

# SAPCC Land Use Committee Meeting

January 7, 2021 via ZOOM

7:00 p.m. – 9:21 p.m.

Present: Em Rodriguez (D12 Community Organizer), Karen Nelson, Bob Straughn, Sherman Eagles, Amanda Longley, Roger Purdy, Walker Johnston, Regan Golden-McNerney

Guests: Irene Opsahl, Catherine Reid Day

## **Agenda Items:**

### 1. Election of committee chair/co-chairs:

- **Sherm will no longer be a committee chair**
- **Karen will (reluctantly) continue as co-chair; Amanda will be other co-chair**
  - Regan (who joins later in the meeting) is recommended to consider being a co-chair when Karen is no longer able to
- **Walker volunteers to take minutes for this and future meetings, and Em will provide administrative support**
- Would be nice to have younger voices leading, with “consulting” help from Sherm, Roger, Bob, etc.
- Discussion about recruiting more people (esp. younger folks, renters, those living in South Saint Anthony) while at the same time, recognizing that it’s a tough time for many people and businesses
  - Roger is going to reach out to someone at the Playwright’s Center to see if anyone there is interested in being involved in the committee
- To do: brainstorm ways to engage folks in a way that is less of a time commitment (and more interesting) than the committee...
  - Discussion about writing a social post to advertise committee that Em could post

### 2. Address City’s comments on housing policies in the SAPCC 10 year plan

- For context: after a public hearing on Feb. 19, approval by the planning commission, and approval by the city council, this document will be an annex to city’s 2040 comprehensive plan
- Once adopted, and because it will be an annex to their comp plan, it would mean that the city would automatically supporting the things that we say we “support”
- Anton’s feedback on our housing policies is that they are too specific in terms of unit # and AMI and that the phrasing would indicate that the City presupposes support of certain developments

## Land Use Committee's suggested changes on the policies in question:

- **New:** H2.2 Prioritize the inclusion of units for families (2- and 3-bedroom units) in new developments with more than 12 units.
  - **Old:** H2.2 Support including units for families (2- and 3-bedroom units) in new developments with more than 12 units.
- **New:** H2.3 Prioritize the inclusion of units that are affordable for households making less than 60% of the area median income and that further the community goal of equitable housing in new developments with more than 12 units.
  - **Old:** H2.3 Support including units that are affordable for households making less than 60% of the area median income and that further the community goal of equitable housing in new developments with more than 12 units.
- **New:** H3.1 Larger housing projects (more than 12 units) would meet the intergenerational community goals by including at least 30% of units for families (2- to 3-bedroom units). Leverage community input opportunities to gain these types of family housing goals.
  - **Old:** H3.1 Support the community goal of intergenerational housing by requesting that new developments with at least 12 units include at least 30 percent of units for families (2- and 3- bedroom units). Leverage community input opportunities to gain these types of family housing goals.
- **New:** H3.2 Larger housing projects (more than 12 units) would meet the equitable housing goals by including at least 30% of units being affordable for households making less than 60% of the AMI. Leverage community input ...
  - **Old:** H3.2 Support the community goal of equitable housing by requesting that new developments with more than 12 units include at least 30 percent of units that are affordable for households making less than 60% of the area median income ...
- **New:** H6.1 Prioritize permanent affordable housing in larger housing projects (more than 12 units) by encouraging the use of rezoning, variance, or public funding incentives to further the community goal of equitable housing.
  - **Old:** H6.1 For new development of more than 12 units, support rezoning, variance, or public funding only if the development will permanently provide units that are affordable for households making less than 60% of the area median income, and further the community goal of equitable housing.

**Note: these revisions will likely require more discussion with Anton, but it's at least a start.**

### 3. Discussion of 2021 goals:

- Catherine suggests identifying what are the targets we're trying to achieve first, wordsmith later
- Adopt design guidelines, focus on this across the board, interest in finding a variety of ways to achieve goals expressed
- Spend some time next meeting (an hour) discussing how to be more proactive with our committee, looking into these ideas and models of resilience that Catherine brought up from Marketplace's How We Survive (podcast episodes)

#### **Draft Land Use Committee 2021 Goals:**

1. Identify and promote the use of tools (ex. equity scorecard) to ensure developers use our design guidelines.
2. Continue membership and participation in the Towerside Innovation District.
3. Coordinate and encourage expansion of TID Aquifer Energy District to appropriate buildings in SAP/CEZ.
- 4. Create a series of shared goals with CEZ to further our collaboration ... ?**
- 5. Continue to work with CEZ to develop the concept and process for a SSAP town center in the Raymond Station neighborhood node area.**
- 6. Collaborate with CEZ to create a community call for proposals for developments that align with our goals of resilience....**
7. Coordinate with the Parks department and incorporate neighborhood ideas in final Weyerhaeuser park plans.

### 4. Updates

**Karen's update on Westgate park:** Stephen came up with alternate design to get Park's to rethink the design plans. Parks will hold another public meeting. Recognition that this is switching things kind of late in the game, but the design is a lot more appealing now—including a series/clusters of different MN ecosystems, a flat clearing to the east so it opens up into a future trail park.

**Update on Wellington development Franklin and Curfew**

There is a meeting next monday and wednesday night, for those interested. The developers are just making small tweaks on the design (which is a 7 story building, office on the first floor; main entrance to apartments (not commercial space) off of curfew... there's some sort of community space)

Complaints about the project: it's a LOT of surface parking—275 spots? The working group will be advocating for 2- & 3- bedroom units, as well as more affordable housing as it's currently all market rate. Roger and Karen to forward info to join that meeting.

**Update on Luther Seminary:** Master is no longer under contract with Seminary, but they're still trying to find another partner to develop the senior assisted living building. They hope to have something in a week or so from a potential partner, then they'll go back to Seminary.