Saint Paul Planning Commission

City Hall Conference Center Room 40
15 Kellogg Boulevard West

Agenda

April 1, 2011
8:30 – 11:00 a.m.

Christopher B. Coleman,
Mayor

Saint Paul
Planning Commission

Chair
Jon Commers
First Vice Chair
Barbara A. Wencl
Second Vice Chair
Paula Merrigan
Secretary
Anthony Fernandez

Pat Connolly
Gene Gelgelu
Bree Halverson
Richard Kramer
Gaius Nelson
Christopher Ochs
Trevor Oliver
Julie Perrus
Marilyn Porter
Elizabeth Reveal
Anthony Schertler
Robert Spaulding
Terri Thao
Jun-Li Wang
Daniel Ward II
David Wickiser
Roxanne Young

Planning Director
Donna Drummond

I. Approval of minutes of March 4th and March 18, 2011.

II. Chair's Announcements

III. Planning Director's Announcements

IV. Zoning Committee

SITE PLAN REVIEW – List of current applications. *(Tom Beach, 651/266-9086)*

NEW BUSINESS

11-102-646 Eugene Sitzmann – Rezoning from RM2 Medium-Density Multiple-Family Residential to TN1 Traditional Neighborhood. 45 Syndicate Street South, NW corner at Grand. *(Sarah Zorn, 651/266-6570)*

#11-103-938 Robert Casselman – Re-establishment of nonconforming use as a duplex. 838 Goodrich Avenue between Avon and Victoria. *(Kate Reilly, 651/266-6618)*

#11-103-193 Red Dog Holdings LLC – Conditional Use Permits for a pawn shop, two fast food restaurants with drive-thru service, and an auto specialty store. 1891 Suburban Avenue, NW corner at Burns. *(Penelope Simison, 651/266-6554)*

V. Comprehensive Planning Committee

VI. Neighborhood Planning Committee and Transportation Committee

Review of CIB Proposals for Comprehensive Plan Conformance - Approve resolution to transmit Planning Commission's review to the CIB Committee and its task forces for consideration in the 2012-2013 CIB Process. *(Luis Pereira, 651/266-6591, Jessica Rosenfeld, 651/266-6560, and Christina Morrison, 651/266-6546)*

VII. 2011 State Legislative Session Update - Informational presentation by Wendy Underwood, Government Relations, Mayor Coleman's Office.

VIII. Communications Committee

IX. Task Force Reports

X. Old Business

XI. New Business

XII. Adjournment

Information on agenda items being considered by the Planning Commission and its committees can be found at www.stpaul.gov/ped, click on Planning.

Planning Commission Members: PLEASE call Sonja Butler, 651/266-6573, if unable to attend.

Saint Paul Planning Commission & Heritage Preservation Commission

MASTER MEETING CALENDAR

WEEK OF MARCH 28-APRIL 1- 2011

Mon (28)

Tues (29)

4:00-5:30 p.m.	**Comprehensive Planning Committee** *(Penelope Simison, 651/266-6554)*	**Room 1106 – CHA** 25 Fourth Street West

Hamline, Victoria, and Western Station Area Plans for the Central Corridor – Staff response to public comments at the February 18, 2011, public hearing.
(Jessica Rosenfeld, 651/266-6560, and Christina Morrison, 651/266-6546)

4:30-6:30 p.m.	**District 6 Small Area Plan** **District 6 Land Use Committee** *(Penelope Simison, 651/266-6554)*	**District 6 Offices** 171 Front Street

Analysis of industrial area; establish objectives of the study

6:30 p.m. **8:30 p.m.**	**Near East Side Task Force** *(Luis Pereira, 651/266-6591)*	**Dayton's Bluff District 4 Community Council Office** 798 East 7th Street

Discussion of the purpose of the task force and discussion of vision/goals/principles.

Weds (30)

Thurs (31)

Fri (1)

8:30-11:00 a.m.	**Planning Commission Meeting** *(Donna Drummond, 651/266-6556)*	**Room 40 City Hall** Conference Center 15 Kellogg Blvd.

***Zoning*.....** **SITE PLAN REVIEW** – List of current applications. *(Tom Beach, 651/266-9086)*

NEW BUSINESS

#11-102-646 Eugene Sitzmann – Rezoning from RM2 Medium-Density Multiple-Family Residential to TN1 Traditional Neighborhood. 45 Syndicate Street South, NW corner at Grand. *(Sarah Zorn, 651/266-6570)*

#11-103-938 Robert Casselman – Re-establishment of nonconforming use as a duplex. 838 Goodrich Avenue between Avon and Victoria. *(Kate Reilly, 651/266-6618)*

#11-103-193 Red Dog Holdings LLC – Conditional Use Permits for a pawn shop, two fast food restaurants with drive-thru service, and an auto specialty store. 1891 Suburban Avenue, NW corner at Burns. *(Penelope Simison, 651/266-6554)*

Neighborhood Planning Committee and Transportation Committee**.....** Review of CIB Proposals for Comprehensive Plan Conformance - Approve resolution to transmit Planning Commission's review to the CIB Committee and its task forces for consideration in the 2012-2013 CIB Process. *(Luis Pereira, 651/266-6591, Jessica Rosenfeld, 651/266-6560, and Christina Morrison, 651/266-6546)*

Informational Presentation.... 2011 State Legislative Session Update - Informational presentation by Wendy Underwood, Government Relations, Mayor Coleman's Office.

Saint Paul Planning Commission
City Hall Conference Center
15 Kellogg Boulevard West

Minutes March 4, 2011

A meeting of the Planning Commission of the City of Saint Paul was held Friday, March 4, 2011, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present:	Mmes. Halverson, Merrigan, Perrus, Reveal, Thao, Wang, Wencl, Young; and Messrs. Commers, Connolly, Fernandez, Kramer, Ochs, Oliver, Spaulding, Ward, and Wickiser.
Commissioners Absent:	Ms. *Porter and Messrs. *Gelgelu, *Nelson, and *Schertler. *Excused
Also Present:	Donna Drummond, Planning Director; Amy Spong, Lucy Thompson, Patricia James, Allan Torstenson, Sarah Zorn, Luis Pereira, Kate Reilly, Josh Williams, Anton Jerve, and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes February 18, 2011.

The February 18th minutes are not available at this time and will be approved at the March 18th meeting.

II. Chair's Announcements

Chair Commers congratulated Commissioner Kramer for his appointment to Metropolitan Council. Chair Commers announced he has also been appointed to Metropolitan Council.

III. Planning Director's Announcements

Donna Drummond announced that an updated committee list was distributed to the commissioners to put in their handbooks to replace the old version. Also a zoning code supplement was distributed. The supplement includes updated pages based on changes that have been made to the zoning code. Copies are being made of the zoning map panels for the zoning code, which are in color and will be distributed when they are ready.

IV. Zoning Committee

SITE PLAN REVIEW – List of current applications. *(Tom Beach, 651/266-9086)*

Two items to come before the staff Site Plan Review Committee on Tuesday, March 8, 2011: Pedro's Luggage building demolition located at 501 Robert Street, lot will be temporary construction staging for the Penfield Project; and Max It Pawn and other new retail businesses

located at 1891 Suburban Avenue, renovation of former car dealership building, three new buildings and landscaping.

NEW BUSINESS

#11-011-647 Macalester College Campus Boundary – Conditional Use Permit for expansion of Macalester College campus boundary to include 100 Cambridge and vacated alley to the east. 1600 Grand Avenue, NE corner at Macalester. *(Josh Williams, 651/266-6659)*

MOTION: ***Commissioner Kramer moved the Zoning Committee's recommendation to approve the conditional use permit subject to additional conditions. The motion carried unanimously on a voice vote.***

OLD BUSINESS

#11-008-637 Andrew Blessing - Conditional Use Permit for a bed & breakfast with four guest rooms. 325 Dayton Ave, NW corner at Farrington. *(Sarah Zorn, 651/266-6570)*

MOTION: ***Commissioner Kramer moved the Zoning Committee's recommendation to approve the conditional use permit. The motion carried unanimously on a voice vote.***

#11-003-883 SPARC - Conditional Use Permit for coffee shop drive-through with modifications of drive-through lane distance from residential property and required screening. 843 Rice Street, NW corner at Water Street. *(Anton Jerve 651/266-6567)*

Commissioner Ochs asked if there was a discussion from Public Works traffic and safety regarding the distance for the entrance of the drive-through from the corner of Rice and Atwater.

Anton Jerve, PED staff, stated that it was not brought up as an issue by Public Works. The distance from the intersection will increase, because they are moving the curb cut further away from the intersection. So it does meet the standards for a drive-through use according to the zoning regulations.

MOTION: ***Commissioner Kramer moved the Zoning Committee's recommendation to approve the conditional use permit subject to additional conditions. The motion carried unanimously on a voice vote.***

#10-921-993 Greater Frogtown CDC - Re-establishment of nonconforming use as a 4-unit building. 941 Thomas Ave, between Milton and Chatsworth. *(Luis Pereira, 651/266-6591)*

Commissioner Kramer stated that the committee recommends denial. The resolution outlines the reasons for denial. He also addressed an issue in a letter received from the Greater Frogtown CDC, which stated that, after the public hearing was closed, Zoning Committee members were approached by an opponent of the proposal and were handed written information on how to make a motion to deny the application. Commissioner Kramer said that he had asked a speaker who had read testimony during the public hearing to give him his written testimony, and that was the information that the zoning committee received.

MOTION: ***Commissioner Kramer moved the Zoning Committee's recommendation to deny the re- establishment of legal nonconforming use as a 4-unit building.***

Commissioner Ward stated that he was also in attendance at the hearing and he concurred with Commissioner Kramer's explanation.

