



Minutes
Roseville Economic Development Authority (REDA)
City Council Chambers, 2660 Civic Center Drive
Tuesday, January 16, 2018 – 6:00 p.m.

1. Roll Call

President Dan Roe called to order a meeting of the Roseville Economic Development Authority (REDA) in and for the City of Roseville at approximately 6:00 p.m. Voting and Seating Order: McGehee, Willmus, Laliberte, Etten, and Roe.

Present: President Dan Roe and Board Members Tammy McGehee, Robert Willmus, Lisa Laliberte, and Jason Etten.

Others Present: Executive Director Pat Trudgeon, Attorney Martha Ingram, Housing & Economic Development Program Manager Jeanne Kelsey, Community Development Director Kari Collins

2. Pledge of Allegiance

3. Approve Agenda

Willmus moved, Etten seconded, approval of the REDA agenda as presented.

Ayes: 5

Nays: 0

Motion carried.

4. Public Comment

5. Business Items

a. Election of Officers

President Roe indicated State statute requires the election of a President, Vice President, Treasurer, Secretary, and Assistant Treasurer each year. The Secretary and Assistant Treasurer can be non-Board Members.

Etten moved, Willmus seconded, the following slate of appointments:

President: Mayor Dan Roe

Vice President: Member Lisa Laliberte

Treasurer: Member Tammy McGehee

Secretary: City Manager Pat Trudgeon

Treasurer: City Finance Director Chris Miller

Ayes: 5

Nays: 0

Motion carried.

b. Consider Adopting a Preliminary Development Agreement With 2785 Fairview Avenue, LLC (McGough Construction Co., LLC) for a Redevelopment Project (Hagen Parcel)

Housing & Economic Development Program Manager Jeanne Kelsey provided a brief summary of this request as detailed in the staff report and attachments dated January 16, 2018.

If the request is approved tonight, Ms. Kelsey advised that the next steps would be a development agreement, which will come forward with a better estimate of costs related to the development of 2785 Fairview Avenue.

Member Willmus noted that it is important to have proper dates on the development agreement. Staff made the correction.

President Roe offered an opportunity for public comment, with no one appearing to speak to this issue.

McGehee moved, Willmus seconded, approval of the Preliminary Redevelopment Agreement with McGough Construction, noting the corrected date.

Ayes: 5

Nays: 0

Motion carried.

d. Review Draft Economic Development and Housing Chapters for the 2040 Comprehensive Plan

Community Development Director Kari Collins requested this item be considered ahead of TIF Districts and Balances, as the consultant has been delayed in arriving at the meeting.

Hearing no objections, President Roe modified the agenda to consider item 5.D., ahead of the 5.C., Review TIF Districts and Balances.

Ms. Collins introduced the two WSB consultants present to discuss the Economic Development and Housing Chapters: Erin Perdu and Jim Gromberg.

Ms. Perdu noted the EDA had discussed the Housing chapter at a prior meeting, so tonight's discussion will begin with the Economic Development chapter.

Comp Plan Economic Development Chapter Presentation/Discussion

Mr. Gromberg began the presentation of the Economic Development chapter by briefly reviewing the Twin Lakes site, the Southeast Roseville

Redevelopment site, Har-Mar Mall site, Lexington and Larpenteur site, and the Pacal Facility site.

Ms. Perdu noted the potential redevelopment areas were vetted with staff at the beginning of this process. One of the points in the Economic Development chapter is not to indicate what is there now will be replaced with something new. Rather, the view is how to assist in revitalizing what is there, perhaps intensify what is there. If there are expansive parking lots, for example, space could be revamped. This idea shows up in the land use chapter as well as the Economic Development chapter.

President Roe noted there had been previous discussions regarding the Southeast Roseville site expanding to include the Rice Street corridor. That is not described in the written language in the report.

Member McGehee concurred that is an important part of the report that should have been distributed to the Board Members in advance.

In response to the comment, Ms. Perdu acknowledged that is certainly part of the chapter, the redevelopment map, and that the complete PDF will be distributed to the Board quickly.

Member Laliberte noted that in the “context” paragraph on page 1, it says the City of Roseville has an estimated 36,000 employees. That implies the City has a staff of 36,000. That figure should be clarified.

