

Land Use Committee

August 4, 2016

In attendance: Bob Straughn, Carol Herman, Ian Luby, Les Everett, Ray Bryan, Sherm Eagles, Stephen Mastey

Staff: Suyapa Miranda, Cailin Rogers, Bettsy Hjelseth

Introductions, Minutes/Agenda	Les moved to approve the minutes and agenda. Bob seconded. They passed unanimously.
Aeon	<p>Blake Hopkins from Aeon joined the group to give an update on the project Aeon has undertaken at University and Vandalia. They are in the process right now of financing the project. Because it is an affordable housing project, they will pursue the less competitive 4% tax credits. The gap between their full funding and where they are now will hopefully be filled by grants they have submitted to the LCDA TOD program and a remediation program for site clean up.</p> <p>They plan to have another community visioning meeting to get guidance on where the project should go in terms of design.</p> <p>They plan to have 74 total parking spots, with 49 in a sub terranian garage.</p>
Dominium Update	<p>Sherm shared his experience in making progress at the meeting he and Roger had with the Dominium group. Cailin shared an email Roger had sent to the group because he was unable to join.</p> <p>The group discussed how to get a business community in SSAP. IT can't be a piecemeal development, it has to be a concerted and coordinated effort.</p> <p>There were concerns about having enough parking to not overflow onto the streets.</p> <p>The group wants to continue to work with PPA on the Weyerhauser project.</p>
Policies and Procedures	<p>Cailin gave a brief update of what the group had been up to. They will be meeting again next week (Cailin, Carol, and Keith) to discuss where to take the group next. Cailin will be working on a committee member orientation manual. Other changes will include a revamped policies and procedures manual as well as recommendations to the bylaws for the Board.</p>
Towerside Update	<p>Bob gave an overview of the Towerside project update. There was a groundbreaking ceremony for the water management system on Green Fourth Street the other day. There will be more updates to come as the Towerside group tries to get Dominium on board their district systems plan</p>
Land Use Goals	<p>Ian led the group through a discussion of the annual goals. Most pieces are on track. A few adjustments were made. Stephen pulled the goal on tree preservation ordinance off the list to work on just in the Environment</p>

	<p>Committee.</p> <p>The group discussed what the appropriate height and density is for the neighborhood (with no clear direction or opinion on what that answer is). They discussed getting city staff to help with a town center idea. Is it possible to do a small area plan or a 40 acre study? There's concern about the high vacancy level in rental commercial areas along University. Is it possible to have a student look into that for us?</p>
Other items	<p>Stephen will be leaving the Land Use Committee after many years. There will be a celebration of Life on the Green Line at the Dow Art Gallery on Sept. 16.</p> <p>There's a Backyard Blues Fest at 883 Raymond on Saturday.</p>
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