



District 10 Community Council Board Meeting
Historic Street Car Station
1224 Lexington Parkway, St. Paul, MN 55108
Tuesday, February 18, 2020
7:00 PM

I. Call to order

Chair Melissa Liu called the meeting to order at 7:04 pm.

II. Introductions (name and neighborhood)

Board Present: Melissa Liu, Mike Ireland, Cody Zwiefelhofer, Juan Jose Miranda Ruiz, Maggie Zimmerman, Jennifer Victor-Larsen, Thomas Coburn, Debra Verber, Sarah Reuter, Sara Benzkofer, Annie Huidekoper, Rebecca Calvo, Alexis Baker, Jill Henrick- sen, Olivia Mulvey Morawiecki

Board Absent: Marika Staloch, Amanda Rohrer Staff

Staff present: Michael Kuchta

III. Review, Amend agenda

MOTION: Approve meeting agenda (Zimmerman/Miranda) passes unanimously.

IV. Community Section

Guest Presentation: *Allan Torstenson, from Department of Planning and Economic Development, discusses proposed revisions to the city's zoning code that would allow increased density and reduce mandatory parking requirements in multi-family zoning districts.*

- There was a recent Residential Multifamily (RM) zoning study. This study covers RM1, RM2 and RM3 districts. RM1 has a height limit of 40'/three stories; RM2 has 50'/four stories max and more density; RM3 districts are mostly public housing high rises. In District 10, there appears to be no RM1 areas; RM2 is frequent; RM3 has the Front Ave. high rise and also off Energy Park south of McMurray Field.
- Study was done because of recent housing affordability pressure, 2030 comprehensive plan, and neighborhood interest in transit-supportive/pedestrian-oriented traditional neighborhood districts in many locations
- RM standards vs. T (Traditional Neighborhood) standards: Density, 9,000 sq. ft. minimum, height, setbacks, lot coverage, parking, design. The major limiting factors for more units under RM are Density, Lot Coverage, and Parking. The 9,000 sq.ft. minimum was a major barrier to single-family/duplex conversions to 3+ units as well. The T design standards are also more accommodating to pedestrian-friendly areas.
- Proposed RM amendments:
 - Change intent statements
 - Regulate density by Floor Area Ratio (FAR)
 - FAR maximum of 0.6/1.5/2.0 for RM1/2/3 (1/2.5/3 with structured parking)
 - Eliminate parking minimums within 1/4 mile of University Ave.
 - Reduce parking minimums by 25% for 6+ unit buildings within 1/2 mile of any LRT/BRT/ABRT station

- Allow higher maximum lot coverage
 - Apply most T design standards to RM
 - Conditional Use Permit (CUP) for additional height in RM2 (up to 70')
- Equity impacts of proposed changes would include more affordable housing
- Planning Commission scheduled public hearing for April 17, 2020
- Questions:
 - *How does the Shalom Home come into play?* The proposal would increase permitted density and reduce required parking by 25%, so that would affect the variances required. Under these proposed revisions to the zoning code, back-of-the-envelope calculations, without any variants or CUPs, the site would be able to contain anywhere from 210-350 units.
 - *If there's land available, what would need to happen for building projects to take place and how could the district council weigh in?* The first thing a developer should look at is zoning, and know what they can do before they buy the lot. Before they can get building permits, they need to get a site plan done first. District Councils get notified about site plans whenever they go through the city; this is where variances may be required.
 - *How frequently are Conditional Use Permits obtained with respect to multifamily use permits?* There is an annual planning commission report generated; the planning commission reviews all these cases. There were a total of about 45 zoning cases that went to the planning commission and about 1/4 of them were CUPs. Of those, most are commercial, so maybe 3 or 4 residential.
 - *So do you think there would be less of a need to get a CUP, or would it reduce the need to get a CUP?* For most residential permits, CUPs aren't normally required. Most are commercial use cases.
 - *What are other cities doing in this area, what are some good things being done or what are some pitfalls?* In comparison with Minneapolis, St. Paul is more conservative when it comes to enacting change. Prior to 1975, we allowed a lot more density in residential districts. After that, things became a suburban model.
 - *What's the opinion on mixed-use areas?* The city likes that, but it can be difficult to fill commercial areas. Those would be zoned in the T-series.

