



**CITY OF SAINT PAUL**

*Christopher B. Coleman, Mayor*

25 West Fourth Street  
Saint Paul, MN 55102

Telephone: 651-266-6700  
Facsimile: 651-266-6549

October 2, 2014

To: The Saint Paul Planning Commission

From: The Shepard Davern Task Force

Re: Recommendations on proposed new zoning in the Shepard Davern Zoning Study area

On September 30, 2014, the Shepard Davern Task Force met to consider and make a recommendation on proposed rezonings for the Shepard Davern Area, to be heard by the Saint Paul Planning Commission on October 17, 2014.

The Task Force voted on the proposed rezoning and provides these majority recommendations:

1. Do not rezone the Sibley Plaza parcel (PIN 212823110016) and the two adjacent parcels with the gasoline station (PIN 212823140001) and the apartments (PIN 212823110015). Retain the three parcels with their **current zoning of B2 and RM2**.  
[Vote tally: Rezone T3 = 0; Retain current zoning = 9; Not sure = 2]
1. Rezone the RM1 and RM2 properties south of W 7<sup>th</sup> between Madison & Rankin as **T2**, not as T1.  
[Vote tally: Rezone T1 = 1; Rezone T2 = 6; Rezone T1 or T2 = 2; Not sure = 2]
2. Rezone the OS parcels, and the adjacent RM2 parcels with single-family uses, northwest of Youngman & Rankin as **T2**, not as T1.  
[Vote tally: Rezone T1 = 0; Rezone T2 = 8; Rezone T1 or T2 = 1; Not sure = 2]
3. **Rezone all remaining** properties in the Shepard Davern Zoning Study area **as proposed** for the Planning Commission October 17, 2014 public hearing, except as noted above.  
[Vote tally: Rezone remaining as proposed = 8; No rezone of remaining = 1;  
Rezone remaining, except Johnson Brothers' properties in Mississippi Critical Area overlay zone = 1; Not sure = 1]

Respectfully Submitted,



Gaius Nelson, Task Force co-chair

Greg Campbell, Task Force co-chair

*Copied: Ward 3 City Council office  
Highland Park District Council*



Highland District Council  
1978 Ford Parkway Saint Paul, Minnesota 55116  
651-695-4005 Fax 651-695-4019  
Email: hdc@visi.com

### **Resolution to Support the Shepard Davern Task Force Zoning Recommendations**

Whereas, in the fall of 2011 the Highland District Council(HDC) requested the City of Saint Paul complete a review of the Shepard Davern small area plan and zoning overlay; and

Whereas, the Department of Planning and Economic Development initiated a zoning study in conjunction with the small area plan in the defined area; and

Whereas, the Shepard Davern Task Force met monthly over the course of 2013 and into the spring of 2014 to update the existing plan and discuss the future vision of the neighborhood; and

Whereas, PED sent letters to each property owner and resident in the zoning study area and held two community meetings on June 16 and June 24, 2014; and

Whereas PED has met with the HDC's Community Development Committee on August 19, and the HDC's Board of Directors on October 2<sup>nd</sup>, 2014 to discuss the zoning study; and

Whereas the HDC Board met with Paster Enterprise to discuss the rezone of their parcel on October 2<sup>nd</sup>, 2014; and

Whereas the Shepard Davern Task Force recommended in a letter to the Planning Commission:

1. Do not rezone the Sibley Plaza parcel (PIN 212823110016) and the two adjacent parcels with the gasoline station (PIN 212823120001) and the apartments (PIN 212823110015). Retain the three parcels with their current zoning of B2 and RM2.
2. Rezone the RM1 and RM2 properties south of West 7<sup>th</sup> between Madison and Rankin as T2, not as T1.
3. Rezone the OS parcels, and the adjacent RM2 parcels with single –family uses, northwest of Youngman and Rankin as T2, not as T1.
4. Rezone all remaining properties in the Shepard Davern study area as proposed for the Planning Commission public hearing on October 17, 2014, except as noted above.

Whereas, the City of Saint Paul's Planning Commission recommends updating the existing District 15 Highland Park zoning and retiring the zoning overlay. Therefore,

Be it resolved, that the Highland District Council supports the Shepard Davern Task force recommendations on the zoning study for the Shepard Davern area.