Member McGehee noted several errors in this chapter, some of which were pointed out earlier, like the Rice Street corridor, and still were not corrected in the current copy. On page 3, it discusses “median” in one line and “average” in the next. That is very unclear and makes no sense. Also, the characterizations of where people work and the income they are generating are assumptions that cannot be supported. On the bottom of page 3, for example, it discusses the median household income alongside the State average. The median home value is included, which is different from what Ramsey County reported, and that has not been corrected.

President Roe noted that during the last EDA meeting, there was discussion on including sources, and that still needs to be done.

Member Willmus commented on home values and whether it is helpful to compare it to statewide home values. Perhaps it is more helpful to compare within surrounding or comparable cities within the 7-county metro area.

President Roe summarized the Board’s sentiment that the report needs more appropriate comparables for the data.

President Roe commented on the descriptions of the redevelopment areas on pages 6 and 7. On site 1, the Twin Lakes site, the last sentences discussed underperforming when viewed based on tax generations. He asserted that the REDA has previously noted that taxable value is more important than tax generation. That same issue comes up in site 4. He clarified that the City does not consider redevelopment because of tax generation. The greater the tax base, the better off all the other payers are. That is what should be emphasized rather than tax revenue generation.

Member Laliberte asked about the intent behind the different usage of the word “sites” versus “area.”

Mr. Gromberg indicated there is no real reason for the differing usage.

Member McGehee commented the Board has laid out all these housing goals; there is nothing new presented. Quite a lot of them, in initial phases, have been achieved.

President Roe noted that the Comp Plan is important in communicating goals, both past and future, to the public.

Mr. Gromberg noted the median refers to the State’s median value. He agreed the language needs to be consistent throughout the chapter.

After this portion of the discussion, Mr. Gromberg began presenting the Goals in the chapter, beginning with goals #1 and #2 and their related policies:

- Identify possible sites in the community for redevelopment and creating a plan for the acquisition and development process for sites that is in conformance with the Comp Plan.
- Develop a comprehensive marketing and messaging strategy that will continue to attract desirable business tenants to the City by promoting the business-friendly nature of the City
- Create an environment that is a destination and then enhances the City’s tax base by increasing the amount of time shoppers, visitors and employees spend in the City.

Member McGehee asked about how the City can increase the amount of time a visitor stays in the City.

President Roe suggested that by creating a desirable place for businesses to operate, more valuable businesses will locate here.

Member McGehee suggested eliminating that part of the sentence after “tax base” from the policy.

There was no objection on the Board for striking the phrase.

Mr. Gromberg presented the goal #3 and its related policies:

- Utilize land use planning to enhance job growth and continued economic health throughout all areas of the City

Member McGehee objected to the policy language describing land use as “antiquated.” They can be underutilized or underperforming, but not “antiquated.”

The Board agreed “antiquated” does not make sense.

Member McGehee suggested creating economic stability is simply a restatement of the overall goal.

Member Laliberte suggested that can be restated to “create effective land use strategies for land use stability of those areas identified.”

Mr. Gromberg then presented goal #4 and its related policies:

- Identify workforce needs of City businesses and facilitate partnerships between the Chamber of Commerce, educational institutions, housing developers, and the business community to satisfy market demands.

Member Willmus asked why the third policy, regarding the creation of destination in the City, is apparently repeated under this particular goal.

President Roe agreed that policy does not seem to belong in this section.

Mr. Gromberg stated this is really about working with the businesses and Chamber of Commerce to find out why people come here and how to keep people in the community longer.

Member Willmus noted policies 1, 2, 4, and 5 are more germane to the goal.

Member Laliberte stated the goal is so narrowly specific to workforce needs, that it is interpreted to be the workers and the jobs, rather than enlarging that to a business climate.

The Board discussed the language surrounding tax base, business climate, and creating destination in Roseville.

President Roe asked the consultants to wordsmith the suggestions made by the Board.

Member Etten suggested eliminating “higher” as it relates to education, since the City is working with education at all levels, including the two school districts in Roseville.

Member Laliberte suggested there may be another section more appropriate for arts and culture. Additionally, the category of recreational is something that would be something to entice workers as much as arts would.

The Board discussed what is meant by arts and culture, as it relates to artisan businesses of all types.

