

Shepard Davern Task Force

Meeting #3: June 12, 2013

Open House Summary
What People Want

"Family" shopping options

More service businesses (pharmacy, hardware store, etc.)

More Bus shelters and benches

Safer crossings on Shepard Road (esp. at Davern)

- Access to the river, parks, and walking / biking trails

Safer crossings on W. 7th Street (esp. at Davern)

Better sidewalks / walking environment / pedestrian access

Better access to the outlook at Hwy 5 and Mississippi River Blvd

US Bank property redevelopment

Farmers' market and/or community garden

Sibley Plaza improvements

Open House Summary: Business and Industry
What People Want

“Family” shopping options

More service businesses (pharmacy, hardware store, etc.)

More Bus shelters and benches

Safer crossings on Shepard Road (esp. at Davern)

- Access to the river, parks, and walking / biking trails

Safer crossings on W. 7th Street (esp. at Davern)

Better sidewalks / walking environment / pedestrian access

Better access to the outlook at Hwy 5 and Mississippi River Blvd

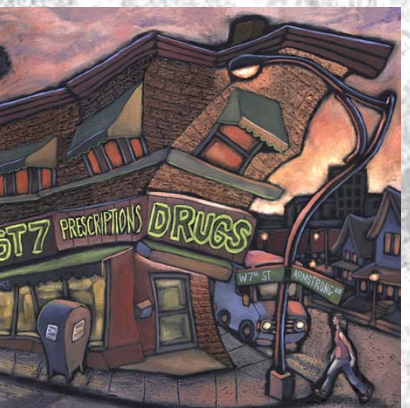
US Bank property redevelopment

Farmers’ market and/or community garden

Sibley Plaza improvements

pen House Summary: Commercial and Industrial
What People Want





- "Family" shopping options
- More service businesses (pharmacy, hardware store, etc.)