Adopted on October 2, 2014  
By the Highland District Council



Highland District Council  
1978 Ford Parkway Saint Paul, Minnesota 55116  
651-695-4005 Fax 651-695-4019  
Email: [hdc@visi.com](mailto:hdc@visi.com)

October 15, 2014

Planning Commission  
City of Saint Paul

Dear Planning Commissioners:

The Shepard Davern Small Area Plan (adopted by the Saint Paul City Council in 1999) and its related Shepard Davern Commercial and Residential Redevelopment Overlay Districts were created before Traditional Neighborhood Zoning Districts were established in the City's zoning code. Following a City Council amendment to the Overlay Districts in 2011, the Highland District Council (HDC) requested the Saint Paul Planning Commission initiate a zoning study to replace the two Overlay Districts.

The HDC has been closely involved in the public process of the Shepard Davern Zoning Study. HDC board members have provided feedback to City staff on the Shepard Davern Zoning Study's proposed amendments through the Shepard Davern Task Force, participation at the two public meetings hosted by Planning and Economic Development staff, and at presentations to the HDC's Community Development Committee and Board of Directors. The HDC's Community Development Committee also hosted a community meeting where Paster Enterprises presented its proposed redevelopment for Sibley Plaza under the parcels' current zoning.

The HDC supports the Zoning Study recommendations made by the Shepard Davern Task Force. The HDC's approved resolution is attached. The HDC and Shepard Davern Task Force's recommendations are to support the proposed zoning changes with the exception of: 1) retaining the current B2 and RM2 zoning for the three parcels owned by Paster Enterprises rather than rezoning to T3, and 2) rezoning parcels to T2 where the Zoning Study recommends parcels for either T1 or T2 zoning.

During the HDC's deliberation on the Zoning Study two major concerns were raised: 1) protection of the Mississippi River Critical Area from over development, and 2) consideration for longer-term redevelopment of the neighborhood.

The Shepard Davern Zoning Study fulfills the Highland Park District 15 Plan (adopted 2007) action for the City to "initiate a TN3 Master Plan to evaluate potential rezonings and implementation of TN design guidelines to replace the design guidelines in the Shepard-Davern Overlay area." The HDC thanks PED staff and the Planning Commission for their work on the Shepard Davern Zoning Study.

Sincerely,

Kathy Carruth  
Executive Director

Tia Anderson  
President



**H**IGHLAND  
**D**ISTRICT  
**C**OUNCIL

Highland District Council  
1978 Ford Parkway Saint Paul, Minnesota 55116  
651-695-4005 Fax 651-695-4019  
Email: [hdc@visi.com](mailto:hdc@visi.com)

Highland District Council

Highland District Council



October 15, 2014

Merritt Clapp-Smith  
City of Saint Paul  
15 Kellogg Blvd. West  
Saint Paul, MN 55102

VIA EMAIL

**Re: Draft Shepard Davern Area Planning and Zoning Study**

Dear Ms. Clapp-Smith:

As the State's largest local chamber and a strong supporter of creating vibrant neighborhoods through private investment, the Saint Paul Area Chamber of Commerce (SPACC) writes to express its support for preserving the B2 zoning designation for Sibley Plaza, a triangular shaped parcel of land bordering West 7th Street, Davern Street, and the Canadian Pacific railroad line.

As with the Highland District Council and community-led Shepard-Davern Task Force, SPACC recommends preserving the B2 zoning for Sibley Plaza. SPACC supports preserving the B2 zoning for several important reasons. We believe that preserving the zoning is critically important for advancing the proposed redevelopment of Sibley Plaza. Paster Enterprises and Bader Development are proposing a pedestrian-friendly redevelopment of Sibley Plaza valued at approximately \$50 million that will feature new commercial and residential uses bringing new amenities to the neighborhood. This redevelopment, which will unquestionably expand the City of Saint Paul's tax base through private investment, may not occur if the B2 zoning designation for Sibley Plaza is not preserved.

SPACC also believes that preserving the B2 zoning classification for Sibley Plaza is consistent with the City's land uses policies for the area in the Saint Paul Comprehensive Plan. The Comprehensive Plan designates the West 7th corridor through the Shepard-Davern area as a mixed-use corridor served by public transit and that is appropriate for a range of land uses, including commercial, industrial, and residential uses. By preserving the B2 zoning for Sibley Plaza, SPACC believes the City will attract more neighborhood serving businesses to the area, facilitate higher-density housing amenities, and improve pedestrian and vehicular accessibility.

In summary, SPACC supports preserving the B2 zoning designation for Sibley Plaza. We believe doing so will facilitate private investment and is consistent with Saint Paul's Comprehensive Plan.

Please feel free to contact me with any questions or comments.

With Kind Regards,

A handwritten signature in black ink, appearing to read "MB", with a long, sweeping horizontal line extending to the right.

