

ROBBINSDALE CITY COUNCIL
WORKSESSION MINUTES
TUESDAY, APRIL 17, 2018.
COMMUNITY MEETING ROOM
CITY HALL

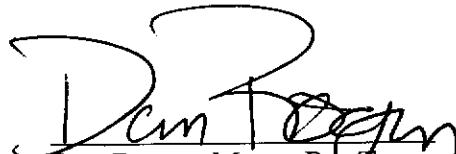
Present: Councilmembers, Backen, Selman, Blonigan, Mayor Murphy, Mayor Pro-Tem Rogan; City Manager Glick, Community Development Coordinator Pearson. Planning Commissioners Harper, Ulbrich, Greenburg; Elise Durban, Hennepin County; Jay Demma, Perkins + Will; Mike Lamb, LHB; Hazel Borys and Susan Henderson, Placemakers

1. The worksession was called to order by Mayor Pro-Tem Rogan at 8:00 pm.
2. Jay Demma provided an overview of the market and housing gaps analysis prepared for the Bottineau Blue Line Extension cities. The study is being paid for by an FTA grant with the goal of having Transit Oriented Development (TOD) zoning tools in place or in process so make the New Starts application more competitive. Primary findings of the housing gaps analysis for Robbinsdale:
 - The existing housing is older, smaller and very affordable.
 - There is a lack of new construction product available which tends to keep the existing housing affordable.
 - There are also few opportunities for higher density dwelling ownership such as townhouses (or condominiums).
3. The Councilmembers asked about the lack of move-up housing which causes Robbinsdale residents to move to other suburbs. Consultant Demma acknowledged that and indicated there may be good locations for move-up housing on the outer edges of the station area and the downtown.
4. Mike Lamb explained the TOD zoning concepts for the commercial districts in the downtown. The intent of the ordinance would be to focus on “form” rather than” use.” “Zone for what you want, rather than what you are afraid of.”
 - DD-1 would become the zoning for the 41XX block of West Broadway, and the rest of the commercial zoning down to 40th Ave. N. and Lake Road would be DD-2.
 - DD-1 would essentially be a historical preservation district with building heights limited to two stories. The lower building height would be a disincentive to demolish the buildings. The other blocks would allow building heights based upon the width of adjacent right-of-way. County Road 42 being 150 feet wide would allow buildings to be up to 8 stories high.
 - The buildings would be oriented towards the “A” streets that are intended to be walkable. The A street would form a loop starting at West Broadway, then crossing Bottineau Blvd (County Road 81) at 41st and 42nd Avenues and linking Lakeview Ave. N.

5. Susan Henderson explained the format of the new DD-1 and DD-2 zoning districts. All of the critical data would be kept to two pages which can be copied front to back. Robbinsdale already has many of the tools in place, the zoning just needs to be tweaked. There was discussion about the downtown architectural design guidelines. Robbinsdale already has a glazing requirement in the guidelines, but it needs to be in zoning and 100% transparency will be specified.
6. Councilmember Blonigan observed that the DD-1 area will be "human scale." Henderson added that the advent of the LRT would be necessary to allow higher density (and building height). If the LRT does not come, the 8 story building heights could be seen as an entitlement by property owners who will hold out for higher land prices, stifling development.
7. Councilmember Rogan asked about the extension of the promenade shown in early station area concepts that connected to County Road 81. It would potentially be blocked by a tall building. The city owns the strip of land and would have control. Henderson also discouraged the idea of a pedestrian bridge over County Road 81. At-grade crossings are better and sight lines should align with at-grade crossings. "Deflected vistas" are also a design technique that can be used.
8. City Manager Glick brought up the B4p district and how it needs to be preserved.
9. Mayor pro-tem Rogan adjourned the worksession at 9:31 pm.



Rick Pearson, Recorder


Dan Rogan, Mayor Pro Tem