

#	Question	Answered during meeting
1	Where is the western end of the Duke St corridor? Is it at 395?	The boundary for the Duke Street Corridor plan is Van Dorn Street, on the western portion of Duke Street. We are not anticipating that the boundary will extend to 395 - partly because the Landmark plan is very fresh and not in need of replanning.
2	Why does a Street, ie Duke Street, need a separate plan?	We have examples elsewhere in the city where we've planned along a corridor such as Landmark/Van Dorn, King Street, and Mt. Vernon Avenue. The corridor really functions as a system and so we think about how it functions as a whole.
3	Do other streets have Plans?	
4	With an office building proposed next to the elderly housing in Carlyle, curious if the market supports additional office, especially as PTO has downsized. What is the office vacancy % in this area?	We will have to get back to you on the office vacancy. The applicant has stated they are looking for a build-to-suit tenant, possibly a medical building, which would be great with the senior housing building.
5	The View development is really exciting to see. I remember that during the Alex West planning process, staff said that generally only ~80 foot tall buildings would be economically feasible to build in Alex West. What made a 150+ foot building feasible to in this case?	Senior housing has different economics and space needs than standard market rate housing, so they are able to build these taller structures.
6	Have you considered a zoning code change to eliminate open space requirements for conversions of existing commercial buildings?	We do plan to look at these conversions at some point in the future. Just to highlight a couple of examples where we have allowed the open space requirement to not be met for existing building conversions that didn't already have open space include two examples on lower King Street - a small retail building with two stories above that wanted to convert those to residential, and another building containing the Sunglass Hut and a bank where there was no where for open space, City Council had to consider whether it was still okay to be approved and came to the conclusion that the size of the property and the open space opportunities in the general vicinity allowed for this.
7	As a resident of Mount Vernon Ave, love the idea for the former DHHS site!	Thank you!
8	Is Robinson Terminal North DSUP definitive for June 4 PC?	It is not finalized yet. But we are very hopeful it will go in June.
9	You described the proposed development of RTN to have a 5 story building on the west side and a 4 story building on the east side.	The heights as described are correct. Often with a large project on multiple parcels, a developer will phase the building of the project. This developer is proposing to build the west building first and then would follow into phase 2 with east building.
10	Recently the developer announced that only the building on the west side would be built at this time.	
11	I remember last year, the city received a grant to study zoning changes as a follow-on to Zoning for Housing. Can you share an update on how this is going?	This is a federal grant and is being administered through MWCOC. Nearby jurisdictions applied together and were awarded the grant together, although it was for half of what we applied for. We haven't yet received the grant and we don't know whether it's related to what's happening with the federal government or just the normal time it takes for grants to be approved; however, we have no indication that we are not receiving it. Once we know, we will update the community and let everyone know how the scope will change given that we'll have about half the money originally anticipated - but the funds will be focused on increasing supply of housing and removing barriers to housing production.
12	How is the Duke St in Motion project related to the Duke Corridor plan?	The Duke Street in Motion project was already approved by City Council. This Duke Street Corridor land use process will not be changing that but will implement it as already adopted policy.
13	Will these types of briefings continue in the future? It's helpful to hear from P&Z and not just the prospective developers.	Yes! We plan to do this every two months. In future meetings we'll find other projects to highlight and update you on development, zoning and other cases coming to public hearing. We hope to use this as an opportunity to keep you informed and also put things on your radar so you know how and when to get engaged.
14	Thanks so much for this meeting, it was very informative!	Thank you!
15	What is the status of Vision Plan 2049?	This project is still on the City's work program. We presented the workprogram to City Council in draft form in February and we go back to them with a final work program this fiscal year and expect that project to be included. It is currently scheduled to follow the Duke Street Corridor planning process.