

A. CALL TO ORDER:

Chirico called the meeting to order at 6:00 p.m.

B. INTRODUCTION:

Mayor Steve Chirico
Councilwoman Judith Brodhead
Councilman Kevin Coyne
Councilwoman Patty Gustin

Councilman Paul Hinterlong
Councilman John Krummen
Councilwoman Rebecca Obarski
Councilman Dr. Benjamin White

Present: 9 **Absent:** 0

Additional Attendees:

City Staff:

Doug Krieger
Marcie Schatz
Mike DiSanto
Pam LaFeber
Allison Laff
Amy Emery
Linda LaCloche

Ryan:

Jim McDonald
Becky Diehl
Clare Scott
Kyle Schott

C. PRESENTATION:

Jim McDonald initiated the presentation noting the following topics to be covered:

- Survey
- Update on Working Groups (WG)
- What’s Next in the Process

Clare Scott reviewed the land use and height survey effort. Of note:

- Survey closed on Friday May 11th
- 1300 responses overall to the survey. Highest percentage of responses in the engaged parties (33.8%) and Commuters.
- The survey analysis is being done by the professional consultant, aQity.
- Survey results will be shared with the Land Use WG on May 24th.
- The information will be reviewed with the Steering Committee (SC) on June 12th.
- The information will be reviewed with the City Council on June 19th.

Kyle Schott provided an update about the WG. He noted from Ryan’s perspective, the WG effort is going well with broad participation from residents, commuters, stakeholders, staff and council members. Groups are identifying key issues and best practices. He provided an example from the Parking WG efforts to consider parking lot locations best for design and ingress and egress for commuters. He noted that each WG is expected to

meet a total of five times with all meetings completed in May. A combined WG Meeting, open to the public, has been scheduled for June 4, 2018 at 6:30pm.

Jim McDonald concluded the presentation by discussing the process to date and next steps. He acknowledged that the effort has been going for some time, but as a complex project, the pace is typical for what they experience. The process continues to align with the community engagement plan.

Following City Council feedback in June and July 2018, the next phase will be the drawing phase. He acknowledged that he has been hearing eagerness from participants, stakeholders and residents about wanting to see what a redevelopment could look like. He understands fully the desire is to get to the images, but he noted that the efforts of the WG must conclude first as their efforts, particularly in the realm of infrastructure, establish the bones of any project and define what really is possible. Further, by having the WG, then the Steering Committee (SC) and ultimately City Council review design priorities, the designers will be able to appreciate the edges of the fairway for the design itself.

Mr. McDonald offered to meet with City Council Members individually or on a 2-by-2 basis, if desired, as the detailed information from the WG is released. Similarly, he continues to be available to meet with individuals as requested.

Mr. McDonald wrapped up his remarks by describing the deliverables City Council can expect to receive. Ryan Companies' goal is to create a very high level executive summary with guiding principles for WG, SC, and City Council input. The document will also highlight the parameters that were used to make the recommendations (e.g. financial principles of the City, the RFQ document, City Design Guidelines, 5th Avenue Study, ordinances, etc.). Finally, he shared a couple examples of what the concept principles might be related to traffic and parking. He acknowledged that the process will continue to ebb and flow through the drawing phase. The first design will not be the final design.

D. DISCUSSION:

Councilwoman Obarski asked when and who will set the guiding principles for the development. Mr. McDonald explained that ultimately it will be City Council. The guiding principles being developed by the WG are based on the City's financial principals, RFQ, City Design Guidelines, ordinances, stormwater requirements, etc. After feedback from the WG, SC, and public, ultimately the City Council will need to decide upon the final guiding principles.

Councilwoman Obarski asked when the WG get together on June 4th will the meeting be just a presentation or will there be an opportunity to challenge each other? Mr. McDonald confirmed the WG members will be able to challenge one another and test ideas. The meeting will not simply be a presentation. It is also a public meeting for input.

