

Neighborhood Meeting Notes from May 21, 2025

The neighborhood meeting held on Wednesday, May 21, 2025 at the City Library from 4pm – 7pm with options to view the meeting virtually as well as in-person attendance. Approximately 40 people signed in, but there were roughly 50-60 people throughout the entire session. Staff explained how the comprehensive plan amendment set redevelopment parameters which is what led to the project as proposed.

Some of the questions that came up were related to the townhome configuration and how the park is integrated into the project, what type of park improvement can be expected and how will the trail be modified. Environmental concerns such as the impact on traffic, stormwater, and how the site receives both traffic and water from other surrounding areas were heavily emphasized. The types of housing units provided were also discussed as well as affordable/workforce housing described as Section 42, townhome units, and market-rate apartment units.

Residents were asked to give feedback on the proposed redevelopment concept regarding what they felt positively about and what they viewed negatively. Some of the positive feedback includes improved drainage from the giant parking lot; amount of affordable housing with clarity asked for on the potential cost of the rental units; more density to support local businesses and the subdivision preparing for future development such as the mixed-use component.

The components that drew criticism are described as follows with repeated comments summarized:

- Information was requested on other properties the applicant has developed.
- No townhomes on the park side (5 on the west) and a desire to limit the northern structure to four stories.
- Concern about missed opportunity to improve street grid connectivity, park boundaries, and expressed a desire to pursue purchasing a portion of the lot to expand the park.
- Questions about what will happen to the trail around the lake and concern about potential for another empty strip mall.
- Apprehension about the intensity of activity/density for the amount of land on the site.
- Frustration expressed over the lack of home ownership opportunities.
- Worry over the density and the impact on traffic situation 53rd and the prospective of more assessments, all traffic entering and exiting on 53rd with no other access points to the subject property.
- Environmental concerns related to wildlife population, coyotes, foxes, and waterfowl and the potential impact of noise and traffic with a desire to reuse the existing building.
- Question of how the overall project will be a benefit to residents.