

DRAFT MINUTES  
 ST. ANTHONY PARK COMMUNITY COUNCIL  
 LAND USE COMMITTEE MEETING  
 SAPCC OFFICE  
 2395 University Ave. W. Suite 300 E | ST. PAUL, MINNESOTA  
 THURSDAY, FEBRUARY 1, 2018 7PM -9PM  
 Ian Luby, Chairing  
 Sherm Eagles, Minutes

In attendance: Sherm Eagles co-chair, Ian Luby co-chair, Ray Bryan, David Fan, Carol Herman, Karen Nelson, Roger Purdy, Bob Straughn, Mike Zipko (Velocity), Rick Wessling (Urban Works), Clinton Blaisen (HBG), Emily Coppersmith (U of MN intern), Michael Wade (U of MN intern), Emma Pickett (Macalester intern), Catherine Reid Day (CEZ), Pat Thompson

Action Items (see minutes below for discussion)

- **Roger moved we issue a letter of general support for the proposed project at 2301 Wabash with the expectation of regular meetings of a task group of the Land Use Committee with the development group. The emphasis for these meetings would be on more maker space and affordable units and improving the pedestrian and biking experience. Our preference would be re-zoning the site to IT. Karen seconded. Approved unanimously.**
- **Karen moved that we write a letter to library director Penkert and Council Member Stark to express our objection to the process and proposed resolution to the library boundary dispute. Roger seconded. Approved Unanimously.**
- **Land Use Committee agreed to pass on to the SAPCC Board for their consideration: Sherman as the SAPCC liaison to the CEZ Board, and Karen as the liaison to the CEZ Public Realm Committee.**
- **Sherman will send out the draft 2018 committee goals that were developed at this meeting for committee members review.**
- **Sherman will send out a draft revision of the Land Use Committee sections of the 10-year plan before the next meeting of the committee.**

Draft agenda was amended to include a discussion of the SAP library boundary proposed resolution and the site plan for McDonalds. Bob Straughn moved approval of the revised agenda and the minutes from 2018/01/04 – approved unanimously.	
SAPCC staffing update <ul style="list-style-type: none"> <li>• Sherm Eagles reported that Kathryn Murray was hired part time initially and is now working full time as Operations and Outreach Coordinator. She will not be attending Land Use committee meetings. The Executive Committee is hoping to hire an Executive Director within a few months.</li> </ul>	
Request for re-zoning 2103 Wabash Street <ul style="list-style-type: none"> <li>• Mike Zipko, Rick Wessling, Clinton Blaisen – Superior LLC</li> <li>• Old building needs a lot of work. Worked with Port Authority to find tenants for commercial. Could not find any. Took a new approach, mixed use with housing. Midway Chamber approved this approach, Port Authority also approved this approach.</li> <li>• Need re-zoning to Industrial Transitional and a variance for more housing than the IT zoning allows, or a Conditional Use Permit if the zoning is not</li> </ul>	

