

ST. ANTHONY PARK COMMUNITY COUNCIL
 MEETING OF LAND USE COMMITTEE
 JENNINGS COMMUNITY LEARNING CENTER (JCLC)
 2455 University Ave W | ST. PAUL, MINNESOTA
 THURSDAY, JUNE 7, 2018 7PM -9PM

Draft Minutes

Present: Keith, Bob, Carol, Roger, Ray, Karen, Sherm, 22 guests

7:00	<p>Introductions, approve agenda. No additions to the draft agenda. New SAPCC intern, Stephen Jensen Estevez introduced himself. Minutes were not approved because there was not a quorum present at the beginning of the meeting. Send any comments on the 5/1 minutes to Sherm and we will approve at the next meeting.</p>	
7:10	<p>Luther Seminary plans and campus changes - Michael Morrow, Tanya Bell The Seminary has completed a plan to achieve their mission in the future. They have determined that SAP is the right place for Luther Seminary and are committed to stay in the neighborhood. Their current enrollment is 490. All incoming students will receive 100% scholarship. The way their students take courses has changed. More remote study with 2-week intensive classes on campus. Most of the time the students are not on campus. The current campus is 26.3 acres. Olson Hall and Gullixson Hall are the core of the campus. They plan to sell all property north of Hendon, including the area known as Breck Woods. This amounts to 15.5 acres with about 8 acres in St. Paul. The property in St. Paul is currently zoned as T1, which would allow a mix of uses. Property in Lauderdale is proposed to be zoned conservation/housing. The Seminary would like to have student housing in Bockman Hall, but don't need the entire space. Selling Bockman to a private developer would allow access to historic preservation tax credits to restore the building which needs substantial work. The Seminary does not plan to own Bockman. They are putting together a package to take to the real estate market in July. The package will include the property north of Hendon and Bockman Hall. They would like to sell to a single developer, but may separate Bockman if necessary and are open to receiving proposals for Breck Woods. Bob suggested including the corner of Como and Luther Place and having the developer use that to meet the green space requirements of the City. Tanya Bell responded that a developer might want to have green space included closer to their development, and that the area along Como is the most valuable land owned by the Seminary. This property is not included in the current plan, but there is no guarantee that it will</p>	

	<p>not be sold in the future. Parties interested in the current offering will have 4 to 6 weeks to make offers. The offering will have information about the community. Tanya Bell is willing discuss how potential developers might engage with SAPCC. Developer selection will occur in the fall. The Seminary will come back to Land Use to introduce the chosen developer.</p>	
8:00	<p>918 Raymond development update - Stephen Mastey reported. Timber frame building. Stahl construction is General Contractor. All parking is behind the building. Looking at solar on roof and possibly over parking stalls. Rain garden on boulevard. 20 parkland pillar birch between co-op parking lot and building. Oaks on the boulevard and in back. Small lights on fence panels and illuminating trees to give soft lighting.</p> <p>Submitting site plans to city on Monday. Construction plans shortly after. Break ground in about 2 months. Completion by about June 2019.</p>	
8:05	<p>JOTP development update - Stephen Mastey reported. Start date in July. Will not remove any trees in the park, will be adding trees. Proposal to capture runoff from the building was not acceptable to the city, will not be included in this project. Will be seeking funding to do this in the future in a way that meets city requirements.</p>	
8:10	<p>Update from working group to revise development guidelines. Roger reported on activity so far. Working with Towerside, CEZ and Prospect Park. Bigger job than just rewriting development guidelines. Includes discussion of zoning overlay district and how to include development guidelines in the City comprehensive plan. Looking at redefining production uses in zoning overlay for entire CEZ. Land affordability is an urgent issue. Planning for a meeting with Russ Stark.</p>	
8:20	<p>Update of Como 2030 plan to Como 2040 - Many of the goals of the Como 2030 small area plan have been achieved and there are many changes being discussed in the area. It seems like an appropriate time to update the small area plan. This should include all of the SAPCC committees, not just Land Use.</p> <p>Motion: Request that the SAPCC Board initiate a working group to update the Como 2030 small area plan to a Como 2040 Plan. Bob moved, Roger seconded, passed unanimously.</p>	
8:30	<p>St Paul Comprehensive plan – How should we review and comment? City is holding two sessions to provide an overview of the draft next week. We should review the draft comprehensive plan against our 10-year plan and make comments to encourage the City to make changes to the comprehensive plan where it does not align with our 10-year plan. We expect to get comments on our 10-year plan from City departments in the next few weeks.</p>	

	<p>Sherm will provide the draft comprehensive plan and SAPCC approved 10-year plan to committee members.</p>	
8:40	<p>Announcements –</p> <p>Appeal of Lambda Delta Phi Conditional Use Permit – SAPCC supported the CUP, which was approved by the Zoning Committee and the Planning Commission. A group of neighbors have appealed to the City Council to have the CUP denied. There will be a public hearing, but the date has not been set yet.</p> <p>Parking working group – SAPCC will establish a parking working group to address parking issues in both North and South St. Anthony. The working group will report to the SAPCC Transportation Committee.</p> <p>Planning Commission ADU proposal – The Planning Commission has recommended that ADUs be allowed citywide. This now goes to the City Council. There will be a public hearing but the date has not been set yet.</p> <p>CEZ billboards – Several billboards identifying the CEZ have been put up along University Avenue. These are sponsored by the CEZ.</p> <p>SSAP Opportunity Zone (census tract 319, north of University Avenue) – The area in South St. Anthony Park north of University Avenue has been designated as an Opportunity Zone. This will provide tax incentives for investment under the US tax reform act of 2017. This is something we need to understand better and pay attention to.</p> <p>EcoDistrict training opportunity – Towerside and CEZ are both very interested in Ecodistricts. The Ecodistrict framework appears to match SAPCC values of equity, resilience and climate stabilization. A one-day class the foundation of Ecodistricts will be held on June 28 at the U. This would be a good opportunity to learn about Ecodistricts.</p>	
8:50	<p>Other items</p> <p>UMN St. Paul campus master plan/Commonwealth Terrace Co-op – SAPCC involvement. We need to follow-up with the University group doing the master plan for the St. Paul Campus. Carol is willing to continue to be the contact point, but needs help with how we want to engage. We need to create the items that we think are important to SAP that should be included in their plan. Another working group?</p>	

	<p>Election of a new co-chair for Land Use Committee – Ian Luby has resigned from the Land Use committee because his schedule makes it impossible to attend Thursday evening meetings. He is willing to possibly work on specific projects if they can fit into his schedule. With Ian’s resignation, we need to elect a co-chair.</p> <p>Roger nominated Karen Nelson to be co-chair of the Land Use Committee.</p> <p>Unanimous approval.</p>	
9:00	Adjourn	