



Payne-Phalen COMMUNITY COUNCIL

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Minutes for the Community Meeting

Tuesday, October 26, 2021, 6:30 – 8:00 p.m.

Online via Zoom Conferencing

Welcome: Introductions and Review of the Agenda **6:30 pm**

Attendance

Executive Board Members: Marci Exsted, Rebecca Nelson, Patricia Enstad, Carolyn Keeton.

Board Members: Damian Schaab, Ikram Ali, Julia Wilcox, Justine LaCroix-Martin, Dayna Jean Wolter, Rachel Sheild

Staff: Jack Byers & Robin Horkey

Community Members: Jimmy Shoemaker (City of St. Paul), Brad Griffith, Emma Siegworth (St. Paul City Planner), Luis Pereira (St. Paul Planning Director)

Context:

Many organizations are confronting how to manage the need to host virtual board meetings and elections when current bylaws do not allow for this activity. Following the lead of the St. Paul City Council, in April 2020, the PPCC Board adopted the following language (and a series of other measures to manage the organization through this challenging time):

"In-person meetings, or meetings conducted under Minn. Stat. § 13D.02 of the City Council, are not practical or prudent because of the COVID-19 health pandemic emergency declared under Minn. Stat. Chapter 12 by the Minnesota Governor Tim Walz and Saint Paul Mayor Melvin Carter. In light of the COVID-19 health pandemic, members of the City Council will participate in City Council meetings by telephone or other electronic means."

Developing the Payne-Phalen District Plan:

Chapter: Transportation: 6:40 pm

1. Nomination and appointment of Rachel Sheild to the Community Council by the Executive Committee

Motion for a vote for nomination: Carolyn Keeton. Second by Patricia.

Unanimous vote carried - Rachel Sheild confirmed to Community Council.

2. *Presentation and Discussion:* [Update to the St. Paul Bicycle Plan](#), Jimmy Shoemaker, City of St. Paul Public Works Department

We're at the tail end of the outreach, will follow-up with results & details in the Spring.. (~1,500 surveys so far, closes 11/5/21)

Q&A

Brad Griffith: asked about Greenbrier and Margaret [bikeways] and the talk of a possible connection. Does St. Paul Public Works have any info on this?

Jimmy: not sure, knows that it's planned for the next 5 years but he wasn't terribly familiar with this. Asked for clarification - is this in a planning doc?

Brad: there's been a push between Parks & Rec and residents of Upper Swede Hollow. Not a good connection @ Forest where it sort of stops.

Jimmy: encouraged Brad to fill out that survey and point this out as a concern

Brad: Also asked about Wheelock Parkway extension

Jimmy: this is happening next year between Edgerton & Arcade - likely Spring to Fall of next year, the whole street will be reconstructed w/this addition.

Jack sent the Swede Hollow master plan; Robin put the survey link in the chat.

Brad: so the website highlights the different community meetings you're holding?
Jimmy: I've talked to 11-12 of the communities about this - but there is a recording of this presentation on StPaul.gov/bikeplan if they want to listen.

Jack - as many of you know, we're working to make progress on the District plan (despite COVID) and we need to add to the transportation portion, including bicycle [aspects]. The fact that the city is working on this is good timing, we could contribute to this portion of the plan. Asked people to send ideas to him. Digest the presentation & take a stab at drafting this up in the early winter while there's still time to get info to Jimmy & Public Works folks.

Chapter: Housing: 7:10 pm

3. [1-4 Unit Infill Housing Zoning Study](#) (Phase1), Emma Siegworth, City of St. Paul, Department of Planning and Economic Development

ADU = extra buildings (secondary housing unit on a single-family lot, attached or detached)

Q&A

Brad Griffith - what is the current housing shortfall, in terms of these changes to the ordinances...how many new housing units do you anticipate to create?

Emma - we do have hope to help accommodate the growth, not sure how many units this will create but this is really to help accommodate the almost 13k households (projected by Met Council) by 2040 and increase

housing units and house-scale and allow for gentle increases & help reduce housing shortage.

Luis - a lot of this depends on where we end up in Phase 2, for the number of houses that could result but just because something is rezoned today doesn't mean that the owner will automatically try to change the units on the site (gave his own example of his housing situation zoning). Goal is to make gentle density increases across the city, creating more opportunities - neighborhood scale & in-fill. Utilizing unutilized lots. Trying to not encourage demolition & new development. Why don't we use what we have already - trying to encourage redevelopment. Trying to be sensitive to how these rules, if applied across the city, would apply across different neighborhoods. What's financially feasible, what kind of rents can you get, that sort of thing. Thinking of these dimensions even though this is about zoning.

Julia - brought up how she's glad they're talking about mitigating new development. Have you looked at other cities, plans?

