

Erdman Center Questions

(based on the Prelim. Submission given to SHNA Erdman Committee Chairs on July 9, 2010)

In a message dated 7/16/2010 12:57:02 P.M. Central Daylight Time, JLoewi@aol.com writes:

Thanks, Jon.

A few quick questions: I'm sure more will arise after re-reading the submission, and after talking with others in the neighborhood (haven't had a chance to go over this with anyone yet).

What's the best way for us to get a copy of the traffic study? E-mail would be best, or I'd be happy to pick one up if that's better for you.

In your presentation to Shary and me last Friday you mentioned the max. square feet allowed per the charts in your submission is 705,500. It looks like it's actually that plus the 90,000 of the existing PSC building, or 795,500. However, in the zoning text it defines the max. as 875,000. What makes up the difference? You mentioned you had decreased the max. sq ft proposed, but I'm not seeing that. The other proposal you presented, dated May 10, shows 724,500 sf including the PSC's 90,000 sf., so it seems like you've actually increased the proposal by 150,000 sf.

You mentioned that you had decreased the max. parking to 2,000 spaces. That plus the PSC's existing 360 would be 2,360. However I don't see that number in the zoning text at all. The zoning text would allow many more spaces based on the ratios you provide. What max. do you intend to propose in the zoning text?

Zoning text says the Lot Area of 17.48 acres "Will be further subdivided at time of Specific Implementation Plan." Doesn't the city require this at this stage? Is some sort of CSM/Plat (not sure what?) required? What happens to the lots described in your Preliminary Plat?

Many other details are also left to the SIP stage, such as design of the linear park and bike path. Given that you predict a very long build out, I would think these things should be defined in the GDP. Your thoughts?

Also, the zoning text does not define min. or max. floor area ratios, or a min. rear yard setback. While I haven't yet spoken with others on (any of) this, I'd think these would be important for many reasons, including some definition of density and privacy for the neighbors to the west.

Permitted uses limits the size of bakeries (less than 8 employees), but not other retail establishments. You've mentioned you will limit the size of retail establishments. How are you doing that? Does that need to be in the zoning text?

I'm sure others will have additional questions. Thanks for helping us better understand your proposal.

Will you be presenting at the UDC meeting next Wednesday?

Thanks for all.

Janet

Other questions brought to the Erdman Committee:

Water quality issues due to proximity to Well 14, including soil remediation requirements due to past uses of the property, including gas station(s), furniture painting/stripping, etc.

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