

MINUTES
CITY OF DUBUQUE LONG RANGE PLANNING ADVISORY COMMISSION
REGULAR SESSION

5:30 p.m.

Wednesday, June 15, 2011

City Council Chamber, Historic Federal Building

Commissioners Present: Chairperson Jim Prochaska, Commissioners Richard Van Iten, John Pregler, Chad Darter and Charles Winterwood.

Commissioners Excused: Commissioner Alan Vincent.

Staff Members Present: David Heiar and David Johnson.

CALL TO ORDER: The meeting was called to order by Chairperson Prochaska at 5:30 p.m.

CERTIFICATION OF COMPLIANCE: Staff presented an Affidavit of Compliance verifying that the meeting was being held in compliance with the Iowa Open Meetings Law.

MINUTES: Motion by Van Iten, seconded by Winterwood, to approve the minutes of May 18, 2011 as submitted. Motion carried by the following vote: Aye – Prochaska, Van Iten, Pregler, Darter and Winterwood; Nay – None.

ACTION ITEMS

Urban Renewal Plan for the Holy Ghost Redevelopment: Staff Member Heiar presented the proposed Urban Renewal Plan for the Holy Ghost Urban Renewal District. He explained the Urban Renewal Plan will create a district that will include the former Holy Ghost School and Convent buildings. He noted the plan will provide these areas with financial incentives that will assist with the redevelopment and investment in the properties.

He reviewed the buildings and noted the importance of adapting historic schools and institutional buildings such as the Holy Ghost School and Convent for other types of uses. He noted the Holy Ghost building will be rehabilitated into market-rate housing. He reviewed the benefits of urban renewal districts, noting the use of Tax Increment Financing.

He explained that state and federal tax credits will also be used to assist in the redevelopment. He clarified 27 residential market-rate units will be developed. He explained the Holy Ghost Urban Renewal District is located on the periphery of the downtown core but will have a direct and immediate benefit to the downtown.

The Commission questioned what the current range of market rate apartments was. Staff Member Heiar estimated between \$700-\$1,000 per month, depending on the number of bedrooms. The Commission expressed their support for the rehabilitation and

reinvestment in these historic buildings and downtown neighborhoods. The Commission agreed that it is important to adapt and re-use historic properties.

The Commission questioned the incremental tax value. Staff Member Heiar estimated it would be an upfront amount to assist with initial costs or a property tax rebate to help cash flow and rental rates.

Motion by Winterwood, seconded by Darter, to recommend approval of the Holy Ghost Urban Renewal Plan as the proposed plan is consistent with the 2008 Dubuque Comprehensive Plan. Motion carried by the following vote: Aye – Prochaska, Van Iten, Pregler, Darter and Winterwood; Nay – None.

Smart Planning Consortium: Staff Member Johnson presented the Smart Planning Consortium updates and updates to the Dubuque County Smart Plan. He noted the Commission has been a consulting partner in the process. He noted the Commission is being asked to review and comment on the draft project vision statement, the final draft of the Transportation chapter of the Regional Plan, and the initial draft of the Watershed Planning chapter of the Regional Plan. He noted the Commission has already provided initial input on the Transportation chapter. He clarified the initial draft of the Watershed Planning chapter is in the process of being reformatted so it presents more like a Planning document.

The Commission first discussed the Project Vision Statement. The Commission noted the importance of highlighting education in the Dubuque County Smart Plan. The Commission explained education is a critical component to a community's and region's quality of life and economy. The Commission noted education is often times an overlooked component of community and regional planning and development efforts. Staff and the Commission discussed other elements of the Smart Plan, noting that education is addressed elsewhere throughout the document. The Commission stated education should be given greater importance in the document, and recommended education be its own element in the Dubuque County Smart Plan.

Motion by Pregler, seconded by Van Iten, to recommend adding an Education Element to the Dubuque County Smart Plan. Motion carried by the following vote: Aye – Prochaska, Van Iten, Pregler, Darter and Winterwood; Nay – None.

The Commission next discussed the final draft of the Transportation chapter of the Regional Plan. The Commission commended the new downsized and more efficient Jule buses. The Commission noted a typing error on page 4. The Commission explained the word, "house" should be replaced with the word, "hours" underneath the Jule at the very bottom of the page.

The Commission discussed the importance of including carpooling and park and ride concepts into the Transportation chapter. The Commission discussed whether there is a

demand for carpooling and park and ride facilities, noting that transportation opportunities and challenges in Dubuque are different in those that may be faced in more urban areas. The Commission discussed incentives to encourage people to carpool. By consensus, the Commission recommends an objective that would encourage major employers in the Dubuque County area to offer employees incentives to carpool and use other modes of transportation.

The Commission discussed whether the Transportation chapter should elaborate more on pedestrian and vehicle conflicts within Dubuque County. The Commission noted it is important to gain an understanding of the conflicts and where problem areas may be. By consensus, the Commission recommends the maps that are provided in the Transportation chapter be amended to identify problem areas for pedestrian and vehicle conflicts. The Commission noted a pedestrian conflict would include a bicyclist.

The Commission next discussed the draft Watershed Plan. The Commission noted the initial draft is more like an educational document, rather than a planning document. Staff Member Johnson noted that format will be fixed in the update to that draft.

LIAISON/SUBCOMMITTEE REPORTS

Enterprise Zone Commission. No report.

ITEMS FROM PUBLIC: Chairperson Prochaska recognized Boy Scouts that were in attendance.

ITEMS FROM COMMISSION: The Commission discussed the vacancy left by the former liaison position. Staff Member Johnson explained that the vacancy is currently posted and the City Clerk is recruiting for the position. He clarified City staff is not able to actively recruit for Commissioners; however, if any of the current commissioners knows of anyone interested in volunteering, they can recruit.

ITEMS FROM STAFF: None.

ADJOURNMENT: The meeting was adjourned at 6:15 p.m.

Respectfully submitted,



Laura Carstens, Planning Services Manager

Adopted—July 20, 2011