Michael J. Belaen  
Director of Public Affairs and Legal Counsel

October 16, 2014

Saint Paul Planning Commission  
City of Saint Paul  
15 Kellogg Blvd. West  
Saint Paul, MN 55102

**VIA EMAIL**

**Re: Draft Shepard Davern Area Planning and Zoning Study**

To the members of the Saint Paul Planning Commission:

Thank you for the opportunity to comment on the Shepard Davern Zoning Study.

I write on behalf of Paster Enterprises, a third generation family owned and managed commercial real estate company that was established in 1948 in St. Paul. Since that time, the company's primary mission has been to "Create Value by Connecting Retailers with Community Demands".

Paster Enterprises developed Sibley Plaza, which is entirely within the Shepard Davern Zoning Study area, nearly 60 years ago. We have owned, leased, and managed the property for that entire 60 year period.

We support the overall zoning plan recommendation for the Shepard-Davern area. We agree that, as recommended, it will allow the area to respond to developing market forces as parts of the community are redeveloped and addresses current non-conforming uses.

We urge the Planning Commission to align with the recommendations of the Shepard Davern Task Force and the Highland District Council related to the Sibley Plaza parcels. By maintaining the current B-2 zoning on those parcels, we will be able to substantially upgrade our service to the neighborhood by redeveloping the entire property with market rate housing, improved grocery offerings and other retail options within the next 15 months.

Over the years, Sibley Plaza has served the community well but it has, in many ways, outlived its time.

We have been working with our housing partners, Bader Development and Steven Scott Management, along with a number of retailers for two years to develop our current plan and are nearly complete with that process. It includes the complete replacement of the existing 1950s era shopping center with a pedestrian friendly mixed use development that includes 120 to 140 units of market rate apartments above retail directly on West 7<sup>th</sup> Street and new grocery and drug stores to serve the Shepard Davern area. We plan on formally seeking city approval for the project within the next few months.

A significant zoning change on our property at this time will limit our ability to deliver on this promise.

Our plans have been introduced to the community and have been well received. We are working closely with our neighbors, the office of the city councilmember, city staff and the district council to design a project that will support the long term vision of the neighborhood while meeting the current needs in a better way.

Once again, we ask you to support the current recommendation to maintain B-2 zoning on the Sibley Plaza property.

Sincerely,



Ken Henk  
Vice President, Operations and Construction  
Paster Enterprises, LLC

CC: Howard Paster



**Beaulieu, Michelle (CI-StPaul)**

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**From:** Mona Winston <monajoin@me.com>  
**Sent:** Thursday, October 16, 2014 7:48 AM  
**To:** Beaulieu, Michelle (CI-StPaul)  
**Subject:** Planning commission meeting

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Michelle,

We are unable to attend the meeting but wish to express our views.

We strongly support:

1) MAINTAINING THE CURRENT ZONING FOR SIBLEY PLAZA AND THE APARTMENTS BEHIND, AND NOT CHANGING IT AS THE CITY STAFF HAS PROPOSED.

2) MAKING MCDONOUGH AN "ALTERNATIVE PARK" A HIGH PRIORITY IN THE DISTRICT 15 AND DAVERN-SHEPARD PLAN INSTEAD OF THE MAGNET FOR TRASH, DEBRIS, AND OVERGROWN MESS IT IS CURRENTLY.

3) ADDING TO THE DAVERN-SHEPARD PLAN AND DISTRICT 15 PLAN THE NEED TO ENSURE THAT REPRESENTATION FROM PROPERTY OWNERS LIVING CLOSE TO THE RAILROAD SPUR ARE INCLUDED IN ALL TASK FORCE OR STUDY GROUPS LOOKING AT ALTERNATIVE FUTURE USES FOR THOSE TRACKS AND PROPERTY.

Thank you.

Mona Austrian and Elliot Libman  
2353 Youngman Avenue  
St. Paul, MN 55116

Sent from my iPad

## Clapp-Smith, Merritt (CI-StPaul)

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**From:** Connie Barry <cbarry@conniebarry.com>  
**Sent:** Thursday, October 16, 2014 12:35 PM  
**To:** Tolbert, Chris (CI-StPaul)  
**Cc:** Art Kourajian; Susan Freeman; Beaulieu, Michelle (CI-StPaul); Clapp-Smith, Merritt (CI-StPaul)  
**Subject:** Sibley Plaza Redevelopment

Councilman Tolbert,

Tomorrow morning there is a Public Hearing by the Planning Commission to discuss the Shepard Davern Plan and the Zoning Study. I participated in many of the meetings of the Shepard Davern Task Force. The issue that we at Highland Pointe (145 condominium units) are concerned about is the rezoning of the Sibley Plaza property. We feel strongly that the zoning of their property remain B2 instead of being rezoned to T3. We are all in favor of the proposed plan to redevelop Sibley Plaza, and the zoning needs to remain B2 to do that.