V. Board Business Section

- Financial reports (Mike Ireland)
 - **Notable Revenue**
 - \$50 direct deposit individual donation through Mighty Cause Donations
 - **Notable Expenses**
 - \$165.23 listed on the "Printing" line should have been on the "Office Supplies" line (\$82.66 folding tables, \$6.79 window film, \$75.78 bathroom signage)
 - \$224.50 on the "Communications and Technology" line was for annual McAfee web and computer security, monthly cell phone stipend and hotspot fee, and monthly web hosting fee
 - \$101.49 on the "Training and Professional Services" line should have been on the "Printing" line (printer lease)
 - \$45.88 on the "Supplies" line under the Innovation Fund is for printing Winter Wonderland signs
 - \$200 on the "Sunday Series" line is for Mt. Olivet Church rental for our March 8 Sunday Series event
 - \$600 in the "Annual Meeting and Other Initiatives" is to reimburse District 6 for our participation of the Strategic Communion Planning training on January 25
 - **C. Other Items**
 - Received \$2,011.59 for reimbursement of the 2019 CRWD Partnership Grant. It is

in the January “accounts receivable” GL account and will be reflected in our February reported revenue

- Reserves as of January 31: \$31,243.77
- Current Accounts Receivables: \$24,149.28
- Current Reserves: \$55,393.05

B. Minutes

- **MOTION:** Approve January 2020 meeting minutes (Victor-Larsen/Zimmerman) passes unanimously.

C. Board Chair and Officer’s Report (Melissa Liu)

- Thank you to Jill for the wonderful session for the D10 mission and values statement. Will work on putting things together and will send out an email when ready.
- Strategic communication training was held late last month in January; one action item realized from it was developing a strategic plan. Hiring a consulting firm is cost-prohibitive, so we are going to template ours off of D6’s existing strategic plan.
- Student intern Helena is starting back up Wednesdays from 1:30-3:30pm; need multiple people to supervise
- Looking for child care or teenagers to help with child care during the annual meeting. Still waiting to hear back from Spring Cafe whether or not to couple their open house with our annual meeting since it’s being held at the pavillion. Asking committee chairs to give a five-minute presentation on what you worked on last year or what you’re going to work on this year. The goal is to show the community transparency and accountability from the organization. Also talked about other engaging material for community members at the annual meeting.

D. Committee Updates

• **Environment (Sara Benzkofer)**

- Action Item: Como Seed Savers
MOTION: *District 10 Como Community Council’s non-financial endorsement and hosting of the Como Community Seed Library’s “Seed Your Dreams” spring event on May 16, 2020 at the Streetcar Station.*
Last year, more than 90 people attended. This will use one of D10’s “free” days at the streetcar station. Motion passes unanimously.
- Como Lake Cleanup: CRWD agreed to fund four cleanups this year. CRWD paid for it last year. Looking for an organizer to help promote the event and help with day-of activities as last year’s organizer is unlikely to be able to continue. Have been Saturdays in the past but may do an evening this year.
- Another garden tour this summer. Last year’s tour was pollinator garden. Next meeting is February 29 at 10 am Caribou off Lexington/Larpenteur. Let Amanda Rohrer know if you are attending.

• **Land Use (Maggie Zimmerman)**

- Representative from the Bandana Square Event Center was at the last Land Use meeting. The new event space is unlikely to need any variances through D10 as they’re attempting to contract with other buildings to use parking spaces for their event space. This is a space designed to accommodate large weddings with lots of people.
- Sholom Home site plan came through with no surprises in variance requests. One question presented at land use was about the lack of larger apartments; it was

mentioned the way the building was originally designed, the load-bearing beams were prohibitive for additional units. Units will be marketed for urbanites looking for high-density transit areas and biking infrastructure. Informal street-parking estimates are that two-block area is 10% utilized this time of year.

