Saint Paul Planning Commission

City Hall Conference Center Room 40
15 Kellogg Boulevard West

Steering Committee Meeting – 8:00 a.m., Room 41

Agenda

April 15, 2011
8:30 – 11:00 a.m.

I. Approval of minutes of April 1, 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)*

OLD BUSINESS

#11-103-193 Red Dog Holdings LLC - Conditional Use Permit for a pawn shop with modification of separation requirement between pawn shop and alternative financial establishment (1053.5 ft. existing, 1320 ft. required). 1891 Suburban Avenue, NW corner at Burns. *(Penelope Simison, 651/266-6554)*

#11-112-696 Red Dog Holdings LLC - Conditional Use Permit for an auto specialty store. 1891 Suburban Ave, NW corner at Burns. *(Penelope Simison, 651/266-6554)*

#11-112-697 Red Dog Holdings LLC - Conditional Use Permit for a fast food restaurant with drive through service. 1891 Suburban Ave, NW corner at Burns. *(Penelope Simison, 651/266-6554)*

#11-112-698 Red Dog Holdings LLC - Conditional use permit for a fast food restaurant with drive through service. 1891 Suburban Ave, NW corner at Burns. *(Penelope Simison, 651/266-6554)*

NEW BUSINESS

#11-111-350 Dr. Justin O'Brien - Establishment of legal nonconforming use as a yoga / trade school. 1317 Summit Ave, between Hamline and Syndicate. *(Kate Reilly, 651/266-6618)*

#11-111-117 Saldi LLC - Rezoning from TN2 Traditional Neighborhood to B3 General Business. 150 Cesar Chavez St, between George and Robert. *(Lucy Thompson, 651/266-6578)*

Christopher B. Coleman, Mayor

Saint Paul Planning Commission

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Jon Commers
First Vice Chair
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Second Vice Chair
Paula Merrigan
Secretary
Anthony Fernandez

Pat Connolly
Gene Gelgelu
Bree Halverson
Richard Kramer
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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

#11-111-120 Saldi LLC - Conditional Use Permit for alternative financial establishment with modification of required distance from residential property. 150 Cesar Chavez St, between George and Robert. *(Lucy Thompson, 651/266-6578)*

V. Comprehensive Planning Committee

Central Corridor Station Area Plans-Western, Victoria & Hamline Station Areas – Approve a resolution recommending to the Mayor and city council adoption of the plans as addenda to the Central corridor Development Strategy, a chapter of the city's Comprehensive Plan.

VI. Neighborhood Planning Committee

Solar Energy Systems Zoning Study – Approve a resolution initiating a zoning study to consider amendments to the Zoning Code pertaining to solar energy systems.
(Kate Reilly, 651/266-6618, and Allan Torstenson, 651/266-6579)

Wind Turbines Zoning Study – Approve a resolution initiating a zoning study to consider amendments to the Zoning Code pertaining to wind turbines.
(Kate Reilly, 651/266-6618, and Allan Torstenson, 651/266-6579)

VII. Transportation Committee – Approve a resolution providing recommendations to the Mayor and City Council regarding a citywide sidewalk infill program.

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 APRIL 11-15, 2011

Mon (11)

6:00- **8:00 p.m.**	**West Midway Study Task Force** *(Penelope Simison, 651.266-6554)* Development Tools: Industrial zoning study Brownfields Stormwater Green belt, open space, landscaping Building and site design	**South St. Anthony** **Recreation Center** 890 Cromwell Avenue (near University & Hwy 280)

Tues (12)

4:30- **6:30 p.m.**	**District 6 Planning Council** **Industrial Area Steering Committee** *(Penelope Simison, 651/266-6554)* Pierce Butler route eastward extension Determine opportunity sites in the industrial area	**District 6 Planning Council** 171 Front Street (two blocks west of Rice Street)
6:00- **8:00 p.m.**	**District del Sol Small Area Plan** **Community Meeting** *(Kate Reilly, 651/266-6618)* Survey Results Site, Parking & Economic Analyses Streetscape Images Short/Medium/Long-term Projects	**Neighborhood Development** **Alliance (NeDA)** 481 Wabasha Street Saint Paul, MN 55107

Weds (13)

Thurs (14)

5:00 p.m.	**Heritage Preservation Commission**	**Room 40 City Hall** Lower Level Enter building on 4th Street 15 W. Kellogg Blvd.

Staff Announcements
February Design Review Statistics
March Design Review Statistics
Legislative Hearing Notification

Old Business
Jacob Schmidt Brewing Company Historic District, generally bounded by Jefferson Avenue on the north, Oneida and Erie Streets on the east, James Avenue on the south, and Toronto Street on the west, Public Hearing to consider the district and accompanying Preservation Program a Saint Paul Heritage Preservation Site and make a recommendation to the City Council. *(Spong, 651/266-6714)*

Public Hearing/Permit Review/After-the-Fact Review
182 Maple Street, Dayton's Bluff Historic District, by Norma Rios, owner, for the alteration of openings and the replacement of windows and doors. The work was completed without a building permit or HPC review. File #11-013
(Boulware, 651/266-6715)

Committee Reports
Education Committee *(Ferguson, Thomas, Trout-Oertel)*
Greater Lowertown Master Plan Task Force *(Ferguson)*
Saint Paul Historic Survey Partnership Project *(Trimble, Manning)*
Public Safety Building Mitigation – The Penfield *(Manning)*
3M Advisory Committee/Workgroups update *(Trimble, Mazanec)*
2011 Heritage Preservation Awards Committee *(Hutter, Laffin, Trout-Oertel)*

Fri (15)

8:00 a.m.	**Planning Commission Steering Committee** *(Donna Drummond, 651/266-6556)*	**Room 41 City Hall** Conference Center 15 Kellogg Blvd.
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)*

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***Comprehensive Planning Committee*.....** Central Corridor Station Area Plans-Western, Victoria & Hamline Station Areas – Approve a resolution recommending to the Mayor and city council adoption of the plans as addenda to the Central corridor Development Strategy, a chapter of the city's Comprehensive Plan.

***Neighborhood Planning Committee*.....** Solar Energy Systems Zoning Study – Approve a resolution initiating a zoning study to consider amendments to the Zoning Code pertaining to solar energy systems.
(Kate Reilly, 651/266-6618, and Allan Torstenson, 651/266-6579)

Wind Turbines Zoning Study – Approve a resolution initiating a zoning study to consider amendments to the Zoning Code pertaining to wind turbines.
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***Transportation Committee*.....** Approve a resolution providing recommendations to the Mayor and City Council regarding a citywide sidewalk infill program.

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

Minutes April 1, 2011

A meeting of the Planning Commission of the City of Saint Paul was held Friday, April 1, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present:	Mmes. Halverson, Merrigan, Perrus, Reveal, Thao, Wencl; and Messrs. Commers, Connolly, Fernandez, Gelgelu, Kramer, Nelson, Ochs, Oliver Schertler, Spaulding, Ward, and Wickiser.
Commissioners Absent:	Mmes. *Porter, *Wang, and *Young. *Excused
Also Present:	Donna Drummond, Planning Director; Patricia James, Luis Pereira, Christina Morrison, Kate Reilly, Sarah Zorn, Jessica Rosenfeld and Sonja Butler, Department of Planning and Economic Development staff.

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

Chair Commers requested that page 2 of the March 4th minutes include a note that Commissioner Wencl assumed the Chair for discussion and voting on the Greater Frogtown CDC case.

MOTION: ***Commissioner Merrigan moved approval of the minutes of March 4, 2011 as amended. Commissioner Kramer seconded the motion. The motion carried unanimously on a voice vote.***

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

II. Chair's Announcements

Chair Commers said that one of the items on the agenda is the review of CIB proposals for compliance with the Comprehensive Plan. He had a meeting earlier in the week with the current STAR Board Chair, Kari Antrim and with Deann Lesch, who is the CIB Committee Chair. They talked about how the three committees can be working more in concert together. He hopes this will be an ongoing area of enhanced communication.