We all enjoy the close proximity of Sibley Plaza and its easy access to shopping. The new proposed development would greatly enhance our neighborhood and offer new retail stores and a fresh look.

One of the biggest problems is that T3 zoning requires the parking to be placed to the side and rear of the main structure not in front next to the main street. None of the strip malls I use have the parking on the side or the rear of the main retail stores. It's impractical and does not give the consumer easy access.

Therefore, we are recommending that the Sibley Plaza remain B2 zoning just as it is currently and no zoning changes be made to their property.

Thank you,  
Connie Barry

Connie Barry  
Highland Pointe Condominiums  
1800 Graham Avenue #218  
St. Paul, MN 55116  
[cbarry@conniebarry.com](mailto:cbarry@conniebarry.com)  
M 612 • 799 • 2661

**Beaulieu, Michelle (CI-StPaul)**

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**From:** Virginia.Burwell@thomsonreuters.com  
**Sent:** Friday, September 19, 2014 11:09 AM  
**To:** Beaulieu, Michelle (CI-StPaul)  
**Subject:** Sibley Plaza rebuild

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hello Michelle,

I would like you to know that I am very much in favor of the rebuild.

"Sibley Plaza unveiled its \$55 million rebuilding plans before the Community Development Committee on Tuesday evening. The response from neighbors was very positive. They will anchor a pharmacy or upscale restaurant, a fitness center, a drive through coffee shop, another small upscale fast food place, Yarmo Liquor, Subway, some other retail and a grocery store named Fresh Thyme (you can find the chain on line)."

Thank you,

Virginia Burwell  
1724 Field Ave  
St. Paul, MN, 55116

## Clapp-Smith, Merritt (CI-StPaul)

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**From:** Gerald Frisch <gfrisch@nilvaandfrisch.com>  
**Sent:** Monday, June 30, 2014 12:01 PM  
**To:** Clapp-Smith, Merritt (CI-StPaul)  
**Subject:** Re: Potential Zoning Changes Shepard Davern Area

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Merritt,

It was a pleasure attending the neighborhood meeting on Monday, June 16. I was pleased to find out that your daughter and my grand-daughter Stephanie are schoolmates.

I thought you did an excellent job explaining the complex issues involved with the zoning districts; and I believe everybody understood the rezoning ramifications because of your straight forward presentation. As an owner of land involved with the rezoning proposal I am in general agreement with the overall rezoning. However I am opposed to the rezoning of the Sibley Plaza Shopping Center site.

During the meeting I indicated that Sibley Plaza is the keystone to retail and business development on West Seventh Street. I understand that if the shopping center site is rezoned to a traditional zoning district, and if the existing buildings are demolished to rebuild a new shopping center, the new buildings would have to be constructed adjacent to the sidewalk next to West Seventh Street.

I believe that any building on the Sibley Center site should be located in substantially the same location as currently exists – that is along the north side of the site. There does not appear to be any overriding factors requiring the construction of new buildings adjacent to West Seventh Street for the following reasons:

- West Seventh Street is a major thoroughfare carrying heavy traffic especially at the end of Highway 5.
- Access to and from the shopping center would be limited, obstructed and difficult to negotiate.
- Security should be a major consideration. Parking should be situate on the south side of the shopping center (instead of on the north side) with full visibility from West Seventh Street rather than the secluded area on the north.
- Future plans for public transportation on West Seventh Street appear to include either light rail or upgraded bus service. It may be appropriate to establish a passenger bus stop on or near the shopping center site which would be prohibitive if the shopping center buildings were adjacent to West Seventh Street.
- Finally, I understand that prospective tenants interested in occupying a portion of the new shopping center are opposed to parking on the north side of the property because they desire to have their stores fronting West Seventh Street with parking on the south side of the buildings rather than on the north.

I understand that the current planning is looking to the future throughout the city. However, I do not agree that “one size fits all”.

Accordingly, I submit this letter to set forth my reasons for opposing the rezoning of Sibley Plaza Shopping Center. If the rezoning to a T3 District is adopted, I understand that the shopping center owners will only have two

alternatives. The first alternative is to remodel the existing shopping center buildings or if the existing buildings are demolished and a new up to date shopping center is reconstructed then the only option is to build the shopping center adjacent to the sidewalk along West Seventh Street. I do not believe that this is in the best interest of the West Seventh area nor do I believe that it will accomplish a good result.