Mr. Gromberg added that in making a community a destination, the cultural and creative side is a much bigger driver than previously considered. Destination is about being part of a community and being close to where someone lives, works, and plays.

President Roe noted there is the employee and the employer perspective in terms of destination.

The Board discussed considering the facilities around walking trails and parks.

Mr. Gromberg then presented goal #5 and its related policies:

- Create infrastructure necessary to retain and attract desirable businesses, and promote an innovative business environment through parking, technology, and multi-modal opportunities.

Member Etten considered the connectivity of bike pathways, which is an important issue for many employees. There should be an emphasis on that type of connectivity including Metro Transit and other partners.

Mr. Gromberg suggested perhaps another goal along the lines of bike connectivity, as it is outside the category of transit.

Member Willmus noted walkability is also a goal.

Member Etten discussed the importance of people living in St. Paul or other areas and being able to catch trails all the way to Roseville. Working with regional partners is critical.

Member Laliberte commented that the infrastructure goal is a good one. In the goal, it talks about parking and technology, but none of the other policies discuss that. She suggested adding a policy talking about fiber or some technology.

The Board agreed to add a policy related to technology.

The Board discussed adding “and other partners” alongside Metro Transit, but also including the need to look at the City’s own system. The Board directed the consultants to work on refining that policy.

Member McGehee asked about the introduction, indicating it sounds boilerplate. Additionally, the bottom of page 3 includes assumptions regarding per capita income. There is not a very direct correlation between wages earned by those people actually working in Roseville versus those living in Roseville.

Member McGehee also brought up the “Gateways” as it relates to becoming little commercial areas, as discussed on the bottom of page 9.

The Board discussed the capitalization of the word “gateway” as if it refers to formerly formal designation, which is a misconception. Previous city planning efforts discussed “gateways” in a certain way, so that may conflict with this usage of the “gateway.”

President Roe suggested solving the problem by ending the paragraph after “unique business mix.”

Member Etten suggested getting away from the usage of the word “gateway” and describe the concept in some other way, as there is some confusion about what the City actually considers gateways, as it relates to the chapter under consideration. He noted the Council has talked for years about trying to attract businesses other than just chain stores and fast food.

Member Laliberte concurred with the sentiments expressed by Member Etten, and agreed that the term “gateway” implies the entrance to the City, whereas unique business mixes may be found anywhere in Roseville.

The Council directed the consultants to use other terminology than gateway which does not imply entrance to the City, but rather an introductory experience. Furthermore, it is more than just shopping. It could be an arts district as well.

Comp Plan Housing Chapter Presentation/Discussion

Ms. Perdu recalled that the Board has previously discussed the Housing Chapter. She provided an outline of the chapter, which incorporates prior Board feedback, contextual data, goals, and tools that might be utilized by the City going forward. She asked for Council questions on the data.

Member McGehee asked about the value of including the graphic on page 4.

Ms. Perdue explained it has the value for owner-occupied housing units. She noted it relates to the paragraph above.

Member McGehee noted the printed color choice makes reading difficult and asked for improved readability. She also noted existing housing needs on page 17 includes a discussion of the City's goals, when they may not necessarily be the City's goals. She asked about the total number of respondents to the various public engagement efforts.

Ms. Perdu noted all that data is available and she can provide it.

Member McGehee stated this alludes to the assumption that the City received more feedback than it actually did.

Member Willmus commented on the age of the data in the Maxfield study and whether it is important to supplement with more current data. He also discussed the focus groups on page 7, and requested additional information on those focus groups.

Member Laliberte concurred that additional information on the focus groups should be included.

Ms. Perdu noted the intent is for the final version of the Chapter to have all that information in the index and have clickable links.

Member Laliberte noted she would like this chapter to reflect Roseville rather than what some other entity like the Met Council would like it to say.

President Roe noted that the City does have to be responsive to the Met Council's requirements.

In response to the discussion, Member McGehee added that the renting vs. homeownership and single-family vs. multi-family dwellings should be part of the City's policies. She also pointed out that the City does not need to agree to all of the Met Council requirements. In fact, the only thing to be lost would be access to some of the Livable Cities grant opportunities which she did not consider significant enough to warrant conforming to requests that did not reflect to the wishes of the Council or Roseville residents.