III. Planning Director's Announcements

Donna Drummond announced that she had sent out an email about possible membership in the American Planning Association (APA) for planning commissioners. The APA offers a special rate for planning commissioners. Interested commissioners should give a check to Ms. Drummond by the next Planning Commission meeting, payable to the APA in the amount of

MOTION: ***Commissioner Kramer moved the Zoning Committee's recommendation to approve the re-establishment of legal nonconforming use subject to additional conditions. The motion carried unanimously on a voice vote.***

#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)*

Commissioner Kramer reported that the Zoning Committee laid this case over to the April 7, 2011 meeting.

Commissioner Kramer announced the items on the agenda for the next Zoning Committee meeting on Thursday, April 7, 2011.

V. Comprehensive Planning Committee

Commissioner Merrigan reported that they had met on Tuesday, and discussed the Hamline, Victoria, and Western plans and the comments from the public hearing on February 18th. They took the staff's recommendations and made a few modifications and passed them forward for review. A date has not been set for the committee's next meeting.

VI. Neighborhood Planning Committee and Transportation Committee

Review of CIB Proposals for Comprehensive Plan Conformance - Approve resolution to transmit the 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)*

Commissioner Wencl, chair of the Neighborhood Planning Committee said the committee made some revisions to the staff's recommendations and moved the resolution on behalf of the Neighborhood Planning and Transportation Committees.

Commissioner Perrus thanked the staff who spent a lot of time putting this together, responding to the committee's questions, and making this easy to read and understand.

Commissioner Spaulding, chair of the Transportation Committee, commented on that committee's review of the Streets and Utilities proposals.

Commissioner Kramer said that the comments regarding items 28 and 29 talk about improving safety and reducing crashes, but also include comments about decreasing pedestrian friendliness by increasing pedestrian crossing distances. Those comments do not reveal the whole story at either of those intersections. Both are very busy intersections and by adding turn lanes they will be able to control the left turns. This increases the crossing distance for pedestrians but by controlling turns pedestrian safety is increased. So, those comments are not entirely useful.

Chair Commers asked if Commissioner Kramer sees a basis to change the committee rating.

Commissioner Oliver noted that it is not necessarily historic preservation versus other chapters, but that the argument seems weak as a historic preservation issue: that it's likely inconsistent with the design guidelines and that it might conflict with the Historic Preservation Chapter. Commissioner Oliver stated that improving pedestrian safety and improving walkability are clear goals. He felt the rating was not justified and that the project is fully in line with an important portion of the Comprehensive Plan. Commissioner Oliver asked what the other ratings were available requesting a rating that is more favorable then "directly conflicts."

Commissioner Spaulding stated that the conflict could be resolved if the project was revised to be made in conformance with both the Historic Preservation and Transportation Plans. Commissioner Spaulding stated that he was not aware of what portion of the CIB proposal triggered Heritage Preservation staff's comments and if it is resolvable.

Christina Morrison, PED staff, noted that the CIB proposals were one-page descriptions, and that some projects were not described in great detail regarding design. Staff rated the projects with the best information available and that other safety measures should be explored which would not impact the historic significance. Ms. Morrison was not sure if the CIB process has a protocol for sending projects back to applicants to be revised.

Ms. Morrison also stated that the four different ratings used, which were given to them by the CIB staff are: 1) Significantly addresses specific goals of the Comprehensive Plan; 2) Generally addresses goals of the Comprehensive Plan; 3) Does not support goals of the Comprehensive Plan; and 4) Directly conflicts with a recommendation of the plan.

Commissioner Spaulding said if Historic Preservation concerns could be addressed to the satisfaction of staff, that this project would move into the rating of "generally addresses" or even "significantly addresses" specific goals of the Comprehensive Plan. Commissioner Spaulding suggested changing the rating to "generally addresses goals of the Comprehensive Plan" and noting that in order to fulfill that rating it would need to go through or be given some form of approval by the Heritage Preservation staff or commission.

Commissioner Reveal made a friendly amendment suggesting that a comment be added stating that the project could be significantly in compliance with the plan if the design could be such that it addresses both the Transportation Plan and Historic Preservation Plan policies.

MOTION: ***Commissioner Spaulding moved the joint Neighborhood and Transportation Committee's recommendation to approve the resolution with the amendments discusssed to the attached spreadsheet. The motion carried unanimously on a voice vote.***

Commissioner Wencl announced the items on the agenda for the next Neighborhood Planning Committee meeting on Wednesday, April 6, 2011.

Commissioner Spaulding announced the items on the agenda for the next Transportation Committee meeting on Monday, April 4, 2011.

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

being cut out of the 850 cities that receive LGA. All of the members from these other cities get it, they have been advocating to support LGA for years. The decisions to put this forward are coming from the suburbs. They receive the net benefit. Ms. Underwood could not say by numbers, but the votes on the tax bill were very partisan.

Commissioner Merrigan asked if these three cities generate more jobs then any other city in the state that the government wants to cut.

Ms. Underwood does not have that exact number but she is comfortable saying yes.

Donna Drummond, Planning Director, asked if there has been any discussion about the amount of sales tax that is generated by these three cities.

Ms. Underwood said yes they send hundreds of millions in sales tax and property tax to the state. She also talked about the other issue in the handout involving Central Corridor. There is legislation that has had one hearing calling for cancelation of the bonds for Central Corridor, Como Zoo and Metro parks. They had a good hearing in which the cancellation of those bonds was withdrawn. Ms. Underwood mentioned a couple of other policy items of interest. The legislation to address the Minnetonka case about variances is moving forward. There have been hearings on the House side and negotiations are going on behind the scenes and the Senate side is waiting for that. Another issue relates to the Mississippi River Critical area. There is a bill that both repeals the authority for DNR to write the rules and the bill also eliminates the designation of the critical area. The City opposes the bill, but it did pass off the Senate floor and it has never had a hearing in the House.

Ms. Underwood said that she loves working on the regional ball park project. There was a good story at the beginning of the week on MPR with the House bonding chair quoted as saying it is a good project and it should get done. However, he also says there won't be a bonding bill this year. Site assembly is underway in the Lowertown site and the support at the legislature is great. The City's bonding request for the ball park is in the Governor's bonding bill for $20 million out of the $27 million requested. The Governor had a big public meeting this week around the need to pass a bonding bill this year. Should that be a part of the mix to avoid a government shut down, then they plan to be right firmly in the middle of these discussions.

Commissioner Schertler asked what the total development cost for the ball park is.

Ms. Underwood said the total cost is $47 million, their request to the state is $27 million, the team is putting in $10 million and the City is assuming the remainder, which is site assembly and clean up.

Commissioner Spaulding said that the Legislature wants to use Livable Communities funds to help plug the gap in transit, but he expects the City wants to use those funds in a substantial way to further Saint Paul in some of the things we hope to accomplish, such as along the Central Corridor. Has the City taken any position on that?

Ms. Underwood said their partner organization Metro Cities, which lobbies the legislature, and the Metropolitan Council have that in their agendas and the City works with them. The City is opposed to that; we want those dollars to be coming to the City's economic development projects like they are intended.

XI. New Business

None.

