

Minutes 5/4/23: Land Use committee

Attendance: Thomas Nelson, Reid Jordan, Bob Straughn, Sherman Eagles, Starke Mueller, Roger Purdy, Karen Nelson, Christine Courteny

- I. **7pm: Introductions -**
- II. **708pm: Consent agenda -** moved to after Tom
 - A. **Motion to Finalize [New Goals for 2023](#):** unanimous approval
- III. **7:10pm: Guest - Thomas Nelson** <thomasmnelson@mac.com> ph:612.805.9369
 - A. 2285 Hampden Avenue update: owned site since 2017, trying to redevelop but unable to attract a tenant for commercial or mixed use, city wants housing choice near transit hubs (we are), site zoned i1 (residential use subject to restriction)
 1. sticking point is 80% non-res on main level. Developer (Exeter) is seeking a variance to reduce requirement down to 6% (precedent in other parts of the neighborhood). They've demonstrated need for housing and not commercial at new construction price point in the neighborhood. Building next to McDonalds on university is precedent for getting the variance
 - a) Comment: if commercial will likely sit empty and there isn't demand for new commercial construction, could there be thought into designing a new community space where building residents and neighborhood residents can interact. OR maybe the space is "given" back to the tenants to decide on use
 2. 25ft front set back needs a variance, developer seeking 9ft set back.
 - B. Building is 150 units, 70% are 2-3 bdrm units, 5 stories, 1:1 parking ratio
 - C. Existing structure would be torn down
 1. Question: What are the ramifications to clean up
 - a) Developer has environmental clean up already lined up.
 - D. Levels of affordability haven't been determined yet, want project feasibility first
 - E. Exeter haven't been able to get property owner to the east to work with them yet
 - F. Haven't designed fully yet, current variance request is concept, but they want attractive outdoor spaces, especially with larger units they expect children and want a space for them to play
 - G. Variance request [link](#). Public hearing **monday may 15th**. Can letter of approval arrive before then.
 1. Motion to support? Roger moves, Bob 2nd
 2. Vote: **Yay's_unanimous_** / Nay__ / abstain__
- IV. **7:45 Cancelled -ANSR :** Chris Smith - seeking support for proposed Nicotine-Free Generation policy/city ordinance
 - A. Unable to make it, going to attend May council meeting, if you would like to listen in please attend the May council meeting
- V. **7:45Possible guest:** JO Companies : did not attend
 - A. seeking potential development sites
- VI. **7:45: LUC 2023 Goals**
 - A. Starke Shared screen. Goal #1 adjusted to say maintain guidelines and attempt to find a way to make them enforceable

- B. Bob comment: Concerning the land east of 2285 Hampden, with all the residential going in should we consider development of a park in this area/quadrant of South Saint Anthony important?
 - 1. Discussion: Industrial isn't going away but more residential is going in. A park in this area would be beneficial for safety and accessibility of children vs. crossing University or Raymond to get to other current or proposed parks
 - 2. This brings up the idea of a greenway or pedestrian walking path from 2285 Hampden to Carleton and light rail, currently walking south on Hampden dangerous due to no sidewalk and going around to Raymond is significantly out of the way

- VII. 8pm: 1-4 Housing Study:
<https://www.stpaul.gov/departments/planning-and-economic-development/planning/current-activities/1-4-unit-housing-study>
 - A. Kathryn on SAPCC is going to reach out to Ward 4 to see if someone can update us at the June meeting on 1-4 housing and rent stabilization.
 - B. Does LUC need to be endorsing, providing any further feedback, attending any hearings or meeting?
 - C. What are other districts doing in regards to this study?

- VIII. 8:10pm: New resource - shared to group in group chat
 - A. [Advancing racial equity in housing, land and development](#)

- IX. 8:10pm: Co-chair volunteers
 - A. Roger volunteer
 - 1. Karen move, Reid 2nd, vote: unanimous

- X. 8:15pm: solicitation for future topics or agenda items
 - A. Sherman Eagles to present on Taproot investment opportunity and goals
 - B. Any updates on Ice Cream social dates and requests of LUC committee

- XI. 8:20pm: Motion to Adjourn
 - A. Roger moves, Karen 2nd, vote unanimous