President Roe commented on a couple points of the data, including page 2 and the comment on "construction in the 1990s," noting that might actually be referring to the wrong decade, since Roseville's big boom was in the 1950s and 1960s. He also concurred that the graphics are easier to read on a computer screen but more difficult to read on paper. He also asked what point is trying to be made by the graphic segmenting housing values.

The Council concurred that the data should be broken down by housing type as well as housing values, to make it more helpful data.

Member Etten concurred that the readability of the graphics should be improved. He commented the potential need for a more up-to-date housing study, and if the City does conduct one, will those numbers be that helpful.

Member Willmus suggested that when referencing data, the most up-to-date data is what should be used. A housing study from 2013 is almost already outdated.

Member Laliberte discussed including a paragraph that the City knows and identifies that there are certain housing needs.

Member McGehee pointed out some of the development that has occurred as a result of the previous housing study. She stated that the community seems to be satisfied with what is available, with the exception of needing additional affordable senior housing.

Member Etten noted that the majority of prior housing needs have not been met. Nothing has been accomplished except high-rent senior housing.

Member McGehee noted that two-thirds of Roseville's housing falls into the affordable category. What is important is to maintain the affordable housing. This idea that everybody who needs affordable housing wants to live in a 5- or 6-story apartment complex is not accurate. A good policy will support the existing affordable housing.

Member Willmus concurred the City does need to update the housing study, but it is also important to note the raw number of units. Even if they are of a particular use today, does not mean that use will remain the same in the future. Demographics of the City will change going forward. Some of those units may fulfill a different role than they currently fill today.

President Roe recalled a State demographer's report that the population is in general aging, there will always be a cohort of older folks. So not all of the senior housing will transition. There are gaps in the type of housing currently available.

Ms. Perdu began a discussion of the implementation tools. The main point is to point out what other tools the City is willing to use to move forward with housing goals. Ms. Perdue then pointed out a matrix to illustrate those tools. The left-hand side includes the goals, and those goals are matched with potential tools. Some of those tools are already in use. Many of the tools are commonly used, e.g., local funding strategies like TIF and tax abatement, and Economic Development Authority. She asked for feedback on the matrix.

President Roe commented about the possibility of federal tax credits for affordable housing.

Member Laliberte asked about single-family housing with a single elderly resident, and the house may eventually be sold as affordable housing to a family. The question is how to document that the City can accommodate population growth in those categories through transition of ownership in homes.

Ms. Perdu clarified that the City is not needing to stretch its number of housing units anywhere in order to meet Met Council forecasts or other requirements. There is a lot of flexibility to structure goals and policies in this chapter.

In response to Ms. Perdu's comment, President Roe suggested adding a paragraph that indicates an additional way to meet housing goals is through the transfer of existing housing stock from individuals to families.

Member McGehee noted there is no data currently available on how many single-member homes are occupied by different sizes of households, by single residents or are rental property in Roseville. This would be useful information for future plans.

Member Laliberte stated it is an asset in the City's inventory to have so many affordable single-family homes.

Member Etten concurred with the discussion about single-family homes. Regarding affordable housing tools, there are also things like income-qualified loans, such as loan forgiveness programs, that would qualify as tools.

President Roe noted on page 21, which includes a provision concerning housing located next to transit. Planners have talked about not only providing housing transit-adjacent, but also even employment-adjacent housing. Sienna Green was developed as an example of that, for those employees working at Target and Har Mar.

Member Laliberte agreed transit is very specific and there might be some other options the City might aspire to. There are also seniors who do not want to live in a retirement community but want to be able to walk to services.

Ms. Perdue agreed with writing a specific goal about adjacent to employment as well as adjacent to services. There is mixed-use all over the map, so this should fit in nicely.

The Board agreed those goals complement similar types of goals and objectives.

President Roe offered an opportunity for public comment.

