

ST. ANTHONY PARK COMMUNITY COUNCIL
 LAND USE COMMITTEE MEETING
 JENNINGS COMMUNITY LEARNING CENTER (JCLC)
 2455 University Ave W | ST. PAUL, MINNESOTA
 THURSDAY, OCTOBER 5, 2017 7PM -9PM

Chair: Ian Luby and Roger Purdy

In Attendance: Ian Luby, Roger Purdy, Keith Hovland, Karen Nelson, Carol Herman, Michael Russelle, Stephen Mastey, Phillip Broussard, Stephen Mastey, Sarah Goodspeed, Christina Nicholson

7:00	Introductions, approve agenda, minutes -spelling correction, Roger move to approve, Karen second, pass unanimous	Minutes approved
7:10	<p>Ecumen (Zvago) update – Michael Russelle</p> <ul style="list-style-type: none"> Luther Seminary parcel. Michael has been speaking with HUD and historical. Ecumen presented original “snake” plans in October 2016, project design has changed significantly since that time, Council approved plans as developer had responded to community input. Since then Michael and Regula became interested in moving in, serves as consulting party as co-chair of Board, now concurring party which requires section 106 historical preservation rule. State historic preservation office (SHPO) has been involved with 1:1 Development (Ecumen subgroup). MOU with HUD (providing mortgage to project, like cooperative project) and SHPO lays out steps they’ve taken to come to agreement, such as moving and changing retaining wall, monitoring for construction vibration, changing colors, tree protections as much as possible around footprint. Two ancillary agreements re: Muskego church roof repair (1:1 offered \$1k to seminary to cover cost estimate), and Norwegian woodwork. Seminary owns houses and all inside, they intend to salvage as much as possible, MOU describes how wood will be archived and curated. Final sheets review questions and resolutions from previous meetings. HUD has completed rest of 106 approval, 1:1 has city approvals, as concurring party SAPCC can sign MOU before breaking ground. Clarification – is Land Use Committee asked to give resolution to sign onto MOA as concurring party supporting how historic preservation agreements have been resolved. Any continuing concerns from opposing parties? All commenters have received copies of MOU, Doug Kuns (?) comment was addressed regarding trees near parking lot, 2:1 replacement as mature as possible, haven’t heard further concerns. Kristen Anderson has been active, also concurring party. Council wrote in Dec 2015 supporting project, became consulting party. Sad to lose some nice old trees, most planted after Seminary, in conversation with Urban Wood to salvage and mill wood. Ask for Stephen opinion on trees, after previous meetings had confronted developers, believes could have been better solution to move footprint, has not followed recent plans, asks how revisions will be addressing 12% grade preservation ordinance. Regrading for building allows removal, grading for walls or other construction would not be allowed, might be a few 200 year old trees among them. Had also commented on transitioning stone walls to natural materials, already changed to limestone. Not a new idea, old promise to revisit. Karen agrees with Stephen the imitation stone can look more modern, less historic, not a fan of boulder walls would be an improvement, but not natural. SHPO interested in protecting appearance of surrounding area and buildings What is stormwater planning especially considering grade? Approval 	Vote on MOA approved with condition

