1. Final Review of Previous Concept Plan Images

2. Legion Block
   a. Review Concept Images
   b. Review Text Update

3. Public Meeting
Downtown Redevelopment Task Force
November 21, 2016

Members Present: Mayor Droste, Councilmember Weisensel, Commissioner Kenninger, Commissioner VanderWiel, Mark Toombs, Steve Heidenreich, Maureen Bouchard, Dan Wulff

Staff Present: Anthony Nemec, Planner; Kim Lindquist, Community Development Director

Guest: Joe Holman, Maxfield Research

Joe Holman provided a summary of the draft Downtown Market Study Update. The summary included information on how many housing units the downtown could absorb over the next 5 years as well as how much retail the downtown could support. The task force discussed the various types of development that would work well given the information contained in the market study update.

The Task Force also reviewed the final images for Core Block West. The task force felt that while visible parking is important, having the buildings (particularly the southern building along South Robert Trail) oriented toward the street is equally important to maintain the feel of downtown and encourage pedestrian activity. Additionally, the task force thought the order of phasing should be left up to the market what happens first.

A public open house is scheduled for Thursday, February 9th, in the Steeple Center.
Core Block East
Fluegel’s Block
Legion Block
Legion Block

Site Overview
This area includes the American Legion and the houses along Burnley Avenue. In 2004, the Block included the American Legion as well as the houses along Burnley Avenue. In 2012, the houses were removed to allow for the construction of a 102 stall park and ride facility. Redevelopment would occur on the entire Legion Block which is approximately 1.34 acres.

Development Concept
The Concepts for this area reflect the current changing environment in Downtown. Over the next one to five years, capacity for new commercial development will be directed to the core areas of Downtown. It is assumed that housing or an office use which could be an expansion of adjoining public institutional uses appear to be become the only more likely near-term options for the redevelopment of this area. Successful redevelopment in other locations may expand future options for the Legion Block area. If the market indicates that commercial uses would be viable in these locations, the City would entertain them on this block.

The first Concept shows a residential use. Medium-density housing fits the character of the area and would be viable in Downtown. The Concept does not eliminate high-density housing as an acceptable use at this location. In fact, high-density housing may be necessary to achieve a financially feasible redevelopment project. It may be possible to combine some smaller retail into the site design depending upon market demand.

The second Concept combines all existing parcels into a redevelopment site. Burnley Avenue would be vacated in conjunction with redevelopment. This larger site provides a more viable option for redevelopment. Closing Burnley Avenue eliminates an access point, which improves traffic safety along 145th Street. It depicts a public building to house either a new public space, or service commercial and office.

Proximity to the rail line must be considered in the redevelopment of this area. The Concept orients development away from the tracks. Construction techniques can help to mitigate noise and vibration from trains.

Redevelopment of the Legion Block creates the opportunity to align Burma Avenue better with the entrance to Central Park. Improvements to Burma Avenue should enhance this street as a pedestrian link between Central Park and the core of Downtown.

Key Elements
Any redevelopment of the Legion Block should include the following elements:

- Provide a housing style compatible with Downtown.
- Use site design and construction quality to mitigate impacts of the rail line on any residential development.
• Vacate Burnley Avenue and improve traffic flow on 145th Street.
• Strengthen pedestrian connections and streetscape with park entrance and Burma Avenue.
• If commercial uses are viable on the site, the City should also explore those options.

Implementation
The ability to acquire the American Legion becomes the catalyst for redevelopment. Steps to implement this concept include:

• Determine long-term plans of the Legion and obtain right of first refusal to acquire property.
• Acquire residential parcels as they are made available for sale.