- Action Item: 1554 Midway Parkway: Density Variance Request
Moved: *That the Como Community Council recommend approval of the request by Midway Community Group LLC for a density variance to allow up to 150 residential units at 1554 Midway Parkway.*
 - Site includes about 150 units with many small efficiency apartments. City code only allows 82 units. Motion passes unanimously.
- Action Item: 1554 Midway Parkway: Parking Variance Request
Moved: *That the Como Community Council recommend approval of the request by Midway Community Group LLC for a parking variance of up to 86 spaces for 1554 Midway Parkway, contingent upon the inclusion of 80 off- street parking spaces on the site.*
 - Zimmerman proposed an amendment: *...contingent upon [retaining the existing buildings and] the inclusion...* because this makes it more clear in case the buildings are changed in the future and based on discussions had by the community (seconded by Miranda). There was no discussion or concern about risk of the building layout may actually change, but this just protects against potential future changes. Amendment passes unanimously.
 - Amended action item passed unanimously.
- **Neighborhood Relations (Olivia Mulvey Morawiecki)**
 - Action Item: All Nations Cup soccer tournament
Moved: *That Como Community Council endorse the All Nations Cup soccer tournament proposed for Como High School May 30-June 6, 2020, and contribute \$75 toward a championship trophy.*

This is the first year this will happen, somewhat a pilot in hopes the event will grow. Games scheduled between 11am and 7pm each day. Some games may go until 9pm. Motion passes unanimously.
 - Yoga will happen a few more times this year, and it's recommended a board member open and close the space before and after the yoga is done. Also collect money.
 - Garage Sale is going to be weekend of May 15-17.
 - Ice Cream Social will be July 10; there will be a dog parade costume contest.

E. Staff Report (Michael Kuchta)

- Sunday Series begins this Sunday for the next six Sundays.
- Lots of interest in the proposed family shelter in Energy Park; people interested mostly in updates at this point.

F. New Business (Board Members)

- Board elections are coming up in April. If you are not able to run. please let Melissa know.

VI. Adjourn

Motion to adjourn at 8:36 pm (Victor-Larsen/Zimmerman) *passes unanimously.*

Respectively submitted by Cody Zwiefelhofer. These minutes are not official until approved.

Como Community Council Officers Meeting

March 5, 2020 / 5:30 p.m. / Lisu's Thai Taste

Present: Melissa Liu, chair; Cody Zwiefelhofer, vice-chair; Marika Staloch, secretary; Mike Ireland, treasurer; Michael Kuchta, staff.

Events

- **Sunday Series:** Attendance was 49 at Trash or Treasure, and 35 at the Climate Change presentation. Remainder of series is March 8, 15, 22, 29.
- **Community Swap:** Date is moved to April 19 at Lakeside Pavilion. Outreach is well under way.
- **Garage Sale:** weekend of May 15-17
- **Seed Your Dreams:** May 16
- **Citywide Drop-Off:** June 6

Community

Land Use heard presentations March 4 on two new building projects in D10. Details of both proposals will be in Friday's newsletter and on the website.

- **Hmong College Prep Academy.** The K-12 charter school intends to build a new middle school and outdoor recreation area on the vacant land it owns southwest of Pascal and Brewster. Construction is likely to be July 2020-August 2021. They will seek D10 support for their request for conduit revenue bonds from the city's Housing and Redevelopment Authority. They believe HRA will consider their request April 8. If we see paperwork in time, this can come up on the floor at the March 17 board meeting. If not, Land Use will handle it on its own. Staff will use site plan review process to push city engineers to revise transportation plans for Hmong College Prep and Higher Ground Academy. There are way more buses on Pascal and Jessamine than projected; this is causing congestion and safety problems on those streets, and access problems for residents of Como Park Apartment. Construction traffic also will be an issue for residential parts of neighborhood.
- **1015 Bandana Blvd.** TJL Development, of St. Paul, is proposing to build 150 market-rate apartments atop the existing parking garage just west of the Best Western Hotel in Bandana Square. They will need rezoning from B3 to TN3, and likely a setback variance.