Commissioner Spaulding distributed an alternate set of findings and resolution for the commission to consider in place of the Zoning Committee's recommendation of denial. He stated that these findings represent a workable middle ground between the applicant and concerned neighbors. It has the acceptance of the Frogtown Area CDC, though it was not their first or second choice. It squarely addresses the most central concerns heard from neighbors, many of whom indicated in testimony that they would be willing to accept a 3-unit building on the site. The most central issue in the case has been one of density. This is a property that was used as a 4-plex four years ago and has up to about 8,000 square feet of usable space on 2 ½ city lots. The initial proposal to the Zoning Committee from the applicant called for 4-units to be re-established in a configuration that could house up to twenty-four (24) people under the City's fire code. A subsequent proposal from the applicant presented at the Zoning Committee meeting last week called for 4-units again to be re-established but in a configuration to house up to only eighteen (18) people under the fire code.

Commissioner Spaulding stated that he would move his recommendation if the Zoning Committee's recommendation is voted on and fails. Commissioner Spaulding read his alternative findings and resolution into the record.

Commissioner Kramer clarified the motion from the Zoning Committee is for denial. Those in favor of denying the application would vote in favor of the Zoning Committee's motion. Because the Zoning Committee's report is a report from a standing committee the city attorney advises against a substitute motion or an amendment. So, to consider other alternatives, the recommended course is to first vote on the Zoning Committee's recommendation and then entertain alternatives if that motion fails.

Commissioner Young asked for clarification as far as economic feasibility of a duplex and what the zoning resolution is stating.

Commissioner Kramer said the subject property was purchased at $44,000.00, and there was some feeling that the structure could, at that purchase price, have been rehabilitated to a more conforming use.

Commissioner Young asked how many people would be permitted to live in the building if it were a duplex.

Luis Pereira, PED staff said that the zoning code permits up to four unrelated adults to live in a unit. A traditional family (related by blood, marriage and so on and their children) can be more than four per unit. Beyond that, the fire code limits the total number of people in a unit. There are certain requirements about square footage per occupant, per total unit as well as per bedroom in the fire code.

Mr. Pereira said that a lot of issues were discussed throughout the two Zoning Committee meetings. There was concern in the neighborhood about the total number of people in the building. The committee explored what the appropriate number of units could be and both issues were considered. In the end the city attorney advised the committee that they did have the ability to regulate the number of units at the property, but they could not directly put a cap on occupancy - that is something the fire code addresses.

Commissioner Oliver spoke against the committee recommendation. His position is that plans to provide affordable housing in the city are paramount. Trying to force a duplex in this building to be offered at an affordable rent is artificial. Three-bedroom units are hard to come by, especially with affordable rent. So providing three or four of these is a critical thing to do. He advised against being carried away by worst-case scenarios. His other concern relates to sustainability in the sense of making smart use of the space that is in the building. Making use of the existing space is either to finish the build out and have very large duplexes or making the sizes fit the market, about 2,000 square feet, and then wasting a lot of space. Neither is a good option. He would support 3 units or even 4 units.

Commissioner Wickiser said part of his reason for denial was to encourage the community to come in with a unified position; because that is what will help this neighborhood the most in the long run.

Commissioner Fernandez offered two additional findings, findings for the resolution. For finding #4, the proposed use is not consistent with the Comprehensive Plan. Policy 1.1 of the Land Use Chapter of the Comprehensive Plan states that within established neighborhoods the density goals are residential development of 3-20 dwellings per acre. Based on figure LU-A and LU-B, 941-943 Thomas Avenue is clearly defined as a low density residential area within an established neighborhood. Finding #5, regarding the petition that was submitted, the petition of two-thirds of the property owners within 100 feet of the property was submitted, the spirit of the petition has been undermined as made evident by the majority of signers revoking their support and testifying that they were misled as to the intended use of the property. This coupled with the resolution is why he is supporting the Zoning Committee's recommendation of denial for this project.

Upon a question by Commissioner Reveal, Commissioner Kramer said that the sufficiency of the petition takes place at the time that the petition is submitted. It was sufficient at the time it was submitted. With nonconforming use permits there is not an opportunity for persons to withdraw their names as there is on rezoning petitions.

Mr. Pereira addressed the question of consistency with the Comprehensive Plan, stating that the finding did not change, other than one word, from the staff report to the denial resolution. It is not necessary to find the proposal inconsistent with the Comprehensive Plan, since only one negative finding is needed in order to deny an application.

Commissioner Spaulding said that he believes that 3-units would be in conformance with the Comprehensive Plan.

Commissioner Connolly agreed with Commissioner Oliver and said he would vote for 4-units, because, in his experience, there is a need for three and four or larger bedroom units to be affordable for families.

Upon a question from Commissioner Spaulding, Mr. Pereira said that the applicant is willing to accept three or four units, as their letter indicates, but their current estimates still are that there would be a loss for either a duplex or triplex over the 15-years.

Commissioner Thao disagreed with the findings about the use not being consistent with the surrounding land uses. The building had long been operating as 4-units; therefore the whole time it would have been inconsistent. She also recognized the neighbors' concerns about density in the neighborhood. She agreed that there is a need for affordability in this area, particularly for large families.

Commissioner Oliver explained that he is not basing his judgment strictly on the cash flow estimates provided by GFCDC. The numbers that he is focused on are the rents that can be obtained for each size unit. There is a sharp increase from a two bedroom unit to a three bedroom unit, but above three bedrooms it flattens out. There is not much more return on investment for adding bedrooms. Looking at the materials from the Zoning Committee, there is about a two hundred dollar ($200.00) a month increase between two and three bedrooms and only a sixty dollar ($60.00) increase from three to four bedrooms. As a duplex, only two rents can be charged and, regardless of the size, once you get over three bedrooms nothing much more can be gained. In his opinion having a vacant building in the neighborhood is worse than having one that is a little full.

Commissioner Kramer said that the financial information is interesting both from a pro and con point of view, but the findings that need to be made are for the re-establishment of nonconforming use, and item 7 outlines five reasons, and one of the reasons is the consistency with the Comprehensive Plan.

Chair Wencl called for a roll call vote with each commissioner voting to approve the zoning committee recommendation stating the reasons for their vote. Chair Wencl stated that it would be sufficient to simply say that the vote is based on the findings as stated in the resolution.

ROLL CALL VOTE: *The motion to deny the conditional use permit failed on a roll call vote of 14-2 (Fernandez, Wickiser) with 1 abstention (Commers).*

Commissioner Spaulding moved approval of the application for three units based on the alternative findings, recommendation, and conditions that he previously read into the record and distributed. Commissioner Merrigan seconded the motion..

On a question from Commissioner Perrus, Commissioner Spaulding explained that his motion is a compromise. The most significant change that this makes is a change in the number of units in the structure from 4 units to 3. The number of people housed under the fire code at maximum changes from 24 in the first application to 18. In reviewing the testimony, it was clear that density was the central issue, and he heard that there was a willingness to accept 3-units. He noted that the Greater Frogtown CDC would be more open to a triplex or fewer bedrooms. His motion incorporates all the key concerns brought up by the neighborhood.

Commissioner Fernandez stated that the residents on that block were not in favor of this.

Commissioner Reveal stated that she is comfortable moving forward because they are following the established process, with committees bringing recommendations to the Commission and the

Commission as whole considering those recommendations. She also stated her support of affordable housing options, if the circumstances generally conform and permit. There is definitely a need for housing for families, through reuse of abandoned property or reuse of current affordable housing.

Commissioner Kramer said the approach that Commissioner Spaulding has suggested is the appropriate approach. The proposal for 3-units is consistent with the zoning code, which supports transition of nonconforming uses into conformity. Reducing the units in the structure by one unit moves it into closer conformance with the code. However, this is not the end of the process, if either the CDC or the community is dissatisfied, they can appeal this decision to the City Council.

Commissioner Oliver moved to amend section 7 and propose the findings that were in the original staff report from January 14, 2011. Commissioner Ward seconded the motion.

Commissioner Connolly spoke against the amendment in light of the work that has gone into the compromise.

Commissioner Spaulding spoke against that amendment. He supports finding middle ground, and he sees just enough tentative acceptances that it might work.

Commissioner Fernandez also stated his opposition to 4 units.

Commissioner Merrigan spoke in opposition to the amendment.

MOTION: ***Commissioner Ward called the question. The motion to amend failed on a voice vote, with Commissioner Commers abstaining.***

MOTION: ***Commissioner Reveal called the question on the main motion approving three units with conditions. The motion carried on a voice vote with Commissioner Commers abstaining.***

Commissioner Kramer announced that the Zoning Committee meeting for Thursday, March 10, 2011 has been cancelled.

V. Neighborhood Planning Committee

Proposed Designation of the Jacob Schmidt Brewery Company Historic District as a Saint Paul Heritage Preservation site – Approve resolution recommending approval to Mayor and City Council. *(Amy Spong, 651/ 266-6714)*

Commissioner Oliver asked what uses are being planned for this property, and how much is being limited by this designation?

Amy Spong, HPC staff, said that historic designation does not restrict an owner's right to use or sell his or her property. It's zoned TN2 which is separate from the designation process.

Commissioner Oliver asked whether any thought has been put into what practically might be done with 54 acres here. The designation is asking that buildings remain substantially intact and is wondering what the practical effect of this is. He does not know if it is a good idea to designate the entire 54 acres.

Ms. Spong said that this district has been analyzed significantly for the last several years and a determination of eligibility for the National Register came in 2005. There are some potential developers who are hoping to seek federal and state historic tax credits for certain parcels within the district. If a particular owner wants tax credits for just one of the buildings within the district, you can't just designate that building as they come together as a collection of buildings that together contribute to the significance of the district.