pen House Summary: Commercial and Industrial
What People Want



- US Bank property redevelopment



- Farmers' market and/or community garden



- Sibley Plaza improvements

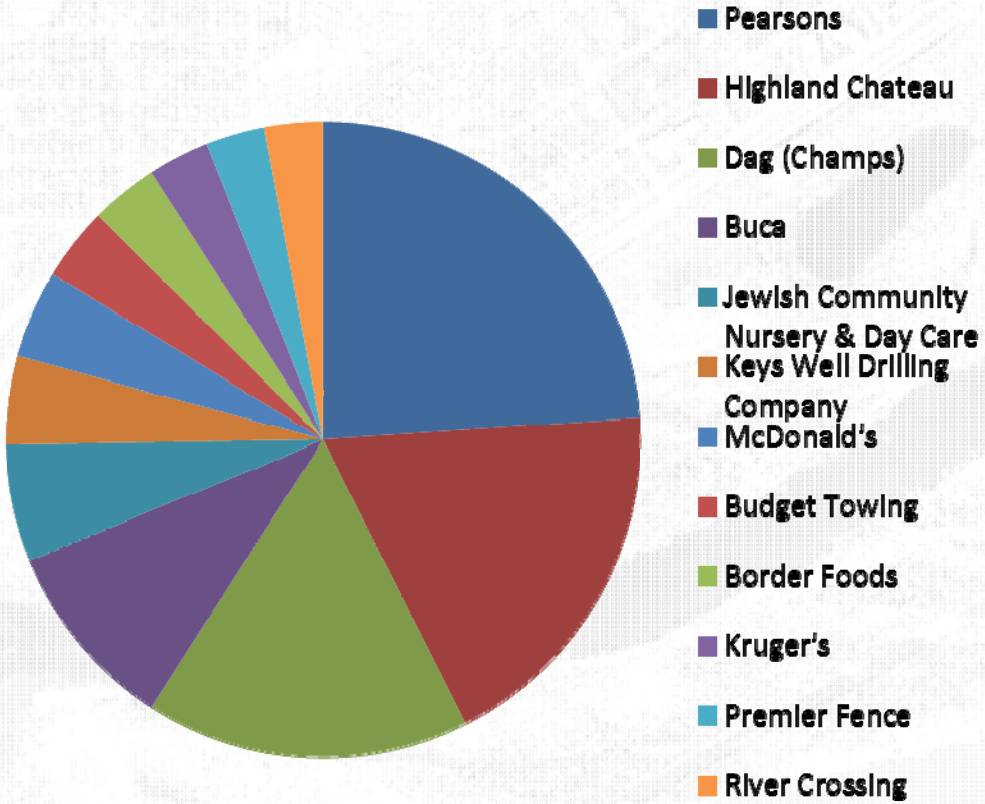




Commercial and Industry

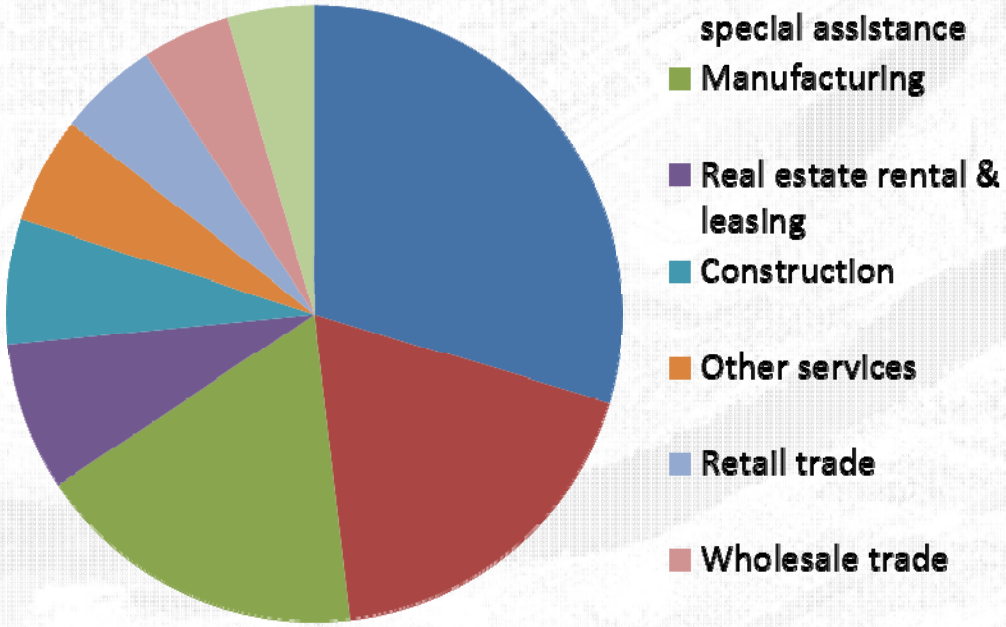
Shepard Davern Area Largest Employers

These employers represent 669 (58%) of the 1,161 jobs in the area.

