

WSCO: RDLU Notes from 3/20/18 mtg

Meeting began at 6:30 p.m.

Committee members present: Kareem Smith, Katie Haas, Derek Johnson, Karen Reid, Carol Swenson

Guests: Zona Butler, Jacob Huelster, Petro Megits (Sherman Associates), Peter Costanzo (Sherman Associates), George Sherman (Sherman Associates), Lucy Thompson (City of St. Paul), Jamie Radel (City of St. Paul), Alicia Valenti (City of St. Paul),

WSCO Staff: Monica Bravo

1. Introductions were made around the room.
2. Jamie Radel presented zoning information on the Stryker George Area. The City is beginning to look at rezoning for more flexible use. She provide handouts on current zoning, proposed TN2 (traditional neighborhood) and an alternative that included more specific medium density housing and B3 zoning to recognize current/vacant auto uses. There was a brief discussion about connecting with current owners of vacant auto repair/detailing businesses and their plans. This will be incorporated in a community engagement around zoning changes.
3. Sherman Associates: George Sherman presented modified Phase III of the mixed income (two specific buildings) project on the West Side Flats, just west of the U.S. Bank building. George talked about the affordable building being a total passive building. There were design modifications to save on energy costs – to make it passive. The modifications did not affect foot print. The savings on utility costs will be passed down to residents. In addition, the self-financing TIF (tax increment financing) gained on the market rate building will be used to help construct the affordable building. Both buildings will be powered by Sherman Associates Solar Field/Garden. George promises a tour of the solar garden. The committee has already supported this project and were looking forward to its construction.

George also mentioned that in Phase 1 (West Side Flats at the base of the Wabasha Bridge) will have, in addition to a yoga studio, a Starbucks and a restaurant later this year.

4. Accessory Buildings: Alicia Valenti and Jamie Radel presented information on proposed inclusion of accessory dwelling units. They passed out an informational piece. The handout included benefits of ADUs, and current ADU requirements. There will be a public hearing on April 20th at the Planning Commission. The City is seeking a letter and/or public testimony in support. RDLU has one more meeting before Planning Commission hearing. Concerns were raised about Air B&Bs using ADUs as a business.

There was a question about how much outreach was done on the West Side. The West Side neighborhood was apparently added at that last minute to the study.

5. WSCO Work Plan was tabled until next meeting because of time constraints.
6. Home Sweet Home: Located at George and Ohio. They are applying for beer and wine license. We have heard nothing from the business and wonder if they have reached out to their neighbors. Monica will try to contact them and take information to the board for their action. The hearing for license is April 13th.
7. Karen reported that she needed at least 20 minutes on April agenda for 430 S. Robert proposal. La Clinica (proposed development partner) will attend with site plans for review. She also reported that NeDA will host a meeting on proposed homeownership housing for Oakdale. NeDA will flyer surrounding neighborhood and alert RDUL. The meeting is scheduled for March 29th.
8. Zona Butler introduced having a traffic study done in District del Sol, especially around the Robert Street/Isabel intersections. Isabel is a short residential street that is seeing a lot of truck and school bus traffic. **Motion was made to ask the City to conduct a traffic study. RDLU will draft an outline of the study area for city to review and act upon. Second. Approved.**
9. 241 George revocation of permit: The committee has not heard from owner. RDLU has no position on the revocation of permit for B&B (?) Revocation is due to ongoing non-compliance.
10. Updates. Monica reported on a variety of WSCO Projects.
 - a. Reminder that WSCO is conducting an online fundraiser!
 - b. There is a Scorecard working group on March 29th.
 - c. There is a community leadership training on Saturday April 7th.

The RDLU meeting ended at 8:35.