Commissioner Wickiser said the real issue is that if we don't designate, the developers that have been identified will no longer be at the table.

Commissioner Ward added that this is only an attempt to help monetize this project by seeking historic tax credits and not to hinder any additional development or use of the entire 54 acres.

Ms. Spong said that the consultant who wrote the nomination is Paul Clifford Larson. He has done the most research of anybody on this district. He has been in some of the areas that she has not been able to go into and he has seen some of the drawings that others have not seen. There is a tremendous amount of research and work that he put into it.

Commissioner Wencl moved on behalf of the Neighborhood Planning Committee to recommend approval of the resolution and forward to the Mayor and City Council. The motion carried unanimously on a voice vote.

Tobacco Shop Zoning Study – Approve resolution recommending zoning text amendments to Mayor and City Council. *(Patricia James, 651/266-6639)*

Commissioner Spaulding said that the temporary moratorium is about to expire so the Planning Commission is compelled to act on this today in order to facilitate the City Council's adoption of something. He is voting yes mainly to give it to the City Council to work out. He thinks there is a potential here that he is not completely comfortable with. What's proposed would open up a potentially significant loop hole to the work that the City Council has done to create a smoking ban.

Commissioner Oliver acknowledged Commissioner Spaulding comment and said there is a loop hole and potentially a great market out there for somebody to have a smoking bar, but you can't smoke indoors anywhere else.

Patricia James, PED staff, explained that in developing this proposal they worked closely with the staff in the licensing office and they are working on possible licensing restrictions for these types of uses. The zoning amendments just set up the legal framework for licensing code changes.

Commissioner Wencl moved on behalf of the Neighborhood Planning Committee to recommend approval of the resolution and forward to the Mayor and City Council. The motion carried unanimously on a voice vote.

Sign Regulation Amendments – Approve resolution recommending zoning text amendments to Mayor and City Council. *(Kate Reilly, 651/266-6618, and Allan Torstenson, 651/266-6579).*

Commissioner Perrus said that at the committee meeting they talked about the final staff recommendation, which was for no changes to sign regulation regarding illumination or interior window signs. The committee added in a provision that would regulate illumination in residentially-zoned districts. The final page of the resolution reflects Commissioner Spaulding's efforts to provide some alternatives for City Council discussion.

Commissioner Spaulding noted that the committee retained an option that wasn't selected for final recommendation on a couple of different issues and recommended forwarding these options to the City Council if they decided to pursue changes to the regulations. The places where the committee provided alternate language for possible changes concerned regulating interior dynamic display signs and illumination levels in business districts.

Commissioner Wencl moved on behalf of the Neighborhood Planning Committee to recommend approval of the resolution and forward to the Mayor and City Council. The motion carried unanimously on a voice vote.

Commissioner Wencl announced the items on the agenda for the next Neighborhood Committee meeting on Wednesday, March 9, 2011.

VI. Comprehensive Planning Committee

Central Corridor/Traditional Neighborhood Zoning Study – Approve resolution recommending zoning text amendments and zoning map revisions to the Mayor and City Council. *(Donna Drummond, 651/266-6556, and Sarah Zorn, 651/266-6570)*

Donna Drummond, Planning Director, highlighted the changes that the committee made in response to the public hearing testimony. The primary reason for the study has been to review whether zoning along the Central Corridor would facilitate the kind of development envisioned in the *Central Corridor Development Strategy* and station area plans that have been adopted as part of the Comprehensive Plan. The secondary study purpose was to evaluate the City's Traditional Neighborhood zoning districts and determine if any updates or tweaks were needed to the regulations for these districts, which were first added to the code in 2004. Ms. Drummond said this proposal would create a new Traditional Neighborhood 4 district. Currently there are TN 1, and 2 & 3 districts and this would add a TN4 category that would allow more height and density where appropriate. The area proposed for rezoning is focused on the "area of change" where redevelopment in response to the LRT would be encouraged. The proposal is to rezone portions of University Avenue to TN2 through TN4 with some industrial zoning maintained in the West Midway area. New zoning regulations will primarily affect property owners who are planning for new building construction, and existing buildings and businesses can remain indefinitely. Change will happen over a long period of time as property owners decide to reinvest in their property or sell for redevelopment.

Ms. Drummond explained the zoning study process that occurred over the last summer and fall. The zoning study recommendations that were the subject of the Planning Commission's two public hearings in November and December have been revised based on the committee's discussions. Ms. Drummond talked about the major topics that were brought up during the two public hearings. She showed a slide on each one of them highlighting how the committee responded. The major public hearing issues were auto related uses, loss of industrially zoned

land, nonconforming uses created by the recommendations, variances, concerns expressed by the Healthy Corridor for All initiative, elimination of minimum parking requirements, use of shared alleys by residences and businesses, travel demand management requirements for downtown, and requests related to the zoning of individual properties. They also had four nationally-known consultants who reviewed and commented on the public hearing draft and there were some changes that the committee recommended as a result of those comments.

Commissioner Fernandez asked about any planned improvements for shared-use alleys along the corridor.

Ms. Drummond said that the City Council has allocated $350,000 initially for alley improvements along University Avenue. Anton Jerve, PED staff, has been working with staff from Public Works to evaluate existing alleys and where that money might be spent to improve alleys initially. There also was $100,000 allocated for residential buffering to start testing out some ways to better buffer residential uses from these alleys.

Commissioner Perrus asked about the variance issue and said there is hope the state legislature will approve new state statute language that will again give cities the flexibility to approve variances. She wanted to know if that effort fails and a bill isn't approved this year, will the City consider greater use of conditional use permits to facilitate flexibility?

Ms. Drummond said that could potentially have a huge impact on the whole zoning code and how the City handles all of its regulations. If that actually happened they would have to step back and take a look at what the prospects are for future legislation that would address it or if there is a need to look at the whole zoning code and change the approach of how zoning regulation is handled in the city.

MOTION: ***Merrigan moved on behalf of the Comprehensive Planning Committee to recommend approval of the resolution and forward to the Mayor and City Council. The motion carried unanimously on a voice vote.***

The proposed rezoning of the properties at 2505 University and 381-383 University Avenue were removed from the main motion. These were approved as a separate motion by Commissioner Merrigan and seconded by Commissioner Ward. The motion carried on a voice vote of 15-0 with 2 abstentions (Commers and Thao).

VII. Transportation Committee

Commissioner Spaulding announced the items on the agenda for the next Transportation Committee meeting on Monday, March 7, 2011.

VIII. Communications Committee

Commissioner Thao announced that the 2010 Planning Commission Annual Report is now available and will be mailed out and posted on the web. She also thanked Jessica Rosenfeld for a great job and fellow committee members for their hard work on this too.

IX. Task Force Reports

Commissioner Wencl announced that the Smith Avenue Task Force had its final meeting and open house on February 22nd and they will be bringing that to the Neighborhood Committee in the near future.

Commissioner Wencl announced that she will be Co-chairing the Near Eastside Task Force and their first meeting is on Tuesday, March 29, 2011.

Commissioner Wickiser reported that the Cesar Chavez Small Area Plan Task Force is in the focus group stage of soliciting public input and they are having an open house at Neighborhood House on Tuesday, March 8, 2011 from 6:00 – 8:00 p.m.

X. Old Business

None.

XI. New Business

None.

XII. Adjournment

Meeting adjourned at 10:45 a.m.

Recorded and prepared by
Sonja Butler, Planning Commission Secretary
Planning and Economic Development Department,
City of Saint Paul

Respectfully submitted,

Donna Drummond
Planning Director

Approved _____
(Date)

Anthony Fernandez
Secretary of the Planning Commission

PED\butler\planning commission\minutes\March 4, 2011

Saint Paul Planning Commission
City Hall Conference Center
15 Kellogg Boulevard West

Minutes March 18, 2011

A meeting of the Planning Commission of the City of Saint Paul was held Friday, March 18, 2011, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present:	Mmes. Merrigan, Porter, Reveal, Thao, Wencl; and Messrs. Connolly, Fernandez, Gelgelu, Kramer, Nelson, Ochs, Oliver, Schertler, Spaulding, Ward and Wickiser.
Commissioners Absent:	Mmes. *Halverson, *Perrus, *Wang, *Young; and Mr. *Commers. *Excused
Also Present:	Donna Drummond, Planning Director; Nancy Homans, Mayor's Office; John Maczko and Allen Lovejoy, Public Works Department; Penelope Simison, Anton Jerve, Matt Wolff, and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes February 18, 2011.

MOTION: ***Commissioner Reveal moved approval of the minutes of February 18, 2011. Commissioner Thao seconded the motion. The motion carried unanimously on a voice vote.***

II. Chair's Announcements

Commissioner Wencl, who is the Commission's first vice chair, chaired the meeting. She had no announcements.

III. Planning Director's Announcements

Donna Drummond announced that the web link to information about items before the Planning Commission and its committees will be added to all future Planning Commission agendas. She thanked Commissioner Ochs for making this suggestion. On March 14, 2011 the City made a flood emergency declaration and there is a graph on the City's main web page that shows the river elevation. Major LRT construction is getting underway and lane shifts are starting today at the western end of University Avenue. All traffic will go to the north side of the street and work will start on the south side. A special program has been set-up by the Chambers and all the business groups working on supporting businesses through LRT construction. A discount card can be obtained to use at participating businesses along the corridor to get discounts on purchases. For more information go to www.centralcorridorperks.com .

IV. Zoning Committee

SITE PLAN REVIEW – List of current applications. *(Tom Beach, 651/266-9086)*

Two items will come before the staff Site Plan Review Committee on Tuesday, March 22, 2011. They are: Metro Transit located on Hwy 61 at Lower Afton Road, Hwy 61, a park & ride parking lot expansion; and Banbro Office/Warehouse located at 946 Pierce Butler Route, Hi Bay warehouse, a two story office and warehouse showroom.

