Land Use Committee

St. Anthony Park Community Council

June 4, 2015

In Attendance: Keith Hovland, David Fan, Ray Bryan, Carol Herman, Daniel Sarasti, Fred Foster, John Seppanen, Les Everett, Bob Straughn, Alex Susko

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| Introductions and Approve Minutes | Fred moved to accept the minutes and consent agenda. Les made a correction to the minutes accepted as a friendly amendment to indicate that Russ Stark commented that when he dealt with CBAs 8 years ago when working on the Green Line, he didn’t see success with them because developers need to take public money to be held accountable by the City. Alex seconded the motion and it passed unanimously.  |
| UMN Museum and Planetarium scope and timeline | Andrew Caddock introduced the new UMN Bell Museum & Planetarium. He indicated that the St. Paul Campus Advisory Committee (SPCAC) is the best way to stay informed of the progress on this project. The SPCAC holds meeting quarterly and the next meeting will be held in late July. The project site is at the SW corner of Larpenteur and Cleveland on the St. Paul UMN campus. The Bee Lab will relocate to a new facility—both in the arboretum and on the St. Paul campus. The design schedule will happen between now and May 2016. Projected schedule: Regents approval: Sep 2015Final approval: Dec 2015Construction documents: early 2016Construction and move-in: Mid 2016-mid 2018Open: mid 2018 The site is 5 acres.  |
| Tanya Bell—Luther Seminary Update | Michael Morrow (CFO Luther Seminary) and Tanya Bell shared an update. Luther Seminary completed the sale of apartments along Eustis in November. The total on-campus student enrollment has declined over the years. The Seminary is looking to lease and/or develop space and land in a way that will enhance their mission. They already brought in Lutheran Social Services, adding ten new jobs to SAP. They will continue to look to rent or sell to entities that are compatible with their mission.  |
| Como and Doswell development | Grand Real Estate developers presented an update on the Como/Doswell development: 25 units, (16) 2-bedrooms, (9) 1-bedrooms, 4 stories tall. They are aiming for a fall construction. They requested a height variance and re-zoning approval for an 18’ wide stretch of land on the eastern edge of the property in order to adhere to required setbacks. Stephen Young presented a dissenting viewpoint on the design, offering concerns about 1. Scale 2. Parking impact 3. Solar access. The developer and architect took questions and comments from the audience. The architect presented shadow studies that illustrated minimal shadowing on the opposite side of Doswell during daytime hours (especially 12 noon and 2:00pm on the winter solstice). Fred moved to support the conditional use and re-zoning variances. Bob seconded the motion noting that he supports it because of the importance of density in the neighborhood.Fred agreed and noted that he respects individual issues but believes we need to work for the greater good. He sees a need for larger-scale, multi-use buildings.The motion passed unanimously.  |
| Developer Review Criteria Discussion | The Committee members discussed a need to cite our sources in this document to show where they come from (ex. Como 2030 or the 10 –year plan). Committee members voiced concerns over needing to run these guidelines past developers. The Committee discussed re-titling the document to read, “Development in District 12 will be considering using the following guidelines:”Alex moved to publish the guidelines as a draft with the altered language and understanding that they will be further reviewed. Ray seconded with the addition that staff will run these guidelines past local developers already invested in the community; which was accepted as a friendly amendment.9 members voted aye; 1 dissenting vote.  |
| Collaboration with Prospect Park | Staff updated the Committee on a planned collaboration with Prospect Park to use their institutional knowledge on cultivating developers to train our Land Use Committee to do the same. They will come in July. |
| Updates from staff | Staff shared with the Committee members positive news that they got from developers with Exeter who reported to staff that the developers took the feedback from Land Use about adopting sustainability standards in their upcoming development project and will work to implement sustainability as they move forward on the project. |
| Adjourn | Keith moved to adjourn.  |