



Council Worksession  
May 28, 2019  
5:00 pm

Present: Mayor Valerie Johnson  
Councilmember Graeme Allen  
Councilmember Mary Burg  
Councilmember Emily Dunsworth  
Councilmember Paul Jacobsen

Absent:

Staff in Attendance: Dean Lotter, Craig Schlichting, Ben Gozola

Guests in Attendance: Pam Sukham

Parking within Midtown Village

Gozola reviewed the proposed parking for the Pulte Townhomes with the Midtown Village. He explained 138 parking spaces were required and the developer would be providing 234. He reported the Dominion senior building was required to have 263 spaces and 256 spaces was proposed. He noted this would be the highest parked senior development for Dominion in the metro area.

Gozola indicated the Council had the most concern with the Dominion workforce parking situation. He explained 2.5 parking spaces were required per unit or 390 parking spaces total. He noted this was a very high parking standard. He explained the Main Street Village Apartments have been operating for the last 20 years with 1.9 parking spaces per unit. He stated the developer was proposing to have 221 spaces. He reported staff and the public believe this number was low and requested data from the applicant. Staff reviewed parking information from Dominion with the Council and noted 1.9 parking spaces per unit was the average. He stated the developer was willing to provide the City with a surety for 69 additional parking spaces, which would get the workforce complex to a 1.9 parking space ratio.

Schlichting reported the form of the surety would be further discussed between the City and the developer. Lotter recommended the City not accept a bond of any form.

Councilmember Dunsworth questioned what the timeline would be to add parking in the future if the need were to arise. Schlichting commented building a new parking lot would not take a great deal of time, but noted the City would then have to find a new location for its salt shed. He commented he was against building out this site with it being overparked. He supported the City allowing for proof of parking and that if a concern were to arise with the parking situation, additional parking could be constructed.

Councilmember Jacobsen stated he had concerns with the fact this development had no room to flex overflow traffic and that it would take time to build a new parking lot, especially if this concerns were to arise in the winter months. He commented on the difference between a 1.4 and 1.9 parking ratio.

Councilmember Allen questioned how the City would monitor the parking situation. Lotter suggested the City complete a checkup on a monthly basis after a number of units have been rented. This would allow the City to review the parking situation in order to address a parking concern prior to it becoming an issue.

Councilmember Dunsworth requested if some of the landscaping along the south property line could be eliminated for more parking. Schlichting stated there was not enough space along the south property line for additional parking.

NBCC Mural – Pam Sukham and Craig Schlichting

Lotter stated Schlichting and Pam Sukham had a presentation on the NBCC mural.

Worksession adjourned at 6:15 pm

Respectfully submitted,

A handwritten signature in cursive script, reading "Terri Spangrud".

Terri Spangrud  
City Clerk