NO BUSINESS

Commissioner Kramer announced the items on the agenda for the next Zoning Committee meeting on Thursday, March 24, 2011.

V. Comprehensive Planning Committee

Commissioner Merrigan announced the items on the agenda for the next Comprehensive Planning Committee meeting on Tuesday, March 29, 2011.

VI. Neighborhood Planning Committee

District 6 Small Area Plan – Approve a resolution initiating the preparation of a small area plan and a map depicting study area, including the boundaries of adopted small area plans within District 6. *(Penelope Simison, 651/266-6554)*

Commissioner Spaulding said they met and discussed the rationale for a District 6 Small Area Plan, and the need to update it. There is a motion in the memo from the Neighborhood Planning Committee to initiate a small area planning process in District 6, the North End.

MOTION: ***Commissioner Spaulding moved the Neighborhood Planning Committee's recommendation to approve the resolution initiating the preparation of a small area plan and a map depicting study area. The motion carried unanimously on a voice vote.***

Commissioner Wencl announced the items on the agenda for the next Neighborhood Planning Committee on Wednesday, March 23, 2011.

VII. Central Corridor LRT: Release of Contingency Funds – Informational presentation by Nancy Homans, Mayor's Office and John Maczko, Public Works.

Nancy Homans, representing Mayor Chris Coleman's office, provided an update regarding the Central Corridor LRT project that is moving into high gear. They are working with a $957 million budget and half of it is coming from the federal government and half is coming from local sources. One of the good things about this project is that it is being built at a time when the market is conducive to good bids. As the bids came in they were lower then estimated so there are some extra funds referred to as the under bid. The question is whether the project should be allocating those savings to other items along the corridor, for elements that the project couldn't afford to include in the past. Metropolitan Council requested that the various jurisdictions along the line submit ideas about how those funds might be used to support project components that

they were not able to pay for the first time through. However these are wish lists, each of the jurisdictions are submitting them and they are not sure which items will be eligible for funding under project requirements. The Federal Transit Administration has strict guidelines on what can be paid for and cannot be paid for as part of these projects. They are in the very early stages of this process, submitting ideas and lists. Ms. Homans talked about what is on the list at this point from the City of Saint Paul. First on the list are streetscape items, which are project components that the project could not pay for, but the City committed to pay for since the project was digging up and replacing the streets and now is the time to make these improvements and ensure the project is done right. The downtown Fourth and Cedar block is where the LRT line is going to move diagonally through this block and make the shift from Cedar to Fourth Street going to the Union Depot and the operations & maintenance facility (OMF). The improvements discussed for the Fourth and Cedar block include a vertical connection between the station platform and skyway system. The OMF is going to be in the southern part of the old Gillette building off of Broadway and Prince Street. Prince Street is a vacated street and the Metropolitan Council has agreed to give the City back the north half of that vacated street, which went with that property. This is a good time to improve that street and have it be part of the circulation system for the new ball park the City hopes to build on the north side of the OMF. The St. Anthony Park Community Council had some ideas about improving the pedestrian crossing over Hwy 280. There is a narrow sidewalk there and improvements would make it a more attractive pedestrian connection between the two cities.

Ms. Homans said there are also a series of parking improvement ideas. She named some areas where there seemed to be a critical need for parking. The northwest corner of Raymond and University has a lot of parking pressure, but there is a lot of behind parking behind those buildings. However, they have not been able to organize themselves to share parking. So the question is would there be a public role in making that public parking and having people pay to maintain it and share that space, if so that would require some public investment to make it work? Similarly on the southwest corner of University at Western between Western and Arundel there is a lot of parking and a lot of demand. The question is, is that an appropriate place for the City to get involved and help businesses share parking? Regarding the alley improvements, during and after construction the alleys are going to become more significant. The City is already doing $350,000 of work to improve alleys along University. The City does not have control over the decisions on the budget, but the wish list is consistent with the conversations they have had with community people over the last four years.

Commissioner Reveal asked if the federal share of the project is not forthcoming, leaving just the local share, would the City have more discretion on the project budget or would it be subject to the same requirements and constraints?

Ms. Homans said her assumption is that they would have a little more discretion. However, the City is not considered a funding partner so the City is putting this wish list in front of the funding partners, which are the two rail authorities, the Metropolitan Council, and the federal government, at their request.

Commissioner Porter asked whether the under bid portion is over and above the project contingency.

Ms. Homans said that is exactly right. When the project was designed the federal government, having had years of experience with projects coming in over budget, required a very significant

allotment for contingency. The majority of that contingency they want to hold onto at this point to cover unforeseen costs as they get into construction of the project.

Commissioner Spaulding asked for more detail regarding the alley improvement discussions both during and after the construction.

Ms. Homans said that they acknowledge that this is a longer term issue and question and it's going to require a lot of involvement of the property owners on both sides of the alleys. For this early initial stage they are focusing on alleys where there was a critical parking issue, where they expect construction access pressure. So these alleys are the first that will be improved through the $350,000 that is available. They are doing the basic minimum that needs to be done now, but they do acknowledge that this is a longer term policy question.

Commissioner Connolly said regarding the parking improvements does that investment come along with any kind of noticeable change in the business model of how the ramps are run? If there is demand that would require that much investment, can the prices be raised?

Ms. Homans said that for the two parking projects she mentioned, there is no anticipation of building a ramp. The arrangement would be similar to the shared parking lot near Snelling and Grand Avenues, where the cost of maintaining the lot is assessed to the benefitting businesses. The Spruce Tree ramp is a business question and she does not know the details of how that would be financed. The notion of how that is priced once light rail is here is going to be a critical one.

Mr. John Maczko with the Department of Public Works distributed a spreadsheet with the details of the City's wish list for enhancements for the Central Corridor Light Rail project, including estimated costs. This document went to the Metropolitan Council for consideration. It list twenty (20) items that are not in priority order as they have not been prioritized yet.

Mr. Maczko gave an update about the construction on University Avenue. At the west end of University there has been predominately utility work done to date. The project has begun and on Monday, 3/21/11, starting at Emerald, they will start the milling operations to remove the pavement and then after that start to dig into the soils below for utility work. The project on the west end from Emerald to Hamline is expected to take the full construction season up to November 30th. The goal is one construction season of impact, meaning there is the center guideway and then the two-lanes on each side. The roadway portions and the sidewalk portions will all be done by November 30th of this year. However, there will still be work going on over the next three years in the middle guideway section where the tracks will be. Also starting on Monday there will be milling of the Fourth Street section between Broadway and Wacouta on Fourth Street. Fourth Street will be finished this year and they will start laying the track in May.

There is some road construction that has to be done from Wacouta to Broadway and they are going to leave the section of Broadway off due to the anticipated flood that may have to be dealt with. So reconstruction on Fourth Street will be done by the end of July and the guideway and the track will be in. The area in front of the Depot remains to be constructed and that is going to be constructed from July through November.

At Snelling and University Avenue that is a big project in and of itself. There are eight (8) different phases on construction that will be occurring while keeping Snelling Avenue functioning. Work on Snelling could start for the whole season in about the next 3 to 4 weeks,

and they will work to get information out to the businesses. The requirement has been that all of the utility and LRT contractors have to work together through this process.

The south side of University should be completely reconstructed by July and traffic shifted to that side by about late July. The shift will be done sooner on the west end because that is where the construction is starting first. Downtown construction on Cedar will start around the first of June from Seventh Street to Fifth Street and run through this season and next season. Cedar will not be open to through traffic but will be open and accessible to Town Square, Macy's and the other surrounding buildings, although at times the entrances to these building will change. The Bremer building at Fourth and Cedar is scheduled to come down in April. The skyway link there will be reconstructed but will be out of service from the time the building comes down until about the beginning of November when it should be back up and functioning. The area east of the Capitol should be finished by the end of this year with the new alignment. Then construction will move on to University Avenue in back of the Capitol.

In 2012 the area between the Capitol and Hamline will be done. At the end of 2012 the major disruptive work will have been completed, and after that they will be working in the center guideway with station completion, rail construction, and pavement pouring and testing the trains. For information on downtown construction and alternate routes go to the Public Works web site and on the left side of page click on downtown construction alternate routes. There is a downtown construction map and lots of other information about the construction.

Commissioner Nelson was asked by a concerned person about bicycling, will bicycling be allowed along University Avenue after light rail transit is in?

Mr. Maczko said that there were desires to have a dedicated bike lane on University Avenue but that is not possible. Bikes would mix in with traffic and they are allowed to ride on University and there is no ban proposed.

Donna Drummond, Planning Director added that the Central Corridor Bike Walk Action Plan does identify alternate east, west routes north and south of University Ave. that will make it easier for people to bicycle near the corridor.

Commissioner Schertler clarified that the Bremer Bank is going to be taken down this summer and the skyway will be down until this November so is the new skyway going to be patched into the athletic club?

Mr. Maczko said that the skyway is going to be reconstructed as a temporary skyway, and at some point the block will be redeveloped and the skyway will become part of a development building.

Commissioner Spaulding said returning to the parking improvement issues along the corridor, what is the process or how are the areas identified where shared parking arrangements might be an opportunity? Is there a systematic approach to identifying those and then prioritizing those or engaging stakeholders in that process?