Communication

- AWS is fixing a security flaw in the database on the server that holds our website. Cody is investigating whether we need to change settings to keep our website viable.
- Michael has made no further progress on the new website.

Financials

- **2019 grants.** We are still awaiting reimbursements totaling \$20,750 (Tier 1/Tier 2 recycling grants, \$1,700; Community Engagement, \$13,000; Innovation Fund, \$6,050).
- **CRWD Partner Grant.** Contract arrived supporting up to \$6,210 in 2020 for lake clean-up and adopt-a-drain activities.
- **Telephone contract.** Coordinating switch from CenturyLink to Comcast has not been smooth. Internet is switched; phone is expected to be "ported" over to Comcast on March 11.
- **990 / tax filings.** Corrections have been made on original draft; accountant has permission to file federal and state returns.

Organizational Business

- **Committee memberships.** Discussion on how we can do more to make sure newer board members receive adequate orientation, understand responsibilities, and are able to attend committee and board meetings. Short-term, Cody and Michael will serve as resources. Long-term, we will need to set aside more time for onboarding than occurred in 2019.
- **Board Meeting** (March 17). Nothing beyond routine business anticipated at this time. If Michael has 2020 work plan formalized in time, that will be included for discussion.
- **Redefining the annual meeting.** Extensive discussion of what this could look like, including considering options for a name with more pizzazz than “meeting.”
 - **Social hour.** As Spring Café “rebrands,” it’s still uncertain if they will be able to coordinate their community open house with us. Ideally, they would be open at 6:00 for food samples and cash bar – a social hour before our event. If not, we will look into purchasing some appetizers from Lancer. Michael needs to research options and lead time for ordering
 - **Room set-up.** We will be on third floor. We will size up space during March 15 Sunday Series presentation. Initial thought is to use their round tables to encourage socializing. Maybe divvy up board members at each table. Have Como trivia questions, conversation starters at tables. Have butcher paper on walls and/or tables for “dot democracy” or open-ended questions to foster participation and pull out resident priorities and ideas. Melissa will ask committee chairs for ideas. Possibly ask Sarah Reuter to draw the branches of a “winter” tree; residents can dip thumb prints in washable ink/chalk/tempura paint to add their prints to the tree. This could be hung in office.
 - **Space for children.** Want to make sure residents feel comfortable bringing children, so it is not a barrier to their participation. Marika has one potential sitter lined up; Michael is investigating group that West Side District 3 uses for some of their events. Among unanswered questions: how many to expect, what kind of activities to have, where to set up kids’ space, what our liability is.
 - **D10 highlights.** We will do a series of 5 and 5s: each committee will have 5 minutes to highlight their past year’s work or promote 2020 work. Residents will have 5 minutes to ask questions. Melissa and Michael will do the same for council as a whole. Deadline for presentation is two weeks before meeting, so there is time for coordination and refinement.
 - **Elections.** There are 8 board seats up for election (plus special election for Subdistrict 4 seat to replace Alexis) Vice chair (Cody not seeking re-election); Treasurer (currently held by Mike, who will seek re-election); Sub-District 1 (currently held by Rebecca); Sub-District 2 (Annie not seeking re-election); Sub-District 3 (Thomas not seeking re-election); Sub-District 4 (currently held by Juan), two At-Large positions (currently held by Olivia, Jill). Michael will contact board members to see if they are seeking re-election.
 - **Neighborhood Honor Roll.** Certificates have been delivered to the mayor’s office for signatures. Michael is investigating plaques to list all D10 Honor Roll recipients since 2001. This will be hung in Streetcar Station.
 - **Business agenda.** Timely action items will be the only business on the agenda.
 - **Other logistics.** Check A/V capacity of space; bring wireless mic so residents can be heard. Have hand-sanitizer available. Be aware of how coronavirus could impact plans.
- **Strategic plan / strategic communications / values statements.** Put off discussion until after elections.

