

# SAPCC Land Use Committee Meeting

April 1, 2021 via ZOOM

7:00 p.m. - 8:50 p.m.

Present: Karen Nelson, Walker Johnston, Bob Straughn, Amanda Longely, Roger Purdy, Christine Courtney, Nick Studenski, Regan Golden, Ray Bryan

Guests: Ben Shardlow

## **Agenda Items:**

**March minutes - approved.** Roger moves to approve the minutes, Christine seconds. All in favor, the motion passes.

### **1. CEZ update**

Ben, Chair of the Public Space Committee, from the CEZ tuned in to share updates from the CEZ. They are trying to figure out how to tell stories about what changes they're trying to bring about to public spaces. In general, they're trying to make them more sustainable, walkable, green, beautiful, etc.

A couple of specific updates:

- They submitted letter of support for new park at Westgate
- They're continuing Chroma Zone this summer—no big festival to keep things safe, but they'll be events starting in May and into the fall
- Working on a tree project, gravel bed nursery—they need 3 people with a little underused land, ~\$12,000, and they'd be able to plant 100 trees by the end of the year!
  - He's open to feedback on this project. They're looking to make this happen soon.
  - More info on gravel beds: <https://trees.umn.edu/learn-more/gravel-beds> and <https://trees.umn.edu/sites/trees.umn.edu/files/files/all-you-need-to-know-about-community-gravel-beds-2013-edition.pdf>
  - They're working to gather community support / supporters—reach out if you know someone and/or are interested!

### **2. Bugle Story**

Someone from the Bugle is writing a story about the Kraus Anderson development, and they're looking to hear from us. We're interested in voicing positives and negatives about the project (neighbor concern and future impact). Bob suggests using this as an opportunity to share the Unified Design Standards locally, to show our efforts and expectations for developers as well as our limitations.

We're going to draft a response to the journalist. We should encourage the editors at the Bugle to report more on the work that our committees are doing—the initiatives we're working on and the obstacles we face.

We're also brainstorming about how to publicize the work that we're doing more—not just in the Bugle, but in all the ways that we can. We have a wealth of information that the broader community is interested in. Nick volunteers to keep track of development updates so we can update the Land Use website

Regarding the Bugle, **Kathryn is going to work on a draft to get back to the journalist and send to us for review.**

### **3. 2288 Hillside**

No one has asked for a comment, it just came through the city. Actually, Regan's parents are doing this—they're taking down the garage and putting in a carport that is closer to the alley. They have a small lot, and want a garden where the garage is.

We don't see any issue with it. Their neighbors seem to be supportive of it, Regan says.

### **4. 650 Pelham (interior work)**

Not much to report here, no comment needed.

### **5. 2227 Paster/Yellow Tree - construction update**

This construction is much quieter than the US Bank site.

### **6. Community Plan review**

We want to spend time with this so we take initiative and can advocate for what we want. What are the things we want to push? Maybe we create a task force to meet with the City to figure out the logistics of getting the Design Standards in front of developers. We need to better coordinate with city staff (Anton, Mitra, Matt, etc.).

Note of overlay districts: it's where you set aside a particular neighborhood (a particular geographic area) where you have different zoning standards than the standards of the city. Gives power to the city to ask more or put constraints on developers. In the community plan, we advocate for the CEZ and SAP to be an overlay district. How would this be created? It would be an amendment to the zoning code (likely minimum 1 year's time). General information:

<https://www.stpaul.gov/departments/safety-inspections/department-safety-and-inspections-zoning>

**We agree to create a task force to make way with this.** Roger volunteers to be the leader of the task force. Regan, Nick, and Bob agree to help out too. Karen is interested too, but may not be able to participate fully.

Again, more information:

[https://library.municode.com/mn/st.\\_paul/codes/code\\_of\\_ordinances?nodeId=PTIILECO\\_TITVIII\\_ZOCO](https://library.municode.com/mn/st._paul/codes/code_of_ordinances?nodeId=PTIILECO_TITVIII_ZOCO)

## **7. Westgate Park update**

Liz responded—they're still working on design, but aiming for construction around June or later.

## **8. Towerside District Energy update**

Towerside is working on an energy district and they're currently doing test wells to determine that the aquifer is adequate to do it. Wall Companies is the developer and they're interested in seeing this happen, but they're waiting on the city of mpls. Towerside has funding from McKnight Foundation, and the developers. This system (aquifer thermal energy storage) is used a lot in Europe but isn't super well known in the US.