Ms. Homans said there was a very extensive Central Corridor Parking study, led by City staff. It identified where we were losing on-street parking where businesses depended on it. For example, on-street parking is being lost in front of the Target store, but Target doesn't depend on the on-

street parking on University Avenue. The study identified eleven (11) critical parking areas where businesses really depend on on-street parking. The property owners were all convened around day long workshops where design staff worked with them on what were the best solutions for them on that block. They came up with a variety of alternatives. To help fund these improvements the City allocated $1.3 million to a neighborhood commercial parking program, where people applied for those funds.

Commissioner Porter said that she rides up and down University Avenue everyday and it is filled with pot holes and she realizes that Public Works does not want to put a lot of money into street improvements but are there any immediate plans to do something about the pot hole problem?

Mr. Maczko explained that at this time of year the pot holes develop faster then they can get to them, but Public Works is still continuing to fill the pot holes on University Avenue.

Commissioner Oliver said that when it comes to the under bid money and parking is the City limited to spending it on property that's connected to University Avenue or is the City allowed to look further up a bus corridor for other parking mitigation opportunities?

Ms. Homans said it is going to be a stretch to get parking on the corridor paid for with the project under bid money. They are making the case, but it is going to be a challenge and it would be even more of a challenge if it was any distance away from the corridor.

Commissioner Ward asked if there were any plans to look at attracting developers that want to build on some of the parcels that the HRA already owns along University Avenue and give some type of incentive for providing additional parking or doing some type of buffering in and around some of the residential areas that back up to the alleys.

Ms. Homans said that the City/HRA does not own very much property on University Avenue. Frogtown Square is an example of where the HRA was a participant in it. The HRA does own two parcels, one at 1433 University and one that was part of the former Saxon Ford dealership on the east end, that were purchased with Metropolitan Council/Minnesota Finance funds with the obligation to build affordable housing within the next 5 years. They also own a parking lot on St. Albans and University which will be used as part of the parking solution, but Ms. Homans is not aware of any other property that the City or HRA owns on University Avenue.

Commissioner Schertler wanted to know about the Metropolitan Council's old bus barn site, asking if they are going to vacate that for development or are they still planning on using it in the future.

Ms. Homans said that it is understood that it will be a development parcel when construction is complete.

Commissioner Wencl said that the University of Minnesota Center for Urban Design had proposed colored sidewalks and colored pavement concrete for bikeways and things like that and has Public Works adopted any of these proposals for the corridor or the city in general.

Mr. Maczko said that Public Works has often used colored concrete in the design of improvements and they work with the community on that. On University Avenue there will be colored crosswalks and colored corner intersections. And in the downtown there will be a

colored guideway to differentiate between the street and a light rail tracks. But Public Works has not adopted any citywide policies on this.

Commissioner Wencl asked whether the proposals for other projects within the city for colored sidewalks are always the same color.

Mr. Maczko said yes they always start with the standard concrete sidewalk and then they work with the communities to see if there are other things that they want to consider. Public Works preference is to stay with just standard concrete, but they understand that there are certain areas where adding color adds to the experience.

Commissioner Ochs asked about building enhancement and incorporating improvements into the surrounding streetscape in relation to the operations facility on Prince Street in Lowertown. Have there been any preliminary plans developed for how the façade would look on both the Farmers Market side as well as the south side?

Mr. Maczko said there will be a significant improvement of the façade on the Farmers Market side of the operations and maintenance facility. The south side of the building which runs along Prince and the river is the side that is basically is a concrete block wall. That is the side that the community would like to do something with. Improvements to this side are identified on the list of possible project enhancements to make that side more inviting.

Commissioner Ward commented on the Saint Paul interactive map. On that map there are different alternative routes and the capability to hover over a building or an area and come up with information. Who prepared this map for downtown and can this be done for University Avenue? Why is there a need to wait for Metropolitan Council to take that role?

Mr. Maczko said that the downtown web's information is being maintained by Public Works for the various projects such as Lafayette Bridge, Union Depot, and the LRT going on downtown. However there are so many varied projects going on downtown it is not possible for anyone else to keep up the map. On University Avenue, Metropolitan Council is the lead for the light rail transit project and the information on the project will need to be changed regularly. By the time the LRT project office would convey the information to get Public Works to update the map it would be out of date. So Public Works wants the project office and their contractors to update the map. It is much better to have the entity that is responsible for that big project to do it and in that case it's a major project with one entity in charge.

Commissioner Porter added that there is an existing communications team led by Robin Caufman of Metropolitan Council and on that team there are representatives from the City of Saint Paul as well as a member of the construction team and U7, which is an organization that she is affiliated with. And they do talk about things like signage, what is the best way to get the message out etc. and this group meets on an ongoing basis.

VIII Transportation Committee

Commissioner Spaulding reported that the Transportation Committee met two weeks ago and discussed several items; the report on the downtown parking meters study, the streets and utilities CIB proposals, and revised guidelines and a preliminary discussion of the Public Works transportation construction projects public process. He also announced that the next

Transportation Committee meeting for Monday, March 21, 2011 has been cancelled.

IX. Communications Committee

Commissioner Thao had no report.

X. Task Force Reports

Commissioner Spaulding announced that on April 14th the Riverfront Corporation and Parks Department are having an open house for the Great River Park Master Plan at the River Centre in the evening. He will give more detailed information later. Commissioner Spaulding also announced that at 1:15 p.m. today there will be a ceremony to observe the beginning of demolition of the Pedro luggage building for the future Pedro Park, which in envisioned in the Fitzgerald Park Precinct Plan.

XI. Old Business

None.

XII. New Business

None.

XIII. Adjournment

Meeting adjourned at 9:50 a.m.

Recorded and prepared by
Sonja Butler, Planning Commission Secretary
Planning and Economic Development Department,
City of Saint Paul

Respectfully submitted,

Donna Drummond
Planning Director

Approved _____
(Date)

Anthony Fernandez
Secretary of the Planning Commission

PED\butler\planning commission\minutes\March 18, 2011

DEPARTMENT OF PLANNING &
ECONOMIC DEVELOPMENT
Cecile Bedor, Director

CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

25 West Fourth Street
Saint Paul, MN 55102

Telephone: 651-266-6700
Facsimile: 651-228-3220

DATE: March 25, 2011

TO: Planning Commission

FROM: Zoning Committee

SUBJECT: Results of March 24, 2011 Zoning Committee Hearing

NEW BUSINESS

		Recommendation: Staff	Recommendation: Committee
1.	**Eugene Sitzmann (11-102-646)** Rezoning from RM2 Medium-Density Multiple-Family Residential to TN1 Traditional Neighborhood	Approval	Approval (7 - 0)

Address: 45 Syndicate St S
NW corner at Grand

District Comment: District 14 recommended approval

Support: 0 people spoke, 1 letter

Opposition: 0 people spoke, 0 letters

Hearing: Hearing is closed

Motion: Approval

		Recommendation: Staff	Recommendation: Committee
2.	**Robert Casselman (11-103-938)** Re-establishment of nonconforming use as a duplex	Approval with conditions	Approval with conditions (7 - 0)

Address: 838 Goodrich Ave
between Avon and Victoria

District Comment: District 16 recommended approval with conditions

Support: 0 people spoke, 1 letter

Opposition: 0 people spoke, 0 letters

Hearing: Hearing is closed

Motion: Approval with conditions

		Recommendation	
		Staff	**Committee**
3.	**Red Dog Holdings LLC (1891 Suburban) (11-103-193)** Conditional Use Permits for a pawn shop, two fast food restaurants with drive-thru service, and an auto specialty store, with modification of separation requirement between pawn shop and alternative financial establishment (1053.5 ft. existing, 1320 ft. required)	Approval with conditions	Laid over (6 – 0 - 1) (Merrigan)

Address: 1891 Suburban Ave
NW corner at Burns

District Comment: District 1 recommended approval

Support: 1 person spoke, 2 letters

Opposition: 0 people spoke, 3 letters

Hearing: Hearing is open

Motion: Laid over to April 7, 2011

AGENDA
ZONING COMMITTEE
OF THE SAINT PAUL PLANNING COMMISSION
Thursday, March 24, 2011 3:30 P.M.
City Council Chambers
Third Floor City Hall - Saint Paul, Minnesota

NOTE: The order in which the items appear on this agenda is not necessarily the order in which they will be heard at the meeting. The Zoning Committee will determine the order of the agenda at the beginning of its meeting.

APPROVAL OF FEBRUARY 24, 2011, ZONING COMMITTEE MINUTES

SITE PLAN REVIEW – List of current applications (Tom Beach, 651-266-9086)

NEW BUSINESS

1 **11-102-646 Eugene Sitzmann**
Rezoning from RM2 Medium-Density Multiple-Family Residential
to TN1 Traditional Neighborhood
45 Syndicate St S, NW corner at Grand
RM2
Sarah Zorn 651-266-6570

2 **11-103-938 Robert Casselman**
Re-Establishment of nonconforming use as a duplex
838 Goodrich Ave, between Avon and Victoria
R4
Kate Reilly 651-266-6618

3 **11-103-193 Red Dog Holdings LLC**
Conditional Use Permits for a pawn shop, two fast food restaurants
with drive-thru service, and an auto specialty store
1891 Suburban Ave, NW corner at Burns
B3
Penelope Simison 651-266-6554

ADJOURNMENT

ZONING COMMITTEE MEMBERS: Call Patricia James at 266-6639 or Samantha Langer at 266-6550 if you are unable to attend the meeting.

APPLICANT: You or your designated representative must attend this meeting to answer any questions that the committee may have.

DEPARTMENT OF SAFETY AND INSPECTIONS
Ricardo X. Cervantes, Director

CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

SITE PLAN REVIEW COMMITTEE
TUESDAY March 29, 2011
2nd Floor Conference Room
375 Jackson Street, Suite 218

Time	Project Name and Location
9:30	Total Tool Supply, Inc New 12,460sf building and new 5,680sf storage building 1710 Concordia Ave & 315 Pierce St.