- **Student intern.** Looking for projects for Helena: Ask if she can help with child care. Have her work with Emily on next youth summit. Have her work on preparations for annual meeting, such as slide show, dot democracy projects, child activities.

Staff Report

- **1554 Midway Parkway.** BZA approved parking and density variances for former Shalom Home site; went along with our recommendation, overruled city staff recommendation.
- **High school sound variances.** DSI took sound-level readings last fall at 10 high school and college athletic fields. All were within code limits, except for one instance at Como HS, which was quickly corrected. DSI will oversee a group developing best practice guidelines to minimize impact of sound on nearby residents.
- **Community Garden.** City still has not filed our lease renewal with MnDOT; we were told it would be sent by March 6.
- **Bus congestion from HCPA and Higher Ground Academy.** Buses in queue during morning drop-off and afternoon pickup are extending far beyond Brewster to line up along Pascal and much of Jessamine. This is causing congestion, parking, sight line, and access problems, especially for residents of Como Park Apartments. Michael is trying to get Traffic Engineering to hold meeting and come up with ways to mitigate problem. He will also force discussion during site-plan review for HCPA expansion.
- **Pathways Project.** Parks and Recreation Commission will discuss our Pathways recommendations for the pedestrian and bicycle paths in Como Park. It is unclear if we need to make formal presentation.
- **Office.** Michael will pick a work date to have board and committee members join in for an office clean-up and reorganization.

District 10 Environmental Committee Meeting Minutes

February 12, 2020, 7:00 p.m. at the Streetcar Station

STANDARD ITEMS

- Welcome and Introductions

Sara Benzkofer, Michael Kuchta, Julie Wegscheid, Bill Devroy, Mike Ireland, Jennifer Victor-Larsen, Dawn Lamm, Thomas Coburn, Bill Niebur, Chris Cowen, Susan Jane Cheney

- Amend/Adopt the Agenda

INITIATIVES AND UPDATES

- ACTION ITEM: Endorse Seed Your Dreams Event, May 16 (Sara Benzkofer)

Seeks non-financial endorsement of event. This is the 4th year for the event, and D10 has supported each year. The swap will include bug yoga, swapping tools, family garden education, and more. The motion seeks to use the Streetcar Station for hosting the event.

Thomas moves to support motion, Susan Jane Cheney seconds motion and motion carries with unanimous vote.

- Capitol Region Watershed District Grant (Sara Benzkofer)
 - Supporting four lake clean-ups
 - Supporting outreach for Adopt-a-Drain to businesses and institutions
 - Continue discussions about additional leaf sweeping and dog stations
 - Build connections between CRWD and schools

Discussion revolved around need for a new organizer for lake clean-ups. Also discussed getting city more involved in extra leaf sweeping in fall.

- Como Lake Clean-Up Schedule & Need Organizers (Mike Ireland)

Erin Spry was organizer for last year's effort, and she is not looking to lead this year. Looking for 2-3 new volunteers to organize this year's efforts. Promoting on social media and set up and clean up each event is needed. Dates are undecided, looking to mix up dates this year potentially weekday evening, instead of only Saturday mornings. Discussed business sponsor possibilities. Discussed needing to avoid stomping on new growth in riparian zones. Discussed youth involvement.

- Clothing & Jewelry Swap (Jennifer Victor-Larsen)

Jennifer reached out to Spring Café as possible venue. They are willing to give space for \$150, set-up fee only. Rec. centers charge \$30/hr for rentals. Date will be April 18 or 25.

Discussion included format, only adult clothing and accessories, no shoes. Time frame is thought to be 2 to 3 hours 1-3pm potentially, with lot of tables. All clothing would be sorted by size of human. Drop off goods, then shop for items. Other discussion was the cost of signage? What is check in/out procedure? Focus on spring/summer clothing, not winter. Provide guidelines; don't bring trash, bring stuff people will wear, in good condition. Perhaps mobile mender available? How to fix for later use. Limit the amount of items coming. Want to weigh amount of items coming in to see metrics of reuse and impact an event has.