Councilwoman Obarski asked when should City Council participate in 2-by-2 with Ryan Companies? Mr. McDonald indicated willingness of his staff to meet with Council at any time.

Councilman Krummen indicated that he liked hearing the statement from Mr. McDonald, "Where you start is not necessarily where you end up." However, he has been hearing recently from people involved that they don't feel comfortable with process. Some have told him they do not feel listened too and they are losing trust in City Council because they don't believe the Council is involved in the process.

Mr. McDonald explained that when approaching a development – market information, citizen input and elected official decisions come together to establish priorities. Four of the six WG are engineering-based. Time is needed for technical consultants to examine and study the bones of the area and consider options. This information will provide residents an opportunity to provide comments and suggestions that will ultimately influence drawings. Further, in response to the later concern, he noted that City Council is more engaged in this effort than Ryan has seen in other communities. CC members are engaged directly in WG and attending staff and SC meetings. Ryan is coming to the CC for approval and updates at least every 60 days. It is Ryan's belief that the City Council is highly engaged in this effort.

Councilwoman Anderson expressed a desire to have the narrative written exclusively by the people of the community. She expressed concern that not everyone is being heard in the WGs. She also expressed concern that many big issues are not being answered yet: who is going to pay? density? scope? scale? Mr. McDonald responded that he believes the community is being heard - through the surveys, meetings, input sessions, and also separate, independent neighborhood meetings. As it relates to the narrative – writing that document is part of the expertise of Ryan to balance resident comments with market allowances with financial feasibility. In this process, because residents are participating so closely through the WG, they are helping to craft the narrative. Further, any narrative written will be subject to public review and refinement through the Combined WG, SC and City Council Meetings in June and July.

Councilwoman Gustin stated that she is personally serving on two working groups. She believes Ryan Companies is listening but doesn't believe the WG process has had enough transparency to date. She expressed support for a town hall before any design happens. Jim McDonald absolutely agreed with this statement and indicated that public town hall opportunities will happen through the combined WG Meeting on June 4th and SC meeting on June 12.

E. PUBLIC FORM:

Sandee Whited expressed concern that the city continues to move forward with this process without issuing an RFP.

Thom Higgins relayed that there is a tremendous amount of work to do before we can put any efforts into design. So much information and so many questions are yet to be answered. He believes the summer timeline is too tight. He agreed with Councilwoman Anderson that the WG should develop language, not Ryan.

Jamie Kohler expressed concern that the process is moving too quickly. She also expressed reservations about the effectiveness of the SC process. She stated her desire is for the 5th Avenue development to be better than recent projects in the area and she is not confident the current process will achieve that result.

Jeffrey Havel expressed his opinion that people feel anxiety because they don't know what is happening in the WGs. Further, the silo approach has some challenges because topics cross over between WGs which creates some issue. His assessment of the biggest challenge of the moment is there is no discussion about cost. He expressed his professional opinion that it is not too early to talk about cost. A budget is needed to inform the drawings. Otherwise, any drawings are just a plan for the sake of planning.

Dr. Bob Buckman expressed concern about underutilization of the SC to date. He offered several suggestions to City Council to empower the SC going forward, including more interaction between the SC and WG members and more direction as to the specific role of the SC from City Council.

Patrick Kelly expressed concern about City Council being asked to provide permission to begin the drawing phase at the June Workshop. He asked if instead, the Council is just going to be providing input on the principles at that meeting.

Mayor Chirico observed that a project of this scope and nature will bring forth many different opinions. He appreciates the engagement efforts from Ryan. He feels that Ryan is listening. He noted that at the last workshop, residents provided positive feedback and excitement to move to a concept drawing and that this meeting people commented that the process seemed to be moving too fast and they were not comfortable. He believes there is some mixed messages coming from the residents. He suggested the comments tonight be received, efforts be made to find improvements where possible in the process, and the effort continue to move forward.

F. ADJOURNMENT:

The 5th Avenue Update Workshop adjourned at 6:58 p.m.