

ST. ANTHONY PARK COMMUNITY COUNCIL
 LAND USE COMMITTEE MEETING
 JENNINGS COMMUNITY LEARNING CENTER (JCLC)
 2455 University Ave W | ST. PAUL, MINNESOTA
 THURSDAY, NOVEMBER 2, 2017 7PM -9PM

In attendance: Ian Luby, cochair, Roger Purdy, cochair, Karen Nelson, Sherm Eagles, Keith Hovland, Carol Herman, Marcus Barnes, Phil Broussard, Brady Halverson, Lois and Steve Quam, Dick Gilyard, Scott Jensen, Sarah Goodspeed, Neal Route, Julia (neighbor) on Emerald.

7:00	Introductions, approve agenda, minutes -Correction: Zvago \$10k not \$1k. Expect longer than 10 minutes on variance items, will be “soft” time to allow for discussion. Passed Unanimously.	Approved.
7:30	Parking variance - 918 Raymond – move after 2340 request. <ul style="list-style-type: none"> • Stephen Mastey, Phil Broussard. If building were pushed up against front sidewalk could only get maximum 5 stalls parking, recommended layout has 7 parking spots 3 in front 4 in back. Tim Fullard designed more historic building previously, but cost prohibitive. Geobarns model allows for variety of designs, efficient framing, low waste, doesn’t have to look like old barn, used for residential, industrial, and commercial buildings. If not the historic look, why not be creative. Jerome and Tia at City of St. Paul don’t need setback variance, only parking variance, still trying to figure out parking requirements, waiting on their own calculations, meeting Monday, thought they needed 8, although own calculations show they only need 7 stalls shouldn’t need a variance. Ask for support for variance of 1 parking stall in case they need it depending on City calculation. Discussion with co-op not allow shared parking, does Hampden Park apartments have space to lease, at least during day? Co-op still determining their vision for parking lot, hard to enter into agreement without knowing, competitive for space in rear. Status of curb-cut on county road, Ramsey Cty had no objection although they usually don’t recommend due to traffic (small blind spot) but zoning allows. Small front lot allows for turnaround to exit lot safely. SB vehicles will go around via alley, next street, or U turn, co-op already turns left through median. Estimate 18-20 trips through lot, most of customers drop-off. Rear mainly staff and residential. 2 pages of signatures of support from neighbors. Biggest concerns about landscaping. Originally wasn’t sure if clinic would be immediate tenant, but same requirements as other commercial uses. Stormwater will be stored under parking through overland flow (permeable pavers) and pipe collection capture, working with CRWD to infiltrate all water on site up to 3-6” rainfall event. Separate concerns with building design, but parking lot on Raymond reduces urban feel, need green space and appeal for foot traffic. Less concerned about losing parking spaces than setback from sidewalk. Only one commercial building is co-op on corner, very visible and social, this lot needs work, more parking helps keep building comparison on same plane, more of a background piece and co-op feature, not same formula as urban setting but not suburban either. Concerns not related with parking variance, would approve variance requirement with commitment to follow up on design. Many drivers spin off Raymond. Lot south is part of adjacent residential, zoned D2 but half parking and half trees for apartments, not motivated to change. Neighbors near fire station appreciate setback to see those trees in apartment lot. Call for 	Approved 3-2-1, with note.