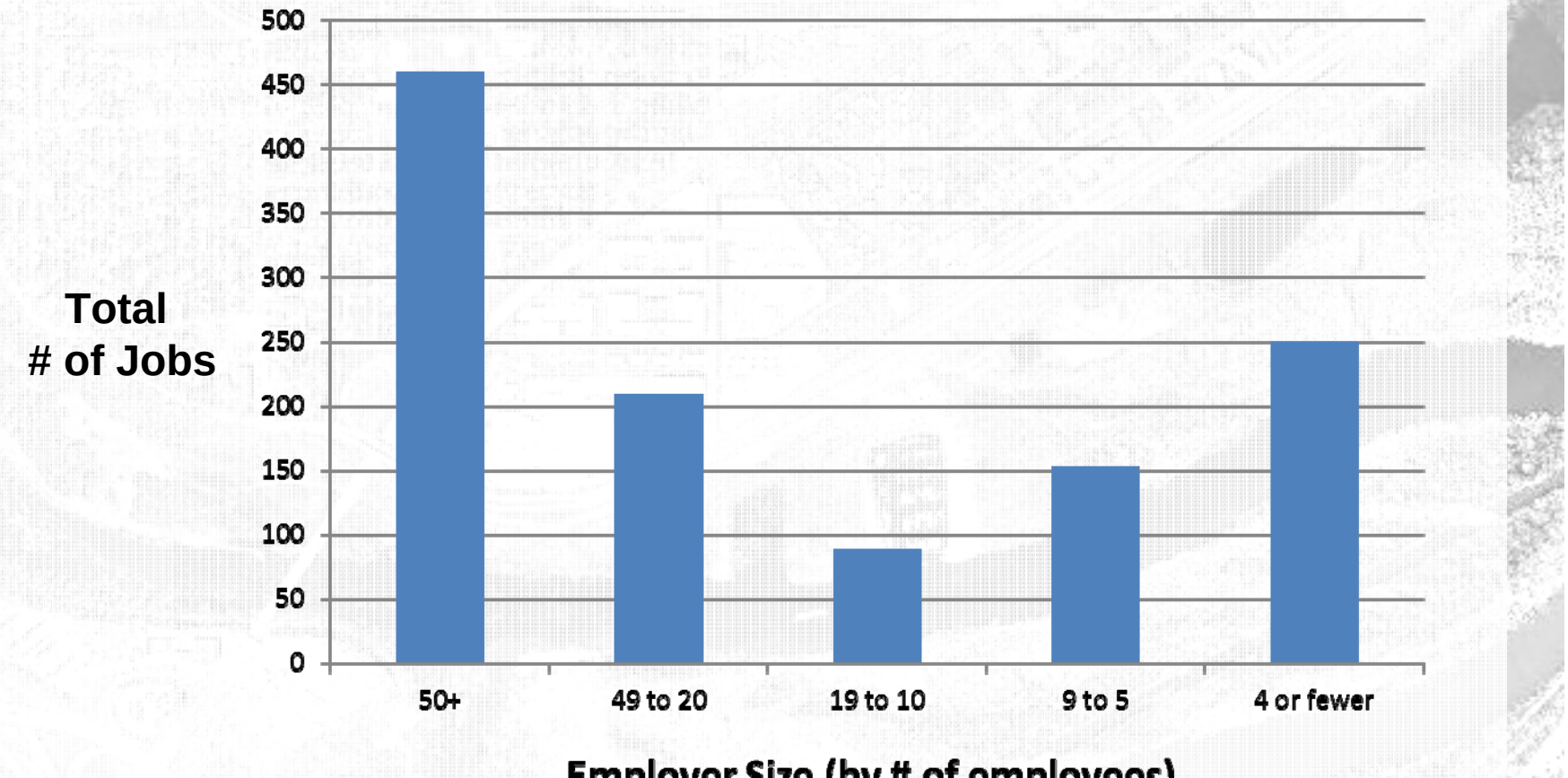


Shepard Davern Area Largest Industry Sectors

These employers represent 991 (85%) of the 1,161 jobs in the area.

