

**Land Use Committee Meeting**  
**March 2, 2017**  
**7:00-9:00pm**

In Attendance: Suyapa Miranda, Cailin Rogers, Chiara Marano, Ian Luby, Karen Nelson, Carol Herman, David Fan, Roger Purdy, Sherman Eagles, Bob Straughan.  
 Guest: David Johnson

<p><b>Approve agenda and minutes (7:00)</b>          7:08-Introductions. The agenda was unanimously approved.</p>	
<p><b>Health Partners Como Site Plan Update David Johnson (7:10)</b>          7:10-Initial design plans in 2018, 70,000-80,000 square feet (three stories). Como Clinic is a full functioning primary care clinic, Westgate complex is where the women's clinic is. Two lots (one on Eustis to left which they own, one north which they lease). David plans to sell old building. Not changing name, will stay Como Clinic.</p> <p>Strong push for sustainability with building and surrounding landscape. They don't believe they want to build a parking ramp. Current clinic pretty institutional looking, desire to make storefront more attractive. Green space options would be east, where they meet up with Luther and also north of the building by apartments.</p> <p>David would like to do community focus groups at Como, wants to know if SAPCC has distribution for immediate neighborhood.</p> <p>David left at 7:30.</p>	<p><b>Cailin will share internal listserv (SAPCC) and also local listserv and Next Door.</b></p>
<p><b>Staff Updates (7:30)</b>  <b>Including: board action, new staff, policies and procedures</b>          Chiara is here to help with minutes, etc.</p> <p>Procedures-working group and board stuck on same parts. Currently in an online back and forth.</p> <p>Board supported request for parking variance.</p> <p>Equity committee developed a framework for 10 year planning process. Consists of specific questions and general questions to guide the committee in the framework. At meeting for steering committee for 10 year plan, they were trying to figure out timeline. The intent is to try to get plan to council by end of year for approval, which ends up being tight. Wants Equity</p>	<p><b>Want all committees by next meeting to look at existing plans developed in 2007-2008. Find out what is still relevant, what is no longer needed, and specifically what do we still want to be looking at.</b></p>

<p>Committee to look at how to include communities we currently aren't including for input.</p> <p>Three good questions for developing the plan, what is it that we need to know that we don't know (as in don't know what the neighborhood wants).</p> <p>Poor Example: What is zoning in the neighborhood? More along the lines of what are priorities/what matters to you?</p> <p>Good Example: What's one thing that you would like to see in the neighborhood that's not there right now?</p> <p>Equity committee is identifying these communities.</p>	<p><b>Come up with three good questions we don't know now that we can find out from entire community. How do we get input from those groups?</b></p> <p><b>Cailin will send documents from last 10 year plan.</b></p>
<p><b>Weyerhaeuser Working Group Update (internal) (7:40)</b> 7:45-Parcel was sold-2.25 acres (on far left side) Franklin and Emerald (T3) on zoning map. Tasking design center to find some designers for the park moving forward. Design center is city funded consultant. For context, Dominion was willing to sell 1 acre, so we got more than twice that. Next step is to meet with Dominion and talk about how building looks and how the neighbors will be impacted.</p> <p>Eight people have been selected to be on board so far and there are 4 other open seats. Will be up on March 17 at 3:00 to see what role St. Paul can play. Ongoing discussion regarding Grand Reporter on March 8.</p>	
<p><b>Work plan for goals for 2017 (7:55)</b> <b>List goals and have space to jot down some notes</b> <b>Chiara will send document out</b></p> <p>8:01</p> <p><b>1. Take an active role in updating the ten year plan, Understand what the current zoning for the neighborhood is, Review the current neighborhood vision and plans, Develop Land Use portion of the comprehensive plan, Increase communication and participation with community members. (Ian, Roger, Sherm)</b></p> <p>Action: Reading all documents Cailin sends out and be thinking about questions. Checks off second of sub-points. Current revisions and plans.</p> <p><b>2. Take leadership in the Towerside 2.0 group. (Bob)</b></p>	<p><b>Put development guidelines back on agenda for future discussion.</b></p>

<p>Action: If we can get people on board that will win.</p> <p><b>3. Continue to review collaboration with developers, esp. development guidelines, to promote positive development within the community. (Ian, Roger)</b>  Action: Active participation in meetings. Build guidelines into attractive 1 pager. Then build a communications plan. Going to potential developers.</p> <p><b>4. Explore a distinct parking system for the neighborhood. (Karen, Keith)</b>  Action: Cailin will put together background information and distribute.</p> <p><b>5. Complete Policies and Procedures and pass it to the Board. (Ray, Carol, Keith)</b>  Action: None, it is completed.</p> <p><b>6. Study and report on opportunities for a town center. (Les?)</b>  Action: Cailin will email Les.</p> <p><b>7. Strengthen connections between parts of the neighborhood.</b>  Action: Cailin will distribute internal mapping.</p>	
<p><b>Training on Zoning (8:20)</b>  8:15-Distributed maps and three documents (Zoning FAQs, Zoning Variances, and City of Saint Paul Zoning Committee/Planning Commission)</p> <p>No RLs in our neighborhood. Saint Anthony Park has R1-4. Vet clinic will not need variance.</p>	<p><b>Can come back to this discussion in a couple months.</b></p> <p><b>Should also get grandfathered into next discussion.</b></p> <p><b>Roger will email electronic copies of documents.</b></p>
<p><b>Other Agenda Items (8:50)</b>  None</p>	
<p><b>Adjourn (9:00)</b>  Adjourned at 9:00. Motion to adjourn passed unanimously.</p>	