



# PLANNING COMMISSION SYNOPSIS

Thursday, July 9, 2015

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**CALL TO ORDER**

Chairperson Nordstrom called the Planning Commission meeting to order at 6:00 p.m. in the Council Chambers of the Bloomington Civic Plaza.

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**COMMISSIONERS PRESENT:** Nordstrom, Willette, Spiess, Batterson, Fischer, Bennett

**COMMISSIONERS ABSENT:** Goodrum

**STAFF PRESENT:** Markegard, Farnham, Andrea Specht, O'Day

Chairperson Nordstrom led the attendees in the reciting of *The Pledge of Allegiance*.

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**ITEM 1**

6:02 p.m.

**CASE:** 10932B-15

**APPLICANT:** Progress Valley Inc. (owner and user)

**LOCATION:** 1100 East 80<sup>th</sup> Street

**REQUESTS:** Change of Condition of Approval #1 in Case 10932B-14 to remove limit on the total number of bedrooms with no change in occupancy

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**SPEAKING FOR THE APPLICANT:**

Christianne Roach, OPUS

Susanne Lambert, Executive Director of Progress Valley

**PUBLIC HEARING DISCUSSION:**

Markegard stated that the Planning Commission approved a Conditional Use Permit for a women's residential treatment facility a year ago. There was a condition of approval that limited residents to 32 and number of bedrooms to 16. The applicant is seeking a greater flexibility to remove the limitation on the number of bedrooms. This change does not impact parking, number of residents nor change in building size. Essentially, the change allows more single bedrooms. Staff recommends approval.

Fischer asked if there will be added bedrooms.

Markegard stated that there will be more single bedrooms within the existing space.

Spiess asked how that is possible without any addition of the building.

Markegard asked the applicant to address that question.

Christianne Roach, OPUS, said this change in condition provides flexibility with gender issues and to provide greater accessibility to those who are limited with mobility. It offers more space for a wider range of clients.

Susan Lambert, Executive Director of Progress Valley, reiterated that the intent is to split one room to make them both handicap accessible.

The public hearing was closed via a motion.

Spiess said it is a reasonable adaptation for their clients.

Batterson said that the first resolution was a bit restrictive and this change does not seem to impact anything else.

Nordstrom agreed that the changes are a good idea.

Nordstrom stated the Planning Commission decision on this item is final unless a written appeal is received before 4:30 p.m. on July 14, 2015.

#### **ACTIONS OF THE COMMISSION:**

**M/Willette, S/Spiess:** To close the public hearing. Motion carried 6-0.

**M/Batterson, S/Spiess** Having been able to make the required findings in Case 10932B-15, I move to adopt a resolution modifying Condition of Approval #1 in Case 10932A-14 to remove the reference to number of bedrooms and retain the occupancy limit at the women's residential treatment facility located at 1100 East 80th Street. All other Conditions of Approval from Case 10932A-14 remain unchanged. Motion carried 6-0.

**ITEM 2**  
*6:10 p.m.*

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<b>CASE:</b>	3400A-15
<b>APPLICANT:</b>	Redemption Lutheran Church (owner) Verizon Wireless (user)
<b>LOCATION:</b>	927 East Old Shakopee Road
<b>REQUESTS:</b>	Final Site and Building Plans to construct a 65-foot bell tower with screened Verizon antennas

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**PUBLIC HEARING DISCUSSION:**

Markegard explained the applicant has requested continuance to the August 6, 2015 Planning Commission meeting. The continuance letter is attached to the staff report and the applicant has also extended the agency action deadline due to their continuance request.

Nordstrom declared a 5 minute recess as the advertised time for Item 3 is 6:15 p.m.

**ACTIONS OF THE COMMISSION:**

**M/Spiess, S/Willette** The applicant requests continuance of Case 3400A-15 to the August 6, 2015 Planning Commission meeting. Motion carried 6-0.

**ITEM 3**  
6:15 p.m.

<b>CASE:</b>	10001A-15
<b>APPLICANT:</b>	City of Bloomington
<b>LOCATION:</b>	N/A
<b>REQUESTS:</b>	Review Draft South Loop Creative Placemaking Plan

**SPEAKING FOR THE APPLICANT:**

Julie Farnham, Senior Planner  
Andrea Specht, Executive Director, Artistry

**PUBLIC HEARING DISCUSSION:**

Specht introduced herself to the Planning Commission. She said that she will be covering information on the Grant Phase of Creative Placemaking in the South Loop District. Specht discussed the following:

- Creative Placemaking vision - South Loop District plan calls for a dramatic transformation as a walkable neighborhood. The Plan identifies creative placemaking as critical to achieve that vision.
- National Endowment of the Arts Grant – The grant funded phase ends August 2015. After the grants phase ends, the Plan will move into the Momentum Phase which is expected to last 2-4 years. But there are no firm timelines in place. The Momentum Phase will lead to the Permanent Phase which will require additional public/private funding sources and potentially move beyond South Loop.
- Five Demonstration Projects have occurred so far – Charrette, Little Box Sauna, Place Base Theatre at the Minnesota Valley National Wildlife Refuge, Cypress Semiconductor Mural
- Other projects - Sculpture at 28<sup>th</sup> Avenue and Lindau Lane, Control Box Art
- Lessons Learned so far:
  - Host/artist relationships opens possibilities;
  - Need more time and energy support from staff and community than originally anticipated;
  - Creative people are intrigued by South Loop;
  - Project management approach used during grant phase has been generally effective;
  - Underestimated project admin time in general; technical skills that are necessary (legal, marketing/PR);
  - Creative placemaking is as much community development as it is arts administration (starting with awareness, networking, etc.)

