

ST. ANTHONY PARK COMMUNITY COUNCIL
 LAND USE COMMITTEE MEETING
 JENNINGS COMMUNITY LEARNING CENTER (JCLC)
 2455 University Ave W | ST. PAUL, MINNESOTA
 THURSDAY, SEPTEMBER 7, 2017 7PM -9PM

Chair: Ian Luby and Roger Purdy

In Attendance: Ian Luby, Roger Purdy, Carol Herman, David Fan, Bob Straughn, Karen Nelson, Suyapa Director, Sarah Goodspeed, homeowner Frank Crowley, professor and resident Tom Fisher

7:00	Introductions, approve agenda, minutes <ul style="list-style-type: none"> • Recommend moving 10-year planning earlier in agenda ahead of Weyerhaeuser. Agenda and minutes approval - all support. 	
7:10	<p>Request for zoning variance 2001 Brewster – Francis Crowley</p> <ul style="list-style-type: none"> • Change zoning for single family housing for duplex, variance for 4.75 foot shortage on east side of home for legal duplex - border along empty alleyway, only trees on that edge. • How was duplex constructed out of compliance? Original plan was to build 4-plex on lot, built in 1994, originally denied duplex zoning for lack of parking, has been rented as single family house (up-down duplex), with family member on one floor who doesn't use car, parking no problem. Originally thought they had 9 feet to telephone poles, had stake at 9 feet, last year survey showed border come short on setback. Already used and taxed as duplex, but last year inspector noted use of duplex but zoned as single family. • Any concern from neighbors? Notice was sent to neighbors, no word back. Next door to duplex, across the street from apartments, and behind condominiums, no single family homes next to lot. Original variance in 1994 neighbors used lot for dog walking, nothing lately. • City staff report recommended denial of variance because it should have been done sooner, charged double for variance application, had rental certificate, no issues previously with any permits. May be reading too narrowly, is already in RT zone that allows for duplex, staff is basing report on 2-3 plex conversion guidelines that automatically recommend denial, basically already nonconforming use/structure but is just a paper alley, not an infringement upon neighbors. Inclined to approve the change, although the property was constructed as duplex out of compliance has already been constructed and used without infringing upon neighbors. If ADUs go forward may expect more issues like this for small variances, potentially precedent setting although distinct issue. City inspectors should have "caught" problem earlier, it was allowed to build should be allowed to convert, no use penalizing now, plenty of space after visual inspection. Concern if duplex is sold one day to college kids with 6 cars, Frank designed it himself, no plans to sell, using it for cousin and his own future use. Floorplan and number of rooms do not change with conversion. Already have two garages. 	Vote – all in favor.

	<ul style="list-style-type: none"> • If the city overlooked setback is old problem, if there is a separate variance for conversion that's a new conversation. Variance is only in question due to conversion, but variance is specifically for the setback. Staff report is also somewhat unclear on fault, not a harm on the community. • Motion to approve by David, second by Karen. Clarification – moving to send letter in support of the variance. All in favor. Frank is meeting with City on Monday. Will expedite through Executive Committee. 	
7:30	<p>10-year planning update</p> <ul style="list-style-type: none"> • Goals and vision coming out of working sessions. • Want to invite Tom Fisher to share job growth strategies, how to reorient infrastructure, consider CEZ creative urban village, how can we have more “maker” space that is sized and built appropriately in this neighborhood compared to other uses you’ve seen in St. Paul. What does it mean to have manufacturing within city, is creative urban village a vision or a pipe dream? Dick Gilyard has also participated and proposed mixing residential and light industrial, can complement each other rather than separate uses. • RI residential-industrial zones is happening commonly on the coasts, Philadelphia, NYC, reflects change in industrial economy, more maker culture, less heavy industry. Relatively compatible uses with trend toward living-making in same building, same neighborhood. Cities claim to preserve industrial areas for jobs, but research shows mixed use urban fabric far more productive and more jobs than in industrial only zones. Should seek wider range of mixed use developments. “Maker” culture refers to 3D printing, local fabrication, small scale customization, small batch production, not typically noisy, dirty, or unsafe. Both downtowns have somewhat warehouse district, offices and production in same space, need greater flexibility in zoning, moving away from pure residential, pure commercial, pure industrial zoning. Half of small businesses now are out of homes, including production, 40% of workforce works out of the house at some point. Question zoning purity, move toward mix. • How do you keep the space affordable, production space, artist space, did research a few years ago, small businesses and artists don’t have a lot of money, what are ways to maintain affordability for young, new innovators and makers while still profitable for developers? Recent study shows land price is the issue, not the making of the building. Green Line had huge impact on land value. Challenge definition of “residential” unit, live-work spaces can be less finished, more raw and loft-like, also helps control costs. Community Land Trust way to keep land price under control. • Market decides what goes inside of building, if economy wants more production vs. residential vs. commercial can be adaptable. Old warehouse buildings now are highly adaptable, revisiting as 21st century model. • Location next to St. Paul campus requires very different use of space, constant temperature, etc. would this use be compatible? Building codes still in effect, high hazard use not permitted, zoning and building regulations are separate. Biological hazards can make people ill, some uses may not be allowed. What would a building need to be adaptable to more uses? Piping in ducts allows for changing needs, close to exterior windows, design space to be adaptable, not predetermine use of space. 	Update

