

WSCO: RDLU Notes from 2/20/18 mtg

Meeting began at 6:30 p.m.

Committee members present: Jen Crea, Katie Haas, Derek Johnson (chaired meeting), Hoka Miller, Karen Reid, Krysten Ryba-Tures, Carol Swenson,

Guests: Zona Butler, Tony Johnson (City of St. Paul), Ryan Rutzick, Lucy Thompson (City of St. Paul), Gregg Whebbe, (two other guest to be confirmed with review of names – please write clearly everyone!)

WSCO Staff: Monica Bravo

1. Introductions were made around the room.
2. The committee reviewed the January 2018 Notes.
3. Proposed Development at the northwest corner of Wabasha and Plato. Ryan Rutzick provided introduction to the property development firm he was working with – Saturday Properties – to develop two-phased project that may include affordable senior housing, market rate apartments, and a commercial space (potentially a grocery store). They did not bring site designs. They came to seek initial feedback. The Rutzicks have bought much of the property between Wabasha and Water Streets (north side of Plato). There were discussions about public access along the old street/grid lines for residents to walk easily to Harriet Island. Other than that, the committee is excited about reviewing plans and providing input as the project moves forward.
4. Tony Johnson presented preliminary ground work on the City of St. Paul's parking study to remove parking minimums. The goal is to look at, especially mixed use/Traditional Neighborhood zoning and updating parking requirements. It may include eliminating requirements. He was interested in what areas on the West Side should the City focus on. It was a given that District del Sol area would be included in the study, Robert Street, Stryker and Smith Avenues were also mentioned. Tony will return as the study begins to structured for additional input.
5. Gregg Whebbe returned to discuss the issues of trying to sell his property at the corner of Stryker and Annapolis (northwest corner). There is an issue with access and curb cuts. To assist Mr. Whebbe, the committee moved to support a conditional use permit needed to utilize the site, with the existing entrances and exits, Second. Approved.
6. Updates. Monica reported on a variety of West Side Projects.
  - a. Alamo Bar. Monica provided information on the outcome of the city council hearing regarding the Alamo Bar. Information about the hearing can be found on the City Council website. Here is a link to the video of the Council Meeting. Alamo Bar was item 81 on the agenda.  
[http://stpaul.granicus.com/MediaPlayer.php?view\\_id=37&clip\\_id=3282](http://stpaul.granicus.com/MediaPlayer.php?view_id=37&clip_id=3282)

- b. Karen Reid provided a memo on the Lower Mississippi River Management Organization and its work around Pickerel Lake.
- c. Krysten updated the committee on on-going discussion between the City and Met Council on sewer capacity and the lift station. Increased capacity will be needed to continue redeveloping on the Flats. It's a question of who pays for it.
- d. The problem of Food Truck parking at Wabasha Brewing came up. There is impaired site lines that can be dangerous for the intersection of Isabel and Wabasha. Jen will follow up with the owner of the brewery on possible solutions.

The RDLU meeting ended at 8:05.