To Applicants:
You should plan to attend this meeting.
At this meeting you will have a chance to discuss the site plan for your project with Saint Paul's Site Plan Review Committee. The Committee is made up of City staff from Zoning, Traffic, Sewers, Water, Public Works, Fire, and Parks. You are encouraged to bring your engineer, architect, or contractor with you to handle any technical questions raised by city staff.

The purpose of this meeting is to simplify the review process by letting the applicant meet with staff from a number of departments at one time. Staff will make comments and ask questions based on their review of the plans. By the end of the meeting you will know if the site plan can be approved as submitted or if revisions will be required. Staff will take minutes at the meeting and send you a copy.

Parking
Parking is available at on-street meters. Some off-street parking spaces are available in our visitor parking lot off of 6th Street at Jackson.

To see a map of additional nearby parking ramps go to
http://www.ci.stpaul.mn.us/depts/dsi/liep/info/location.html

If you have any questions, please call Mary Montgomery at 651-266-9088.

DEPARTMENT OF SAFETY AND INSPECTIONS
Ricardo X. Cervantes, Director

CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

SITE PLAN REVIEW COMMITTEE
TUESDAY April 5, 2011
2nd Floor Conference Room
375 Jackson Street, Suite 218

Time	Project Name and Location
9:30	Metals Reduction Company (MRC) Corrective measures for contaminated soil 355 University Ave E.
10:15	Project for Pride in Living New 44 unit apartment building 2236 West 7th Street

To Applicants:
You should plan to attend this meeting.
At this meeting you will have a chance to discuss the site plan for your project with Saint Paul's Site Plan Review Committee. The Committee is made up of City staff from Zoning, Traffic, Sewers, Water, Public Works, Fire, and Parks. You are encouraged to bring your engineer, architect, or contractor with you to handle any technical questions raised by city staff.

The purpose of this meeting is to simplify the review process by letting the applicant meet with staff from a number of departments at one time. Staff will make comments and ask questions based on their review of the plans. By the end of the meeting you will know if the site plan can be approved as submitted or if revisions will be required. Staff will take minutes at the meeting and send you a copy.

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To see a map of additional nearby parking ramps go to
http://www.ci.stpaul.mn.us/depts/dsi/liep/info/location.html

If you have any questions, please call Mary Montgomery at 651-266-9088.

DEPARTMENT OF PLANNING &
ECONOMIC DEVELOPMENT
Cecile Bedor, Director

CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

25 West Fourth Street
Saint Paul, MN 55102

Telephone: 651-266-6712
Facsimile: 651-228-3341

To: Planning Commission
From: Neighborhood Planning and Transportation Committees
Date: March 24, 2011
Re: CIB proposal consistency with the Comprehensive Plan

Background on the role of the Planning Commission

Administrative Code chapter 57 relates to the CIB Budget and Committee, and includes a few specific references to the Planning Commission and the City's Comprehensive Plan (emphasis added by staff):

Sec. 57.06. - CIB committee function and duties.

To receive from the mayor's office, budget section, descriptions of projects which department or office directors and other agencies desire to have included in the city's annual capital improvement budget and to analyze the same; to study and consider the long-range capital needs of the city, methods of financing such needs, the city's capacity to support the financing, ***and the recommendations of the planning commission;*** *to assign priority ratings to the capital improvement projects considered and reviewed by the committee; and to make recommendations to the mayor and city council which shall include a proposed or suggested annual capital improvement budget and five-year program;*

Sec. 57.07 – Submission of capital budget requests and recommendations.

Upon receipt of capital improvement budget requests from city departments or offices and other agencies, office of financial services shall transmit copies of the requests to the CIB committee for its consideration as provided in section 57.06, ***and to the planning commission staff for its consideration to determine the projects' compliance with the city's comprehensive plan and other appropriate city policies as determined by city council.*** *The planning staff shall provide a copy of their recommendations to the planning commission, the CIB committee, and the office of financial services.*

Given the above language, the Planning Commission role is limited to making a determination about proposals' compliance with the Comprehensive Plan. Planning staff first rated all CIB proposals against relevant chapters of the Comprehensive Plan for consistency. The Transportation Committee then reviewed the ratings for the Streets and Utilities proposals, while the Neighborhood Planning Committee reviewed the ratings Residential and Economic Development proposals, as well as the Community Facilities proposals.

The attached matrix includes a rating for each CIB proposal.

city of saint paul
planning commission resolution
file number_____
date _____

Rating of Capital Improvement Budget Proposals for Consistency with the Comprehensive Plan

WHEREAS, Administrative Code section 57.06 states that upon receipt of capital improvement budget requests from City departments or offices and other agencies, the Office of Financial Services shall transmit copies of the requests to the planning commission staff for its consideration; and

WHEREAS, planning staff have evaluated the proposals for compliance with the Saint Paul Comprehensive Plan, its addenda, and other appropriate city policies as determined by City Council; and

WHEREAS, Section 57.06 requires that the planning staff provide a copy of their recommendations to the Planning Commission; and

WHEREAS, the Transportation Committee, on March 7, 2011, discussed and approved ratings for the Streets and Utilities proposals to be forwarded to the Planning Commission; and

WHEREAS, the Neighborhood Planning Committee, on March 9 and March 23, 2011, discussed and approved ratings for the Residential and Economic Development proposals, and the Community Facilities proposals; and

WHEREAS, the Planning Commission encourages the CIB Committee, in evaluating Residential and Economic Development proposals, to balance the need for citywide programs with programs targeted to specific neighborhood areas that are implemented by the City's non-profit development partners, as both fulfill important needs; and

WHEREAS, Section 57.07 states that the CIB Committee will consider the recommendations of the Planning Commission as part of their committee duties;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission approves the attached ratings for the Streets and Utilities, Residential and Economic Development, and Community Facilities proposals; and forwards the ratings to the Office of Financial Services and the CIB Committee for their consideration.

moved by _____
seconded by _____
in favor _____
against _____

2012-2013 CIB Proposals: Streets and Utilities
Transportation Committee Ratings
March 7, 2011

	Proposal Title	Location	Committee Rating	Su
1	35E/Cayuga Reconstruction & Bridge Replacement	35E between University Avenue and Maryland Avenue	Significantly addresses specific goals of City's comprehensive plan	Transportatio A2.4d
2	3rd Street/Kellogg Bridge Streetscape Improvements	East 3rd Street/Kellogg Bridge Mounds Blvd and Lowertown	Significantly addresses specific goals of City's comprehensive plan	Transportatio
3	4th Street Reconstruction - Minnesota to Wabasha	Cedar and 4th	Significantly addresses specific goals of City's comprehensive plan	Transportatio Central Corrid Downtown Sta Water Plan 2.
4	5th & 6th Streetscape Improvements - Wabasha to Jackson (Phase 1)	5tHousing Plan 6th Streets between Wabasha and Jackson	Significantly addresses specific goals of City's comprehensive plan	Transportatio downtown)
5	Aguirre Avenue Connection	Aguirre Avenue, Payne Avenue, Bruce Vento Regional Trail	Significantly addresses specific goals of City's comprehensive plan	Transportatio Parks Plan 6.1
6	Arlington Avenue Reconstruction - Dale to Jackson	Dale Street and Jackson Street	Does not support goals of City's comprehensive plan	
7	Battle Creek Road Improvements	Battle Creek Road between Lower Afton and Parkridge	Significantly addresses specific goals of City's comprehensive plan	Transportatio Parks 1.1
8	Battle Creek Road Reconstruction - Upper Afton to Lower Afton	Upper Afton Road to Lower Afton Road	Significantly addresses specific goals of City's comprehensive plan	Transportatio Parks 1.1 Water Plan 2.
9	Cedar Street Reconstruction - 4th to Kellogg	Cedar and 4th	Significantly addresses specific goals of City's comprehensive plan	Transportatio Central Corrid Downtown Sta Water Plan 2.
10	Central Corridor Friendly Streets Initiative (Planning Funds)	Area: University (on South) to Thomas (on North); Prior (on West) to Rice (on East)	Significantly addresses specific goals of City's comprehensive plan	Transportatio Central Corrid Station Area P
11	Central Corridor Streetscape - Rice Street to West City Limits	University Avenue from Rice Street to West City Limits	Significantly addresses specific goals of City's comprehensive plan	Transportatio Central Corrid Station Area P Water Plan 2. Historic Prese
12	Citywide Stairway Repair and Replacement	Various location throughout the City of St. Paul	Significantly addresses specific goals of City's comprehensive plan	Transportatio Historic Prese
13	Cleveland Avenue Reconstruction - RR tracks north of Villard to Mississippi River Boulevard	RR tracks north of Villard Avenue to Mississippi River Boulevard	Does not support goals of City's comprehensive plan	
14	Dale Street Lighting - Selby to Grand	Dale Street - Selby Ave to Grand Ave	Significantly addresses specific goals of City's comprehensive plan	Transportatio Historic Prese
15	District 16 Grand Avenue Lamping Project	Grand Avenue between Lexington Parkway to Ayd Mill Road, Saint Paul, MN 55105	Significantly addresses specific goals of City's comprehensive plan	Transportatio
16	District 16 Grand Avenue Traffic Calming Cross Walk	1169 Grand Avenue Saint Paul, MN 55105	Significantly addresses specific goals of City's comprehensive plan	Transportatio D16 Plan Sum
17	Downtown Pavement Replacement	5th and Wabasha	Generally supports goals of City's comprehensive plan	Transportatio
18	Edgcumbe Bridge Reconstruction	200 feet East of Hamline Avenue	Significantly addresses specific goals of City's comprehensive plan	Transportatio Historic Prese
19	Fairview Avenue Reconstruction - Montreal to Beechwood	Montreal Avenue to Beechwood Avenue	Generally supports goals of City's comprehensive plan	Transportatio Water Plan 2.
20	Ford Parkway Reconstruction - Fairview to Snelling	Ford Parkway from Fairview to Snelling	Generally supports goals of City's comprehensive plan	Transportatio Water Plan 2.
21	Hamline Avenue Bridge Reconstruction - over Ayd Mill Road & CP Railway	Between Selby and Ashland Avenues	Significantly addresses specific goals of City's comprehensive plan	Transportatio
22	Highland Village Streetscape Improvemnts	Ford Parkway and Cleveland Avenue	Significantly addresses specific goals of City's comprehensive plan	Transportatio
23	Homer Street Reconstruction - West Seventh to Shepard	West Seventh Street to Shepard Road	Significantly addresses specific goals of City's comprehensive plan	Transportatio Water Plan 2.
24	Irvine Avenue Wall Stability Improvements	Irvine Avenue between Ramsey Street and Pleasant Avenue	Generally supports goals of City's comprehensive plan	Transportatio
25	Kellogg Boulevard Bridge Reconstruction @ Market Street	Kellogg Boulevard at Market Street	Significantly addresses specific goals of City's comprehensive plan	Transportatio
26	Lafayette Bridge Replacement	Lafayette Bridge (T.H 52) - Plato to East Seventh	Significantly addresses specific goals of City's comprehensive plan	Transportatio 1.4a

