

**METROPOLITAN COUNCIL**  
390 North Robert Street, St. Paul, Minnesota 55101

**REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE**  
November 15, 2010

Committee Members Present: **Tony Pistilli, Chair; Richard Aguilar, Vice-Chair; Sherry Broecker; Polly Bowles; Georgeanne Hilker; Natalie Steffen; Wendy Wulff**

**CALL TO ORDER**

A quorum being present, Chair Pistilli called the regular meeting of the Council's Community Development Committee to order at 4:05 p.m. on Monday, November 15, 2010.

**APPROVAL OF AGENDA AND MINUTES**

It was moved by Bowles seconded by Broecker, to approve the agenda. **The motion carried.**

It was moved by Hilker, seconded by Broecker to approve the minutes of the October 18, 2010 regular meeting of the Community Development Committee. **The motion carried.**

**BUSINESS**

**2010-293** Public Hearing of the LCA 2011-2020 Affordable and Life Cycle Housing Goals

Chair Pistilli announced the public hearing and invited the public to speak, no one spoke at the meeting. The public hearing will remain open until November 29, 2010.

**2010-392** Local Housing Incentive Account Funding Recommendations

Senior Planner Linda Milashius presented the staff report and proposed actions to the Community Development Committee.

The Local Housing Incentives Account (LHIA) grants totaling \$1,500,000 as follows:

Project	City	Number of New Units	Number of Units to be Rehabilitated	LHIA Funding Recommendation
<b>Rental Housing Proposals</b>				
Yorkdale Townhomes	Edina		90	\$250,000
Twin Ponds II	Farmington	25		\$250,000
Forest Oak Apartments	Forest Lake	36		\$100,000
West View Estates	Plymouth	67		\$300,000
Sienna Green Phase II	Roseville	50		\$300,000
Village Commons	Savage	66		\$300,000
	<b>TOTAL:</b>	<b>244</b>	<b>90</b>	<b>\$1,500,000</b>

Steffen moved, seconded by Wulff that the Metropolitan Council award Local Housing Incentive Account (LHIA) grant totaling \$1,500,000 as indicated in the above table. **The motion carried.**

The committee asked Ms. Milashius for more information on the scoring, the threshold, and timeline for projects to be completed.

**2010-402** Livable Communities Demonstration Account (LCDA) Funding Recommendations

Livable Communities Manager Paul Burns and LCAC Chair Ruth Grendahl presented the report to the committee.

Award 15 Pre-Development and 11 Development Livable Communities Demonstration Account (LCDA) grants, as follows:

<b>Pre-Development Projects</b>	<b>Applicant</b>	<b>Recommendation</b>
Master TOD Development Plan	Apple Valley	\$60,000
Beltline LRT Station Development Area	St. Louis Park	70,000
Linden Yards East Development & Rail Layover Study	Minneapolis	100,000
Prior-University Avenue Redevelopment	Saint Paul	47,000
Urban Village Master Plan	Woodbury	100,000
Phalen Village Commercial Development	Saint Paul	63,000
Railway Commons	Loretto	36,440
Red Rock Gateway Study	Newport	69,350
Concord Boulevard Neighborhood Redevelopment	Inver Grove Heights	48,000
Grandview Small Area Plan	Edina	100,000
South Concord Corridor	South St. Paul	40,000
Greenhaven Housing Opportunities	Anoka	75,000
Market Analysis Hanson Concrete	Apple Valley	50,000
West Side Village	Victoria	25,200
Four Seasons Mall Redevelopment	Plymouth	100,000
Pre-Development award sub-total		<b>\$983,990</b>

Development Projects	Applicant	Recommendation
PPL West 7 <sup>th</sup> Housing	Saint Paul	233,550
J. Jerome Boxleitner Place	Minneapolis	\$284,000
Franklin Portland Gateway IV	Minneapolis	793,900
Hi-Lake Triangle Apartments	Minneapolis	1,034,000
Woodlake Plaza Apartments	Richfield	352,000
5 <sup>th</sup> Street Lofts	Saint Paul	361,000
Block 6 Redevelopment	Osseo	626,000
Oakdale Mall Redevelopment	Oakdale	1,171,566
MPHA 4 <sup>th</sup> Avenue Street Improvements	Minneapolis	177,000
Cooper's Grocery	Chaska	500,000
Valley Ridge Redevelopment	Dakota County CDA	800,000
Development award sub-total		<b>\$6,333,016</b>
<b>Total LCDA Recommendation</b>		<b>\$7,317,006</b>
<b>Funds remaining after awards</b>		<b>\$182,994</b>

Steffen moved, seconded by Broecker that the Community Development Committee postponed the vote until staff can address concerns. **The motion carried.**

The committee requested additional information from staff regarding funding, eligible projects, future transit projects, and levies.

