

MINUTES

Stakeholder Meeting-Old Village

July 25, 2017

Stakeholders Present: Frand Squadrito, Stuart Johnson, Craig and Diane Knowll, Marjorie Williams, Todd Williams, Barry and Kathy Weeks, Paul Ryberg, Doug Steinke, Dick Wier, Jim Waldemor, Bryan Butler, Dave Faint, Susie Dunn.

Staff and Consultants Present: Jennifer Haskamp, Swanson Haskamp Consulting Consultant; Ellison Yahner, Swanson Haskamp Consulting Consultant; Jay Demma, Perkins & Will; Stephen Wensman, Planning Director; Emily Becker, City Planner.

Agenda

Consultant Haskamp provided an overview of the agenda for the meeting.

What is a Comprehensive Plan?

Consultant Haskamp says the comp plan is the long term planning of the city. Where the development is going to happen, if it happens. What we want to preserve and not preserve. Lots of factors play into comp plan. She mentions new topics such as resilience, economic competitiveness and RTBN.

Demographics of Lake Elmo

Consultant Haskamp introduced Jay, a consultant to SHC, to describe Lake Elmo demographics. Since 2000, the median age in Lake Elmo is older than the Washington County and has increased. The 25—34 year old population makes up only 5 percent of Lake Elmo's population and is less than half of the percentage of the same age range population of Washington County and the metro area. The 45-64 age group makes up a large percentage of the population in Lake Elmo. The data suggests that the City should think about housing for 25-34 age group. A high percentage of the population is married with and without children. This influences buying and spending. Higher incomes compared to other cities in Washington County. Good spending potential. Old Village had lower value because of age of homes and on smaller parcels of land as compared to the rest of Lake Elmo. The area median income for Lake Elmo is \$236,000, and the Met Council has defined affordable housing in Lake Elmo and set forth affordable housing needs allocation. The data suggests that younger people are not attracted to Lake Elmo because of the cost of living.

Land Use

Haskamp mentions three different types of land density within the Old Village, village urban low density, village urban medium density, and mixed used density. The current comprehensive plan states that the mixed used designation would serve 200-300 new units with a density of 5-10 units per acre.

She mentions that Lake Elmo Avenue is the heart of the village. She asks the stakeholders if they want to expand on what is already on the Lake Elmo Ave or keep it as is. Who do they want downtown? How do they want people to get there? The current comprehensive plan suggests that the village is to be a walkable with access to recreation, much of which exists within the village on Lake Elmo Avenue. Should there be walking connections within downtown and new developments and connecting them appropriately? She asks if downtown is ready to expand on civic, new retail and lifecycle housing? If so, the demographics of Lake Elmo might change. All of the future single family lot area in the village will fall under the village urban low density.

Haskamp explains the current developments surrounding the downtown area. Planning director Wensman mentioned that there is urban low density development south of 10th Street and in the village, village urban low density which is supposed to be even lower than urban low density.

Some citizens discussed destinations in Lake Elmo like the Lake Elmo Inn, the parks, and the former bait shop. Haskamp asks if small businesses like chiropractors, insurance agencies and accountants contribute positively contribute to the village. If they do, the city needs to promote these business and make the city friendlier for companies like them.

Some other citizens raised concerns about making the village walkable and suggested it was not appropriate because the community is aging. Other stakeholders expressed concern with limitations to transportation options, such as transit. Stakeholders also expressed concern with the lack of affordable housing. It was mentioned that the Wildflower Villas are prices start around \$350-375,000 which is not affordable.

Citizens also brought up the concern that residents identify more with their neighborhood than with the city because of the lack of services within the city. Another citizen countered that this is not different from other communities. St. Paul residents identify themselves with their neighborhoods, such as with Highland Park, Mac-Groveland, etc.

Planning director Wensman mentioned that businesses are afraid to build in downtown because of the lack of households in the Lake Elmo. He also mentioned that the stakeholders should consider the land use of the Sreaton land by the Holiday Gas Station and the CSAH 14 realignment and he asks for input on the matter.

Stakeholders also mentioned that the school district was a draw to families, however, when two schools were closed, people did not leave the area. Another concern raised was the lack of community space for and that they use the churches or schools for community space. They ask if the city has any plans to create a community center.

The meeting adjourned at approximately 8:45p.m.