2012-2013 CIB Proposals: Streets and Utilities
Transportation Committee Ratings
March 7, 2011

	Proposal Title	Location	Committee Rating	Su
27	Marshall Avenue Green Streets	Marshall Avenue between Cretin Avenue and Snelling Avenue	Significantly addresses specific goals of City's comprehensive plan	Transportatio 4.11
28	Maryland @ Arkwright Intersection Improvements	Maryland Avenue - Westminster to Desoto	Significantly addresses specific goals of City's comprehensive plan	Transportatio
29	Maryland @ Payne Intersection Improvements	Maryland Avenue - Edgerton to Greenbriar	Significantly addresses specific goals of City's comprehensive plan	Transportatio
30	Montreal Avenue Reconstruction - St. Paul Avenue to Snelling	St. Paul Avenue and Snelling Avenue	Generally supports goals of City's comprehensive plan	Transportatio
31	North Park Lighting	North Park Avenue between McKnight and Ruth Street	Significantly addresses specific goals of City's comprehensive plan	Transportatio
32	Ohio Street Reconstruction	Ohio Street-from George Street W. to Plato Street W.	Significantly addresses specific goals of City's comprehensive plan	Transportatio
33	Parkway Drive Reconstruction - Edgerton to Larpenteur	Edgerton Street to Larpenteur Avenue	Significantly addresses specific goals of City's comprehensive plan	Transportatio Water Plan 2
34	Pascal Street Bicycle Connection to Greenway	Pascal Street between Marshall Avenue and Ayd Mill Road	Significantly addresses specific goals of City's comprehensive plan	Transportatio
35	Payne Avenue Reconstruction - Nebraska to Larpenteur (Phase IV)	Nebraska Avenue to Larpenteur Avenue	Significantly addresses specific goals of City's comprehensive plan	Transportatio Water Plan 2 Land Use Pla
36	Payne Avenue Reconstruction - Orange to Nebraska (Phase III)	Orange Avenue to Nebraska Avenue	Significantly addresses specific goals of City's comprehensive plan	Transportatio Water Plan 2
37	Pierce Butler East Extension	Pierce Butler Route extended from Grotto to Phalen Boulevard at 35E	Significantly addresses specific goals of City's comprehensive plan	Transportatio Water Plan 2
38	Pierce Butler Lexington Parkway Bicycle Connection	Pierce Butler Route and North Lexington Parkway	Significantly addresses specific goals of City's comprehensive plan	Transportatio Parks 1.1, 6.
39	Prince Street Reconstruction & Extension	Prince Street between Broadway and Wilius Streets	Significantly addresses specific goals of City's comprehensive plan	Transportatio Historic Pres
40	Rankin Street Reconstruction - West Seventh to Shepard	West Seventh Street to Shepard Road	Significantly addresses specific goals of City's comprehensive plan	Transportatio Water Plan 2
41	Raymond - University to Hampden	Raymond - University to Hampden	Significantly addresses specific goals of City's comprehensive plan	Transportatio Water Plan 2 Parks Plan 6. Historic Pres
42	Raymond Avenue Stormwater Management Improvements/Hampden Park Master Plan Phase I	Raymond Ave and Hampden Ave	Significantly addresses specific goals of City's comprehensive plan	Transportatio Water Plan 2 Parks 3.2, 3.8 Land Use 3.1 District 12 Pl
43	Rice Street Lighting - Rose to Larpenteur (Phase IV)	Rice Street - Rose Ave to Larpenteur Ave	Significantly addresses specific goals of City's comprehensive plan	Transportatio
44	Rice Street Lighting - University to Acker (Phase III)	Rice Street - University Avenue to Acker Street	Significantly addresses specific goals of City's comprehensive plan	Transportatio
45	Ruth Street Bridge Work	Ruth Street Bridge over Interstate 94 between Suburban and Old Hudson Rd.	Significantly addresses specific goals of City's comprehensive plan	Transportatio Sun Ray Subu
46	Ruth Street Reconstruction - Upper Afton to Burns	Upper Afton Road to Burns Avenue	Significantly addresses specific goals of City's comprehensive plan	Transportatio Water Plan 2
47	Saint Anthony Street Safety Initiative	North side of Saint Anthony Avenue, Saint Paul, MN, between N Syndicate Street and N Griggs Street	Significantly addresses specific goals of City's comprehensive plan	Transportatio Land Use 3.1
48	Snelling Green Street Initiative – Pierce Butler Route to Minnehaha	Snelling Avenue between Pierce Butler Route (on North) and Minnehaha (on South)	Significantly addresses specific goals of City's comprehensive plan	Transportatio Appendix A 1 Water Plan 2
49	Summit Ave., Grand Ave., and St. Clair Ave. Bridge improvements over Ayd Mill Road	Summit, Grand and St. Clair Avenues over Ayd Mill Road	Significantly addresses specific goals of City's comprehensive plan	Transportatio Historic Pres
50	Sycamore Street Reconstruction - E. Jackson to W. Jackson	Jackson St. East to Jackson St. West	Significantly addresses specific goals of City's comprehensive plan	Transportatio Water Plan 2
51	Trout Brook Boulevard - Prince Street - Lafayette Road Construction	Trout Brook - Loop 7 to Prince/Prince - Wilius to Trout Brook/Lafayette - Prince to Kellogg	Significantly addresses specific goals of City's comprehensive plan	Transportatio Downtown S Water Plan 2
52	Western Avenue Streetscape Improvements - Selby to University	Western - Selby to University	Significantly addresses specific goals of City's comprehensive plan	Transportatio Water Plan 2 Historic Pres

2012-2013 CIB Proposals: Streets and Utilities
Transportation Committee Ratings
March 7, 2011

	Proposal Title	Location	Committee Rating	Su
53	Wheelock Bridge Reconstruction - between Park and Able Streets	Able Street to Park Street	Significantly addresses specific goals of City's comprehensive plan	Transportatio
54	White Bear Avenue (Hazel Park) Bridge Improvements	White Bear Avenue - Bridge #62530	Significantly addresses specific goals of City's comprehensive plan	Transportatio White Bear A
55	William Mitchell Student Cross Walk at Summit and Milton	Summit Avenue and Milton Avenue	Directly conflicts with a recommendation of the plan	Transportatio Historic Prese D16 Plan

2012-2013 CIB Proposals: Residential and Economic Development
Neighborhood Planning Committee Ratings
March 23, 2011

	Proposal Title	Location	Committee Rating	Su
1	Acquisition Fund for Stabilizing Neighborhoods	PED	Significantly addresses specific goals of City's comprehensive plan	Land Use Plan Housing Plan
2	Commercial Corridor and Citywide Economic Development Program	PED	Significantly addresses specific goals of City's comprehensive plan	Land Use Plan
3	East Side Home Improvement Revolving Loan Fund (East Side RLF)	Dayton's Bluff Neighborhood Housing Services	Significantly addresses specific goals of City's comprehensive plan	Land Use Plan Housing Plan
4	Frogtown Facelift	Greater Frogtown CDC	Generally supports goals of City's comprehensive plan	Housing Plan
5	Frogtown Facelift Too	Greater Frogtown CDC	Significantly addresses specific goals of City's comprehensive plan	Housing Plan
6	Frogtown Flexible Fund	Greater Frogtown Community Development Corporation	Significantly addresses specific goals of City's comprehensive plan	Land Use Plan Housing Plan
7	Home Improvement Lending Program	Community Neighborhood Housing Services	Generally supports goals of City's comprehensive plan	Housing Plan
8	Home Improvement Plus	North East Neighborhoods Development Corporation	Significantly addresses specific goals of City's comprehensive plan	Housing Plan
9	Homeowner Rehabilitation Fund	PED	Significantly addresses specific goals of City's comprehensive plan	Land Use Plan Housing Plan
10	Housing Real Estate Multi-Unit Development Fund	PED	Significantly addresses specific goals of City's comprehensive plan	Housing Plan
11	Neighborhood Drop-in Center	Bates and Fourth area block group	Generally supports goals of City's comprehensive plan	Land Use Plan Housing Plan

2012-2013 CIB Proposals: Residential and Economic Development
Neighborhood Planning Committee Ratings
March 23, 2011