- Summer Garden Tour (Sara Benzkofer)

First pollinator garden tour happened last year. Amanda volunteered for the leader position. Looking for later event to emphasize the later pollinators, trying to coordinate with art fair to drive traffic to event. MN horticulture society may be interested.

- Participation in Citywide Spring Cleanup on April 25 (Mike Ireland)

Speedway looking for volunteers. Parks and Rec can offer 1-2 to help. Event likely to be at 9:00 a.m.-11:30 a.m. Help is needed with registration and refreshments. We may also want to have a table there. Concerns were raised about multiple events occurring at the same time, and not having enough people to cover them all. Michael will send out invite and see if anyone is interested.

- Pollinator Pathway Project (Mike Ireland)

Mike spoke with Hamline Midway Coalition about a grant they received to place planters along Snelling Ave. They are working with artisans to develop community awareness. They've hired an intern to oversee the work. They are willing to share experience, but are not looking to partner with other community councils at this time.

- Tree Treks (Michael Kuchta)

Longtime D10 environmental activist Chester Mirocha created a tree trek project a number of years ago. He recently passed away and his daughter, Stephanie, is interested in bringing back the project to D10. The committee agreed this would be a worthwhile endeavor to pursue, so Michael will reach out to her. Possible partnership with Tim Morgan who leads similar treks.

COMMUNITY SECTION

Mike Ireland discussed interest by CRWD to bring the walking tours back again this spring/summer. Last year brought in 40-50 people at two events. Mike will coordinate with them, trying to schedule evening and weekend tours, and give an update to the committee.

Discussed the pathways project and its status. Report is finished. Parks director wanted to discuss with senior executives before general release to parks commission. Michael will know more soon.

Volunteers are needed for the June 6 city-wide drop off at fairgrounds. Interest in expanding reuse area.

Mike McDonald released the bird study report a few days ago. Will be forwarded to Environmental Committee.

UPCOMING EVENTS

- D10 Board Meeting, Tuesday, February 18, 7:00 p.m., Streetcar Station
- Read Brave Documentary Series: MN Stories in a Changing Climate, Sunday, March 1, 1:00-2:30, Como Park Zoo and Conservatory
- Capital Region Watershed District (CRWD) Public Meetings re: Como Lake Treatments
 - Monday March 2, 2020, 6:00pm-7:30pm at the Como Lakeside Pavilion
(3rd Floor) RSVP at <https://www.facebook.com/events/199172138139644/>
 - Saturday March 7, 2020, 1:00pm-2:30pm at the Historic Streetcar Station. RSVP <https://www.facebook.com/events/502160773824487/>

Next Committee Meeting Time: March 11 at 7:00 p.m. at the Streetcar Station

Meeting adjourned at 8:30 p.m.

Minutes of the District 10 Land Use Meeting, Streetcar Station, March 4, 2020

1. Call to order 7:00pm

Present: Board members Maggie Zimmerman, Annie Huidekoper, Rebecca Calvo; staff, Michael Kuchta; 11 community members

2. Amend/Adopt Agenda (with a friendly amendment to point out our next Land Use meeting is in APRIL)

3. Land Use Voting Procedures Reminders (Maggie)

4. New Business

a. Hmong Prep Academy • Expansion plan introduction (see letter dated 2/27/20)

Update of new expansion project presented by Superintendent Christianna Hang, CEO Paul Yang, and representatives from school's architect and construction firms. Proposed project would take 12.5 months, August 2020-August 2021. In design/development stage. Safer access for the students is a big impetus for the project – a skyway between the 2 buildings, new gym, 42 more classrooms, improvements to administration offices, etc. Emphasis placed on the robotics program and annual statewide Robotics competition the school would host. Representatives from the Como Park Apartments (Tina Lassahn and Kim Beto) raised concerns about construction traffic plans as presented and ongoing access and safety concerns for their tenants due to idling buses from both Hmong Prep and Higher Ground. There are more buses than anticipated in the schools' transportation plans; one apartment resident counted 71.

