

# Macalester-Groveland Community Council

## Housing and Land Use Committee

### September 27, 2017

**Attendees:** Sam Walling (chair), Jack Fei (secretary), Liz Boyer (MGCC staff), Tom Dietsche, Dave Pausik, Jim Mogen, Mike Moore, Patrick Beedle, Zuza Pakula, Don Arnosti, Cathy Plessner, Kate Hebel, Colin Fesser, Michelle Berg, Peter Vitko, John Rozek

This meeting took place at the Vintage (1555 Selby Ave) a development adjacent to Whole Foods. The building manager took committee members on a tour of the building. Afterwards, a question and answer session took place with the Union Park Community Council present.

- About 100 two bedroom units and 200 parking spaces (one per bedroom).
- High variability in price range \$1200 - \$6000 per month per unit (includes amenities) plus utilities plus \$125.00 per month parking space, surcharges for pets. Square Footage varies from 440 to 2600 sq/ft.
- High occupancy rate 90% + indicates demand is high in this price – point.
- Less than a dozen of 200 parking spaces not taken, but vehicle use not known.
- Major community engagement during design and construction (including moves of 2 homes)
- Traffic issues ignored by city, because it's doesn't matter if something terrible gets worse.

#### 1. Minutes passed.

#### 2. 2163 James Variance Requests

- Request for two variances: front porch width and sidewall articulation.
- The site plan for screened porch enhances neighborhood properties and promotes safety.
- Requestor presented petition of support by all neighbors.
- Motion to support a variance allowing an 8 foot front porch and sidewall articulation (Don Arnosti, 2<sup>nd</sup> Mike Moore) passes. Motion: "The HLU supports both front yard setback and sidewall articulation variances to allow for an 8 foot deep porch per the application submitted and discussed at this meeting."

#### 3. Teardown Database (Michelle Berg)

- Focus has shifted from preventing 'bad' teardowns to promoting 'good' teardowns.
- Emerging areas of database content
  - Factual data on properties (Ramsey County property records, St Paul Site Plans)
  - Pictures before and after about the teardown or remodel
  - Survey to property owners and neighbors evaluating the change
  - Future 'awards' to developers for 'good' transformations
  - Some worry about reactions to possible 'privacy violations'
- Working group to outline 'data to be collected' and survey template to focus discussion.

#### 4. Future Meetings (Jack Fei, Liz Boyer)

Holding meetings every other month at developments in other neighborhoods is a win-win. It provides first hand exposure to development projects (and is a marketing opportunity for managers). It promotes communication with other district councils.

Developments for future meetings include 'micro' units, affordable housing, and senior housing.