XII. Adjournment

Meeting adjourned at 9:55 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\April 1, 2011

DEPARTMENT OF PLANNING
& ECONOMIC DEVELOPMENT
Cecile Bedor, Director

CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

Neighborhood STAR Program
1400 City Hall Annex
25 West Fourth Street
Saint Paul, Minnesota 55102

Telephone: 651-266-7827
Facsimile: 651-228-3220

MEMORANDUM

To: Planning Commission Members

From: Michele Swanson, Neighborhood STAR Coordinator

Date: April 6, 2011

Subject: **FY2011 Neighborhood STAR Loan and Grant Applications**

Attached for your review and use please find a summary of FY2011 Neighborhood STAR Loan and Grant proposals. Quick facts on this year's program:

Twenty-two (22) proposals were submitted, requesting over $2.9 million in assistance;

Average dollar request is $133,369;

Over $3.9 million in potential matching dollars have been identified;

(13) of the applicants have requested grant-only funds;

(12) requests provide opportunities for commercial renewal;

(3) proposals are for public, parks or playground enhancements;

(3) requests will result in improvements to housing or mixed use development; and

(4) proposals seek funds to operate a relending/granting program.

The Neighborhood STAR Board once again is requesting your assistance in the review process. In addition to Mayor Coleman and members of the City Council, the enclosed application summary is being provided to various city departments, the CIB Committee and community partners including district councils, neighborhood non-profits, and business associations.

bob.hammer@ci.stpaul.mn.us * michele.swanson@ci.stpaul.mn.us * beth.ulrich@ci.stpaul.mn.us

As you review the enclosed material, please contact applicants directly with questions. The individuals listed in the *Applicant* section are in the best position to provide you with additional information. The STAR Board will conduct a public hearing and applicant interviews on May 11th with the intention of making funding recommendations by mid-June. An important part of the STAR Board's analysis is an assessment of the applicant's ability to work with other members of our community. With that in mind, please contact STAR staff before May 10th if you have any recommendations and/or concerns with a particular applicant or proposal.

Thanks for your continued interest and help. If staff can provide you with additional information on any aspect of the Neighborhood STAR program, please call:

Bob Hammer: 651-266-6693, Michele Swanson: 651-266-6574, or Beth Ulrich: 651-266-6689

bob.hammer@ci.stpaul.mn.us * michele.swanson@ci.stpaul.mn.us * beth.ulrich@ci.stpaul.mn.us

2011 (Cycle 17) Neighborhood STAR Loan and Grant Funding Proposals Received 3/31/11

#	W	D	Project	Applicant	Location	Grant	Loan	Req. Terms	Match Pledged
11-101	4	12	Langford Park Recreation Center - Storage Building: The construction of a 384 sq. ft. storage building with a green roof to house outdoor ice rink maintenance equipment.	St. Anthony Park Booster Club, 30 Langford Park, 55108, Eric Williams, 651-238-6006	30 Langford Park	19,975			25,975
11-102	4	12	St. Anthony Park: Sand Court and Foot Path: Replace a softball field with a permanent sand soccer/volleyball court, bleachers, community garden space, and a walking path.	Joy to the People, 890 Cromwell Ave., 55114, Ted Kroeten, 651-298-5770, ted@joyofthepeople.org **and** michelleheerey@yahoo.com	890 Cromwell	13,125			19,815
11-103	4	12	Hampden Park Master Plan Improvements: After completion of the CIB project eliminating a street and creating a bioswale for storm water management, funds are needed for a new plaza/gathering space, additional trees. lighting, sidewalks, benches and garbage cans.	St. Anthony Park Community Council & St. Paul Parks & Recreation, 890 Cromwell Ave., 55114, Lauren Fulner, 651-649-5992, lauren@sapcc.org & Kathleen Anglo, 651-266-6368	Hampden & Raymond	60,000			60,000
11-104	1	13	Urban Business Adventures Expansion: Upgrade the building's HVAC system and remodel 150 sq. ft. of space for additional repair/training space to increase youth internships and increase a part-time mechanic to full time status.	Youth Express, 1150 Selby Avenue, 55104, Randy Treichel, 651-659-0613, rtreichel@youthexpress.net	1154/1158 Selby Ave.	8,500			14,000
11-105	1	7	KEO Roof Replacement: Replace the existing roof with an energy efficient white roof.	KEO Enterprises, LLC, 867 Pierce Butler Route, 55104, Brigid O'Malley, 651-690-2366, bomalley@reilingconstruction.com	867 Pierce Butler Rte.	41,148	41,148	4%, 10 yrs.	82,296
11-106	1	7	Victoria Cultural Heritage Theater: interior rehabilitation including new doors, floors, sprinkler system, electrical, HVAC, plumbing, restrooms and paint to return the building to its original use as a theater and community gathering space..	Bee and Lamena Vue, 21301 Furman St. NE, Wyoming, MN 55092, Lamena Vue, 651-338-3874, vueproperties@comcast.net	825 University Ave.	100,000	100,000	2%, 30 yrs.	205,000
11-107	1	8	Arnold P. Williams Community Outreach Restoration Project: Finish renovating a 10,000 sq. ft. building to be used as event rental space for public/community meetings, training/development opportunities and community gatherings..	River of Life Ministries & Sierra Young Family Institute, 739 Summit Ave, 55105, Addie Bruner (ROL), 651-290-2348, rolcc_@msn.com & Roberta Barnes (Sierra YFI) 651-274-1491	999 Selby Avenue	50,000			71,500
11-108	2	5	Dog Days Building: Exterior Facelift including new awnings, windows, railings, doors, stone façade, roof, soil correction and parking lot.	ABH Acquisition, LLC, 1055 E. Wayzata Blvd., Wayzata, 55391, Ben Smith, 612-701-6600, bburichsmith@gmail.com	350 University Avenue	93,250	93,250	2%, 10 yrs.	186,500
11-109	2	17	Café Palumbo: Interior leasehold improvements to 1533 sq. ft. of vacant space to house a new neighborhood pizzeria in Lowertown.	Café PalumboS-Corp, 2011 Cohansey Blvd., Roseville MN 55113, John Palumbo, 651-307-6659, pjpalu@gmail.com	346 Sibley St.	38,395	49,928	1%, 10 yrs.	161,143
11-110	2	9	Ober Community Center Renovation Project 2011: This multi-use, community facility needs 12 new windows in the childcare center, a new asphalt parking lot, exterior lighting and security cameras.	Union Gospel Mission of St. Paul, 77 E. 9th St., 55101, Barbara Martenson, 789-7553, bmartenson@ugmtc.org	376 Western Ave.	49,000			89,845
11-111	2	3	R & M 222 Starkey Street: Purchase a vacant warehouse, correct soil contamination, and remodel 5,600 sq ft of office space & 15,500 sq ft of warehouse space.	R & M Holdings, Inc., 251 Starkey St., 55107, Mark Bolander, 651-251-6100, mark@bolander.com	222 Starkey Street	100,000	125,000	4%, 20 yrs.	700,000

2011 (Cycle 17) Neighborhood STAR Loan and Grant Funding Proposals Cont.

