

HOUSING AND LAND USE COMMITTEE MEETING

Wednesday, June 28th, 2023 | 6:30pm

Visit www.macgrove.org/participate for Meeting ID # and password

Please note: this meeting is being held remotely online via Zoom and will be recorded.

Committee Members: Michael Moore (Chair), Deb Burns, Meg Grove, Jack Fei, Cindy Radtke, Dave Pasiuk, Kensey Lipstreuer, Patty Hartmann, Tom Dietsche, Nora Ptacek

Guests: Deanna Seppanen, Nathan Lief, Mary Wilmes, Rebecca Celis, Becky, Erica Christenson, Julie Babineau, Jane McClure

Staff: Alexa Golemo

MINUTES

I. Welcome Guests & New Members, Mike Moore, Chair

II. HLU Introduction, Mike Moore, Chair

III. Agenda additions/deletions

NONE

IV. Approve May 2023 Meeting Minutes

Jack F. Moved; Dave P. 2nd

7-0-0 Motion Passes

V. Macalester College Comprehensive Campus Plan & Strategic Plan, Discussion

Deanna Seppanen, Director of the High Winds Fund and Nathan Lief, AVP of Facilities, along with members of the Planning and Architecture team from HGA, will provide a summary of Macalester College's Comprehensive Campus Plan as endorsed by the Board of Trustees this Spring. They will also share the data that was collected and informed the initial plan and the College's Strategic Plan (attached) that will keep the Institution competitive and strong for many years to come. Please note: Macalester is not currently seeking approvals or specific input from MGCC.

NOTES:

- Deanna introduced herself. High Winds—Beauty, serenity and security
 - Macalester Student body ~2,175 and from 50 states and 94 countries
 - Residential College—13K Beds for 1st and 2nd year, with some space for upper class
 - As Employer ~220 Full-Time Faculty, ~400 staff; 100+PT
- Nathan Lief: Comprehensive plan share as a good neighbor, no asks at this time
 - Hasn't happened for 18 years since Mac has had a comprehensive plan
 - Hope for 10 year cycle with 5 year updates
 - Prioritize Limited Capital
 - ID opportunities to leverage
 - Embed strategic and academic plans in physical environment

- Rebecca Cells: Architect
 - Based on strategic plan with short and long-term “roadmap”
 - Co-Creation teams in four areas. Each has a mission statement
 - Academic experience
 - Residential and Campus Life
 - Community Connections
 - Sustainability
 - There was a broad Mac Community Survey—some neighbors, with steering, and others
 - Campus Capital broken down into 4 types
 - Symbolic, social, intellectual, restorative
 - Campus paths/entries/impressions info was collected—mostly internal to campus
 - Planning Tactics—to guide recommendation, start with what is there and build from there
 - Foundational Principles—Advancing Equity and Carbon Neutrality (specific planes)
 - Key Tenants of plan—15 key project priorities broken into 3 sequences—at the beginning of the discussion process
 - Sequence A (New residence/Welcome* and then reinvention/renovation projects) **This building will be the first project for Macalester—not to grow campus numbers, but to grow the number of students living on campus and have a place for students when other halls are renovated in future sequences. Just thinking about programming then building design. Then they will look into demolishing cottages for parking/park.*
 - Sequence B (Re-investment in existing residential structures, replacement new building and Solar array in West Parking Lot)
 - Sequence C (Renovations, Language housing replace with town houses and more accessible/energy efficient/increase density); Update plants on and off campus/geo infrastructure; long term plan for Snelling/Grand.

Discussion/Questions from Community/Committee

- Zak Y: Curious about timeline on new Welcome/Residence and parking lot?
 - Nathan answered: Just in the pre-design phase with something to show the board in Feb, then to finish and break ground late 2025/26
- Cindy Radtke: Chapel details? Multi-faith? Yes! ADA compliant, With community living room, Kosher kitchen, prayer rooms, flexible meeting/gathering/worship space
- Meg Grove: How will upper class students be encouraged to live on campus; how does this intersect with St Paul’s 2040; performance indicators—how it will be measured?

