATE: 9/24/15

Call to order by James Mellos at 6:11

In attendance: Jim Mellos, Gary Bonner, Mat Wahlstrom, Tom Fox, Jay Newington, Dana Hook, Kyle Heiskala, Michael Brennan, Ernie Bonn, Tom Mullaney, Roy Dahl (Entered at 6:23)

Tom Mullaney makes motions to add 5 min. presentation to the agenda
motion passes 9/0/1

For: Gary Bonner, Mat Wahlstrom, Tom Fox, Jay Newington, Dana Hook, Kyle Heiskala, Michael Brennan, Ernie Bonn, Tom Mullaney. Chair abstains.

I. Special Order of Business Uptown Community Plan – Review Of Draft Urban Design and Implementation Elements of the update of the Uptown Community Plan

Marlon's Presentation:

Slideshow handouts distributed to the board. The Urban Design Element directs future development with the intent of retaining the uniqueness of Uptown. CPIOZ discussion including building heights and areas of applicability.

Tom Mullaney Presentation:

Handouts distributed to the board. Transitions between areas of different density are of concern – University and Essex St are noted. Tom requests that a working group be allowed to continue reviewing this element.

Public Comments

Barry Hager from Mission Hills Heritage- concerns about CPIOZ and ease of bypassing the public process. Incentive zoning is also of concern as a discussion of public amenities has not been had.

Jim Frost – The update is seriously lacking in substance. Residents must have more time to review this draft.

Ian Epley – Historical districts should not be proposed in the new plan. Potential historic districts are unnecessary. He suggests taking a visionary vs. restrictive approach.

Janet O’Dea – Requests redline copy of draft. Suggests working group be formed to continue review of the draft. Cites concerns about non-specific language.

Tim Gahagan – Fears this plan update is too developer friendly. Supports the formation of a working group.

Cindy Carson: University Heights resident – question regarding density bonus on Park Blvd at Adams. Concerned about losing the neighborhood feel in that area.

Deirdre Lee: Incentive zoning should not be in the plan.

Carol Emerett: Concern about language in the plan and inconsistency between terms. The urban forestry section should list heritage trees and include a tree inventory.

Elizabeth Robinson: Represents owner of the block on the east side of 6th between Robinson and Pennsylvania. She sites concerns about any downzoning of that area. They are focused on improving the neighborhood before they propose any new development.

Board Discussion

Kyle Heiskala: Question about mapping Multi-family / mixed use development as a group. Supports further discussion on incentive zoning. Concerned about CPIOZ and transit public parking issues not adequately addressed.

Thomas Fox: CPIOZ allows up to 150’ in Bankers Hill. We should have strict developer regulations in order to allow them to achieve bonus densities.

Roy Dahl: Corrects the record for heights in Hillcrest. Anything over 50’ was supposed to be discretionary.

Dana Hook: Plan update should be specific and measurable. Funding was not addressed for the implementation section. What role can Uptown Planners play in the Transnet list of projects?

Tom Mullaney: Recognizes the people who provided input on the previous plan review.

Ernie Bonn: University Heights was not adequately addressed in the plan. Historic districts should include potential historic districts. Parking standards should not be lessened. Added comment later: CPIOZ Table A being ministerial does not have to conform to plan – how will this be addressed?

Mat Wahlstrom: He had never heard of CPIOZ before this plan update and has concerns about CPIOZ overriding community input. The relationship between CPIOZ and regular planning needs to be clearer.

Gary Bonner: New versions of the plan make it difficult to track changes. This draft will lead to no control over growth. Waiting for City to provide comparison of DU per acre and with density bonus added in draft plan.

Michael Brennan: Supportive of focused working group to discuss plan update further. Also supportive of bonus densities with specific and measurable incentives for the community. Supportive of Jim Frost's proposal to allow developer fees to be pooled for specific community infrastructure needs.

Motion 1:

Ernie Bonn: Uptown Planners recognizes the formation of an independent working group, for the purpose of reviewing urban design and implementation in detail, and agrees to review recommendations which come from the working group.

Second by Jay Newington

Discussion - **Kyle:** add collaboration with City Staff, 3-4 meetings and make meetings available to board members and diverse representation.

Motion tabled for October meeting

Motion 2:

Mat Wahlstrom: The City shall identify all the public amenities and affordable housing created in Uptown under incentive zoning, to include existing or in use as originally designated.

Motion tabled.

Motion 3:

Kyle H.: Continue Urban Design discussion to a future date. Mat seconds Tom M. amend to specify the discussion will take place before the community plan update is complete.

Vote: 10/0/1 (All in favor, Chair abstains)

Adjourned at 8:00 pm