

**Southeast Community Organization
Land Use meeting**



Date: 4/5/2021

Committee/Board Members

A Brandon Griffin	X Tim Jaafaru	X Paul Sawyer, Chair
X Bobbie Scott	X Laurie Siever, Vice Chair	
X Aimee Vue	A Raj Beekie	

**Community Committee
Members**

X Patty MacDonald	X David Paulu	X John Slade
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Community Members: Karin Tomervik, Vicki Baucom, Melissa Wenzel

Guests: Tony Johnson and Menaka Mohan, PED, City of St. Paul

Staff: Betsy Mowry Voss

Taking Meeting Minutes

Discussed keeping minutes at our meetings, rotating secretary, Betsy to provide a template, record discussion and votes. A new Land Use page will be on our website.

Pig's Eye discussion regarding SPRWS

Chair Paul Sawyer gave background information about the issue.

SP Water Utilities currently uses about 3-acres of park land for temporary soil storage (when fixing water mains/breaks or excavating they have soil they need to store at times while they fix the problem - (this water that may have entered the soil is tap water, not sewage water) - they would like to increase that to 8-acres, move a little north on Child's Road from present location, add lighting, build a structure and fence the property. Lease terms are 25-years with 5-year extensions. Parks & Water department employees stated the 8-acres will make room for more soil storage and the 3-acre site will make room for a Pig's Eye Lake access point. Park and Rec sees this as a benefit. The "no net loss of parkland" rule would mean they would have to replace the park land they are taking somewhere else in the City. The new park land would be located on Water department property on Snelling Avenue and would be used for a new soccer field in Highland Park area.

Boring equipment needs to dig through to repair water mains. Oftentimes there is no room to store it on site – so needs to be staged somewhere. Set for a period of time, then it leaves. Not sewage – potable water. Can happen any time of day or night.

Parks & Rec wants to move storage northwest to get it out of the way of the Pig's Eye entrance. Opening this space is seen as a public benefit providing better access to Pig's Eye Lake. A notice needed to be listed in the *Legal Ledger* (<https://publicnotices.legalledger.com>), and a public hearing at the City Council meeting. This did not occur and therefore the issue has been laid over to a future meeting.

Trees stored near Pig's Eye – used for energy downtown – some of this is Emerald Ash Borer trees and other downed trees from storms, etc. Trees are put through the woodchipper, used by Evergreen Energy. It would cost \$500,000-\$700,000 a year for the city to process trees.
Reservoirs on Ford Parkway – will be demolished and used for field space

D1 has more parkland than anywhere else in the city.

Vicki Baucom, community member, spoke about the issue. She and other community members do not believe this is a good thing. Mentioned that in her opinion it is by an active eagles' nest (so DNR would have to weigh in), that the notice was insufficient and hard to find - hard to comment on something you don't know about, and the 25-year lease would be hard to enforce.

Committee member Paulu disagreed about the eagles' nest stating he had walked the site and concluded it was not an active nest.

Committee member stated that before the transaction could occur, DNR would review.

Project would take away northern entrance of park.

Water Department didn't give appropriate notice of these changes. How is Parks Department letting community members know about these types of changes? Also, the leases have no details – unclear, no enforcement language

Parking Study

Tony Johnson, with help from Menaka Mohan, from St Paul Planning & Economic Development, presented.

Reduce Parking Minimum Requirements in St. Paul. These requirements would affect renters, homeowners, business owners, project managers, and planners. They would also effect housing affordability, provide flexible options for business owners, support economic growth, and reduce carbon emissions. Travel Demand Management (TDM) strategies would support public transportation growth, reduce cars, and extraneous parking spaces. Currently, St. Paul has 2,600 acres of surface parking. This does not include garages. st.paul.gov/parkingstudy

Two options are being put forward: 1) Reduce Parking Minimums and 2) Eliminate Parking Minimums

Two webinars will be held to educate the public, documents are posted, and future meeting times are:

Thursday, April 15 @ 6:30 pm; Tuesday, April 20 @ 12 noon (You must RSVP to attend.)

Minimum parking requirement - apply to everything.

\$5,000 a space

Structured parking is \$25,000-\$50,000/space

Assumes cars are the *only way* to get from point A to point B

Q&A

Discussion of Alatus Development

A plot of land on Lexington, just south of University and north of Hwy 94, owned by Wilder is for sale. There is a contingent sale to Alatus Development. The land itself is in Union Park District Council's area, but it is within blocks of Frogtown, Summit-University, and Hamline Midway.

At issue is the needed inclusion of affordable housing (and the definition of affordable housing for our area). Federal guidelines define low income as 60% of average median income or \$60,000 for a family of four. That would be too high for most in our community. We don't want to drive out our own community members.

Currently they were turned down by the Planning Commission, and it is now going before the city council on Wednesday, April 7. Technically what they are doing is legal - but is it allowed? Is it in compliance with our St. Paul 2040 Comprehensive Plan? Is it equitably just? Does this align with the comp plan – inclusionary zoning – all developments should include affordability.

Email comments to city council members. Ward 7 is Jane Prince, jane.prince@ci.stpaul.mn.us.

Future Meeting Topic Review (Cemstone/SPPA, MCES Improvements, Others?)

- Port Authority & Cemstone, include a "Working River" presentation - May
- MCES - Metropolitan Council Environmental Service (?)
- Emerald Ash Borer Update
- Waste Water Treatment Plants / Sludge - June? July?
- Increasing rents at Capital View - are these still affordable?

Adjourn

Meeting went over about 30 min, adjourned about 8:00 pm.