	<ul style="list-style-type: none"> • How can zoning best accommodate that? Typical zoning map of MSP vs. Paris, zoning not predetermined, we'll figure it out, cities are now overprescribed, encourage more radical mixes of uses, let building code determine safety. Lack of zoning in Houston may help it recover. Local districts should have greater role, allows for more negotiation and creativity rather than restrictions. Traditional zoning in the way of innovation. Baltimore developed with almost every use on every block. Great cities have variety, provides jobs, reduces transit, more walkability. • What kind of implications for street design, parking facilities, etc. Automakers predicting more mobility servicing rather than individual car owners, provide mobility in creative ways not just buying a car. Parking becomes obsolete, more like storage lots when nobody is calling up a ride, more socialized. Communities will reclaim a lot of land from parking. How do we understand, teach, and "sell" this idea? Over timeframe of 10-year plan expect many changes, storeowners will sell parking land, more variances to drop parking requirements. 4th industrial revolution, like transition away from horses, more on-demand economy, don't need to convince anyone it will happen. • 10-year plan is opportunity to put forth new vision. Served on ULI advisory for highway lid that Edina is looking at over hwy 100, is this able to pay for itself with value of land created, yes in high value spaces like near downtowns, MnDOT considering to partly fund infrastructure, leasing land they own to cover bridges and other infrastructure. Not equivalent to downtown value but is increasingly valuable here, also lower-cost version of land bridge as glorified overpass lined with housing rather than full cap. How do we fit green spaces into mixed use? Sherm's notes (goals) didn't capture better connections between N-S, E-W. • Does idea of historic preservation fit into this? One of goals is to make SSA more vibrant, empty spaces and turnover, what businesses nowadays make a neighborhood vibrant? Lots of parking kind of kills vitality, talk with bank may have better uses, could develop more intensely. Changing retail also more experiential, want lively places to be, not big box retailers, great potential at this intersection, but retailing needs to catch up to potential. Preserve existing buildings, infill. CEZ terrific idea, hard to fill retail space, double as production space, loading is easier, fewer weight concerns, and serve as coworking spaces. Stratus worlds' biggest 3D printing business in EP moving toward smaller hubs, like a mill, gathering space for maker culture, signal to creative community, starts to fill up, is convenient. Can encourage recruiting production version of CoCo like 1st and 1st. Can we create zoning now to encourage this appropriately, not watching same apartments gobbling up, propose first RI zone, define what kind of industrial not manufacturing, businesses, jobs, creation, service industry goes together. Caring and creative jobs resist automation. 	
8:15	<p>Weyerhaeuser</p> <ul style="list-style-type: none"> • Earlier meetings in July were not as positive, many concerns not heard or responsive, designs went a different way than recommended, but later meetings in August improved, Dominion was more responsive to recommendations, now anticipating more landscaping to address 	Update

	<p>community inclusivity for next meeting Sept. 22.</p> <ul style="list-style-type: none"> • Perhaps they wore us down more than we wore them down. More developers and city partners increased awareness of how to take feedback, how to work with community, pressure to play nice and accommodate. • Main concerns around fortress feeling have been chipped at slowly, moving toward feeling of openness to make space to gather with neighborhood and friends. Have come a long way from starting point. • Looking forward to interior spaces, particularly common areas and amenities that neighbors can share in, not traditional seniors playing puzzles expect also active seniors with bike repair space, workshop and book club space, party or community gatherings. • Workforce housing across the street contrast to traditional brick patterns and cornice lines, more clean lines, modern look to develop further, a little more color to neighborhood, not monotone along whole block facing seniors. Encouraging. • Process is not typical, much more extensive and positive collaborating with City and developers, pushed for open communications, positive support from city, and we got a park! Compared to Ecumen open community meetings, this was smaller and more expert group, expect better product but not inclusive of nearby neighbors where bigger problem in NSAP, people complaining about every single thing. Harder for Council to communicate with either community or developer, felt very forced trying to convince people, city hands off, in the end Ecumen more responsive with larger changes. Coming from committees rather than neighbors, sitting at table to hash things out able to understand compromises better. Have not sufficiently been involving adjacent neighbors, especially to east or west. Not much leverage for concerns of neighbors, would have more concerns that we have less control over. • Considerations for district stormwater plan to follow up. Dominionium interested in idea, speak with Sunrise directly, tired of being third party. • RI zoning potentially could require more community involvement, how can we structure that positively so we have resources to keep up with development. Philadelphia asked for more community involvement, local organizations said it was more time than people had to give, compared to loud and resourced NIMBY crowd. Design charrette at IMS about park brought 60 people on shared design. In contrast, Aeon meeting had 15-10 coming out. Transition Town, Weyerhaeuser team, Ecumen development, CEZ, so many active neighbors to partner with, how can we pull strands together in one big public meeting? Feature different stories in newsletter to share more news and opinions. 	
8:30	<p>Staff updates</p> <ul style="list-style-type: none"> • Two new team members. GIS specialist Ana to update our GIS plans to reflect MPCA changes and building out our system again. Emilee senior at Augsburg will fit in some committee work through fall semester. 	
8:45	<p>Other items</p> <ul style="list-style-type: none"> • Samantha on leave, Theresa Nix filled in. No transition time, may rely more on City staff. 	
9:00	Adjourn	Adjourn