#	W	D	Project	Applicant	Location	Grant	Loan	Req. Terms	Match Pledged
11-112	5	6	Rainbow Child Development Center: Remodel a vacant auto sales building into a 3,018 sq ft child care center employing 9 full-time workers and creating 42 childcare openings.	Rainbow Child Development Center, 1566 Thomas Ave., 55104, Maria Mikel, 612-221-8910, maria.rose.mikel@gmail.com	605 Como Ave.	63,050	94,575	2%, 20 yrs.	167,325
11-113	6	2	Montessori Training Center of Minnesota: The 13,000 sq. ft. roof needs to be replaced along with the addition of classroom modular units to accommodate the new charter school opening this fall.	Montessori Training Center of Minnesota, 1611 Ames Ave., 55106, Carol Gronfor, 651-298-1120, carol@mtcm.org	1611 Ames Avenue	176,000	77,000	0%, 10 yrs, with 3 yr. deferral	253,000
11-114	6	5	Golden Star Rising: 1,200 sq. ft. buildout to include more retail space, a walk-in cooler and a food preparation area.	Golden Star Market, 1261 Payne Ave., 55130, Paul Vue, 651-793-7734, paulvue@gmail.com	1261 Payne Avenue	25,000	25,000	3.5%, 7 yrs.	50,000
11-115	6	5	Face to Face Health and Counseling: Repair the parking lot and replace the loading dock & steps to the rear of the building.	Face to Face Health & Counseling, Inc., 1165 Arcade St., 55106, Lynda Bennett, 651-772-5556, bennettl@face2face.org	1165 Arcade St.	17,000			17,000
11-116	2	3	West Side Building Incentive Program: A program focusing on Smith Ave and Dist del Sol providing a maximum forgivable loan of $25,000 per project for 20 storefront improvements and/or 4 business expansions.	Riverview Economic Development Association, 176 Cesar Chavez, 55107, Jenny Ticcioni, 651-222-6347, jt@districtdelsol.com	**Program**	100,000			100,000
11-117	1,4,5	6,7, 11	Sparc Job Creation and Retention Fund: A program providing grants and 5.5% loans to an estimated 12 commercial property owners making fixed improvements that will create or retain jobs..	Sparc, 843 Rice St., 55117, Allison Sharkey, 651-488-1039 ext. 108, allison@sparcweb.org	**Program**	111,000			111,000
11-118	1,2,4 5,7	5,6, 11	2011 Lead Window Replacement Program: An estimated 30 low income homeowners with children under the age of 6 will receive grant assistance to replace windows containing lead paint.	Sparc, 843 Rice St., 55117, Matthew Ides, 651-488-1039 ext. 102, matthew@sparcweb.org	**Program**	25,000			152,500
11-119	1	7	Greater Frogtown Rental Rehab. Program: A program offering up to a $10,000 grant per property will be made available to a minimum of 8 landlords with 50% of their tenants below 80% of median income.	Greater Frogtown CDC., 533 N. Dale, 55103, Patty Lammers, 651-789-7485, patty@greaterfrogtowncdc.org	**Program**	120,000			120,000
11-120	1, 2	8, 9	ASI's St. Paul 2011 Capital Improvements Project: Upgrades to three affordable, handicap accessible apartment buildings to include new windows, doors, accessible ramps, laundry room roof, siding and kitchen & bathroom remodeling..	Accessible Space, Inc., 2550 University Ave. W., Suite 330N, St. Paul, MN 55114 Matt Wagner, 651-645-7271 mwagner@accessiblespace.org	814 Iglehard Ave., 824 Selby Ave., 134-154 Western Ave.	92,777			92,777
11-121	4	11	Midway Residence: New construction of a two-story building with retail on the main floor and four 1,500 sq. ft. apartments on the second floor.	Midway Residence, 110 Bank St. SE, Suite 405, Minneapolis MN 55414, Emad Abed, 612-387-2863, emadyabed@yahoo.com	1563 W. University Ave.	500,000	500,000	2%, 30 yrs.	1,200,000
11-122	7	4	Giesen House: A 6,000 sq. ft. owner-occupied historic home in Mounds Park needs the solarium stabilized and stained glass windows repaired.	Historic Saint Paul Corp., 318 Landmark Center, 75 W 5th St., 55102, Carol Carey, 222-3049, ccarey@historicsaintpaul.org	827 Mound	25,000			80,000
					Totals:	**1,828,220**	**1,105,901**		**3,959,676**

Total Requested: $2,934,121

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 12, 2011
2nd Floor Conference Room
375 Jackson Street, Suite 218

Time	Project Name and Location
9:30	Como Elementary Bus Drop-Off Sidewalks, signage and striping drop-off zone, ADA route 780 Wheelock Pkwy West
10:00	Stroh Brewery Site Stormwater Pond Relocate pond and pave demolished building footprint 707 Minnehaha Ave E.

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 or mary.montgomery@ci.stpaul.mn.us.

DEPARTMENT OF SAFETY AND INSPECTIONS
Ricardo X. Cervantes, Director

CITY OF SAINT PAUL
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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 19, 2011
2nd Floor Conference Room
375 Jackson Street, Suite 218

Time	Project Name and Location
9:30	Obama School Parking Lot Replace pavement 707 Holly Ave

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 or mary.montgomery@ci.stpaul.mn.us.

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: April 8, 2011

TO: Planning Commission

FROM: Zoning Committee

SUBJECT: Results of April 7, 2011 Zoning Committee Hearing

NEW BUSINESS

		Recommendation: Staff	Recommendation: Committee
1.	**Red Dog Holdings LLC (1891 Suburban) (11-103-193)** Conditional Use Permit for a pawn shop with modification of separation requirement between a pawn shop and an alternative financial establishment (1053.5 ft. existing, 1320 ft. required)	Approval with conditions	Denial (3 - 2 - 1) (Fernandez, Spaulding) (Merrigan)

Address: 1891 Suburban Ave
NW corner at Burns

District Comment: District 1 recommended approval

Support: 5 people spoke, 2 letters

Opposition: 0 people spoke, 3 letters

Hearing: Hearing is closed

Motion: Denial

		Recommendation: Staff	Recommendation: Committee
2.	**Red Dog Holdings LLC (11-112-696)** Conditional Use Permit for an auto specialty store	Approval with conditions	Approval with conditions (5 - 0 - 1) (Merrigan)

Address: 1891 Suburban Ave
NW corner at Burns

District Comment: District 1 recommended approval

Support: 5 people spoke, 3 letters

Opposition: 0 people spoke, 2 letters

Hearing: Hearing is closed

Motion: Approval with conditions

		Recommendation	
		Staff	**Committee**
3.	**Red Dog Holdings LLC (11-112-697)** Conditional Use Permit for a fast food restaurant with drive through service	Approval with conditions	Approval with conditions (5 - 0 - 1) (Merrigan)

Address: 1891 Suburban Ave
NW corner at Burns

District Comment: District 1 recommended approval

Support: 5 people spoke, 3 letters

Opposition: 0 people spoke, 2 letters

Hearing: Hearing is closed

Motion: Approval with conditions

		Recommendation	
		Staff	**Committee**
4.	**Red Dog Holdings LLC (11-112-698)** Conditional use permit for a fast food restaurant with drive through service	Approval with conditions	Approval with conditions (5 - 0 - 1) (Merrigan)

Address: 1891 Suburban Ave
NW corner at Burns

District Comment: District 1 recommended approval

Support: 5 people spoke, 3 letters

Opposition: 0 people spoke, 2 letters

Hearing: Hearing is closed

Motion: Approval with conditions

		Recommendation	
		Staff	**Committee**
5.	**Dr. Justin O'Brien (11-111-350)** Establishment of legal nonconforming use as a yoga / trade school	Approval with conditions	Approval with conditions (6 - 0)

Address: 1317 Summit Ave
between Hamline and Syndicate

District Comment: District 13 recommended approval

Support: 0 people spoke, 3 letters

Opposition: 1 person spoke, 0 letters

Hearing: Hearing is closed

Motion: Approval with conditions

		Recommendation	
		Staff	**Committee**
6.	**Saldi LLC (11-111-117)** Rezoning from TN2 Traditional Neighborhood to B3 General Business	Denial	Denial (5 - 0)

Address: 150 Cesar Chavez St
between George and Robert

District Comment: District 3 recommended approval

Support: 0 people spoke, 1 letter

Opposition: 0 people spoke, 0 letters

Hearing: Hearing is closed

Motion: Denial

		Recommendation	
		Staff	**Committee**
7.	**Saldi LLC (11-111-120)** Conditional Use Permit for alternative financial establishment with modification of required distance from residential property	Denial	Denial (5 - 0)

Address: 150 Cesar Chavez St
between George and Robie

District Comment: District 3 recommended approval

Support: 0 people spoke, 1 letter

Opposition: 0 people spoke, 0 letters

Hearing: Hearing is closed

Motion: Denial

AGENDA
ZONING COMMITTEE
OF THE SAINT PAUL PLANNING COMMISSION
Thursday, April 7, 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 MARCH 24, 2011, ZONING COMMITTEE MINUTES