	<p>for infiltration basin under parking lot, will be replaced to maintain parking for church and seminary plus housing, unsure about reuse plans, Stephen will pass on further news. Check for time – ready for motion? Clarification – water system is not in MOA, other design questions are separate. Motion to recommend if Council in agreement with HUD and SHPO. Can we make conditional or attach comments? Continue to advocate for natural wall and permeable surfaces, review trees, bad history with this developer, not a great deal of faith without spelling out requests, this is our chance to weigh in. Roger moves to recommend signature of SAPCC as concurring party to MOA provided that: 1. Both signatory parties have signed, and 2. We have further chance to review tree preservation ordinance and retaining wall materials. Keith second. All approve.</p>	
7:25	<p>918 Raymond Ave project update – Stephen Mastey and Phillip Broussard</p> <ul style="list-style-type: none"> Approached last March about purchasing this property, wants to put in veterinary practice with apartments above. Original project team was from east coast, later brought in local presence. Stephen encouraged him to seek grant from CRWD, small site doesn't have requirement, voluntary project good opportunity for \$30-40k grant. Six months ago saw basic holding plans, was insufficient from City perspective, now plan to infiltrate everything, no need to disrupt public sewer infrastructure. Not enough room to manipulate parking with larger vehicles, nonfunctional 7 stalls. Now moving parking to back, with handicap accessible space to stairs and ramp, but only half of required parking for 10 stalls, with 7 with shared and bike parking, City reviewing numbers. May need variance depending on decision. First layout requires parking variance. Second layout allows for higher setback, 4 in back, 3 in front. Wouldn't need parking variance if push building back, but then will require variance to push building. Understanding the traffic patterns, likely would park in co-op lot unknowingly or block curve, or hard to turn in alley. Although we typically don't have parking in front of historic buildings, allows for better commercial flow and resident access. Moving building also allows regrading to raise back so no need for ramp, better site circulation, need to access rear for pet carriers, etc. Does City have opinion on adding drive onto Raymond? Need permission from Ramsey County, underway. Two unknowns, waiting to hear if we need 7 or 8 stalls, if pushback would be possible if curbcut allowed. Spoke with City staff Jerome (variance) Tia (planning), offices have been rezoned from B2 to TN2, no parking requirements within ¼ mile of station, on border of this location, also well served by bike lane, bus line, walkable, etc. may be sufficient for right client base who utilize accessibility. Prepared to push if Ramsey not supportive, with help from SAPCC and Hampden Co-op. Karen dislikes the setback, historic storefronts are vital and lively parts of neighborhood, traffic concerns may be easily overcome with proper signage. Roger prefers building along street, slowing down by front entrance may also provide safety concerns, co-op customers may also park at vet, slowing down for any reason may be impediment, most vet goers are regular clients. Other side is parking for multifamily housing, behind in alley is for rear neighbors. Any analysis of parking habits or discussions of shared parking in rear? Landlords may be open to rent extra parking to neighboring businesses. Hampden Co-op approached for easement on first 3-4 parking spots on co-op side, but co-op is working to increase business over all operating hours. Concern with peak at lunch, compete for space with vet clients. Reality during those times would need to have attendant in lot to tag and tow violators. 	Update

	<p>Historical value of front-facing business, from business perspective doesn't want to have to chase away parking violators, may happen either way, although matches face if building on streetfront encourages extra parking overall. Building design will not have historic nature as best as we know, geo-barn style framing, majority of exterior will be wood, steel roof, contrast with old brick style storefronts may be preferred to setback off street 50' in addition to parking benefits, as well as view to remaining trees. Also planning permeable pavement, artificial turf for dog relief area, passes through limestone to neutralize acidity, recycled concrete and tire shreds for planting areas, local suppliers. Either way plan to capture stormwater with one or two separate tanks. Plan utilizes 3 main trees between opaque panels, serviceberry, red beech, crimson oak. Not at a point to request variance, but prepared in case needed. Another hearing ahead next month. Encourage investigation shared parking, appreciate sharing information early, inviting co-op to discussion. Not completely opposed to setback, especially with vacant space on either side, seek feedback from other neighbors, bring any letters of support. Grand Ave example of mixed front or rear parking, old and new buildings, blend is appealing, if front parking variance is required, how to encourage something ornamental around edges or some "front yard" rather than suburban feel of parking lot, semi closed and beautification, if easy maintenance and practical. If block redevelops over next 10-20 years would be very different with number of parking lots in front vs. rear of buildings, sets precedent.</p>	
8:15	<p>Weyerhaeuser update</p> <ul style="list-style-type: none"> 9/22 design meeting went ok until Neil drew line on bench spaces, open courtyard. Owners insist they "gave enough" and don't want to hear more about shared public use. In reality courtyard would not be used but valuable to feel open, feel connected to community. Nice to reopen Berry not a private street, but all seating and amenities are in rear, turns back to the neighborhood, keeping building on street, even fencing off areas that are open. Many good improvements in design in response to feedback, shared exterior elements in last meeting. Concern that haven't communicated with neighbors across Emerald or behind on Curfew. Still feels like downtown development, we're a walkable community. Important to reach out to neighbors, have communications plan including Prospect Park. Ready to present publicly, Dominion will be at Nov 2 Land Use Committee. Publicize next meeting in Bugle, newsletter, nextdoor. Do we have project examples we really like to show photos, not just negative. Anton opinion from City perspective is we already have more than usual project, but we still want more concessions on built environment, worth discussing more how to get out ahead and more envisioning, proactive stance rather than watching laissez faire development coming through neighborhood. How to set expectations for more from the start rather than always be fighting back. Doesn't feel the same level of respect for tenants, Dominion acts like they have all the answers, important to keep open, Roger's firm does senior housing all the time, in addition to community expertise on "who" lives in SAP, goals of facilities, goals of communities. Dealing with workforce and senior housing, different needs not just senior conversation, also seeing a picture of why it works is better than just being told, good examples from Roger's projects we can share as best examples, aspirational not adversarial. Meeting with Keith, Karen and Dick Gilyard about parking was very eye opening, they have extensive arial photos of all of Prospect Park, foam board displays with pictures of ongoing or recent projects, 	Update