As evidence of the impracticality of the consequence of a T3 zoning, I previously represented a client that was a tenant in the retail/apartment project constructed on the southeast corner of Snelling Avenue North and Larpenteur Avenue. This retail/apartment project was built adjacent to the sidewalk at that busy intersection. As a consequence of limited access to and from this property, my client's projected business activity was never achieved. In order to reduce it's financial exposure under it's lease, my client was required to pay a large termination fee to the landlord. It appears to me that the same situation will exist at Sibley Plaza if the new buildings are to be built adjacent to West Seventh Street.

I'm therefore urging you as representative of the City of Saint Paul to recommend that Sibley Center Shopping Center site remain at it's current zoning, or if rezoned to T3 than the exception be granted to build the new structures along the north side of the site.

Very truly yours,

Gerry E. Frisch

## Clapp-Smith, Merritt (CI-StPaul)

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**From:** Cathy Gagliardi <patcatgags@comcast.net>  
**Sent:** Wednesday, October 15, 2014 4:06 PM  
**To:** Clapp-Smith, Merritt (CI-StPaul)  
**Subject:** Sibley Plaza - zoning

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Merritt,

I am unable to make the meeting this Fri. - so I am writing in support of Paster Enterprise's plan to rebuild at their current B2 zoning.

I am not in favor of the proposed T3 zoning and I would like to ask you to let the committee know this. I know quite a few neighbors who feel the same way and I do hope the Planning Commissions considers our voices too.

Thank you,  
Cathy & Patrick Gagliardi  
@ 1735 Sheridan Ave.

**Beaulieu, Michelle (CI-StPaul)**

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**From:** Ellen Mack <ekaymack@gmail.com>  
**Sent:** Saturday, October 11, 2014 1:57 PM  
**To:** Beaulieu, Michelle (CI-StPaul)  
**Subject:** B-2 zoning for Sibley Plaza

Hello Michelle,

I've attended a few HDC meetings recently, including the one at which the Paster/Bader group reviewed their proposal for redeveloping Sibley Plaza. As a neighbor and almost lifelong Highland area resident, I want to express my support of this proposal as presented, and hope the City will let the B-2 zoning remain in effect so this redevelopment can proceed. I think the plan looks great, would revitalize the area, and make a safer, cleaner, stronger and more welcoming section of the city. Thank you!

Ellen Mack

1205 Colette Place

55116

(and please share this with any colleagues who might be interested)

10-7-14

City Of St. Paul

Planning and Economic Development

25 W. 4<sup>th</sup> St.

Ste 1300

St. Paul, MN 55102

Attn: Michele Beaulieu

Re: Shepard Davern Zoning Study Public Comment

Dear Ms. Beaulieu

I am writing to the city to express my opinion about the current proposal for zoning within the study area. My belief is that the zoning map has deficiencies that need correction before adoption by the city.

In addition, I believe the zoning layer map is an area of concern where it shows parkland as default R – 1 residential. The parcel of hillside north of St. Paul Ave. and east of Davern is clearly Park wild lands on maps and as indicated by Jody Martinez of Parks. Yet this zoning layer map marks it as R-1 which would be confusing for people interested in use for this city owned property. The city should undertake the work necessary for providing a citywide zoning category for parkland so it can be properly shown on zoning maps.

1- I believe this zoning map produced by city staff does not adequately respond to the sentiments expressed by area residents in the current planning study favoring stronger R-1 designation for property in the area. The neighborhood is losing R-1 zoned property not holding even or improving the picture.

2 – The map lacked any advisory of where the current overlay of the river exists. The missing information has not alerted neighbors adequately in this process to it's current existence and to the importance of protecting the river bluff area as a feature of the Great River Passage lands which are part of the City Comprehensive Plan.

3 – It is my belief that not enough attention was paid to the important role of the river bluff in the future of the city. I am referring to the T3 zoning in and adjacent to the area referred to as the critical area of the river both east and west of Davern Ave.

4 - I believe the neighborhood, and know personally the Board of the Highland District Council was given incorrect information that in my opinion was miss-



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leading about the building height of the existing River Crossing development by Stonebridge at Davern and W. 7<sup>th</sup>. This complex of buildings was indicated to be Sixty-Five feet in height. According to Merritt Clapp-Smith these buildings were used as the standard of bldg. height that resulted in staff recommendation of T3 zoning for a large swath of land in the area. I believe if the neighbors had had the correct height information, which is approximately 45 feet or certainly no more than 50 feet, not 65 feet, if you include higher architectural features of the buildings. The proper comparable zoning designation for the area would have been T2.