- Nathan: Strong sentiment from parents that they would prefer their students to live on-campus for 4 years and also increased rent in neighborhood; haven't added beds since 1990s with increase about 400 since then
- 2040 Plan–Deanna will spend time with this and bring that back for future meeting as a take-away to work on for future; most guiding principles align
- Strategic Plan–Key performance indicators will be for 10 years then 5 updates.
- Cindy–Follow-up?–are upper class on campus coming from non-TC residential students? Yes.

VI. Potential HLU Topics from Community, Discussion

- Short-Term Rentals: Impacts, Policies & Complaints Process

DISCUSSION

- Address the Email exchange with a community member in Grid 2
- Alexa summarized: air b&b's in the neighborhood, and bringing it up to HLU
 - Perspective–people looking for housing and having difficulty; how guests behave in the neighborhood; and how does City define?
 - Brought to committee–neighbors are bringing after trying all avenues. And this is citywide
 - Ann H. Grid 2 resident–the person who brought up the issues after city and the landowner; she has discovered no recourse except call police. However, usually this is non-emergency. Request we start talking about this. The house on her block is that 18 people with buses and such. Clarifying the issue–hours all hours
- Jack–Not seeing the connection to the short-term rentals and bad neighbors
- Mike M.--1) Absentee landlord is slow to respond/not call for short-term rentals? 2) Turn over of renters is an issue
- Meg - Yes HLU should pick up with our "livability issues" in our neighborhood. We could find other guidance.
- Julie B.: Also lives nextdoor to this air b&b. Concern is regulations with the 16-18 people which is a lot. They have 3 picnic tables out back. Number of people is more of a concern than the short-term rental
- Dave P: Get the Dept–DSI? To come and talk with us about this specific topic (noise ordinances, etc.) and how they see enforcement of current ordinances, what about the permits? Etc.?
 - Ann says DSI is not the office to talk to–but can outline the regs; they don't get the actual complaints; seems that all we have is a \$40 annual permit for air B&B landlords.

- Dave says they have to be the one...DSI should be accountable. If we listen to DSI and then take it back to Chris Tolbert/City Council. Construction crews do get visits by DSI and tell them regulations.
- Alexa– Current group is Police. Alexa will dig into the \$40 permit
- Mike M: Could City place a cap on a short-term rental
- Zak: 470 Air B&B's in City in St Paul for context; Is not exacerbating housing crisis—and move towards the “Bad Neighbor” which is a different set of questions/policies to consider.
- Mike M.: DSI–registration fee–how are complaints logged? Can they refuse to renew the registration after so many complaints?
- Jack: Worthwhile for someone to call DSI about their role and ask if there is certain ordinances that restrict the amount of outdoor noise and time for short-term rentals; then call police and enforce is there are some.
- Meg–Yes–we have investigation and questions and fact finding. What is the distribution? Multi-faceted and would affirm a lot more attention.
- Mike–Invite DSI or start a conversation? Dave: 16-18 people–fire code for that many people?
- Julie: Used to be a college house. It was a limit of 6 people per house.

ACTION ITEM/NEXT STEPS: Alexa will dig with DSI and St Paul Police, then bring that info and plan with Mike M. Perhaps a working group after that after investigation. Then maybe fire marshall.

· Others? Alexa asked for the list of future discussions?

- Dave: All or nothing decision: Can we broaden our horizon in thinking into “What if this happens? What do we want to see/monitored? How can we bring things back down to fair and honest deal instead of the polarizing the topic.

**Those with tech issues, send Alexa an email.

VII. Updates/Announcements

- Meeting Univ. St. Thomas Environmental Assessment Worksheet for the arena for south campus, Wed. 7/12 at McNeely Hall, Room 100 at 6:30 pm.
 - We will have presenters come to next meeting in July for us to make a statement
- Thursday, July 13, will be our board and committee retreat at 7pm. Alexa will be sending an RSVP Google Form on 6/29 with a week to respond. It will be in-person and Zoom. Weyerhaeuser Hall at Macalester. Discussing general topic of volunteering, onboarding, recruiting, retention/appreciation.
 - Committee Onboarding

VIII. Adjourn

Minutes Submitting by Acting Secretary for 6/28 meeting: Cindy Radtke, Grid 3 and HLU member.