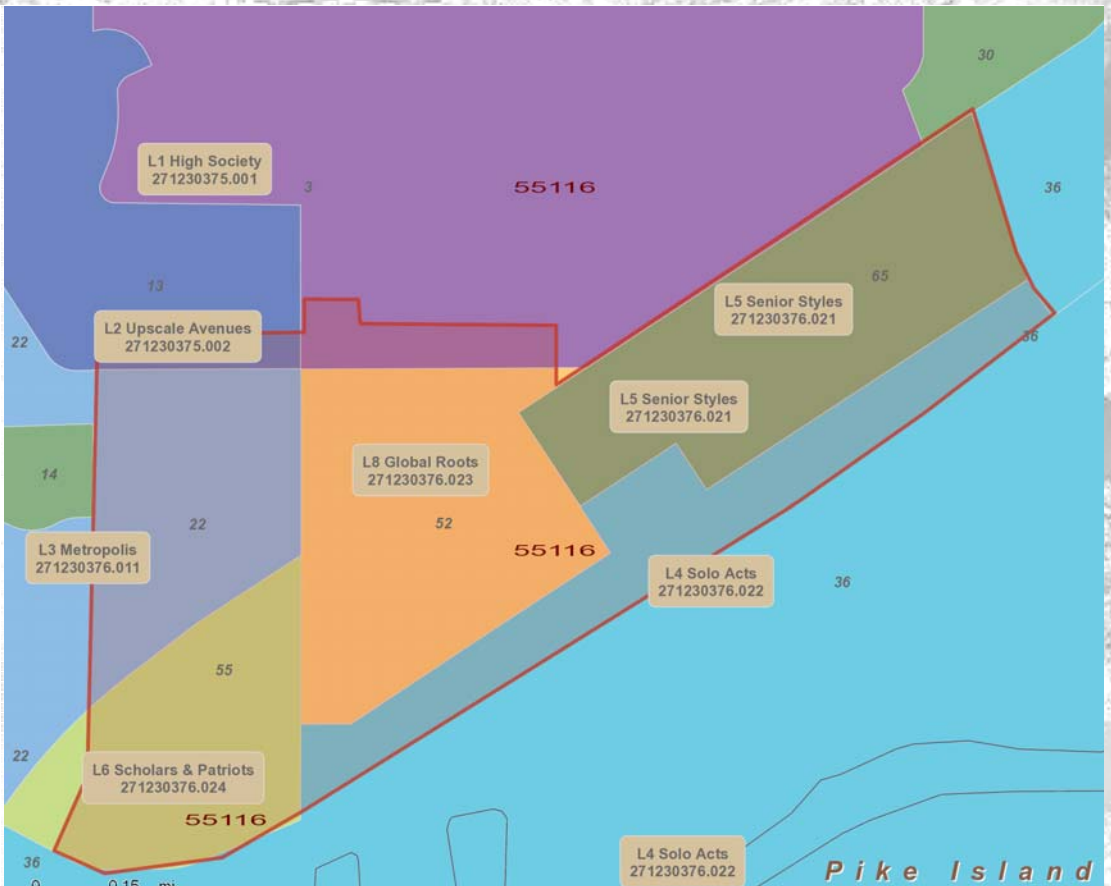


Shepard Davern Area
Jobs Provided by Employer Size



Market Segmentation

***igh Society**:* affluent
nd active—financially,
vically, and physically.
***pscale Avenues**:* similar to
ut less wealthy than *H.S.*
***letropolis**:* urban living,
iverse housing, age, &
ncome
***cholars & Patriots**:* young,
nodest income, lifestyle
onsumers, often rent
***lobal Roots**:* young
amilies, modest income,
ulturally diverse
***olo Acts**:* urban singles,
ducated, diverse incomes
***enior Styles**:* seniors,