I respectfully ask the city to revisit this T3 Zoning designation 1) because T2 is more consistent with the existing buildings in the area 2) those providing advice for the city regarding the map were not given the correct information about existing building heights and 3) tall buildings possible with T3 zoning inherently to not respect the desires and sentiment of the Great River Passage plan to protect and preserve the view shed into and out of the river valley.

The property at and near the bluff should be T2 on the advisory zoning map.

With regard to the B2 zoning for Sibley Plaza, we agree that this designation has been thoroughly discussed, is appropriate for the plans the owner wishes to undertake at the property and should be shown on the map as B2, rather than T3. This also is more consistent with existing building heights in the area.

Thank you for your consideration,

Kent Petterson

503 St. Clair Ave.

St. Paul, MN 55102

651-222-5536

## **Clapp-Smith, Merritt (CI-StPaul)**

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**From:** Bill Rosenbloom <bill@airlineposters.com>  
**Sent:** Wednesday, October 15, 2014 12:50 PM  
**To:** Beaulieu, Michelle (CI-StPaul)  
**Cc:** Clapp-Smith, Merritt (CI-StPaul); greg walker; Jack; Jerry Wertheimer; kathysoderberg@aol.com; khenk@pasterent.com; lkaiser@7thstreetstorage.com; macduffso1@gmail.com; mwaldman@stpauljcc.org; hdc@visi.com; Kantner, Libby (CI-StPaul); Kent Petterson  
**Subject:** For Planning Commission

Michelle:

Here are my comments for the Planning Commission..

AS A MEMBER OF THE D/S TASK FORCE I, PERSONALLY, WOULD ASK THE PLANNING COMMISSION TO SUPPORT THE FOLLOWING:

1) THE NEIGHBORHOOD HAS SUPPORTED THE NEED TO MAINTAIN THE CURRENT ZONING FOR SIBLEY PLAZA AND THE APARTMENTS BEHIND, AND NOT CHANGE IT TO T3 AS

THE CITY STAFF HAS PROPOSED.

2) MAKING MCDONOUGH PARK AN "ALTERNATIVE PARK" (LOCATED ST PAUL AVE AND EDGCUMBE, ABOUT 7 ACRES), A HIGH PRIORITY IN

THE DISTRICT 15 AND DAVERN-SHEPARD PLAN . THE PARK CURRENTLY IS A MAGNET FOR TRASH AND DEBRIS, AND TO BE AN OVERGROWN MESS;  
A TOTAL NEGATIVE FOR THE NEIGHBORHOOD.

3) ADDING TO THE DAVERN-SHEPARD AND DISTRICT 15 PLAN, THE NEED TO ENSURE THAT REPRESENTATION FROM PROPERTY OWNERS CLOSE TO THE RAILROAD SPUR

ARE INCLUDED IN ALL TASK FORCE OR STUDY GROUPS LOOKING AT ALTERNATIVE FUTURE USES FOR THE TRACKS AND ADJOINING RAILROAD PROPERTY.

**Beaulieu, Michelle (CI-StPaul)**

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**From:** rothsteinassociates@comcast.net  
**Sent:** Wednesday, September 17, 2014 3:09 PM  
**To:** Beaulieu, Michelle (CI-StPaul); Clapp-Smith, Merritt (CI-StPaul); #CI-StPaul\_Ward3; Thune, Dave (CI-StPaul)  
**Subject:** Zoning in the Shepard Davern area of Highland

As a resident of the neighborhood (2395 Benson) and a member of the recent Shepard Davern Task Group, I'd like to record my opinion on the zoning question involving Sibley Plaza.

I fully support retaining B2 zoning.

Since that is the present zoning, the burden of proof should be on those wanting to change it to give compelling reasons for the change.

**Not** compelling in my mind is to have neat zoning maps.

In this case, T3 zoning actually works **against** the functionality and aesthetics of that section of West 7th.

While it never came to a vote, I believe that the vast majority of the S-D Task Group does support retention of B2 for this property.

All the best.

