

ST. ANTHONY PARK COMMUNITY COUNCIL
MEETING OF LAND USE COMMITTEE
JENNINGS COMMUNITY LEARNING CENTER (JCLC)
2455 University Ave W | ST. PAUL, MINNESOTA
THURSDAY, MARCH 7, 2019 7PM -9PM

DRAFT Minutes

Present: Karen, Sherman, Ray, Roger, Nate, Carol, Walker, Amanda

Guests: David Miller, Jayna Paquin, Roger Paquin, Danielle Smith, Misha Dashevsky, Michael Morrow, Tayna Bell, Sara Weiner, Paul Schroeder, Ted Davis, John Carmody, Dick Gilyard, Irene Opsahl, Cathrine Reid Day.

Introductions, approve agenda, minutes of January meeting

Minutes: Walker's and Nate's, names need to be corrected. January minutes approved as corrected.
Agenda approved with no additions.

Raymond Station development update

- Presented by David Miller – Urbanworks Architecture
- Submitted design to HPC. Hoping to be on agenda on March 25. Will combine 4 parcels for the project. Current buildings do not have historical significance. Plan to have 127 apartment units and 10,000 sq ft commercial space. They expect 2 tenants in the commercial space - one office, one restaurant. There will be 27 surface parking spots behind the commercial space. There will be some residential parking on level one, enclosed. Underground parking is cost prohibited because of high water table and pollution, so one full floor of parking on second level. Small studios at 350 sq ft to 2 bedroom at 1000 sq ft. 60% of units will be at 80% AMI, mostly efficiency and one-bedroom. There will be about 25 2-bedroom units.
- Parking ratio is at 0.7. 86 parking stalls for residents. Tenants will pay utilities. Roof is solar ready but they are not planning to install solar..
- They are not seeking variances, but need CUP for height. Would like a letter of support for the CUP. Karen moved letter of support. Appreciates the commercial. Ray second. Passed 7 yes, 1 no. Opposition was due to not meeting the objective of 30% affordable at 60% AMI or lower. CUP request will probably be next week.

Luther Seminary Upper Campus Plans

- Michael Morrow & Tanya Bell
- CUP revision to adjust campus boundary (hearing 3/14), site plan review for modifications to Olson and Gullixson Halls (SPR 3/12).
- Looking for letters of support. Technically expanding the campus boundary because a mistake was made in 1986 and all of Olson is not included, so needs Planning Commission and City Council approval for the CUP. Amendment to get the boundary lines consistent with the existing boundary. The new CUP will just be the south campus including the area that was missed in 1986. Bockman is included in the campus boundary. Bockman is currently used for temporary housing, if that changes it will be addressed separately.
- Parking. Currently 188 spaces, proposed 177 spaces, required by city 144 spaces. Neighbors have concerns about a new parking lot off Branston if it increases traffic. They believe the

parking will be used differently than current parking at that location. Currently has garages used for resident parking. 12 spaces today including garages, 21 space surface parking lot proposed. There are many children who play at monkey island and in the streets around it. Branston currently has permit parking on one side, but not on the other.

- Roger approved support of the CUP if the parking on Branston and in the lot off Branston can be managed to limit traffic from the lot and slow traffic on Branston. Nate second. Unanimous approval.
- Roger moved support for site plan for changes to the Luther Seminary campus. Karen seconded. Unanimous approval.

1155 Raymond Avenue variance application (hearing date 3/11)

There were no concerns or issues raised regarding the variance request. Roger moved support, Ray second. Unanimous approval..

Lot line adjustment, zoning changes between Wycliff and Hampden (hearing is 3/14).

- Minor lot line adjustments due to railroad spur abandonment. Zoning makes the new lots have consistent zoning the same as the previous lots before the lot line adjustments.
- There were no objections. It was not felt that a motion of support was necessary.

Liquor license for The Lab.

- We gave general support previously. The license application has the specifics of what they are requesting. Hearing is in April.
- There were no surprises in the license request, it included what they had discussed with us before. Sherm moved we send a letter of support for the license hearing. Nate second. Unanimous approval.

Unified Design Standards (2/12 revision)

- Roger Purdy & John Carmody

- Guidelines and standards are at the heart of the values of the neighborhood. These standards have been developed by a group with representatives from Prospect Park Association, Towerside Innovation District, Creative Enterprise Zone and Saint Anthony Park Community Council. Roger Purdy and Bob Straughn were SAPCC representatives on the group.
- John showed a map of the four participating groups and the overlap between them. The standards are unified standards so that projects in overlapping districts have the same standards.
- Discussion was around the proposed technical committee that could help a developer with information on how the standards could be met in a successful development, whether there was any priority implied in the order of the standards, and making a stronger statement of the centrality of equity in the purpose. Responses to questions were that the technical committee is a work in progress and needs more fleshing out, there is no intended priority in the ordering of the standards and while it is important to state the importance of equity, it is more important to build it into the standards in a way that can be measured.
- Action on the draft standards was tabled until the next meeting. Roger stated his hope that we can approve a version of the standards at that meeting.

Land Use Committee 2019 Goals.

- Sherm Eagles
- We ran out of time to discuss goals. The committee members were asked to review the 2018 goals and the draft 2019 goals, and come prepared to discuss the draft goals and identify any additional goals that should be included.

Agenda items for next month

- Draft unified standards
- Draft 2019 committee goals
- City comments on SAP draft 10-year plan.

Meeting was adjourned at 9:05