

# October 2022 West Side Voices Notes

Tuesday, Oct 11, 2022

**West Siders and Guests:**

**WSCO Staff Present:**

**Opening and WSCO Updates:**

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**Monica Bravo** welcomed everyone to the space. **Katrina Mendoza** spoke on the upcoming WSCO annual meeting. **Joshua Toor** and **Mayra Avila** invited people to the West Side Tenant Union Meeting on the 26th and updated them on the national campaign to push the Biden Administration to enact nationwide rent regulation. **Ellie Leonardsmith** spoke on the incinerator being built near the West Side as well as the Grows coalition - a food justice group. **Kai Andersen** invited those attending to Part 1

Kai Andersen then led the group through a grounding and land acknowledgement. Grounding the conversation in land stewardship.

Katrina Mendoza community

**Developer Presentation:**

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**Peter Deanovic of Buhl Investors 150 Water Street and 115 Plato**  
**Nicole Goodman, the Director at Saint Paul Water Department**

**Farwell Yards in the West Side Flats Area -**  
**221 Units of market rate rental housing at 150 Water Street**  
**63 Units of affordable housing the 115 Plato**

**Peter Deanovic** thanked WSCO for continued support and began the presentation. In effort to fight against displacement - aimed for 20% affordable housing at 50% AMI. Market rate housing is meant to help finance affordable housing. Goal was affordable housing and keeping artist space. In response to WSCO concerns, the site has:

- Reduced 150 water building height to 55'.
- Promised to deliver community access to common art areas
- Legally binding 30 year contract to keep housing affordable.

115 Plato will have 63 Units (1 or 2 bedroom) with income restrictions ranging 30 - 60% AMI. Site will update the district wide sewer and have green space. Outdoor public plaza will be approximately the size of Parque Castillo.

\$5 million dollars are earmarked for sewer improvements.

## **Audience Q&A:**

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Kai Anderson and Katrina Mendoza facilitated Q&A session. Ellie Leonardsmith wrote down audience questions.

**QUESTION:** 5 Million is earmarked for sewer infrastructure. From who?

**GOODMAN:** Sewer infrastructure is part of temporary legislation for projects that have to be built by 2025. The City Council has approved a spending plan, and there is a specific line in that plan for building up the sewer. The lift station is covered under that. A lift station is part of the process for moving the sewage.

**QUESTION:** Where is TIFF going? How is the lift station going to affect the river?

**GOODMAN:** Tiff is only to support affordable housing development. Lift project will require environmental study.

**DEANOVIC:** Current sewage system is at capacity.

**QUESTION:** What does a lift station look like?

**GOODMAN:** I will share images with Kai to go share with you all.

**QUESTION:** Is there anticipated headroom in the sewer project to continue to support future development?

**GOODMAN:** We have estimated the amount of housing that could be built here in the next couple years and based the expansion of the sewer on that.

**QUESTION:** Has there been any discussion on ride sharing?

**DEANOVIC:** We have been envisioning, in construction the infrastructure, how to get more room for bikes and electric vehicles. Also figuring out a system where office workers during the day and residents during the evening.

**QUESTION:** What is the current AMI in real dollars? What is the interval on adjustment? When would these units come online? What are the viewshed impacts from the bluff? What is the flood

zone designation for this? Could we consider community art on the outside of the building? What is the actual need of housing? Do we need more 1 and 2 bedrooms? With the adjustments the city has made to the 3% ordinance - what is the investment group considering on rental increases going forward?

**DEANOVIC:** We have a lot of questions, if everyone is comfortable - I want to collect them and provide a written response to you all.

*\*\*Those in attendance agree\*\**

**QUESTION:** What does handicap accessibility look like?

**QUESTION:** I like the artist component and cleaning component. I am not clear on if the City has given itself TIFF? Can you be clearer on how much TIFF is directed toward affordable housing.

**GOODMAN:** TIFF is a property tax value. Increment is what the property was worth before and after the development. They will take the increment and pay the difference to build affordable housing.

*\*\*Ellie Leonardsmith wrote down more questions to be answered by Developers\*\*\**

**Wrap Up:**

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**Community Announcements:**

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FOK building art crawl

Nate Giles - Proposing a pedestrian bridge for harriet island. Would love to hear from community what their thoughts are.

Carlos - Wanted to re-iterate that this space is about power. Who has it and who has not.

Ellie invited everyone to add dots to synthesized questions

Interested in ICE out? Reach out to sherilyn!