Jerry

**Jerry Rothstein**  
651-587-8859

## Beaulieu, Michelle (CI-StPaul)

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**From:** Barbara Sommers <sommers80@gmail.com>  
**Sent:** Wednesday, October 15, 2014 8:01 PM  
**To:** Beaulieu, Michelle (CI-StPaul)  
**Subject:** Shepard Davern Planning Commission and Sibley Plaza

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

### UPDATED:

Crosby and Barbara Sommers, residents at the Regency Condominium, 2275 Youngman Av., #205 W, St. Paul, MN, 55116 request that:

- the current zoning for Sibley Plaza and the apartments behind Sibley Plaza remain are not changed as the City Staff members have proposed.
- the property, McDonough Park/Preserve along St. Paul Avenue and Edgumbe, become an "Alternative Park." Currently the property is a magnet for trash, debris, and overgrown weeds. Hundreds of residents, including children, live across St. Paul Avenue. It is not a good example for residents and children and does not show that their neighborhood is a safe and healthy place to live. The property has the potential to become an opportunity to be a park for the residents. The park should be a high priority in the Davern Shepard Plan and the District Hi
- the Davern-Shepard plan and District 15 plan needs to ensure that representation from property owners who live close to the railroad spur are included in all task force or study groups looking at alternative future uses for those tracks and property.

The neighborhood through which West 7<sup>th</sup> Street is an important "gateway to St. Paul. It is also a great roadway to and from the airport, Mall of America, and Fort Snelling. The lack of signage does not show that the City of St. Paul is investing in our neighborhood. We believe that there is great potential at this time to make improvements.

Thank you for reading.

Sincerely,  
Crosby and Barbara Sommers

## Beaulieu, Michelle (CI-StPaul)

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**From:** Elana Stern <elanadana52@gmail.com>  
**Sent:** Wednesday, October 15, 2014 3:28 PM  
**To:** Beaulieu, Michelle (CI-StPaul)  
**Subject:** Re: Can't make meeting

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

My address is: 1915 field Ave, St. Paul 55116

Sent from my iPhone

> On Oct 15, 2014, at 2:40 PM, Beaulieu, Michelle (CI-StPaul) <[michelle.beaulieu@ci.stpaul.mn.us](mailto:michelle.beaulieu@ci.stpaul.mn.us)> wrote:  
>  
> Thank you for your comments. To include them in the packet of information for our Planning Commission, please include your home address for their records. If you have any questions or concerns please feel free to contact me.  
>  
> Best  
> Michelle Beaulieu  
>  
>  
>  
> Michelle Beaulieu  
> City Planner  
> Planning and Economic Development  
> 25 West Fourth Street, Suite 1300  
> Saint Paul, MN 55102  
> P: 651-266-6620  
> [michelle.beaulieu@ci.stpaul.mn.us](mailto:michelle.beaulieu@ci.stpaul.mn.us)  
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> -----Original Message-----  
> From: [elanadana52@gmail.com](mailto:elanadana52@gmail.com) [mailto:[elanadana52@gmail.com](mailto:elanadana52@gmail.com)]  
> Sent: Wednesday, October 15, 2014 11:17 AM  
> To: Beaulieu, Michelle (CI-StPaul)  
> Subject: Can't make meeting  
>  
> I would like to voice my support for Sibley Plaza to be totally renovated the way Pastor is planning for the development.  
> Also, I would like the park space be attended to on St Paul Ave. to make this a park space.  
> I would like to be informed and included in discussions on the Ford Canadian Pacific line which runs behind my property.  
> Thank you ELANA STERN 651 699 2305  
> Sent from my iPad

## Beaulieu, Michelle (CI-StPaul)

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**From:** Matthew Zinser <matt@load-bearing.com>  
**Sent:** Friday, September 19, 2014 12:18 PM  
**To:** Beaulieu, Michelle (CI-StPaul)  
**Subject:** Low Lands of Highland Zoning issue

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Good afternoon Michelle,

My name is Matthew Zinser and I live at 1733 Sheridan Avenue, St Paul.

I am writing you this email to show my support for the new Sibley Plaza Plans that were recently unveiled. I feel that this will be a great addition to our community and we people that live in the "low lands of Highland" support keeping Mr. Pasteur in our community. They have a good track record with us and we support them staying here. I urge the City of St Paul to maintain the Zoning in this area as B-2. We as a community live hear and feel it is in everyones interest to maintain the zoning as is. B-2 works for us and B-3 simply is not a good option for this most important part of the City. B-2 works for us, so please leave it alone.

