



## Summary of Questions & Answer from Open House #2

On March 14, 2018 the City of Lauderdale held an Open House to solicit feedback, and answer questions about the 2040 Comprehensive Plan Update (“Plan”). The event was well attended, with many residents stopping by to view boards/maps and provide feedback about the presented draft materials. As part of the Open House, residents were provided a worksheet where they could ask specific questions about the Plan, and to help our Team further refine the draft document to make sure it reflects the City’s aspirations moving forward.

The following questions were those submitted by residents, and a response has been provided following each question in italics. Thank you to all that attended the Open House, and we look forward to continuing the conversation with you in the future!

### QUESTIONS

- Could there be transit from Larpenteur to The University, connect to the Green Line?  
*Currently, there is a bus route that travels on Larpenteur, though it has been communicated to us through this process that the bus route is not as efficient or frequent as most users would desire. Since there is a bus route, we are assuming that this question is related to the possibility of an LRT route being added to Larpenteur. We are not aware of any plans to expand LRT to the Larpenteur Avenue corridor, and it is unlikely that this improvement would occur in the foreseeable future. However, through this planning process several residents have indicated a desire for improved bus service on Larpenteur, and perhaps better connections to Route 3 on Como Avenue. One of the factors that will improve the likelihood that Metro Transit would expand or improve the existing routes serving the City is if greater densities (more households) were to be located on the line. As shown on the draft Future Land Use Plan at the Open House, the City has identified a few areas along the corridor that could be redeveloped with more houses, business and greater intensity that could begin to bolster the position for improved bus service. This analysis, and feedback from residents, will be included within the Transportation Chapter that is a part of the Plan.*
- Will type of housing depend on transportation trends?  
*When (and if) development or redevelopment occurs, developers often look at the surrounding transportation and transit systems to determine what types of housing would be most marketable. However, housing types will not only be determined based on availability of transit, or other transportation systems, but also on geographic location of a site in the Metropolitan Area, access to employment centers, proximity to retail, and many other factors. So, while the housing type will certainly consider transportation, there will be many other characteristics that will be evaluated in conjunction with the transportation system to determine appropriate housing types.*
- What is the future of Fulham and Eustis?  
*Unfortunately, we are unclear about what this question is asking. If you read this on the website, please feel free to submit clarification to the City Hall, and we will update with an appropriate response on this page.*



- How will increased housing density impact current trends?  
*The proposed density ranges have not been altered significantly from the currently adopted 2030 Future Land Use Designations. The areas guided for higher density has changed particularly on parcels and/or areas that are planned for potential redevelopment and change. Part of this planning process included a general market review of current real estate trends in the region. Based on current local trends, the types of housing that would correspond to the density ranges is what is currently demanded in the marketplace. This is particularly true for communities that are easily accessible and within a short distance of the downtown cores of Minneapolis and Saint Paul.*
- How will parking be addressed in (high) density areas?  
*Parking regulations and standards for the high-density residential areas and mixed-use areas will be developed as part of the Zoning Ordinance update process. After the Comprehensive Plan is adopted, the City has 9-months to update its zoning ordinance to be consistent with the Future Land Use Plan contained in the adopted Comprehensive Plan.*
- How will higher density/apartments impact community; students (temporary), retirement apartments?  
*Higher density land uses may include the development of apartments, but could also include development of condominiums, townhomes, co-ops and other multi-family housing types. The City currently has a good mix of housing choices, but it hasn't developed much new housing since the 1980s. New housing product will diversity the available housing stock and potentially provide options to existing residents who wish to move up or move out of existing single-family housing to enjoy a more maintenance free style of living.*
- How to minimize the idea of south of Larpenteur as apartments and north of Larpenteur as housing? -division in attitude and perception of who lives where.  
*This Future Land Use Plan makes a concerted effort to establish and develop mixed-use land use designations in the Larpenteur Avenue corridor that would encourage redevelopment in a unified way. While the north side guides less density than the south side of Larpenteur, the primary reason is because of the slope and significant topography of the south side parcels. The vision, is that a unified streetscape would be created through appropriate and compatible massing to create a gateway and corridor. The south side could absorb more density and units while visually creating the same street environment as the north side of Larpenteur, which is much flatter. To help support a unified plan for the corridor it will be necessary to update the City's zoning ordinance to help control and regulate massing, setbacks, architectural quality, site design, trails, etc.*
- As a current renter, I would like to know if new housing could offer current residents priority on a waiting list? Housing/rental options?  
*Thank you for your question, and we're so happy you like Lauderdale as much as everyone else we've talked to! The Comprehensive Plan update does not go to this level of detail, but we will certainly consider adding a strategy to support our Housing Goals about exploring ways to make sure renters in the community have the opportunity to stay here.*