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

OLD BUSINESS

1 **11-103-193 Red Dog Holdings LLC**
Conditional Use Permit for a pawn shop with modification of separation requirement between pawn shop and alternative financial establishment
(1053.5 ft. existing, 1320 ft. required)
1891 Suburban Ave, NW corner at Burns
B3
Penelope Simison 651-266-6554

2 **11-112-696 Red Dog Holdings LLC**
Conditional Use Permit for an auto specialty store
1891 Suburban Ave, NW corner at Burns
B3
Penelope Simison 651-266-6554

3 **11-112-697 Red Dog Holdings LLC**
Conditional Use Permit for a fast food restaurant with drive through service
1891 Suburban Ave, NW corner at Burns
B3
Penelope Simison 651-266-6554

4 **11-112-698 Red Dog Holdings LLC**
Conditional use permit for a fast food restaurant with drive through service
1891 Suburban Ave, NW corner at Burns
B3
Penelope Simison 651-266-6554

NEW BUSINESS

5 **11-111-350 Dr. Justin O'Brien**
Establishment of legal nonconforming use as a yoga / trade school
1317 Summit Ave, between Hamline and Syndicate
R2
Kate Reilly 651-266-6618

6 **11-111-117 Saldi LLC**
Rezoning from TN2 Traditional Neighborhood to B3 General Business
150 Cesar Chavez St, between George and Robert
TN2
Lucy Thompson 651-266-6578

7 **11-111-120 Saldi LLC**
Conditional Use Permit for alternative financial establishment with modification of required distance from residential property
150 Cesar Chavez St, between George and Robert
TN2
Lucy Thompson 651-266-6578

DISCUSSION

Denying zoning applications in the face of a staff recommendation to approve: revisiting the legal requirements of Minn. Stat. § 15.99, Subd. 2(b).
Assistant City Attorney, Peter Warner

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 PLANNING &
ECONOMIC DEVELOPMENT
Cecile Bedor, Director

CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

25 West Fourth Street
Saint Paul, MN 55102

Telephone: 651-266-6565
Facsimile: 651-228-3261

Date: April 7, 2011

To: Planning Commission

From: Comprehensive Planning Committee

Subject: Review of public hearing comments on Hamline, Victoria, and Western Station Area Plans

Background
The Planning Commission held a public hearing on the Hamline, Victoria, and Western Station Area Plans on February 18, 2011. Fourteen people spoke, and staff received four additional letters from CommonBond Communities, the Land Use Committee of the Union Park District Council, Daisy Huang (Shuang Hur Supermarket), and the Preserve and Benefit Historic Rondo Committee.
This memo summarizes the issues raised and presents staff comments and recommendations for the Committee to consider as it forwards the station area plans to the full Planning Commission.

The public hearing drafts of the Hamline, Victoria, and Western Station Area Plans are available online at http://www.stpaul.gov/centralcorridor (click on "Station Area Plans" and then on "Hamline, Victoria, and Western").

Overview of public hearing comments
The comments focused on a number of issue areas: parks and play space, the World Cultural Heritage District, Skyline Tower and its residents, the Old Home site, and parking/access.

1. Parks and Play Space

Comment. Triesta Brown, Annie Johnson (Union Park), Deb Lande (Common Bond), and Zeinab Ahyusuf spoke about the need for park space and play areas for children, particularly in the Hamline station area, and expressed concern about whether the Hamline Station Area Plan's recommendations for parks are sufficient and meet the needs of the community as a whole. There were particular concerns around the inclusion of a skate park concept in the plan.

Committee Comment. The Hamline Station Area Plan recommends introducing new recreational opportunities and creating new neighborhood park spaces as a Public Realm "Key Move":

> *There is a need for a larger recreation space within the station area to serve neighborhood youth. A larger neighborhood park space would provide local residents with the opportunity to participate in active recreational activities without having to cross I-94 ... the incorporation of a*

destination attraction, such as a BMX track or skate park, should be strongly considered. The location of these facilities should be determined by balancing programmatic needs alongside a consideration of proximity to transit and the ability to serve the existing residents of Skyline Tower. (p. 20)

While the text of the plan indicates that a skate park is just one option for neighborhood park space, the caption on the photo of a skate park that accompanies the "key move" text is less clear. The caption states, "The creation of a new Urban Park in the Hamline Station Area containing an 'alternative sport attraction' such as a skate plaza would provide expanded recreation opportunities for neighborhood youth."

Another Hamline station area Key Move is to create new community open spaces:

As the Midway shopping district continues to intensify over time, there will be a greater need for new open spaces throughout the station area. These smaller community gathering spaces will provide places of respite and relaxation within an intensifying mixed-use district and create excellent opportunities for expressions of public art. (p. 20)

Committee Recommendation. Remove the word "strongly" from the "key move" text and edit the photo caption to clarify that a skate park is just an option. Consider replacing the skate park photo with a different representation of neighborhood park space.

2. World Cultural Heritage District

Comment. Tait Danielson Castillo, Hai Truong, and Daisy Huang expressed concerns about the inclusion of the World Cultural Heritage District (WCHD) in the station area plans because of a perceived lack of business owner involvement in the initiative and potential confusion between this branding effort and other recently completed efforts to brand Frogtown.

Committee Comment. The WCHD concept has been included in multiple Central Corridor planning documents to date. The Central Corridor Development Strategy names the WCHD as one of the "90 Initiatives for the Corridor," and the station area plans for Dale and Rice both mention the WCHD. The visions for the Western and Victoria station areas both include references to the WCHD as a defining characteristic of the station areas that has the potential to attract visitors. The vision for Victoria is for, in part, "an inclusive, multicultural neighborhood focused around an attractive low-rise 'main street' that is part of the World Cultural Heritage District and reflects the smaller neighborhood feel of the area." The Western station area vision states that, "As part of the World Cultural Heritage District, the area will be a destination for visitors from across the region." Neither plan contains specific policies relating to the WCHD, however, or any substantial discussion of the WCHD concept.

Committee Recommendation. Remove references to the WCHD from the Western and Victoria Station Area Plan visions.

3. Skyline Tower

Comment. Ahmad Hasan, Hadi Khalq, Zeinab Ahyusuf, Esmarl Guye, and Deb Lande testified about Skyline Tower (located within the Hamline station area) and the concerns of residents. The three main issues discussed were safety, particularly for pedestrians; the lack of job opportunities; and the need for more community space.

Residents cited concerns about a lack of sidewalks, safe street crossings, and pedestrian amenities, which are particularly important for people who don't own cars and for the many children who live in Skyline Tower (300 children under 18). The walk from Skyline to the Hamline station is a key pedestrian pathway.

There were also a number of concerns expressed about the need for community space, open space, and play spaces for children, some of which are discussed under the "Parks and Play Space" heading above. Gathering places for elders and fitness opportunities for women were also mentioned as needs.

Unemployment among Skyline Tower residents was a major concern for the people who testified. Testimony focused on the need to create more opportunities for residents to build their job skills, find jobs as part of the light rail construction, start businesses, and build wealth.

Committee Comment. The reintroduction of the street grid through the Midway shopping area is a key element of the Hamline Station Area Plan, which will create more walkable blocks, enhance connectivity, and add pedestrian amenities. The Hamline Station Area Plan includes two Public Realm Key Moves related to pedestrian safety in the area around Skyline Tower: (1) Strengthen the Character and Walkability of the North/South Streets (p. 19), and (2) Reestablish and Urban Network of Public Streets and Blocks South of University (p. 20). The plan identifies Syndicate as a particularly important connection between the Hamline station and Skyline Tower, and recommends providing amenities such as pedestrian-oriented lighting, seating, and garbage receptacles to make it easier to walk to and from the LRT (p. 19). Enhancing the safety of pedestrian crossings of Hamline is also emphasized (p. 19).