Sincerely, Matthew Zinser

1733 Sheridan Avenue  
St Paul, Minnesota 55116

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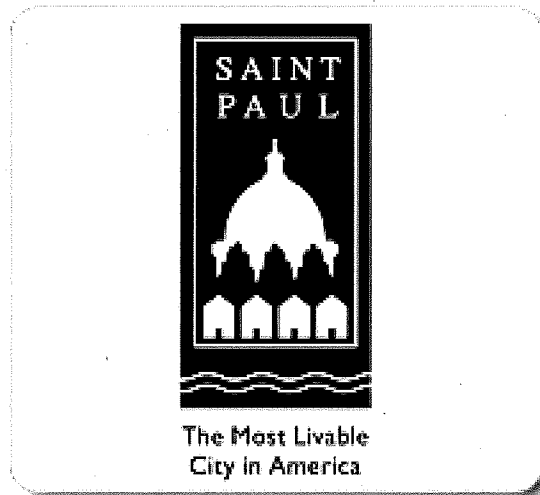
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Load-Bearing, Inc.  
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# Shepard Davern Zoning Study

*What is your opinion of the Shepard Davern Zoning Study?*

All On Forum Statements sorted chronologically

As of October 16, 2014, 1:17 PM



*As with any public comment process, participation in Open Saint Paul is voluntary. The statements in this record are not necessarily representative of the whole population, nor do they reflect the opinions of any government agency or elected officials.*

# Shepard Davern Zoning Study

*What is your opinion of the Shepard Davern Zoning Study?*

## Introduction

The Planning Commission is holding a public hearing on the Shepard Davern zoning study on October 17th at 8:30am in the basement of City Hall, rooms 40A+B, 15 Kellogg Boulevard West. For more information and to view the draft zoning map and review the related materials, visit [www.stpaul.gov/sheparddavern](http://www.stpaul.gov/sheparddavern). If you cannot attend this hearing, but wish to provide testimony, please do so below. For more information, please contact Merritt Clapp-Smith, at 651-266-6547 or [merritt.clapp-smith@ci.stpaul.mn.us](mailto:merritt.clapp-smith@ci.stpaul.mn.us).



# Shepard Davern Zoning Study

*What is your opinion of the Shepard Davern Zoning Study?*

As of October 16, 2014, 1:17 PM, this forum had:

Attendees:	16
On Forum Statements:	3
All Statements:	3
Minutes of Public Comment:	9

## Shepard Davern Zoning Study

What is your opinion of the Shepard Davern Zoning Study?

Jake L ½ to 1 mile

October 15, 2014, 12:28 PM

I support the majority of the zoning changes and I also support Sibley Plaza remaining as B2. Why? Because it would NOT force the redevelopment to place the building closer to West 7th St. Doing so could potentially jeopardize the redevelopment plans as previously mentioned by another poster. For the most part I personally like the redevelopment plan as seen today. I also would hate to keep looking at this eyesore of an existing structure for another 50 years because of a zoning change. This place needs to be redeveloped badly, and another opportunity may not come along anytime soon. It may not be perfect, but its head and shoulders above what is there now.

A little outside of the box here, but the potential for a future transit corridor being placed along West 7th St should be considered as well. Setting the building back from West 7th street could potentially avoid any future space problems if say a light rail was put in the middle of West 7th St. That may be unlikely, but we do not know the outcome of the transit corridor study yet. If the property remains zoned as B2 this can be factored in because the building can be set back with a parking lot between it and the street. Ideally with some green space in mind. West 7th needs more green space to break the area up, and placing a building closer to the street would not accomplish that. I know a parking lot in front won't fix the green space issue either, but it would give it more of an open concept area for potential green spaces if done properly. That is my 2 cents. Thanks

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Kevin Gallatin ¼ to ½ mile

October 12, 2014, 3:44 PM

I support the majority of the recommendations of the Shepard Davern Zoning Study with one major exception. I do not support the recommendation to retain B2 zoning for the Paster site on W. 7th and Davern. This site should be zoned T3 to prevent suburban-style development such is presently planned for the site. Since 1955 we've learned that auto-oriented uses such as drive-thrus and large parking lots situated at the front of the property are detrimental to the community. B2 zoning could lock in this destructive development pattern for another 50 years. The site is currently dilapidated and the owner has made it clear that they would do very little to improve it if T3 zoning is approved. I believe that the community's expressed support for B2 zoning was heavily influenced by this ultimatum. This is not an appropriate way make long term decisions for the good of Saint Paul and Highland Park. I do appreciate the long overdue investment in this site. Still, we can and should do better than allowing strip mall development in our thriving urban community.

Thank you for your consideration,

Kevin Gallatin

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Ellen Mack ½ to 1 mile

October 8, 2014, 3:44 PM

I am in complete support of the proposed Sibley Plaza redevelopment plan by the Paster group. I hope zoning for this space will remain B-2 in order for the plan to proceed. The city, and the Highland area in particular will benefit greatly. Sibley Plaza has deteriorated significantly over the past decade and the proposed redevelopment will help return the area to the desirable, solid and safe neighborhood it was, as well as be a beautiful entry to the city from Highway 5. Thank you.