Farnham reiterated the main components of the Placemaking Plan which include:

- Vision and Goals
- Governance – Staff has drafted an ordinance to establish a Creative Placemaking Commission that consists of 9 members, 6 appointed by the City Council and 3 by the Artistry Board. Members may include nonresidents, although 5 of 9 have to be registered Bloomington voters
- Management Structure – Proposes hiring a Placemaking Director as a new, part-time City staff position; contracting with Artistry for artistic services; and contracting services for legal/marketing
- Budget – For the Momentum Phase, funding is proposed to come from the South Loop Development Fund, which can only be used in the South Loop District. Additional funding sources will be explored during the Momentum Phase.
  - Activities – These include a range of activities beyond public art project commissions. Activities are critical to build stakeholder engagement, promote and attract people to the area, and make it more walkable and attractive.

Evaluation –Project host survey and community surveys were tools used during the grant phase and will continue to be used. We will also explore other tools to evaluate the effectiveness of placemaking activities during the Momentum Phase.

Review Process – Next steps will include going to the City Council and Artistry Board for final approval later in July. The plan document will then be formatted, graphics and photos added, etc. before the grant period officially ends on August 31.

Spieß asked if Creative Placemaking has partnered with the Bloomington Arts Elementary School, Hillcrest Community School.

Specht said that Artistry staff has a close relationship with the school and provide several examples of collaboration.

Batterson asked how staff sees the momentum phase moving beyond the South Loop and integrating Placemaking in other development projects.

Farnham noted that recent amendments to the City Code explicitly encourage incorporating public art into development projects. Also, the Creative Placemaking Director will routinely participate in the City’s Development Review Committee to provide early input on development projects and educate city staff regarding Creative Placemaking and opportunities to integrate it into development and infrastructure projects.

Specht added that there are other projects in place in Bloomington that have incorporated public art. She noted Fresh Thyme in Penn-American District as an example. City and Artistry staff helped to facilitate conversations with United Properties to integrate a mural/sculpture on the Fresh Thyme building.

Farnham stated that developer David Peters, Territron, was very interested in the South Loop District vision which attracted him to the Alpha A and B sites in the South Loop. He supported the vision to create plazas on the corners and brought in a sculptor as part of the project.

Bennett asked why the Placemaking Executive Director salary was not included in budget.

Specht said that the intention is to include the Executive Director’s salary into the total budget.

Bennett noted that the budget in the packet does not add up to \$400,000.

Farnham noted that they will have to go back to check the numbers, but reiterated the intent was for a total annual budget of \$400,000.

Batterson asked if staff will ever foresee developers paying a Creative Placemaking fee or park dedication fee.

Farnham noted that during the Momentum Phase staff will likely explore that option as a potential funding source. It might be appropriate to use park dedication fees if it was an improvement with a park.

Specht added that some communities have intentionally not used a fee (like “percent for arts” ordinance) as they have found it actually works to lower the bar for public art investment.

Fischer provided Seattle as an example of “gathering streets” and asked if staff ever considered this as a potential project.

Farnham noted that use of public street space for events has been considered. She mentioned the recent workshop with Gehl Studios as part of the 2015 Placemaking Residency where there was much discussion about using the segment of American Boulevard east of 34<sup>th</sup> Ave. for occasional events.

Willette asked when the Lindau Avenue sculpture will be going in.

Specht said that the estimated unveiling is between August 17-21. Sculpture will be finished a week or so before then.

Willette said it will bring some comments since it is unique. He asked when Erik Pearson will be starting the mural in the South Loop.

Farnham stated that he just started painting the mural this week.

The public hearing was closed via a motion.

Nordstrom stated this item will be heard at the July 27, 2015 City Council meeting.

#### **ACTIONS OF THE COMMISSION:**

**M/Spiess, S/Willette** I move to recommend Planning Commission approval of the Creative Placemaking Plan as outlined in the staff report. Motion carried 6-0.

**ITEM 4**  
6:57 p.m.

<b>CASE:</b>	N/A
<b>APPLICANT:</b>	City of Bloomington
<b>LOCATION:</b>	N/A
<b>REQUESTS:</b>	Consider approval of Draft June 11, 2015 Planning Commission Synopsis

**ACTIONS OF THE COMMISSION:**

**M/Spiess, S/Fischer** I move the Planning Commission approve the June 11, 2015 Planning Commission synopsis as presented. Motion carried 5-0.

The meeting adjourned at 6:57 p.m.

**Prepared By:** LO **Reviewed By:** GM, JF

**Approved By Planning Commission:** 9/3/15

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