Public Comment

Tom Kuhfeld, 1021 Larpenteur Ave West, Greenhouse Village Cooperative

Mr. Kuhfeld indicated he is president of the Greenhouse Village Cooperative. Some of the issues with Larpenteur and Lexington are of great concern to residents. A task force was assembled to keep up with what is happening with the City's planning, especially as related to site 4, which is Lexington and Larpenteur. He noted that Economic Development chapter describes the area as surrounded by single-family housing, which misses the point. If it is left as-is, it conflicts with the proposed zoning. The proposed zoning calls for 10 percent requirement of high-density residential. That is the part that is of concern to the residents. If the City is trying to encourage economic development, it does not help to place additional restrictions. Right now, the area does not have a high-density requirement, but it is allowable. If there were to be a requirement, the residents would greatly favor a medium density with a 3-story limit. That is the main concern of the residents. There are some options to address this; one is perhaps dividing the parcel up with the high-density on the west side and commercial in the middle. He thanked the Board for including his concerns on the record.

Jim Otto, Greenhouse Village Cooperative

Mr. Otto thanked President Roe for addressing the residents of Greenhouse Village Cooperative. He commented that one of the primary reasons many of the residents moved to Greenhouse Village is its proximity to business, services, and churches. He thanked the Board for receiving comments.

Tom Kuhfeld, 1021 Larpenteur Ave West, Greenhouse Village Cooperative

Mr. Kuhfeld commented briefly about the email sent from Jim Mulder on this same topic.

President Roe thanked Mr. Kuhfeld and Mr. Otto for their comments.

c. Review TIF Districts and Balances

Jason Aarsvold, Ehlers, apologized for missing his earlier time on the agenda. He then provided an overview and review of the City's 5 TIF Districts.

Mr. Aarsvold recalled that TIF 11 was decertified in 2016, and the balance is zero dollars. TIF 1-12 was also decertified in 2016, and the balance was \$781,000. Those funds have been allocated to the Southeast Roseville/Rice-Larpenteur project, and the hope at the next EDA meeting is to provide a variety of scenarios to use those funds for qualified redevelopment

expenditures. Next is TIF 17 and 17A, which is redevelopment district with a hazardous substance sub-district. The balance is \$2.95 million. Those dollars were generated through the HSS and need to be spent on HSS-identified cleanup priorities. TIF 18 is Sienna Green which dates to 2009. It is a pay-as-you-go note, with a current balance of \$44,000. By the end of the district, there will be a balance of up to \$235,000. That TIF note will likely pay off about 2.5 years earlier than anticipated. It can be shut down early or leave it only. The dollars can be pooled throughout the whole City, provided it is for affordable housing usage. Finally, TIF 19 is Applewood Pointe is a pay-as-you-go note. The balance is \$156,000, and it is projected to pay off a year and a half early; up to \$225,000 will be available at the end of the District. This is an economic development district, so the funds have to be used for economic development.

Mr. Aarsvold suggested trying to identify an economic development use for TIF 19. If the City cannot find a use, it can be turned over to the County, and approximately a third of the funds would then be returned to the City. Thus, it is in the City's best interests to find a use for the funds.

President Roe pointed out that Districts 17, 18, and 19 do not fall under the old pooling rules, so they cannot be used for any project. He inquired whether there is a time limit for using the funds from Twin Lakes.

Housing & Economic Development Program Manager Kelsey pointed out that the plan is to decertify the HSS at the end of 2018, because of the fact there are sufficient funds available and only 2 sites qualify for those funds. That will take care of any of the requirements.

President Roe asked about the process of decertifying and still collecting TIF funds.

Community Development Director Collins explained that funds will be collected to cover clean-up costs, and then the District will be decertified.

Member Laliberte commented that without knowing when the cleanup will take place on the two properties, the cost might be different then from what it is today.

Ms. Collins noted the estimates received are very gracious and they also gave contingency based upon the fact that it is unknown when the funds will be used.

President Roe noted the funds will be invested, to the extent that is possible, to earn some interest. He also commented that it makes this type of review before the Board each year, especially if new Districts are created. It has been difficult for the public to track TIF Districts and what is happening with those.

Member Laliberte thanked the staff and consultants for their work.

6. **Board and Executive Director Communications, Reports, and Announcements**

Community Development Director Collins noted this is the PowerPoint presented at the last EDA meeting, and the intent is to keep it updated going forward. She also noted there will be a new TIF District coming on, through McGough, so that will be on future presentations on the TIF Districts.