The school leaders say they are cognizant of the concerns and wish to be good neighbors. Michael suggested this proposed project can be an opportunity for further conservations with a community-wide approach through the site plan review process, including City Councilmember Mitra Jalali, the two thriving schools, the apartment residents, and other neighbors. Rebecca circled back to addressing the need for more planting along Wynne that had been sought by neighbors in 2019. Mr. Yang said additional plants and trees were added and if they did not survive the winter - they will replant this spring. Maggie suggested that this is the low-hanging fruit to help with neighborhood relations. At the April 1 Land Use meeting, the school will seek a letter of support from Land Use as they seek conduit revenue bonds through the city's Housing and Redevelopment Authority.

b. 1015 Bandana Square (Jim LaValle, developer/purchaser and architect Jeff Wrede with Momentum Design Group)

They plan to build an apartment building on top of the Bandana Square raised/underground parking lot. The proposed design in an E-shaped building, 4 stories of studio, 1 and 2 BR market rate apartments, with balconies and underground/secured parking. There will be a nod to an 1890s-era buildings close by. Part of the parking ramp will be leased to the Best Western for 150 stalls). Jim has not closed on the purchase, but he/they are working closely with Josh Williams at DSI on their plans. They are submitting for the site to be rezoned from B-3 to T-3 and they will need a variance for their property line setback (for green space). The Best Western has not opposed the purchase and has helped narrate the purchase agreement. Jim was not aware of the potential of a Family Shelter under discussion by the Cameroon Community, Ramsey County, and Interfaith Action. Ann Johnson, a resident at the MacLaren Hill apartment units (immediately to the west of this proposed development), expressed concerns about noise, entertainment areas (those will mostly face the hotel) and losing her morning light with a building 60' high, but she was glad the ramp will be put to better use as it has become a place for crime (car theft, partying "kids", etc.).

5. Staff Reports (see details below) add notes as necessary

a. Multi-family Zoning Revisions. Planning Commission has scheduled a public hearing on revised zoning for multi-family districts. In short, the proposals increase the amount of density allowed under multi-family zoning, and reduce the parking requirements. As the PED staff person explained to the full District 10 board at the February meeting, the proposals allow the kind of density that was common in the city before 1975. The public hearing is Friday April 17 at 8:30 a.m. in City Hall.

b. Athletic Field sound variances. Michael met with representatives of the Department of Safety and Inspections, Como High School, and a number of Saint Paul colleges on Feb. 21 to review the sound-level study DSI conducted last fall at various outdoor athletic events. All the readings were within existing code, with one exception at Como HS, which was quickly corrected. There will be a follow-up meeting to draft best-practice guidelines, especially about placing loudspeakers so they minimize their impact on surrounding residents. The colleges were a great help in this cooperative effort with the high schools. The goal will be a greater number of directional speakers to minimize sound reaching the neighborhood(s).

As a result of the study’s findings, DSI does not expect to pursue changes to the zoning code to address sound from school athletic fields.

c. 1554 Midway Parkway variances. Board of Zoning Appeals accepted our recommendation and approved the parking and density variances on Feb. 24. This decision overruled city staff recommendations to oppose both variances. Full story is on our website.

d. Licenses

K&L Sales: The secondhand dealer license for this used-car lot at 1523 Como Ave. is up for renewal on March 29. Anyone who has concerns should [contact the office](#) of Ward 4 Councilmember Mitra Jalali.

H&M Auto Body: The garage and paint shop licenses for this business at 867 N. Dale are up for renewal on April 18. Anyone who has concerns should [contact the office](#) of Ward 1 Councilmember Dai Thao.

Como Park Golf Course and Club House: The liquor, Sunday liquor, and entertainment licenses (currently being managed by Cozy’s Pub) are up for renewal on April 18. Anyone who has concerns should contact Ward 4.

