Land Use Committee Meeting

August 8, 2022

Via Zoom:

[https://us02web.zoom.us/j/86577888662?pwd=VlJmM3hqWEZtcDFGSmV4dDlaSGJXZz09](https://nam12.safelinks.protection.outlook.com/?url=https%3A%2F%2Fus02web.zoom.us%2Fj%2F86577888662%3Fpwd%3DVlJmM3hqWEZtcDFGSmV4dDlaSGJXZz09&data=05%7C01%7C%7C17c260df283149c3f35708da31e3b2bf%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C637877151266287652%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=YWw0JaoGcGEe2VUj3ajwyUQueKNINkix%2B8vW5uj2KDo%3D&reserved=0)

Meeting ID: 865 7788 8662

Passcode: 886510

**Proposed AGENDA**

1. Call to Order 6:30 p.m.
   1. Attendees: Paul Skytte, Joan Ballanger, DeLisa Shearod, Ianni Houmas, Brenda Anderson-Moser, David Witt, Gloria Wong, Sheng Hang, Tong Thao, Jean Jansen, Paul Nolan
2. Presentation by Gloria Wong for Lifestyle ADC Properties for possible Hafner Site Development.
   1. 20,000 square foot grocery store, additional retail on White Bear and Hoyt,
      1. Integrated bus shelter
      2. Community room for community meetings
      3. Playground & gathering space
      4. Underground Parking, at grade parking
      5. 102 units on 4 floors (first floor retail)
   2. Questions for this development
      1. Will there be affordable housing? Yes, including deeply affordable
      2. Will the housing built over housing be protected?
      3. How long will it take?
         1. Maybe a year after the RFP to break ground, optimistically
         2. RFP needs to be sent out and then it will be submitted to the city.
      4. Do you have a grocer in mind?
         1. No
      5. Will you widen the sidewalk:
         1. Not sure yet, possibly for outdoor seating for the deli but not at that phase in planning
      6. Have you identified additional traffic lights or calming on White Bear that may be necessary?
         1. Not yet but we will hire a city planner to help figure this stuff out
      7. Will you do something to help with sound from white bear to make the building more livable?
         1. Yes, we will be making it very air-tight which will help it be much more sound-insulated (as well as temperature-insulated and more efficient energy-wise)
      8. How does a project like this get built without impeding neighbors with construction?
         1. City permitting process will ensure we keep things safe and protected from pedestrians
      9. How many parking spaces are we anticipating per unit?
         1. 79 stalls for 102 unit building. Ultra-low income apartments often don’t have vehicles.
      10. Are you considering renewables, solar, geothermal?
          1. We are considering solar on the rooftop
          2. We also will make it a very tight envelope to make it highly energy efficient
      11. Is it a brownfield/will the land need to be cleaned up?
          1. There will be more soil borings done. The city has done some research on this
          2. We need to figure this out before moving forward
      12. Will there be laundry services? Laundry is expensive!
          1. In unit laundry is too expensive to make it affordable, and raises sewer access charges
          2. We anticipate common area laundry appropriately sized for the number of residents
      13. Would love to see interior designs once you’re there
      14. Rooftop amenities?
          1. Maybe but probably not, adds a lot of cost and scale to the project
      15. Glad to see the landscape and greenspace
3. Equitable Development Scorecard
   1. What were the key questions we wanted to ask about this future Hafner site project?
   2. <https://jamboard.google.com/d/1UH92H4eFGzeiewKMGovWHztCbRKgzkzrUEigaXcoZSY/viewer>
      1. Transportation?
      2. Housing?
      3. …?
4. Adjourn