	<p>increase visuals of what we strive to create puts us in driver's seat. In Prospect Park work well with Surly, incoming Fresh Thyme, using landmark like silos. Reinforce positive elements to generate good will. City staff somewhat hands off to design, other City planners may be helpful to prepare visioning, leverage political will, also fighting for concessions, strapped for resources.</p> <ul style="list-style-type: none"> • Dominion planning to present public design at next meeting 11/2. No planning yet for park ("Curfew Commons"), tentative spring community meetings. 	
8:30	<p>10-year planning updates</p> <ul style="list-style-type: none"> • Spoke with local developers, PPL, Aeon, Wellington, who we consider to have effective models to build affordable units, can Land Use members be invited? Main takeaways that financing is big barrier, reaching out and building relationships goes a long way to improve success of building with these players with affordability central, keep sharing Uni-Raymond area opportunities. Proactive opportunities, visioning, we have design guidelines, next step is to illustrate like Dick Gilyard's displays. Likely to work with CURA RA next semester, moving forward will have people coming out of the woodwork to lock arms in SAPCC and support visioning, we're the hot neighborhood. Towerside had developers financing a lot of legwork, we'll start with interns, staff, and committee volunteers. We're looking to loosen up zoning for live-work opportunities, what are good examples, how to promote for here. Goal also for sustained affordable housing, Carleton Lofts is turning over to market rate already, Dominion financing will expire in 10-15 years and they'll sell to market rate, city needs stronger inclusive zoning requirements. Edina requires 20% affordable to 60% AMI. Also sustainable resources and green space. Can we spend a few minutes each meeting to envision specific parcels? US Bank parking lot, Herbst, Spiros, industrial buildings, etc. Reach out to University for student projects for practice conceptualizing, have research prepared. • Review working session, send out reminder email for 2 weeks from today. Draft in progress, review with Equity Scorecard, questions on housing/land trust. Steering committee meeting next week, plan to begin merging committee drafts for November community meetings. Tie in as much as Prospect Park equally with Como for alignment. 	
8:45	<p>Other items</p> <ul style="list-style-type: none"> • District parking meeting with Dick Gilyard, he was excited to collaborate, suggests groups combine into district parking discussion, work together looking forward to transit oriented development, lower dependence on cars and parking. Already aligning development guidelines with Towerside, get a task group going on that. Invite MnDOT and more to discuss. All signs point to strengthening development guidelines, giving teeth. Dick was part of Duluth freeway planning, revisit land bridge over 280. Get copy of grad student research from Adam Mill. Reach out to MnDOT. • Towerside put in Amazon bid, SAPCC shared concerns, impact on neighborhood not what we ideally want for Towerside and impact on SAP, also connected through Bob and Cailin but they wear different hats in that space. Union Flats groundbreaking 10/25, other projects like Aeon still getting financing. • Board elections coming up, encourage neighbors to sign up. Ian stepping down, may stay on Committee still in neighborhood. 	
9:08	Adjourn	Approve