Housing & Economic Development Program Manager Kelsey provided an overview of the accomplishments in 2017. Staff was able to visit 23 businesses, out of that, 4 were Ambassador visits. Staff continues to work with Workforce Development tools, developing career paths within schools. The Business Council had 10 events. Those are planned on an annual basis. Those are at least on a quarterly basis so that they can be publicized. She also noted 102 residential energy audits were completed. Over 500 packets were sent to residents about the Housing program. Over 1,600 mailings were completed on the single-family loan program, and that will be expanded going forward. Nine abatements happened in 2017. She provided a brief overview of the Neighborhood Enhancement Program as well as the Housing Replacement Program.

Ms. Kelsey explained the City's plan is to send an e-newsletter to all businesses every other month, to fill in for the bimonthly print newsletter. She also provided a brief report on the analytics to the new website, GrowRosedale. She also described the upcoming 2018 events related to workforce development, business visits, economic development to assist businesses to grow, and housing programs.

Member Laliberte asked for a sample of the new homeowners' mailing.

Staff agreed to share the brochure with the Board.

President Roe asked about Crown Ironworks was talking about facility needs and whether staff has had discussions about potentially helping with those needs.

In response to the question, Ms. Kelsey indicated staff has shared three opportunities in the community, but none of them will work out due to financial constraints.

President Roe asked about the floral wholesale business that talked about workforce needs at the Business Exchange.

Ms. Kelsey indicated staff is still following up.

President Roe thanked staff for the presentation.

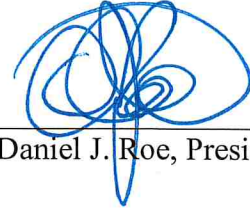
7. **Adjourn**

Etten moved, Willmus seconded, adjourning the REDA meeting at approximately 8:20 p.m.

Ayes: 5

Nays: 0

Motion carried.



Daniel J. Roe, President

ATTEST:



Patrick Trudgeon, City Manager

Dawn O'Connor

Subject: Online Form Submittal: Contact the EDA

From: noreply@civicplus.com <noreply@civicplus.com>

Sent: Monday, January 15, 2018 12:07 PM

To: *RVCouncil; Kari Collins

Subject: Online Form Submittal: Contact the EDA

Contact the EDA

Note: Form submissions go directly to the EDA members.

Subject: Housing Density as part of the Comprehensive Plan

Contact Information

Name: James Mulder, DPA

Address: 1021 Larpenteur Ave W. 306W

City: Roseville

State: MN

Zip: 55113

How would you prefer to be contacted? Remember to fill in the corresponding contact information. Email

Phone Number: 651-489-0677

Email Address: jandcmulder@yahoo.com

Please Share Your Comment, Question or Concern

I am contacting you as members of the Economic Development Authority and your review of the Housing section of the Proposed 2040 Comprehensive Plan. Although I have concerns regarding aspects of the draft housing plan for the entire city, I am particularly concerned about the Lexington/Larpenteur area and the proposal to increase residential density (13-36 dwellings/units per acre and increasing scale/intensity to medium to large scale and medium to high intensity. While it makes sense to encourage mixed use development on the site, raising the density/scale/intensity has

the potential of decimating the tone and tenor of the current neighborhood. Having read the draft, it is clear that much of what is there is boiler plate verbiage meant to meet the goals and objectives of the Met Council and not of Roseville Residents. I encourage you to take the opportunity to cap the density/scale/intensity to low to medium with the recognition that if a plan is presented that exceeds those parameters, the city could create a PUD or use variances. Attached is an email that I recently sent to Mr. Lloyd of your staff which more clearly outlines my concerns and reasoning and those of many of my neighbors. Dear Mr. Lloyd: I am writing to express my concerns and opposition to the proposed comprehensive plan changes for the properties at and near the intersection of Larpenteur and Lexington Avenues. Roseville's current comprehensive plan, the 2030 Comprehensive Plan, designates these properties for Community Business land uses. The 2040 Comprehensive Plan proposes to change the area to Corridor Mixed-Use. The primary differences between the current Community Business designation and the proposed Corridor Mixed Use designation is that: 1. Multi-family residential development is allowed in the Community Business Designation, and multi-family residential development is required (10%) in the Corridor Mixed-Use designation. 2. The Corridor Mixed-Use designation increases the density to high for residential uses 3. The Scale/intensity is increased to medium to large scale and intensity to medium to high intensity. There are a number of reasons for my opposition and the opposition to the change by many of residents of the neighborhood. This neighborhood is currently made up of a combination of single family homes to the north, medium density rental housing and medium density owner occupied housing to the east (Greenhouse Village), medium density housing to the south (St. Paul) and single-family housing to the west. Achieving the proposed high-density housing would significantly alter the culture and ambiance of the area. The high-density housing would allow as many as fifteen hundred housing units to be constructed. To allow the high-density standard would require buildings that are five, six, or seven stories. This would no doubt ruin the aesthetics of the neighborhood. At the meeting at the park building, you and the consultant stated that there is a high demand for many types of housing. I agree that there is a demand for affordable single-family homes with two garages. During the twenty-five years of living in Roseville and serving on the Planning Commission for six years, I do not recall a demand for high density housing. The demand for senior housing focused on medium density housing like Applewood and GVC. It is my understanding that both Lexington and Larpenteur Avenues reach design

