Land Use Committee

August 6th, 2015

In Attendance: Seth Levin (Chair), Les Everett, Fred Foster, Daniel Sarasti, Ed Elliott, David Fan, Carol Herman, Bob Straughn, Betty Wheeler, Ray Bryan, Kathryn Murray, Cailin Rogers (Staff), Suyapa Miranda (Staff)

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| Introductions | Ray moved to accept the minutes and agenda. Bob seconded. The motion passed unanimously. |
| Luther Seminary Update | After a swift development with an agreement between Ecumen and Luther Seminary, representatives of both parties came to report to the committee. Ecumen plans three different projects on Luther’s grounds: 50-60 units in a senior co-op; 121 general occupancy units with about 20% affordable; 112-115 senior living units. They will spend about 60-90 days picking the architect for the project before moving forward. Luther and Ecumen set a standing appointment for the Land Use Committee to come every other month with a development update. They gave examples of other work they have done for the committee members to reference: Lake Shore project in Duluth; Parkside Village. |
| Meridian Behavioral Health | Meridian Behavioral Health representatives came to present on a desired move to the neighborhood at 2446 University (next to Jimmy John’s). They want to occupy a 5000 sq ft office space there but needed to come get a letter of approval from the Council before continuing with the change through Ramsey County due to Rule 31 provisions governing the work they do (involving substance dependency services). Ray moved that the Land Use Committee recommend approval to the St. Anthony Park Community Council board for Meridian Behavioral Health to occupy the suggested site. Ed seconded the motion. 10 members of the committee voted in support of the motion. One member abstained. |
| Kathryn Murray Introduction | Kathryn, a member of the SAPCC board, came to her first Land Use Committee as a representative both of the board and of the committee. |
| Jon Commers | Jon Commers, Met Council District 14 Representative, came to the meeting to discuss housing choices and affordable housing in SAP and St. Paul. He shared that demographic changes will be coming to the area--with the white population decreasing from 75% to 59% in Met Council projections. He explained that the area median income for a family of four is $79 thousand/year. The City’s average income is 80% of area’s median income currently. So some affordable housing--that which addresses 80% of the median income--hits the exact average for the City. The reason for this includes both new households and diverse populations, but also stagnant wage growth across the country and region. The regional need that the Met Council projects for affordable housing will be 2,600 more affordable units. |
| Development Guidelines | The group made edits to the existing draft. The corrected draft is reflected on the website’s land use page. |
| Staff Updates | Staff updated the committee on Urban Works’ interest in the developer guidelines on the website and that they will use them in planning their developments. |
| Adjourn | Ed moved to adjourn. |