- Who or at what time are the following being considered and discussed?
  - Greenspace vs hardscape  
*This will be addressed in detail during the Zoning Ordinance Update process. This will occur after the Comprehensive Plan Update is adopted. Please watch the City's website and agendas for when (and who) will begin that process.*
  - Solar/sun access  
*Specific policies and regulations regarding solar and sun access will be addressed within the Zoning Ordinance Update. There is also a section in the Land Use chapter regarding solar access, and also references within the housing chapter at a higher policy level.*
  - Drainage/rainwater capture and other such sustainable issues  
*On a high policy level, sustainability is addressed in the goals and strategy chapter, and also sprinkled into several other chapters of the Comprehensive Plan. The Chapters, as they become available, will be uploaded to this Project Website and we encourage you to take a look. If you have comments regarding the Chapters once you review them, we will be holding a Public Hearing that we anticipate happening later this spring. Also, you are welcome to provide an email to the City Administrator with comments or suggestions. Regarding specific regulations and standards some of those items will be addressed within the Zoning Ordinance Update.*
- What are the height limits and density limits being proposed for 1795 Eustis?  
*The proposed density of the 1795 Eustis Street parcel is 10 – 30 Dwelling Units per acre. Developments of this housing type could include anything from townhomes to apartments, depending on the developer. Height is not addressed within the Comprehensive Plan but will be addressed in the Zoning Ordinance Update which will occur after the adoption of the Comprehensive Plan Update.*
- When allowing developers to buy Lauderdale properties, how much “say-so” does the City Council have in approving, and/or screening the type of housing unit that goes in?
  - ex. Could/would the City Council approve low-income (section 8) apartment units, but not approve a senior housing complex?  
*The City has land use discretion but cannot discriminate based on the user. There is discretion with respect to allowable uses, which should be well-reasoned and clearly defined within the City's Zoning Ordinances. Depending on the parcel, and its financial considerations, there may also be discretion with respect to whether the project meets the financial obligations of the City, or whether the proposed project supports the City's vision and goals for the subject property.*
- Are there plans to bring/attract/keep business, or is it just housing?  
*Through this process we met with business stakeholders (existing) and reached out to developers that work in residential, mixed-use, and other commercial development. Generally, the conclusion based on general market analysis and feedback solicited is that more households will better support any type of redevelopment in the mixed-use areas of the Larpenteur Avenue corridor, particularly retail users such as small market, coffee shop, or other convenience or service business. In addition to supporting the mixed-use areas, the community is committed to maintaining and supporting its existing businesses west of Highway 280 in the*



*Industrial area and will continue to guide the land to support those businesses. The City's existing land uses are diverse and include residential, commercial and light industrial – and the draft Plan continues to prioritize diversity as an important part of the long-term sustainability of the City.*

- Is there a way to connect w/ como further toward St. Anthony Park's little business district so I can walk or bike there?
  - Maybe cut through or along Luther Seminary's property?

*We are exploring these opportunities as part of the Parks, Trails, and Open Space chapter, as well as the Transportation chapter. This Comprehensive Plan update will establish the goals and aspiration to create connections such as these, and if redevelopment occurs the City will be prepared to capitalize on those opportunities.*