Gabe’s by the Park: The liquor, entertainment, and gambling licenses for this restaurant on Lexington and Energy Park Drive are up for renewal on May 5. (Liquor licenses include patio, Sunday, and 2 a.m. closing.) Anyone who has concerns should contact Ward 4.

e. Other updates/concerns:

1290 Snelling: Public Works is opposing vacating the dead-end portion of Canfield. Michael is still monitoring, as we have not heard anything further from the homeowner.

Graffiti: We have received three recent reports. Michael makes Land Use aware, as it is a property owner’s job to remediate.

Como Park Apartments: Tina and Kim circled back, wondering if the Hmong Prep Academy buys their own buses, where will they park (on or off-site)? Michael said great question and will follow-up.

6. Coming events

- a. Next Board Meeting – March 17th @ 7pm – Streetcar Station
- b. Next Land Use Meeting - April 1st @ 7pm - Streetcar Station

Neighborhood Relations March 10, 2020

- I. Administrative
 - a. Minute Recorder – Alexis Baker

- II. Opening
 - a. Call to order – 7:03 PM
 - b. Olivia Morawiecki, Jill Hendricksen, Alexis Baker, Steve Gramza, Sara Reuter, Mike Ireland, Michael Kuchta
 - c. Two additions to the agenda – Sacred Grounds and Winter Event
 - d. Updates from Board Meeting
 - i. Environment: Clothing and jewelry swap is Sunday 4/19 1p-3p at the Pavillion, city wide cleanup 4/25, walking tours will start up, talk about partner grant tomorrow night.
 - ii. Land Use: Two variances for Sholom – parking and density. Sent to BZA, which unanimously supported the variances. Hmong College Prep to build new middle school to start this summer. Another developer wanting to build apartment building in Bandana Square.
 - iii. NRC voted to approve a mini-grant to Int'l Soccer Tournament.

- III. New Biz
 - a. At April meeting, there will be social hour from 6-7 with cash bar and dot democracy with questions and people can vote and participate. Will meet at Pavilion, hoping to partner with Spring Café.
 - i. Question ideas: How can we make community more equitable? How can we engage block clubs? How can we make our neighborhood feel safe?
 - ii. How to make questions open-ended but also structured. Group to follow-up with Olivia.
 - b. 5-min presentation on accomplishments and future goals. Olivia will put together presentation and then ask fellow committee members to help present. Olivia will have it ready for the next committee meeting.
 - c. Voting by Proxy? It's not in the bylaws, which is in our control, but not within the schedule we have. Couple of different ways that other council districts do. Different locations and different times, another has online voting, potentially mail-in ballot.
 - d. Sacred Grounds: Building owners at 883 Front are looking for support for STAR grant and loan funding. More information is wanted by some on committee. STAR program is for small businesses that are taking a chance. Could even suggest to request more money.
 - i. Would need to be brought to board as an action item.
 - ii. Alexis makes motion for recommendation that Board send letter supporting STAR application by 883FrontAvenueLLC. Jill seconds.
 - iii. Yay – 4, Abstain – 2. Oppose – No. Motion passes.
 - e. Winter Event: Sara went to Como Booster Club Fundraiser. They have a family fun day at end of January/beginning of February. They were interested in D10 partnering with their event. Paul available to come to meeting in May to begin talks and brainstorming.

IV. Old Biz

- a. Yoga had 6 attendees.
- b. Next Gen: no major updates.
- c. No update on Garage Sale. Michael will advertise.
- d. Ice Cream Social/Como Connect: Sara to send out spreadsheet. Potential liabilities with dog parade; think about a waiver or having a vet or K9 Coach staff on hand.
- e. Front Ave. Hi Rise: No update.
- f. Community Concerns? Sara: could we include information about Covid for residents. Michael to link info to Dept. of Health and hotline.
 - i. <https://www.health.state.mn.us/diseases/coronavirus/index.html>