	Proposal Title	Location	Committee Rating	Su
12	NENDC Economic Development Fund	North East Neighborhoods Development Corporation	Significantly addresses specific goals of City's comprehensive plan	Land Use Plar
13	Restore Saint Paul: Commercial Facade Improvement Program	Historic Saint Paul	Significantly addresses specific goals of City's comprehensive plan	Land Use Plar Historic Prese
14	Selby Avenue Business and Residential Facelifts	Selby Avenue Action Coalition & Summit University Planning Council District 8	Generally supports goals of City's comprehensive plan	Land Use Plar Historic Prese
15	Selby Avenue Business Investment Fund (BIF)	Selby Avenue Action Coalition & Summit University Planning Council District 8	Generally supports goals of City's comprehensive plan	Land Use poli Historic Prese
16	Selby Avenue Streetscape Improvements Plus Arts	Selby Avenue Action Coalition & Summit University Planning Council District 8	Significantly addresses specific goals of City's comprehensive plan	Land Use Plar T-3.1 Historic Prese
17	Sparc Deferred Loan Programs	Sparc	Significantly addresses specific goals of City's comprehensive plan	Land Use Plar Housing Plan
18	Stay in Saint Paul Program	Sparc	Significantly addresses specific goals of City's comprehensive plan	Land Use Plar Historic Prese
19	The Central Exchange Building	Model Cities	Generally supports goals of City's comprehensive plan	Land Use Plar Housing Plan
20	Vacant and Hazardous Building Demolition	Saint Paul Department of Safety and Inspections	Significantly addresses specific goals of City's comprehensive plan	Housing Plan Land Use Plar
21	West Side Building Improvement Fund	Riverview Economic Development Association	Significantly addresses specific goals of City's comprehensive plan	Land Use Plar

2012-2013 CIB Proposals: Community Facilities
Neighborhood Planning Committee Ratings
March 23, 2011

	Proposal Title	Location	Committee Rating	Su
1	Animal Control Center Study	NA at this time	Generally supports goals of City's comprehensive plan	Parks Plan 5.9 Historic Prese
2	Bluff Park Off Leash Dog Area	678 Brown Avenue	Significantly addresses specific goals of City's comprehensive plan	Parks Plan 4.3
3	Bomb Range	TBD - possible sites would be in the Metro Area but outside the St. Paul City limits		
4	Cayuga Play Area Improvements	198 Cayuga St.; Saint Paul, MN 55117	Generally supports goals of City's comprehensive plan	Parks Plan 4.3
5	Communications System & Maintenance Building	Energy Park Drive & PSB Garage		
6	Como Park Golf Course Study	Como Regional Park - 1431 Lexington parkway	Significantly addresses specific goals of City's comprehensive plan	Parks Plan 5.3 Historic Prese
7	Desnoyer Park Safety Initiative	525 Pelham Blvd. North	Generally supports goals of City's comprehensive plan	Parks Plan 1.6
8	Dickerman Park	North side of University Avenue between Fairview and Aldine	Significantly addresses specific goals of City's comprehensive plan	Parks Plan 6.1
9	Downtown Play Area Improvements	Fourth Street and Sibley Street	Significantly addresses specific goals of City's comprehensive plan	Parks Plan 4.4
10	Eastern District Community Room Improvements	722 Payne Avenue		
11	El Rio Field Improvements	179 Robie St. E. Saint Paul, MN 55107	Significantly addresses specific goals of City's comprehensive plan	Parks Plan 4.3
12	Fiber Optics - SPPD Eastern District and New Payne/Maryland Rec Center & Library	Two locations - 722 Payne and Payne/Maryland	Generally supports goals of City's comprehensive plan	Parks Plan 5.1
13	Fire Station 19 Expansion	2530 Edgcumbe Road, Saint Paul, MN, 55116		
14	Frogtown Farm and Park	Victoria Street (east boundary), Minnehaha Avenue (north), Milton Street (west), Lafond Avenue (south)	Generally supports goals of City's comprehensive plan	Parks Plan 4.3 Housing Plan
15	Grand Round Implementation	City Wide	Significantly addresses specific goals of City's comprehensive plan	Parks Plan 6.7 Historic Prese
16	Greater Eastside Maintenance Facility	Phalen Boulevard Area	Generally supports goals of City's comprehensive plan	Parks Plan 5.3
17	Griffin Annex Parking Ramp and Campus	Olive/Grove		
18	Griffin Building Facility Maintenance/Repairs	367 Grove Street, St. Paul, MN 55101		
19	Griggs Play Area	Griggs Street and Hubbard Avenue	Generally supports goals of City's comprehensive plan	Parks Plan 2.2
20	Hamline Hoyt Playground and Block Beautification Project	Hamline and Hoyt	Does not support goals of City's comprehensive plan	Parks Plan 5.3

2012-2013 CIB Proposals: Community Facilities
Neighborhood Planning Committee Ratings
March 23, 2011

	Proposal Title	Location	Committee Rating	Su
21	Harriet Island Riverwalk Promenade Repair	Harriet Island Road	Significantly addresses specific goals of City's comprehensive plan	Parks Plan 2.4
22	Henry Park Preliminary Design	2088 Batavia and 2120 Skyway drive	Generally supports goals of City's comprehensive plan	Parks Plan 5.3
23	Highland Golf Clubhouse Restoration	1403 Montreal Avenue - - Montreal and Edgcumbe	Significantly addresses specific goals of City's comprehensive plan	Parks Plan 5.6 Historic Prese
24	Highland Park Branch Library Renovation and Addition	1974 Ford Parkway 55116		
25	Historic Highland Old Pool Bath House Re-Use Study	1319 Montreal Avenue - - Montreal and Edgcumbe	Significantly addresses specific goals of City's comprehensive plan	Parks Plan 5.6 Historic Prese
26	Indian Mounds Regional Park Play Area	Earl and Mounds Blvd.	Generally supports goals of City's comprehensive plan	Parks Plan 4.4
27	Lower Landing Dog Park	(no answer)	Significantly addresses specific goals of City's comprehensive plan	Parks Plan 4.3
28	Martin Luther King Play Area Improvements	271 Mackubin St.; Saint Paul, MN 55102	Generally supports goals of City's comprehensive plan	Parks Plan 4.4
29	McMurray Fields Improvements	1155 W. Jessamine Ave.; Saint Paul, MN 55103	Generally supports goals of City's comprehensive plan	Parks Plan 5.7
30	Merriam Park Master Plan Implementation Planning	2000 St Anthony Ave, St Paul MN 55104	Generally supports goals of City's comprehensive plan	Parks Plan 5.3
31	Outdoor Children's Play Space Repairs and Maintenance	East 4th Street and Sibley Street	Significantly addresses specific goals of City's comprehensive plan	Parks Plan 4.4
32	Outdoor Range Septic System	2621 Linwood Avenue		
33	Outdoor Range Upgrade and Security Improvements	2621 Linwood Avenue		
34	Palace Recreation Center Renovation	781 Palace Avenue	Significantly addresses specific goals of City's comprehensive plan	Parks Plan 5.4
35	Parque Castillo Redevelopment	149 Cesar Chavez St	Generally supports goals of City's comprehensive plan	Parks Plan 2.1 Land Use Plan
36	Pedro Park	10th and Robert Streets	Significantly addresses specific goals of City's comprehensive plan	Parks Plan 1.1 Historic Prese
37	Police Impound Lot Improvements	830 Barge Channel Road		
38	Police Security Fencing Project	367 Grove, 722 Payne, 389 N. Hamline, 2621 Linwood Ave., 830 Barge Channel Road, 1820 Edgcumbe Road		

2012-2013 CIB Proposals: Community Facilities
Neighborhood Planning Committee Ratings
March 23, 2011

	Proposal Title	Location	Committee Rating	S
39	Replace Fire Station 17	1226 Payne Avenue, Saint Paul, MN 55101	Does not support goals of City's comprehensive plan	Historic Pres
40	Replace Fire Station 7	1038 Ross Avenue, Saint Paul, MN 55106		
41	Scheffer Community Center	237 Thomas Avenue, St. Paul, MN 55103	Generally supports goals of City's comprehensive plan	Parks Plan 1.
42	Selby Ave. Trolley Tunnel	College Ave. west & Old Kellogg Blvd.	Generally supports goals of City's comprehensive plan	Historic Prese
43	St. Paul Police Central District Patrol Station	Exact location TBD, north of Pennsylvania Ave bounded by Western to Sylvan and to Maryland		
44	Stinson Play Area	Stinson Street and North Chatsworth Avenue	Generally supports goals of City's comprehensive plan	Parks Plan 2.
45	Sun Ray Branch Library Renovation and Addition	2105 Wilson Avenue 55119		
46	Swede Hollow Park Stream Restoration Project	Swede Hollow Park, East 7th Street and Payne Avenue	Generally supports goals of City's comprehensive plan	Parks Plan 3.
47	Swede Hollow playground	unknown	Does not support goals of City's comprehensive plan	Parks Plan 5.
48	System Wide Signage	City Wide	Significantly addresses specific goals of City's comprehensive plan	Parks Plan 6. Historic Prese
49	Trillium Site Development	Jackson Street at Maryland and south to Cayuga Street	Significantly addresses specific goals of City's comprehensive plan	Water Plan 2 Parks Plan 3. Transportatio
50	Victoria Park	Otto Avenue and Shepard Road	Generally supports goals of City's comprehensive plan	Parks Plan 1.
51	Wacouta Park	S8th Street and Wacouta St,	Significantly addresses specific goals of City's comprehensive plan	Parks Plan 2. Land Use Plan
52	Webster Play Area	707 Holly Ave.	Generally supports goals of City's comprehensive plan	Parks Plan 2.