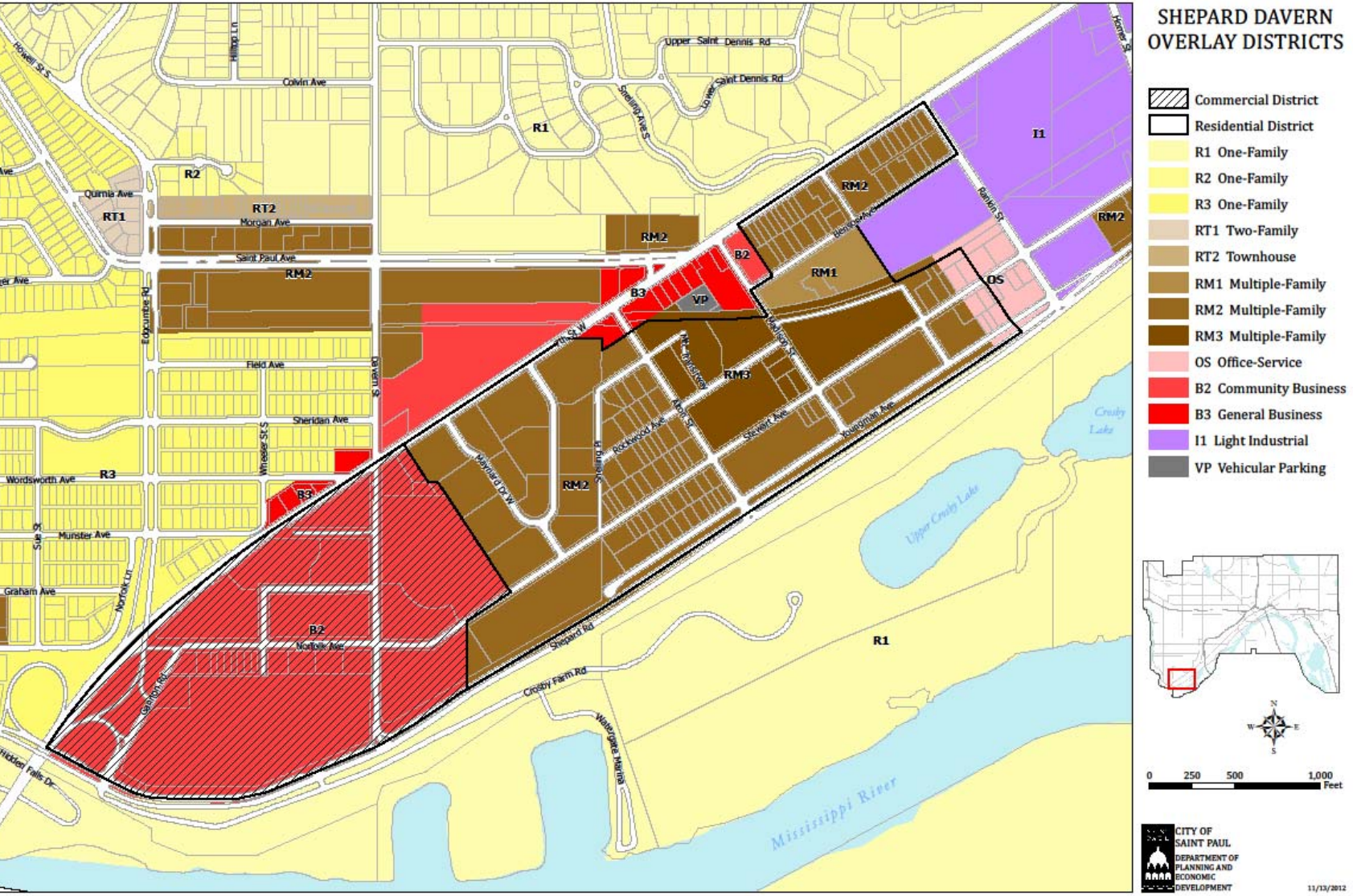


Mixed Use Development Examples





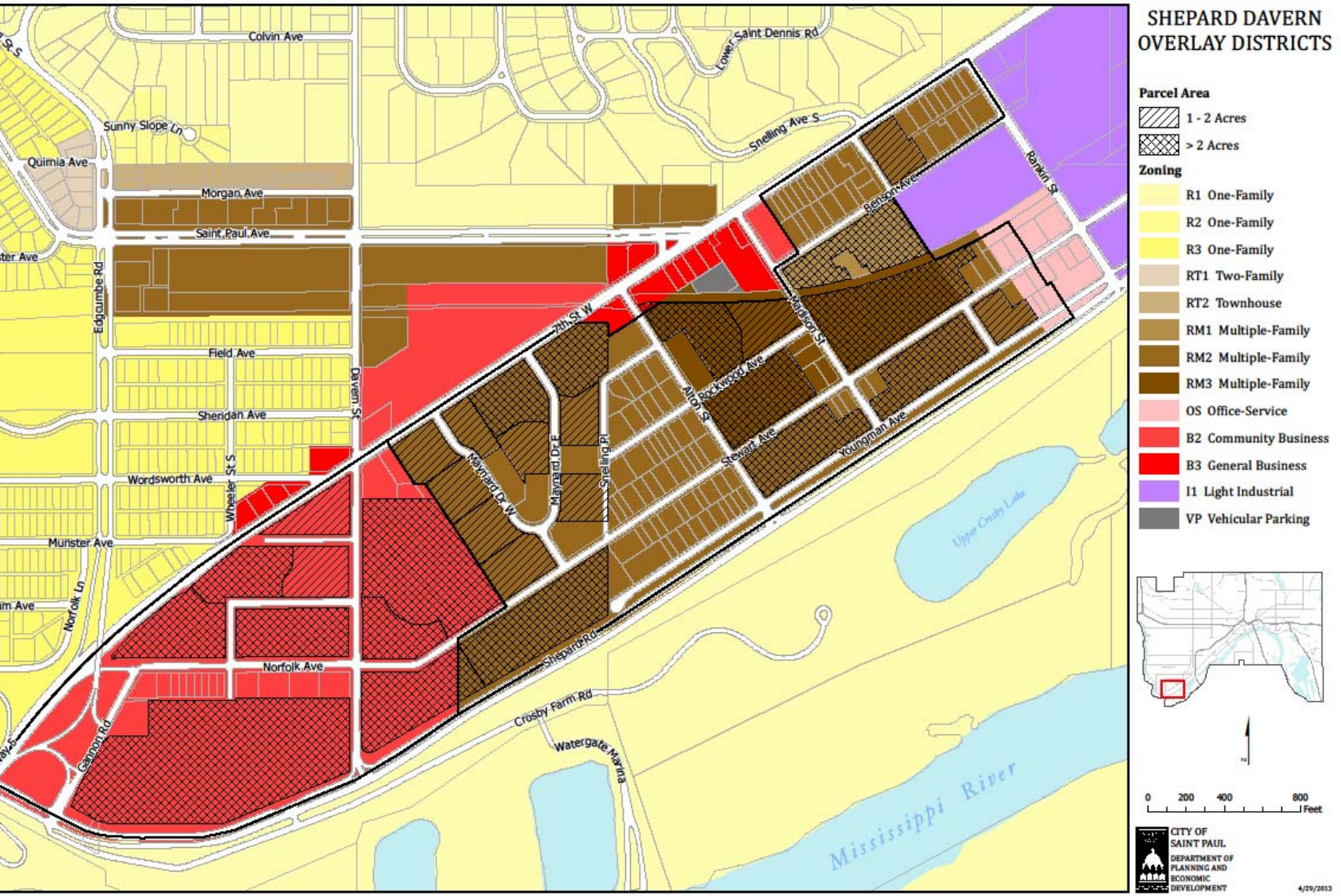




Shepard Davern



Parcel sizes



SHEPARD DAVERN OVERLAY DISTRICTS

Parcel Area

- 1 - 2 Acres
- > 2 Acres

Zoning

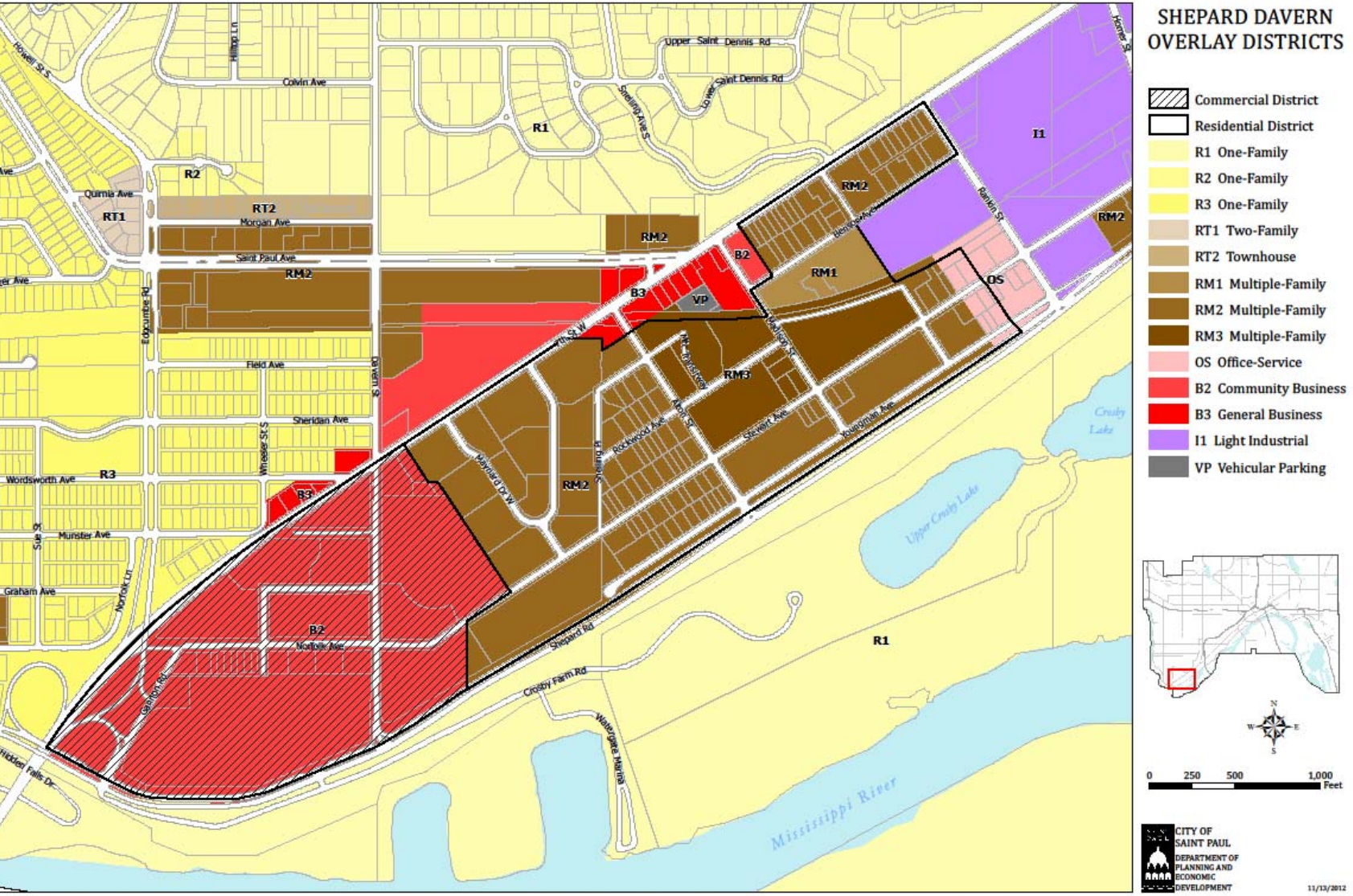
- R1 One-Family
- R2 One-Family
- R3 One-Family
- RT1 Two-Family
- RT2 Townhouse
- RM1 Multiple-Family
- RM2 Multiple-Family
- RM3 Multiple-Family
- OS Office-Service
- B2 Community Business
- B3 General Business
- I1 Light Industrial
- VP Vehicular Parking