Some of the recreation/open space issues that were concerns for Skyline Tower residents are discussed above. The need for new open spaces in the Hamline station area is addressed in the station area plan as Key Moves in the Public Realm section (Create New Community Open Spaces and Introduce New Recreational Opportunities). The Key Moves cover the creation of gathering spaces for community members, meeting recreational needs of youth, and providing culturally specific recreation programming (such as women's only recreation hours or events) .

While the plan for Hamline includes a vision of redevelopment at a scale that would provide many new opportunities for employment in the future, the plan does not include near-term employment solutions for the residents of Skyline Tower. For people interested in light rail construction work, however, there are a number of organizations and initiatives that may be helpful:

- LRT Works (http://www.lrtworks.org) – a Web site for people seeking construction work. The site allows people to submit contact info that may be shared with construction firms or trade unions seeking workers for LRT and other government construction projects. It also provides information on construction training programs, contact info for contractors, links to community resources, and information on other construction projects.
- MEDA (Metropolitan Economic Development Association, http://www.meda.net/) – an organization that provides assistance to businesses owned and managed by entrepreneurs

of color. They offer one-on-one business consulting, training, leadership development, government contracting assistance, access to financing, networking with peers, assistance with minority certifications, and strategic planning.

- Summit Academy OIC (http://www.saoic.org) – a community-based vocational training and job-placement program. Summit Academy offers 20-week courses in construction (including weatherization, plumbing, sheet metal working, welding, and heavy equipment operating) as well as job-placement assistance.

Committee Recommendation. No change.

4. Old Home Site

Comment. Geoff Murphy and Michael Dolan offered testimony about the difficulty of reusing the Old Home building, which sits on the southeast corner of the Western/University intersection. The building has not been maintained in recent years because the cost of maintenance is too high, and the building has become structurally unstable.

Committee Comment. The Western Station Area Plan says:

> *The historic 46,000 square foot Minnesota Milk Building, anchoring the corner of Western and University at the Old Home site, was originally built in 1912 and updated to its current Art Deco design in 1932. Though vacant, the current building is a prominent structure within the station area and should be restored and reused as a component of any redevelopment scheme for the site. (p. 28)*

The redevelopment of the Old Home site is an opportunity to introduce new uses (housing, businesses, etc.) right next to the Western station. The plan also envisions a new public space on the eastern edge of the site at Virginia. While these redevelopment goals are important elements of the plan, the preservation of the Old Home building is also desirable. The building has been determined eligible for listing on the National Register of Historic Places, and it is a valuable placemaking structure in a neighborhood that has lost many of its historic resources over time, especially during the urban renewal era of blight removal and highway construction.

Committee Recommendation. Change the language in the Western Station Area Plan to say that while reuse of the Minnesota Milk Building is preferred, it is not required: "Though vacant, the current building is a prominent structure within the station area. An ideal redevelopment scheme for the site would include restoration and reuse of the Minnesota Milk Building, if economically and architecturally feasible."

5. Parking/Access

Comment. Hai Truong and Keith Johnson expressed concerns regarding parking, and suggested the exploration of reinstating parking on University Avenue by reducing the street to one traffic lane in each direction. Triesta Brown discussed alley usage and the need for targeted alley enhancements and snow plowing. Veronica Burt (Preserve and Benefit Historic Rondo) requested additions to the parking

strategies in the Victoria and Western plans that would explore "permit parking relief" to mitigate the cost of any future residential parking permits.

Committee Comment. The City has committed to study the potential for adding parking back on to University Avenue once LRT is operational. This was reflected in the draft station area plans with the following text:

> *As LRT ridership matures, the City should reevaluate the number of traffic lanes on University Avenue and explore a range of enhanced bicycle accommodation options, as well as the reintroduction of on-street parking and deliveries to better serve businesses and to help buffer pedestrian activity from automobile traffic. (p. 42)*

At the request of the Mayor and Councilmember Stark, interdepartmental staff are meeting next month to begin studying the re-introduction of parking on University Avenue. The analysis will take into account a number of impacts and opportunities associated with reducing traffic to one lane in each direction, and will assess the feasibility of a pilot that would begin this year as construction is completed in each segment.

City staff are currently collecting data and utilization information to study possible changes to the residential permit parking system. The permit parking system is likely to be expanded into neighborhoods adjacent to the LRT in order to protect residential parking from commercial and commuter overflow. Public Works currently charges $10 per permit per year. Planning staff feel that this charge is not overly onerous to residents who own cars and wish to park in the public right of way (comparatively, the average annual cost to own a car is estimated at $9,519[1]). Because the $10 charge does not currently cover the staff hours needed to administer the program, a permit subsidy or relief program is not warranted at this time.

Alley access and maintenance have continued to be a major focus in access mitigation planning and the design and construction of the light rail line. The drafts include several alley-related recommendations to address concerns about safety, appearance, snow plowing, stormwater management, maintenance, and circulation.

> *The City should study and propose strategies for operation and maintenance of major city systems within the Central Corridor, including snow plowing and/or removal, alley circulation and maintenance, deliveries and loading, safety and security, refuse and recycling, medians and streetscape landscaping, street furniture, right-of-way acquisition, stormwater management, and other city systems that will be impacted. The study should address strategies both for the construction period and for more long-term permanent solutions. (p. 43)*
>
> *The function, access and appearance of alleys shall be improved through targeted rehabilitation, enhanced lighting, and consolidated commercial parking and will serve as a buffer, rather than blight, to adjacent residential uses. (p. 14)*
>
> *A targeted alley program aimed at improving the condition, maintenance and character of the alleys will help to support their expanded role and enhance the safety and comfort of users. Opportunities for enhanced paving, pedestrian lighting and the integration of stormwater*

[1] Source: AAA "Your Driving Cost" Study, 2010. Costs calculated for a medium sized automobile driven 15,000 miles per year.

management features such as permeable paving, rain gardens or expandable tree grates should be explored. The shared commercial/residential alleys present unique opportunities for works of public art, such as murals, that can help enhance their attractiveness to members of the community. (p. 20)

A targeted program of clean-up, maintenance and alley enhancements should explore opportunities for new paving, enhanced lighting, public art and the integration of stormwater management features such as permeable paving and rain-gardens. Alleys shared between commercial and residential uses should incorporate elements to buffer commercial traffic and noise. (p. 27)

There should be a focus on beautification, greening, and safety in residential alleys. Residents should be encouraged to install lighting on the alley and to remove blight and overgrowth from the area adjacent to their properties. Residential stormwater management techniques can help limit flooding and pooling, which can erode and damage alleys over time. (p. 31)

Create a Parking Improvement District to fund alley enhancements and shared off street parking solutions, streetscape improvements, snow removal and the cost of operating a shared parking facility. (p. 32)

Additionally, the City has recently dedicated $350,000 of CIB funding towards alley repaving in the Central Corridor, as well as $100,000 to implement a residential buffering demonstration project. Fifteen alleys, many shared by commercial and residential uses, will be repaved in 2011 using these funds.

Committee Recommendation. As the existing plans consistently and adequately address concerns about on-street parking and alleys, no change to the text is recommended.