capacity during both the morning and afternoon rush hours. High density mixed used (retail and residential uses) increase traffic and would reduce one of the key assets of the neighborhood, the ability to walk to most of the fundamental needs of any community (food, medical, dental, grooming services). I would encourage you to meet with the individuals who live in Greenhouse Village Cooperative and they would make it very clear that one of the key features of GVC is the ability to walk through out their neighborhood feeling safe and secure. There is little evidence that high density mixed used developments have proven successful economically or in creating neighborhood communities. What may be the only successful mixed-use developments in the Twin Cities can be found in the Uptown area of Minneapolis although single family homes are rare; the University of Minnesota in Dinkytown and Stadium Village, with both areas focused on students, and new development on the Green Line in St. Paul which is displacing current populations and housing with high priced housing. Little Canada attempted to create a mixed-use development on Rice which has not been seen as a success at any level. A key concern for myself and for many Roseville residents is lack of a buffer zone between the proposed high-density mixed-use proposal and the surrounding low density single family housing and medium density residential and owner-occupied housing. While I understand that there is not a project currently proposed, it is not hard to imagine a three to four hundred unit, five, six, or seven story building on any of the three strip mall sites. Any current sense of neighborhood would be destroyed. Roseville residents recently passed a school bond question that raised one hundred and forty million dollars to update buildings and add classrooms for an expected one thousand to fifteen hundred population increase of the school aged children. It was estimated that the average increase in taxes for Roseville homeowners could be as much as three hundred dollars a year or more. The increase in taxes for the residents of Greenhouse Village Cooperative was in that range. The higher density proposed for the Larpenteur/Lexington area would add to the student population like increase and require additional bonds for school expansion. We understand that much of the mixed-use push comes from the Met Council and planning consultants who wish to reduce urban sprawl and to diffuse a variety of ethnic and socio-economic groups throughout the Metro area. I recognize, having graduated from the Humphrey School, that ethnic and economic concentration has been and continues a challenge in every community. But the ongoing plan and strategy of the Council and how they use of the threat of withholding grants and funding to cities who are not willing to meet the Met Council goals and objectives is

plainly wrong and misguided. I believe that city planning committees and city councils like those in Roseville must speak up and not be bullied into adopting comprehensive plans that are not wanted by neighborhood residents. A more effective approach would be through the use of incentives rather than threats. In conclusion, I make the following recommendations regarding the Lexington/Larpenteur comprehensive plan proposed changes. I would support mixed-use in the area but at a medium density, scale, and intensity. The maximum housing density should not exceed twenty units per acre, a maximum height that would allow for three stories, and appropriate parking and traffic management be adopted. By adopting the medium level of density, scale, and intensity, the culture of the neighborhood can be preserved but it also gives the city more flexibility for more intense proposals through the use of PUD' s and zoning variances. Thank you for the opportunity to provide my insights on the 2040 Comprehensive Plan. I look forward to the continuing discussion and the realization that the current 2040 draft does not meet the needs of the neighborhood specifically or the community at large.
Sincerely James A. Mulder, DPA

Unless restricted by law, all correspondence to and from Roseville City government offices, including information submitted through electronic forms such as this one, may be public data subject to the Minnesota Data Practices Act and/or may be disclosed to third parties.

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