	<p>motion. Sherm move to support parking variance. Amend to note additional parking variance would be supported if no building setback. Karen second. No opposition from neighbors after good outreach, with curve of street may even look better set back, but concerned with barn look. 2 approve, 2 opposed, 1 abstention. Motion passes.</p>	
7:06	<p>Rear yard setback variance for addition - 2340 Valentine (Dec 4 BZA)</p> <ul style="list-style-type: none"> Phil Broussard – single family home on Valentine, owners with limited mobility require updates to age in place. Home built near rear property line. Asking for 2’ variance to build behind the home rather than in front, would alter character and disturb neighbors more than allowed options, and more practical and affordable layout. Feedback from neighbors – S. large window will be partially blocked by roof on addition. W. pending comment, no variance required. Have not submitted variance to City yet but hoping to meet before next LU committee, may pass conditionally and revisit at Board meeting next week. Roger move to support variance but remove from consent agenda to allow for more discussion at Board meeting pending neighbor input. Bob second. Passed unanimously. 	<p>Approved unanimously, not on consent agenda to allow discussion.</p>
7:15	<p>Letter of support – Sally’s Automotive 670 Pelham Blvd.</p> <ul style="list-style-type: none"> Ryan Duffy unavailable, Marcus Barnes sharing. Used car dealer at Pelham on Wabash. No variance needed, but licensing will review, letter of support will help process. Buying existing dealership, has worked for 3 Morris dealerships now building own wholesale where he connected with Ryan. Ryan is friend of owner who is leaving the site after 12 years operation, just moving on for personal reasons, not making any changes to site. Many folks didn’t even realize dealership was there, most of clientele based off internet advertising, cars range from \$10-15k targeting young professional. Specialize in imports. Not a loud gaudy dealership with balloons, service for individuals who know what they’re looking for, options for structure of lot. Exterior lot on Pelham entrance on Wabash, will stripe and fence space, 8-10 vehicles on lot, office up front. Want to fit right into St. Paul, every vehicle is detailed right away not junk sitting on lot. One concern from business across Wabash (Novus). Bob hasn’t seen any problems with property, moves to support. Passed unanimously. 	<p>Approved letter of support.</p>
8:00	<p>Weyerhaeuser site design</p> <ul style="list-style-type: none"> Dominium represented by Neal Route (Associate, finance, Brady BKV landscaping also present), Weyerhaeuser site on border of Mpls-St. Paul. Over past 8 months have met with SAPCC working group and made design changes together. Dominium long-term owner and developer, most properties owned 15-20 years. Own 808 Berry next door, 267 apartments built 2003, and just broke ground at Union Flats east of Raymond. Proposing 241 senior apartments (62+) and 121 workforce apartments, most restricted to 60% AMI or less. Pruchased 13 acre site in 2006, will extend Berry and Myrtle south, connect to Curfew. Sold 2.65 acre park to St. Paul in center of site and SE for bike path to Grand Round. Additional southern parcels to develop later between park and Vertical Endeavors. Key changes - have reoriented senior buildings to 2 L-shaped buildings, moved garage entrance to Emerald, designs break up façade of building front. Envision market/food truck space on eastern park, TBD park programming in City’s hands. Regular entrances to building, one main public entrance, plenty of trees and plantings. Four story building with balconies mimicking classic St. Paul style. Total 172 	<p>Discuss letter of support next month after PPA, add transportation concerns to Transportation agenda.</p>

underground parking spaces for senior units. Benches near parking exit, Myrtle (park) entrance, courtyard, and main entrance. Workforce also 4-story, slightly more modern still brick and complementary. Dog run, play area, grill space behind workforce. Heard a lot of feedback on lack of community spaces, ie courtyard fenced off, but made more visibly open and benches added. Sincere appreciation to meet and dialogue with developer, much better building than when we started. Persistent concern with large closed-off building surrounded by single-family homes, how to make more inviting for walking in neighborhood as changes from lumberyard, becoming housing and park, still recommend more inviting/placemaking at entrances.

Dominium believes tenants value privacy, some public spaces have been improved, park is 40% of site sold back to community. Walk-ups are large presence, 10 porches and “front yards” to front sidewalk, added benches for residents and public to sit/meet. 8-10 walk-ups on family housing as well, as many as number of homes on next streets over, has evolved a lot.

Reestablishing street grid great value. N/S ends have upper porches but few walk-ups or entrances, increased “eyes on street”. N/S facades comparatively plain, break up with color or additional design in center, high visibility on Franklin and park. Height variation matter of feet, full story variation would have been preferred. Have been through a lot together, learned a lot through process, created better project for all parties, hope to continue discussions moving forward. Various L or II facing benches, have 4! Neighbor on Emerald excited for improvement over lumberyard, question about traffic safety crossing Franklin, especially with hundreds of new residents and new park. Emerald/Franklin stop and Court International crossing dangerous, also Bedford to 280, need more crosswalks, medians, other traffic calming measures to work with City/County, slowing traffic not great concern for congestion, pedestrian control easy help. Put on Transportation Agenda.