Mr. Burns and Ms. Greendahl provided clarification to the committee and an administrator from Maple Plain, Jason Zeimer gave the committee a handout of the Project Area Overview. The committee requested more time for consideration of this item.

Planning Analyst Arne Stefferud presented the staff report and proposed actions to the Community Development Committee.

Washington County has submitted a master plan for Big Marine Park Reserve. This plan updates the 1988 master plan. The master plan update builds on the previous master plan by:

1. Updating site improvements within the park reserve
2. Preserving contiguous habitat corridors for upland/wetland wildlife, mature oak forests, and potential aquifer recharge areas.
3. Establishing native landscape buffers along the park's perimeter
4. Limiting vehicular access to the park from adjacent roadways
5. Including trails for bike/pedestrian, horse-back riding and cross country ski use
6. Introducing mountain bike trails, an archery trail target loop, and campgrounds

This memorandum analyzes the master plan against the criteria for reviewing regional park master plans. It recommends approving the master plan because it is consistent with applicable portions of the *2030 Regional Parks Policy Plan*.

Broecker moved, seconded by Wulff that the Metropolitan Council approve the update to the Big Marine Park Reserve Master Plan (Referral No. 50003-1). **The motion carried.**

The Committee discussed the following topics regarding the park master plan update:

1. A legal dispute between Mr. Brent Reibel-a landowner within the park's boundary-and May Township over whether or not a township road which bisects Mr. Reibel's property had been vacated. The Committee found that this was an issue that could not be resolved by the Metropolitan Council since the Council has no legal authority to resolve this dispute.
2. The public review process conducted by Washington County for the park master plan update included two public open houses. Persons spoke one-to-one with County staff on matters regarding the master plan. This meeting format replaced a formal public hearing on the plan and allowed for more public interaction on issues than a hearing would have allowed. The public also reviewed the draft master plan on the County's website and submitted email comments on the plan. Washington County also worked with all affected local government entities and its own Parks Commission through a technical advisory committee format in preparing the master plan update.
3. The park master plan update considered three alternative locations for siting the family campground as part of the open house meeting process. The location for the campground was chosen based on the input from those public open houses as well as considering the campground's impact on adjacent lands outside the park's boundary. The proposed campground is located adjacent to existing homes –including Mr.

Reibel's. The County has developed recreational amenities elsewhere in the park when sufficient land was acquired which provided usable space for the recreational amenity and a buffer with nearby landowners. The construction of the campground would be dependent on acquiring sufficient space to build it and buffer it from adjacent landowners. That determination is up to Washington County.

4. The park's boundary was officially mapped by Washington County in 1988. This mapping process allows the County to work with landowners within the park to acquire their property through willing seller negotiations, or for the landowner to sell to other parties if the County and the landowner cannot come to terms. The Metropolitan Council has no legal authority to unilaterally amend the park's boundary.
5. The Metropolitan Council's authority in this matter is to determine whether or not the master plan is consistent with the Council's policy plans. The Metropolitan Parks and Open Space Commission and Metropolitan Council staff found that the master plan update is consistent with the Council's policy plans. However, the Committee considered and approved a second recommendation to send a letter to Mr. Reibel and Washington County that:
  - a. Acknowledges the roadway easement issue and the County's authority to determine the boundary of Big Marine Park Reserve,
  - b. Acknowledges that the Metropolitan Council has no authority to resolve the dispute on the roadway easement or to unilaterally amend the boundary of Big Marine Park Reserve, and
  - c. Supports amicable resolution of these issues between the affected parties.(See attached draft letter)

The Committee unanimously approved the amended recommendation.

**2010-381** Recommend Adoption of the Updated 2030 Regional Parks and Open Space Policy Plan (Ann Beckman 651-602-1669)

Regional System Planning and Growth Strategy manager Ann Beckman presented the staff report and proposed actions to the Community Development Committee.

By statute, the Metropolitan Council must comprehensively review its parks and open space system plan every 4 years. This update also included system changes proposed in the most recent round of comprehensive plan updates. The Metropolitan Parks and Open Space Commission provided advice and comments on the updated parks system plan. At the August 16, 2010 Community Development Committee, Council members asked to remove Highland Parks as a proposed study area. The proposed plan includes that change.

Wulff moved, seconded by Bowles that the Metropolitan Council adopt the updated 2030 Regional Parks and Open Space Policy Plan. **The motion carried.**

## **INFORMATION**

### [Affordable Housing Options for Persons with Special Housing Needs](#)

Housing & Livable Communities director Beth Reetz presented this information item to the Community Development Committee.

Commercial and Industrial Development in 2009

Research manager Libby Starling presented this information item to the Community Development Committee.

## **ADJOURNMENT**

The next regularly scheduled CDC meeting will be held on December 6, 2010 at 4:00 p.m. in the Council Chambers.

Business completed Chair Pistilli adjourned the meeting at 6:10 p.m.

Respectfully submitted,

Michele Wenner  
Recording Secretary