<p>changed. City will decide which option they would support.</p> <ul style="list-style-type: none"> <li>• Plan to use Federal historic preservation tax credits, but these were changed in the recent tax legislation so they need to move quickly to be able to utilize them. They plan to not use any city financial subsidy, just federal tax credits.</li> <li>• Using the existing building there is not enough parking for more than 10 % commercial. Some of the building spaces have garage doors, they think this will work well for maker spaces. Basement space is ideal for a speakeasy style bar/restaurant. One space would work well for a conventional commercial tenant such as a fitness center or bike shop.</li> <li>• Exploring solar, but the roof has many different heights and many skylights. Not sure how much solar they can get on the roof.</li> <li>• Would like to see Montgomery vacated between Wabash and Myrtle to allow head-in parking along the building. Would leave a lane for emergency vehicles and for backing out of the parking spaces. Will add a bike lane between Wabash and Myrtle if Montgomery is vacated.</li> <li>• Expected market rents, studios - \$1000, big 3 bedrooms could be \$2000, 1 bedrooms \$1500. They were told by Russ Stark not to do affordable units.</li> <li>• Expected commercial space rents of approximately \$24/Sq. Ft. gross.</li> <li>• <b>Roger moved we issue a letter of general support with the expectation of regular meetings of a task group of the Land Use Committee with the development group, with the emphasis on more maker space and affordable units and improving the pedestrian and biking experience. Our preference would be re-zoning to IT. Karen seconded. Approved unanimously.</b></li> </ul>	
<p>CURA interns introduction &amp; project</p> <ul style="list-style-type: none"> <li>• Bob Straughn gave a brief introduction of the project. He attended an initial meeting with the interns, Michael Russelle and Kathryn Murray.</li> <li>• This is a research project for SSAP transition of industrial to mixed use and housing.</li> <li>• Interns introduced themselves and their area of interest. <ul style="list-style-type: none"> <li>○ Michael Wade, urban and regional policy.</li> <li>○ Emily Coppersmith. Social work and policy. Community organizing.</li> <li>○ Gretchen Buechler was not able to attend. Michael Wade indicated her area of interest was housing and community development</li> </ul> </li> <li>• Final product is expected by mid-May.</li> </ul>	

<p>2018 Committee goals</p> <ul style="list-style-type: none"> <li>• Ian introduced the need to identify committee goals for 2018.</li> <li>• We worked from 4 items that Bob had identified as urgent needs and then added several additional goals.</li> <li>• <b>Sherman will send out the preliminary list and ask for any additions. We will finalize at the March 1 meeting.</b></li> </ul>	
<p>Library boundary update</p> <p>Pat Thompson reviewed the SAPCC letter for April 2016. She does not believe that the city has found common ground and a mutually acceptable resolution as requested by SAPCC in April 2016. <b>Karen moved that we write a letter to express our objection to the process and proposed resolution to the boundary dispute. Roger seconded. Approved Unanimously.</b></p>	
<p>Towerside update</p> <ul style="list-style-type: none"> <li>• Please see the Towerside document provided by Bob Straughn. Their current priority is to obtain funding and hire staff.</li> </ul>	
<p>Other items</p> <ul style="list-style-type: none"> <li>• Zvago update <ul style="list-style-type: none"> <li>○ All approvals and funding in place. Construction beginning immediately. Trees marked with pink ribbons will be preserved, those marked with orange paint will be removed. Those with blue markings will go to Wood from the Hood in Minneapolis.</li> </ul> </li> <li>• 10-year plan update <ul style="list-style-type: none"> <li>○ No comments from the city yet. Some comments from neighbors. Sherm will draft changes to the Land Use portions of the plan and circulate for review before the next meeting. Community meetings on the revised plan will be held in March.</li> </ul> </li> <li>• McDonalds site plan review <ul style="list-style-type: none"> <li>○ Façade changes, new drive through sign, improvements to meet ADA requirements. No changes to building footprint or access and vehicle circulation. Site review will be February 13. The Committee did not feel any comments were necessary.</li> </ul> </li> <li>• CEZ request for liaison with SAPCC. <ul style="list-style-type: none"> <li>○ Catherine Reid Day suggested that since CEZ is now officially a tax exempt 501c3 organization that there should be a more formal liaison between SAPCC and CEZ and that a Land Use Committee member would be appropriate for that role. The liaison may become a CEZ Board member, that hasn't been decided. There also is a CEZ Public Realm Committee and that could also benefit from involvement by SAPCC. <b>Sherman volunteered to serve as the SAPCC liaison to the CEZ Board and Karen volunteered to serve as a liaison to the CEZ Public Realm Committee.</b> It was also suggested that Steven Mastey would be good to get involved in the CEZ Public Realm Committee. There being no objection, Land Use Committee agreed that these names should be passed on to the SAPCC Board for consideration for these roles.</li> </ul> </li> </ul>	
<p>Adjourn - Roger</p>	