Emma - that's a great question, we haven't done a comprehensive survey of what's being done to help w/demolition. Has seen max lot & home sizes to discourage people from tearing down a small home to build a huge home. (Mpls & Portland as examples). They want to keep a lot of the existing affordable, viable housing available right now & will look at this.

Patricia - do you have any sense of what neighborhood's you're thinking about (Patricia's son works for Parks & Rec & lots of the city is taken care of, mowing), how do you feel this adjustment might most affect our community?

Luis - right now we're at the stage of looking at what kind of changes might make sense to city-wide zoning rules but you're right, so if you have a lot of vacant lots that are just sitting there you could have new construction (duplex, twin-home) that would be in-fill on an existing block w/homes. On the East Side there's a good mix of [housing types]. Looking more at where things could be neighborhood-scale. Lots of places went until the 70s w/only having single family housing allowed. Looking back to history & also looking forward. For example - building an ADU may be more affordable (if still costly at perhaps ~100,000: this is less than a 300k house). If you do have a lot of vacant lots in the neighborhood - there would be opportunity for people to do something other than just a single home by itself.

Rachel - like the idea of increasing access not to just housing but also potential increase to intergenerational living, economy moving toward more working from home, etc. Didn't know there was a plan in place, moving

along. Excited for this.

Damian - Given public accessibility to plot maps - given current constraints & laws if everyone converted to the max density what difference would this make & with these new proposed rules how much more good could this do?

Luis - Depends on if you like this sort of change, how you value it. Current single-family only districts (~70% of residential area), you can do one unit & it can be very large but most people don't max this out (e.g. 5k sq ft house) and if in fact you can build this big of a space w/just one family why can't you have 2-3 or 4 units in that same footprint? There are houses that are overhoused as well (don't need as much space as they have) as those who are unsheltered & deal with overcrowding there. Doesn't think the market is doing the maximum under zoning today and likely isn't going to do maximum tomorrow under new changes. Mpls has changed & they haven't seen a big explosion, maybe 30-40 duplexes or triplexes but there are other solutions to the housing crisis as well. Part of the future, serving current households & future ones.

Damian - what exists to alleviate the tax burdens associated w/development of empty lots, mentioned partnerships w/orgs & govt.

Luis - mentioned 4D program (preferential tax rate for affordable housing that has affordable rent for a period of time), state law property tax mitigation for certain households (ppl w/disabilities, seniors). It is a good question. The more folks in town paying taxes, the more the tax burden is spread more broadly & the less likely the tax increase is in the double digits.

Chapter: Environment: 7:40 pm

4. Motion in support of Saint Paul Federation of Educators [Solar Schools Initiative](#), Patricia Enstad, Vice-President. Rebecca seconded the motion.
Vote: 9 votes in-favor, 1 (Damian) chose to abstain due to his own situation w/solar panels.

Business items: 7:45 pm

5. PPCC Monthly Financial Report and Status (Janey Atchison, Treasurer)
6. Approval of minutes from recent meetings: (Patricia Enstad, Vice-President)

Patricia motioned, Justine seconded, 10 voted in favor of approving meeting minutes.

7. Election/appointment of a new Secretary by the Council

Marci Exsted is the new Secretary!

Anyone interested in being on the Executive Committee?

Dayna Jean Wolter volunteered to be on the Exec. Committee.

8. Additional Councilor needed for the Nominating Committee

- Waiting to fill until further notice.

9. PPCC Orientation for new Board Members: To be scheduled, waiting to fill seats.

10. District Council Board Basics Training (for all Board Members): Two sessions/same presentation:

- Wednesday, Nov 17 from 4:30pm – 6:00pm
- Friday, Nov 19 from 12:00pm – 1:30pm

Registration Link: <https://forms.office.com/g/4vHTA4mYZR>

11. *Coming up this week:* PPCC Tour of [The Treasury](#) live music venue, Thursday, October 28th at 6:30 pm, 965 Payne Avenue. Small tour, just board and staff. Masks required.

Announcements, updates, and upcoming business: 7:55 pm

12. *Reminder/FYI: Keep St. Paul Home:* Information on the rent stabilization ballot initiative for November citywide elections can be found on [Housing Equity Now](#) St. Paul (HENS)

13. To be scheduled: [Hamm' Brewery Tour](#) and community meeting; stay tuned

ADJOURN 8:00 pm

Dayna Wolter motioned to adjourn, Patricia Enstad seconded. 10 voted to adjourn.

Brad Griffin: **Nov 13th @ 3 pm Swede Hollow signage should be done - celebration @ Drewery Tunnel

➤ **Next PPCC Community Meeting:** Tuesday, November 23rd, 6:30-8pm, on Zoom

Engage * Educate * Empower