COMMITTEE RECOMMENDATION

The Comprehensive Planning Committee recommends that the Planning Commission approve these proposed responses and recommended changes to the station area plans drafts and forward the plans, as amended, to the Mayor and City Council for adoption as addenda to the *Central Corridor Development Strategy*, a chapter of the City's Comprehensive Plan. A draft Planning Commission resolution is attached.

city of saint paul
planning commission resolution
file number _____
date _____

Recommendation of
Hamline, Victoria, and Western Station Area Plans

WHEREAS, Mayor Coleman asked the Planning Commission to prepare a *Central Corridor Development Strategy*, which is a vision and strategy for how University Avenue and the downtown area should grow and change in response to the planned investment in the Central Corridor Light Rail Transit (LRT) line; and

WHEREAS, the Mayor and City Council adopted the *Central Corridor Development Strategy* on October 24, 2007 as a chapter of the City's Comprehensive Plan; and

WHEREAS, the *Central Corridor Development Strategy* recommended station area planning as a next step to further plan for desired development along the Central Corridor; and

WHEREAS, Mayor Coleman asked the Planning Commission to establish a community Steering Committee to prepare seven *Station Area Plans* for Westgate, Raymond, Fairview, Snelling, Lexington, Dale, and Rice;

WHEREAS, the Mayor and City Council adopted the Central Corridor LRT Station Area Plans for Rice, Dale, Lexington, Snelling, Fairview, Raymond, and Westgate, plus the Introduction chapter and Implementation chapter, called Moving Forward, as addenda to the *Central Corridor Development Strategy,* a chapter of the Saint Paul Comprehensive Plan, on October 22, 2008; and

moved by_____
seconded by _____
in favor _____
against _____

WHEREAS, the Planning Commission established the Hamline, Western, and Victoria Station Area Planning Steering Committee to oversee the station area planning process for the "infill" stations, with members appointed by the Planning Commission chair; and

WHEREAS, the Steering Committee was representative of the affected areas in terms of geography, constituencies, and areas of expertise; and

WHEREAS, the purpose of the Steering Committee was to oversee the process, and to ensure consistency in approach between station areas and policy consistency with the *Central Corridor Development Strategy*, and other chapters of the Comprehensive Plan; and

WHEREAS, the bulk of the work to develop the station area plans was done through an open public process using a combination of focus groups; public roundtables; design workshops or charrettes; and open houses; and

WHEREAS, the Steering Committee completed its work on July 14, 2010, and recommended three draft station area plans to the Planning Commission; and

WHEREAS, the Planning Commission held public hearings on the drafts plans on February 18, 2011, notice of which was sent to the Early Notification System list, individuals and organizations on the Central Corridor notification list, and all property owners within the station areas; and

WHEREAS, the Planning Commission considered the public testimony, both verbal and written, and developed responses and recommended minor modifications to the plan language in response to the testimony; and

WHEREAS, the responses and recommendations are incorporated in a memo to the Commission from its Comprehensive Planning Committee, dated _____; and

WHEREAS, the Planning Commission is authorized under Minnesota Statutes Section 462.355(2) and Chapter 107 of the Saint Paul Administrative Code to recommend to the Mayor and City Council amendments to the Comprehensive Plan;

NOW, THEREFORE BE IT RESOLVED, that the Saint Paul Planning Commission hereby recommends to the Mayor and City Council adoption of the Central Corridor LRT Station Area Plans for Hamline, Victoria, and Western, as addenda to the *Central Corridor Development Strategy,* a chapter of the Saint Paul Comprehensive Plan; and

BE IT FURTHER RESOLVED, that the Planning Commission hereby directs the Planning Administrator to forward the station area plans to the Mayor and City Council for their review and adoption.

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: 651-266-6565
Facsimile: 651-228-3261

Date: April 8, 2011

To: Planning Commission

From: Neighborhood Committee

Staff: Kate Reilly

Re: Solar and Wind zoning studies

On Wednesday April 8, 2011 the Neighborhood Committee met to discuss initiation of two zoning studies related to renewable energy resources. The first study pertains to solar installations and the second to wind energy conversion systems.

The committee briefly discussed ideas and concerns about wind turbines and recommended that the full Planning Commission initiate two separate studies, one for each issue. The resolutions are attached.

city of saint paul
planning commission resolution
file number _____
date _____

Solar energy systems

WHEREAS, the Saint Paul Comprehensive Plan (Policy LU-3.19) calls for preparation of a study on tools, techniques, and regulations to facilitate increased usage of solar energy systems, either as standalone systems or as supplements to conventional energy sources; and

WHEREAS, Saint Paul and Minneapolis received a Solar Cities grant to identify strategies that will result in solar-friendly policies, practices and regulations; and

WHEREAS, Section 61.801(b) of the Zoning Code authorizes the Saint Paul Planning Commission to initiate amendments to the code;

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission initiates a zoning study to consider amendments to the Zoning Code pertaining to solar energy systems and to recommend these changes to the Mayor and City Council.

moved by _____
seconded by _____
in favor _____
against _____

city of saint paul
planning commission resolution
file number _____
date _____

Wind Turbine Zoning Study

WHEREAS, the Planning Commission made determinations of similar use in 2002 and 2005 pertaining to wind turbines on institutional property, referencing standards for cellular telephone antennas; and

WHEREAS, there is growing interest in installing different types of wind turbines in a variety of settings; and

WHEREAS, Zoning Code text should be updated to reflect the determinations of similar use, and also to address other situations in which wind turbines may be used; and

WHEREAS, Section 61.801(b) of the Zoning Code authorizes the Saint Paul Planning Commission to initiate amendments to the code; and

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission initiates a zoning study to consider amendments to the Zoning Code pertaining to wind turbines and to recommend these changes to the Mayor and City Council.

moved by _____
seconded by _____
in favor _____
against _____

Transportation Committee Staff Report
Committee date: 4/4/11

Project Name	**Sidewalk In-Fill Program**
Geographic Scope	Citywide
Ward(s)	All
District Council(s)	All
Project Description	Install sidewalk on at least one side of all arterial and collector streets.
Project Contact	Dan Haak
Contact email/phone	dan.haak@ci.stpaul.mn.us 651-266-6084
Lead Agency/Department	Public Works
Purpose of Project/Plan	The City of Saint Paul has about 35 miles of arterial and collector streets without any sidewalk on either side. As a City that supports "Complete Streets" our goal should be to install sidewalk on at least one side of all arterial and collector streets. Also to revise assessment rate for new sidewalk from 100% assessed to 50% assessed for residential property.
Planning References	
Project stage	This program is in the planning stage.
General Timeline	We would like to have a public hearing in the next couple of months to revise the ordinance.
District Council position (if applicable)	NA
Level of Committee Involvement	Advise and Consent
Previous Committee action	None
Level of Public Involvement	Inform
Public Hearing	A public hearing will be required to change the current City ordinance. Date of public hearing is unknown at this time.
Public Hearing Location	City Council
Primary Funding Source(s)	Assessments, CIB, ROW Fund 225
Cost	Up to $700,000 per year for 10 years.

Staff recommendation	Staff recommends approval of options 2, 5, and 6 in the attached memo.
Action item requested of the Committee	Public Works is seeking approval from the Transportation Committee and Planning Commission to take this before City Council for implementation.
Committee recommendation	Approve Staff recommendation
Committee vote	9-0

CITY OF ST. PAUL
INTERDEPARTMENTAL MEMORANDUM

TO: City Council

FROM: Rich Lallier, Director

John Maczko, City Engineer

Dan Haak, Assistant City Engineer
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RE: **Sidewalk Assessment Policy / Infill Areas**

DATE: February 24, 2011

In March of 2009 the City Council passed a resolution adopting a "Complete Streets" policy (CF09-213) and directing Public Works to adhere to in the construction of new streets or re-construction of existing streets in Saint Paul.

Currently the city has approximately 1100 miles of sidewalk. 393 miles of this sidewalk is on collector and arterial streets and the rest on residential streets. With 851 miles of streets the cost of installing sidewalk on both sides of the street for all remaining streets would be around $90 Million. Obviously this is not attainable anytime soon so it is not reasonable to even propose this.