0 200 400 800 Feet

CITY OF SAINT PAUL
DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT

4/29/2013

Address	Apt	Owner	Zoning	Square Feet
1300 MAYNARD DRIVE W		Robert Julen Sibley Manor Inc	RM2	47879.57134
2221 YOUNGMAN AVE	UNIT 202	*Condo*	RM2	49977.93123
2221 YOUNGMAN AVE	UNIT 301	*Condo*	RM2	49977.93123
2221 YOUNGMAN AVE	UNIT 203	*Condo*	RM2	49977.93123
2221 YOUNGMAN AVE	UNIT 304	*Condo*	RM2	49977.93123
2221 YOUNGMAN AVE	UNIT 204	*Condo*	RM2	49977.93123
2221 YOUNGMAN AVE	UNIT 403	*Condo*	RM2	49977.93123
2221 YOUNGMAN AVE	UNIT 201	*Condo*	RM2	49977.93123
2221 YOUNGMAN AVE	UNIT 102	*Condo*	RM2	49977.93123
2221 YOUNGMAN AVE	UNIT 302	*Condo*	RM2	49977.93123
2221 YOUNGMAN AVE	UNIT 503	*Condo*	RM2	49977.93123
2221 YOUNGMAN AVE	UNIT 402	*Condo*	RM2	49977.93123
2221 YOUNGMAN AVE	UNIT 501	*Condo*	RM2	49977.93123
2221 YOUNGMAN AVE	UNIT 404	*Condo*	RM2	49977.93123
2221 YOUNGMAN AVE	UNIT 401	*Condo*	RM2	49977.93123
2221 YOUNGMAN AVE	UNIT 504	*Condo*	RM2	49977.93123
2221 YOUNGMAN AVE	UNIT 303	*Condo*	RM2	49977.93123
2221 YOUNGMAN AVE	UNIT 104	*Condo*	RM2	49977.93123
2221 YOUNGMAN AVE	UNIT 502	*Condo*	RM2	49977.93123
1312 MAYNARD DRIVE E		Robert Julen Sibley Manor Inc	RM2	56567.04827
1325 MAYNARD DRIVE E		Robert Julen Sibley Manor Inc	RM2	60362.11959
1352 MAYNARD DRIVE E		Robert Julen Sibley Manor Inc	RM2	61333.3287
2242 7th St		Project for Pride in Living West 7th Llc		62344.4988
1307 MAYNARD DRIVE W		Robert Julen Sibley Manor Inc	RM2	65776.80635
1333 MAYNARD DRIVE W		Robert Julen Sibley Manor Inc	RM2	66508.46842
1357 MAYNARD DRIVE W		Robert Julen Sibley Manor Inc	RM2	67412.42433
2235 ROCKWOOD AVE		Wellington Nflp Llc/Co Stuart Co / Wellington Shn Llc / Llc	RM3	72851.20049
1375 DAVERN ST		River Pointe Lofts Lmtd Prtnr	B2	73929.01522
1377 MAYNARD DRIVE W		Robert Julen Sibley Manor Inc	RM2	77027.37828
1725 GRAHAM AVE		Gateway Apartments Lp	B2	84070.22387



Shepard Davern



Next Meeting: July 10, 2013