Eventually will request letter of support, anticipated schedule to close on funding and start construction in March 2018, put out bid in next month after design approval. 19-20 month construction timeline. Will be presented to Prospect Park on Monday 11/6, would like to get feedback from PPA before SAPCC recommends any letter of support. Zoned for intended use, not needing any variances, although letter of support would be great. Revisit in December for letter of support. Thank you for working with subcommittee and making great strides in willingness to amend building to fit neighborhood and transform eyesore into part of neighborhood. Property to south of park not designed yet, likely market-rate development more than 4 stories, no plans to sell or subdivide. Behooves all parties to stay engaged on park designs, charrette last spring latest action, no news from city but want to press as priority. Dominion sold park land March 2017 under agreement to clear site within 1 year. Leaving asphalt for now, hopefully will tear out when rest of construction begins. Would likely be completed in similar timeframe to residential construction. SAPCC eager to organize park design and collaborative grant opportunities with CRWD and MWMO. CRWD interested in stack system research, planning to meet around Thanksgiving and keep Dominion, Sunrise partners. How long do projects typically stay “affordable” depends on municipality, 15-25 years then put on market via qualified contract for 1 year. Tenants can keep lease for 3 years, over time will move out and move to market rate. Reinvestment in properties for new amenities. Senior housing could also be converted, but expect even more

	<p>seniors at that time. Goal for affordable housing in 10-year planning is to sustain affordability for long term. St. Paul changed rules to bonding less than 20 years affordability plus 3 year decontrol, further than that developers less likely to participate, they don't make money upfront, mostly on back end sale. 60% of affordable housing in country lost between 2010-2016, huge problem to be part of solution. Plan for motion on letter of support in December after PPA meeting.</p>	
8:30	<p>10-year planning updates</p> <ul style="list-style-type: none"> • Sherm sent out latest version this week, part of packet, can make changes at any time. Now focusing on Community Forums 11/11, 11/15 toward December draft, then will review feedback and other comments by next April draft. 5 minute overview by each committee, community feedback. Directions can be confusing, add directions and map to website. Draft captures a lot of the conversation. Comments: new housing along Green Line, suggestion for density to add height variation, more green space, flexibility, not same thing from developers. Add living wage questions. Note closing of Muffuletta, traffic is affecting Village Center in NSAP, need to survive construction. Good to say but need more actions to preserve retail centers. Is historic designation of Milton Square a good strategy to protect, 25 years ago was recognized if not formal designation, not as green friendly. Luther is diminishing, we have library, but starting to lose what people are attracted to such as Milton Square. Ned's building is fine but not the same presence. Concerned about merchants, does City have any ideas or support for impacts of construction? How can we meet with merchants to offer SAPCC support, coordinate parking or other support. Construction in phases but Como still closed at some point at all staging points. Longterm livelihood but lacks short-term support. Co-op struggled for 3 years during Raymond construction, took a hit. Ask Bob to draft language around that piece. Expand on home business and job preservation/shift overall. ADUs still contentious subject after task force recommendation, may be better way to include, City limited to Green Line area. Expand on value of green spaces, expect plenty of editing along the way, committees still need to be aligned through drafting process. Ask comments to be drafted and shared back, rather than ask Sherm to incorporate all comments alone. More adamant we can make language may be more persuasive with City, also want more reader-friendly document. Staff/Steering committee recommend powerpoint template, may supplement with handouts or flipcharts to respond more deeply in open comment period. Steering Committee meets Monday 11/6, then fast 5 days turnaround. Still gathering input, formal review in months before adoption of final plans, expect at full Council meetings in March/April. Cities on coast are abandoning freeways, disruptive to community, keep landbridge idea alive. Look up 94/280 redesign schedule, how to incorporate with goals, move truck traffic to Vandalia, off of Territorial. Keep SAPCC in first communication from MnDOT and Met Council. Promote ideas for landbridge development responsive to neighborhoods. Time call, share wording suggestions via email. Steering Committee Monday, then community meetings. Does Land Use need to schedule work session after Thanksgiving to respond to community input? Add to next LU agenda 12/7, plan to add ½ hour, start 6:30. More outreach strategies to speak with local experts, connect with student designers and UMN research, related to input on development, put on yearly committee work goals more planning than vision. CEZ and Towerside collaboration to 	<p>Add addresses to website Next LU committee add ½ hour meet at 6:30</p>

	align goals across area partners. High goals for SAP, push Towerside to also seek more affordability, SAPCC won't support any project without baseline affordability.	
9:05	<p>Other items</p> <ul style="list-style-type: none"> • Zvago SPR 11/14, Metro Metals SPR 10/31, Library property sale, Towerside/PPA alignment, CURA, GVC proposals • Suyapa in Towerside equity committee, Bob working with MDC team, also trying to influence plans by December. • Ferd's building Lakes and Plains was sold, we met with Jamie Stolpestad (not Exeter), will be presenting in December meeting. Business tenants concerned with parking issues, adding 25 units over parking, etc. • City updates on SPR and library intentions. • Mentioned PPA alignment. • UMN collaboration, business survey 	
9:14	Adjourn – Thank you for keeping on track Ian!	