In reviewing our street systems and consulting with staff we have found that one of the areas that we can make a big difference in walkabililty and access as well as safety is in providing sidewalk along streets classified as arterial and collector streets. Public Works receives annual requests, complaints and concerns about missing sidewalk segments as well as streets that do not have sidewalks requiring people to walk in the street. This creates safety issues for walkers as well as those who have mobility disabilities. This is a particular problem on the higher volume streets and those streets that provide bus service.

In our reviews that we have about 35.5 miles of arterial and collector streets that do not have sidewalk on either side of the street. We have reviewed what it would cost to complete the in-fill of missing walk so that all streets in the city with a classification of collector or arterial street would have sidewalks on at least one side, Public Works has estimated that the cost of completing sidewalk on one side of the street on these types of street at $7,000,000. While expensive, this is something that is more realistically attainable over time in developing a system that promotes access and mobility.

Public Works experience has revealed that there are three primary reasons that sidewalks are not constructed.

1. Constructability (trees, soil or Slope conditions) driving costs very high
2. Maintenance responsibility of the sidewalk (repair and snow clearing)
3. Assessment policy for construction of the sidewalk

While the issue of clearing the snow is very difficult to accomplish without the help of citizens the city has attempted to address the concerns identified in items 1 and 2 over the years.

In regards to the constructability the current city policy takes the difficulty of construction into account. The current city policy only assesses the actual cost of the construction of sidewalk as if it were constructed on a flat piece of property. All costs associated with bad soils or slopes or replacement of trees is covered by the city. The current cost of a standard 5 foot wide sidewalk is $25/running foot.

As it relates to maintenance as mentioned above it would not be possible of the city to take care of the sidewalks in a timely cost effective manner after a snowfall. This is where we need the help of residents to be successful. But in 2003, a decision was made by Council to add sidewalk maintenance to the city ROW assessment rather than through Public Improvement Aid (PIA). These changes cause a concern about double billing the Property Owners with direct sidewalk assessments. Because of this change, the 50% direct assessment was eliminated so now reconstruction of city sidewalks are completely city funded. Since then, there has been no discussion regarding changes back to the direct assessments for sidewalk reconstruction. This no assessment for reconstruction of sidewalks makes the current 100% costs for new construction seem overly burdensome for the Property Owners.

As part of our request to add sidewalk on all arterial and collector streets and promoting sidewalk construction elsewhere we would propose that we:

1. Adjust City assessment policy on existing residential properties for first time construction of sidewalk.

2. Require that all NEW residential and commercial development install sidewalk at their expense.

We are NOT proposing any changes to city policy on commercial property.

The current city Assessment policy states that sidewalks for first time construction is 100% assessed. The 100% assessment rate applies to the usual or normal costs associated with the installation of sidewalk. In all cases the city may pay all costs which exceed these usual or normal costs. This includes such miscellaneous extra cost items as removing trees in order to install sidewalks, or unusual soil or slope conditions that would include installation of retaining walls if necessary.

Under current policy typical assessment for a 5 foot wide walk at $5/sq. ft is:

40 foot lot would be $1,000
50 foot lot would be $1,250
Commercial properties pay 100%, if a corner lot they pay 100% for both sides.
Residential corner lots do not pay an assessment on their long side up to 150'.

There are several options for consideration:

OPTION 1
75% Assessment for a 5' wide sidewalk at $5 per square foot ($25 per front foot).

40 foot lot would be $750
50 foot lot would be $937

Pro's – Reduced cost to the Property Owner, easier for Council to approve.

Con's – Still a high cost to property Owner. Need to find additional funding source.

OPTION 2
50% Assessment for a 5' wide sidewalk at $5 per square foot ($25 per front foot).

40 foot lot would be $500
50 foot lot would be $625

Pro's – Reduced cost to the Property Owner, easier for Council to approve.

Con's - Need to find additional funding source.

OPTION 3
25% Assessment for a 5' wide sidewalk at $5 per square foot ($25 per front foot).

40 foot lot would be $250
50 foot lot would be $312

Pro's – Small cost to the Property Owner, easier for Council to approve.

Con's - Need to find additional funding source.

OPTION 4
0% Assessment for a 5' wide sidewalk at $5 per square foot ($25 per front foot).

40 foot lot would be $0
50 foot lot would be $0

Pro's – This takes the assessment controversy out of the debate.

Con's - Need to find a new way to fund sidewalk construction.

Option 5

Any City project that includes federal transportation funding will not be assessed for first time sidewalk construction.

This option could apply to all Classes of Property residential and Commercial

Pro's – This takes the assessment controversy out of the debate.

Con's – Could be considered unfair to those properties that have to pay an assessment for new construction.

OPTION 6

Sidewalk construction on MSA streets would be classified as Incidental to the project.

Pro's – This takes the assessment controversy out of the debate.

Con's – Could be considered unfair to those properties that have to pay an assessment for new construction.

Public Works recommends Option 2 because this will help make it easier on the Property Owners to pay for the assessment in these tough economic times. We will need to find additional funding sources for the city costs but we already incur some costs for the extra work related to any new sidewalk that is implemented. In addition we recommend Option 5 and 6.

We would also propose that if options one thru three are selected that the city holds one public hearing each year to approve the new sidewalk for all the infill areas that would be built that year. We recommend we leave the commercial properties as is and not revise the policy.

We would recommend that we implement the policy changes immediately and propose that we begin a 10 year program to complete the work. This would require a $700K per year program ($350K assessment and $350K CIB).

If Council concurs with the proposal as suggested by public works we would proceed with construction of sidewalk using the following criteria to determine which sidewalks will be built first:

- Sidewalk provides access to a bus stop
- Number of requests, or concerns, about lack of sidewalk at a location
- Pathways in the grass boulevard
- Sidewalks that have a high Benefit/Cost return

city of saint paul
planning commission resolution
file number_____
date _____

Assessment Policy for Citywide Sidewalk Infill Program

WHEREAS, In March 2009 the City Council passed a resolution adopting a "Complete Streets" policy (CF 09-213) and directing Public Works to accommodate all users in construction and reconstruction projects; and

WHEREAS, the Saint Paul Comprehensive Plan states that the City should fill gaps in the sidewalk network that create significant barriers to large numbers of pedestrians; and

WHEREAS, Public Works receives annual complaints and concerns that missing sidewalks create safety issues for pedestrians, transit riders, and people with disabilities, particularly on higher volume streets and those streets that provide bus service; and

WHEREAS, the City currently has approximately 1,100 miles of sidewalk, and the cost for installing sidewalks on both sides of all remaining streets would be approximately $90 million; and

WHEREAS, the City has about 35.5 miles of arterial and collector streets that do not have sidewalk on either side of the street, and Public Works has estimated that the cost of completing sidewalk on one side of the street on these major streets is $7 million,

WHEREAS, targeted sidewalk infill on one side of collector and arterial streets is an attainable goal and will greatly improve walkabililty, access, and pedestrian safety citywide; and

WHEREAS, the current assessment policy states that new sidewalks are to be 100% assessed, which is a burden to property owners and an obstacle to installing new sidewalk;

THEREFORE BE IT RESOLVED THAT, the Planning Commission recommends Public Works propose a ten year Sidewalk Infill Program to add sidewalks on one side of arterial and collectors streets, and that the City hold one public hearing each year to approve the new sidewalk for all the infill areas that would be built each year; and

BE IT FURTHER RESOLVED THAT, the Planning Commission recommends that a change in policy to allow a 50% assessment for a 5' wide sidewalk at $5 per square foot ($25 per front foot) in order to reduce the cost to the property owner; and

BE IT FINALLY RESOLVED THAT, any City project that includes federal transportation funding, including all classes of residential and commercial property, will not be assessed for first time sidewalk construction, and that sidewalk construction on Municipal State Aid streets would be classified as incidental to the project and not be assessed.

moved by _____
seconded by _____
in favor _____
against _____