

BUILDING, LAND USE & HOUSING

DRAFT--Minutes - August 18, 2016

The meeting was convened at 6:00 p.m. by Jerry Dustrud.

Members Present: Jerry Dustrud, Kim Forbes, Sue Jagodzinski, Brian Nasi, Millie Schafer, Becca Staley; Emanuel Tekle; Bert Winkel; Howard Young.

Others Present: Kent Simon, Miller Hanson Partners; Tod Elkins, UrbanWorks Architecture; Sylvia Frank, Carlson & Frank; M. Margulies, St. Paul Development Corp; Matthew Weiland, Clear Channel; Lynn Regnier, EPNI.

The agenda was approved as presented. M. Winkel/Forbes.

The July 2016 meeting minutes were approved as presented. M. Staley/Young.

Park Elder Fence Height Change

Kent Simon, Miller Hanson Partners, presented plans for increasing the iron fence height from four feet to six feet for additional security at the southwest corner of the Park Elder property at 1515 Park Avenue. The addition to the fencing includes a circular design similar to one on a nearby neighborhood property.

Motion to approve the increased fence height and design as presented for the Park Elder property at 1515 Park Avenue. M. Schafer/Forbes. 2 opposed. Passed.

First Covenant Church

Tod Elkins, UrbanWorks Architecture presented revised drawings for the proposed East Town Apartments, a workforce housing development on church property. Previously the community and the city approved plans that included a retail component on the first floor of the building. The revised plan eliminates the retail space and instead adds 10 additional housing units with some modifications to the building. ***Motion to approve the revised plans for the 1st Covenant Church housing development and to support the project as presented on 8-18-2016 (plans dated 8.18.2016). M, Schafer/Forbes. 1 opposed. Passed.***

14th Street & 5th Avenue Housing Development

Sylvia Frank, Carlsen & Frank, and M. Margules, St. Paul Development, presented concept plans for a micro-unit market rate housing development on the south end of the parking lot at the corner of 14th Street and 5th Avenue. The building would house a mix of 45-50 studio (393-445 sq ft) and one-bedroom apartments (471-537 sq ft). Rents are expected to range from about \$1,000 to \$1,300. The property is designed to appeal to younger people, millennials, who want to live downtown but without a roommate that is often required for larger high rent properties. These would be compact living units and include use of first-floor common spaces for entertaining, lounging and fitness. The five-story building has underground parking for 15 vehicles as well as bicycle parking and trash collection. A surface parking lot exists north of the building site, also owned by SPD but they expect that many of the residents will not own vehicles. They anticipate a construction start sometime in the spring of 2017.

Motion to approve the housing development concept at 14th Street and 5th Avenue as presented and to convene a task force to work with the developer on the building design. M. Schafer/Forbes. 1 opposed. Passed.

Clear Channel Billboard at 815 6th Street South

Matthew Weiland presented on behalf of Clear Channel for a billboard to be moved to the property located at 815 6th Street South. First Covenant Church and Stadium Partners, LLC swapped land to allow for the building of the workforce housing development on church property and the billboard currently located at 6th Street and Bud Grant Way needs to be moved. City zoning allows for a billboard to be moved to another location if it is displaced to accommodate an affordable housing development of more than 50 units. Clear Channel would place the billboard on the east end of the parking lot adjacent to the restaurant on the corner of Chicago Avenue and 6th Street. This action is supported by city ordinance. The back of the billboard will face housing units on the west side of the proposed East Town Apartments. Stadium Partners owns the land and Clear Channel would lease the space from them for the billboard. ***Motion to support the billboard as presented on August 18, 2016 for the property at 815 6th Street South with the condition that Clear Channel work with the housing developer, First Covenant Church and a neighborhood representative on the materials and design for the back of the billboard. M. Schafer/Forbes. Passed.***

Time for BLUH Meetings

Motion to support convening of the Building, Land Use & Housing Committee at 6 p.m. throughout the year. M.Schafer/Forbes. Passed.

ANNOUNCEMENTS

EPNI Livability Task Force: September 5 - CANCELLED

EPNI Finance & Executive Committees: September 7, 5:30 pm, EPNI Office

Elliot Park on Wheels: September 13, 4-7 pm, Segue Coffee on 11th Avenue

BLUH Committee: September 15, 6 p.m., Elliot Park Recreation Center

Free Arts Community Event: October 1, 10-3, Elliot Park Recreation Center

EPNI Livability Task Force: October 3, Time and place to be announced.

The meeting adjourned at 7:30 p.m. Respectfully submitted by Lynn Regnier: August 19, 2016.