

## May 14, 2019 West Side Voices Meeting Notes

Meeting started at 6:30

- Explanation of meeting
- Explanation of voting
- Community Agreements

### HEJ Update

- Climate summit was last night, huge turnout, discussion around climate resiliency and what city is planning around that.
- Beans on the boulevard, materials handed out at first farmers market
- WSCO tabling at farmers market four times this summer
- Farmers market at Parque Castillo
- Garden of Good hearts volunteer days

### 84 Water Street Developers - looking for zoning variances

- Kyle Brasser presenting
  - ReuterWalton Developer, primarily multi family housing, over 25 ground up developments in twin cities.
  - DJR Architecture
  - Currently vacant contaminated lot, planning housing development Zoned IT, proximate to T3 Residential zoning, wants to rezone to T3
  - Housing to be developed is consistent with small area plan
  - Development planned to have 2 levels of parking, with 5 levels of housing, cant put parking in basement due to water level
  - Parking will be screened by lobby and other features, adding sidewalks
  - 136 apartment units ranging from studio to 2 bedroom
  - 104 parking stalls
  - No form of public subsidy, market rate. 70% of units will be at 80% AMI, 10% can be at 60% AMI (14 units)
  - Energy efficiency
    - Solar ready
    - Led lighting, energy star appliance
    - Xcel energy design program
  - How relates to 10 yr plan
    - mixed income housing, cleaning up contamination, maintains traditional urban form, bikes, increase 30%-80% ami housing, transit screen in lobby, try to increase ridership at the nearby bus stop, pedestrian improvements
  - View corridors would remain for neighboring building
- ❖ Necessary Land use changes for development as is:
- Rezoning - from IT to T3
  - Height Variance

- Small setback variance due to balconies

Sherman and Associates- West Side Flats Phase III A & B, Requesting general Support

- Will Anderson Presenting
- Cos Willson Architects
- PHASE III A - 174 Units Studio through 2 bedroom, market rate, no longer having commercial space, roof patio overlooking river, patio, small public area
- PHASE III B - 83 Studio through 3 bedroom, 60%, 50%, FMR, 5 stories with one grade below for parking, tot lot playground, patio seating
- Rock look, cement fiber board, metal, wood-look, brick, plants
- 82 units (32%) are affordable (60%, 50%, FMR)
- 40 year affordable period (usually 15 years)
- WSF IIIB will be “passive house”, energy efficiency program similar to LEED (but construction central)
- Solar gardens in Washington and Carver Counties, powers enough for 4000 housing units, Residents will get credits on energy bill
- Design encourages public access and use (???)
- Transportation-bike infrastructure.

**Voting:**

- ❖ 84 Water: Requesting 1) rezoning from IT to T3 2) Height Variance from 4 stories to 7 stories 3) setback variance of 5 feet on waterstreet side (for balconies)
  - COMMENT : zoning and setback seem fine, height is major. Would like to see long term commitment to affordability.
  - Would you explore commitment to 40 year commitment to affordability
    - Will do what they say they will do, but capitol lenders won't let them commit.
  - 1) Zoning - PASSES, 4s and 5s
  - 2) Height - PASSES, mostly 3s, some 4s, One 1
  - 3) Setback - PASSES, 4s and 5s
- ❖ Sherman: Looking for general letter of support to present to city planning commission
  - 1) Statement that there is general support for the project - PASSES, 4s and 5s

**Community Knowledge Drop:**

- June 1st 8-10pm, Community Ramadan Meal Celebration at 88 Cesar Chavez
- May 21st - Anti-Displacement Summit, SpringBOX
- Tomorrow Climate Action Plan MN 350 and others discussing
- Katrina Cards- make cards will be sent to Kartina