

Kutzky Park Neighborhood Association
December 13, 2016

1. **Call to Order:** Jesse Welsh, President, called the meeting to order at 7:00 pm. jessemoranwelsh@gmail.com
2. **Welcoming Remarks:** Jacque Jones welcomed attendees to the holiday party/meeting. jones.jacque@mayo.edu
3. **Report from Rochester Police Department:** Officer Greg Jeardeau reported that there have been several instances in which people seemed to be casing properties for gifts to steal. He suggested that residents keep their doors and windows locked. Residents are encouraged to contact him with any concerns by email at gjeardeau@rochestermn.gov.
4. **Committee Updates:** None, due to the holiday party.
5. **New Business:** Results of the Neighborhood Survey were reviewed and copies provided.
6. **Old Business:** The James apartment complex proposal [see also September minutes 6 (b)]
 - (a) Wade Goodenberger from CRW Architecture presented the updated plans for the small apartment complex (The James) that CRW has designed for INH Properties. Unfortunately, the city wouldn't include TIF for burying power lines, and the cost to do this (\$250,000 - \$300,000) was prohibitive. Because of the power lines, CRW had to shorten the depth of the building and redesign it. It will now have 11 one-bedroom apartments and 1 studio apartment, no two-bedroom units, no enclosed parking, and no affordable housing units. Jim Illies of INH Properties also owns Uptown Landings, the entrance for which is ten feet from the east side of the proposed "The James." There will be no windows or patios on the facing sides of the two buildings. Patios are 70 square feet in size. Landscaping ideas are speculative at this time, as the developer has not yet retained a landscape architect. In terms of storm water runoff, the project will slightly reduce the impervious area on the site. The project is within the DMC zone and the zoning is R4 (high density residential). According to Mr. Goodenberger, the project is on a tight budget as it is only 4 stories tall and won't generate as much revenue as a taller building with more units. The developer is hoping for City Council approval by late March/ early April, and to start construction by June 2017.
 - (b) Discussion centered on City and DMC tax increment financing, security in the narrow corridor between the two buildings, and parking issues. Parking will be off the alley and on surrounding streets. Surface lots within the DMC zone are eligible for DMC tax increment financing. A half-stall per unit across both buildings (The James and Uptown Landings), for a total of 16 parking stalls, will be provided off the alley. Sean Allen asked if the developer would be requesting City TIF for anything other than blight removal and questioned what community benefit the older Uptown Landings building provides in order to be included in a TIF request. He suggested the developer consider demolishing the Uptown Landings building and use both lots for a larger version of The James. Failing that, Mr. Allen thought that the developer should at least do some upgrades to Uptown Landings and improve the landscaping around it. Mr. Goodenberger was not optimistic that the developer would be receptive to any upgrades to Uptown Landings, given the tight budget for the project. Jesse Welsh commented that she liked the design, but that she had also liked the covered parking and had hoped that the developer would bury the powerlines. Sean Allen commented that

the design for the James is good, given the restraints CRW has from the developer. Mr. Goodenberger said he will get answers from the developer regarding TIF and the powerlines. He reported that Terry Spaeth from the City said that making the entire Uptown Landings building affordable housing would not increase the TIF amount.

Announcements

- Sean Allen announced that there has been a slight rise in the percentage of owner occupied homes in the Kutzky Park neighborhood.

The meeting/holiday party adjourned at 8:30 pm.