



DATE: May 13, 2021

TO: Planning Commission

FROM: Comprehensive and Neighborhood Planning Committee

RE: Neighborhood STAR Proposals and Compliance with Saint Paul Comprehensive Plan

Background

The Neighborhood STAR program awards loans and grants for capital improvement projects in Saint Paul Neighborhoods, and is funded with 50 percent of the City's sales tax proceeds. More information on the program can be found here: <https://www.stpaul.gov/departments/planning-and-economic-development/economic-development/sales-tax-revitalization-star-0?NID=2894>.

This year, 74 proposals requesting over \$6 million in assistance will be vying for about \$1,150,00 from the Neighborhood STAR Program. Over \$25 million in potential private matching dollars have been identified. The average dollar request is \$40,839.

More detailed information includes:

- 43 applicants requested grant-only funds
- 31 applications seek funding to operate a relending/regranting program
- 62 proposals provide opportunities for commercial renewal (C on the attached spreadsheet)
- 7 requests are for public enhancements (PI on the attached spreadsheet)
- 5 proposals support housing development (H on the spreadsheet)

The Planning Commission is responsible for reviewing Neighborhood STAR applications for compliance with the Comprehensive Plan, per Minnesota Statute 462.356, Subd. 2 (full text at <https://www.revisor.mn.gov/statutes/?id=462.356>, excerpted below):

After a comprehensive municipal plan has been recommended by the planning agency and a copy filed with the governing body, [no] capital improvement [shall] be authorized by the municipality until after the planning agency has reviewed the capital improvement and reported in writing to the governing body its



findings as to compliance of the proposed improvement with the comprehensive municipal plan.

The Planning Commission's Comprehensive Plan compliance ratings are given to the Neighborhood STAR Board to inform their review of individual projects. The Neighborhood STAR Board's role is to make funding recommendations to the Mayor and City Council. The Planning Commission is not responsible for making judgments about the merits of individual projects or making recommendations about which projects should be funded.

The Planning Commission's input is explicitly requested to determine Comprehensive Plan compliance. Planning staff created a spreadsheet indicating which projects meet certain planning policy goals for the City. The spreadsheet has several categories which include: Adopted plans consulted, whether the project involves the ACP 50 geography (Area of Concentrated Poverty where at least 50 percent of the population is of color), near a Neighborhood Node, and/or involving a historic district or site, or potential historic district or site.

Applications were found to advance the following City policy goals:

- 52 (70%) of projects are in Neighborhood Nodes as identified in the 2040 Comprehensive Plan (one is citywide)
- 33 (45%) projects were identified to be in ACP50¹ areas (one was a citywide program)
- Only one (1) project was in a state historic district, four (4, 5%) proposals were in a historic preservation district, and four (4, 5%) proposals were in a potential historic preservation district.

Review for Comprehensive Plan Compliance

The attached spreadsheet lists all Neighborhood STAR applications. Staff first reviewed all applications for compliance with citywide chapters of the Comprehensive Plan, then reviewed each application for conformance with the relevant District and Small Area Plans by the planning staff assigned to that area. This year, the Comprehensive and Neighborhood

¹ Areas of Concentrated Poverty (ACPs) as census tracts where 40% or more of the residents have family or individual incomes that are less than 185% of the federal poverty threshold. Areas of Concentrated Poverty 50 are ACPs where 50% or more of the residents are people of color (ACP50s).



Planning Committee (CNPC) used a 5 point scale to determine consistency with the plan. Below is the scale:

1. Not compliant with the Comprehensive Plan
2. Potentially conflicts with the Comprehensive Plan
3. Compliant with the Comprehensive Plan
4. Compliant with Comprehensive Plan and in a Small Area Plan/Comp Plan
5. Compliant with the Comprehensive Plan and in an ACP 50 area or serving an ACP50 population

74 Total Neighborhood STAR Applications

- 74 (100%) applications are compliant with the Comprehensive Plan
- 25 (34%) projects received a score of three (3)
- 12 (16%) projects received a score of four (4)
- 37 (50%) projects received a score of five (5)

Below are a two highlighted projects that received a score of five (5):

- Victoria Theater Arts Center Renovation: Adaptive re-use of 5500 SF vacant silent movie house, including: 120 seat theater, flexible space, technical and dressing & lobby, replacement of all windows & doors, historic facade repair. This project is in an ACP 50 area and is specifically mentioned in the station area plan and the neighborhood plan. It is also within a the Frogtown Rondo Cultural Destination Area and it would be a beneficial land use within a cultural district.
- Wakan Tipi Center - A Dakota Environmental and Cultural Interpretive Center: Lower Phalen Creek Project seeks funds to build a 9,000 sq. ft. Dakota environmental and cultural interpretive center at Bruce Vento Nature Sanctuary. The facility will complement the sanctuary and draw more visitors. This project is not in ACP 50 area but is specifically called for by the D4 Plan and Trout Brook Lower Phalen Greenway Plan and is serving a vulnerable population.

If you would like more information about a particular application's plan compliance, please contact Menaka Mohan at menaka.mohan@ci.stpau.mn.us, 651-266-6093, or about the application more generally, Neighborhood STAR staff Michele Swanson (Michele.swanson@ci.stpaul.mn.us, 651-266-6574 or Nancy Vang (Nancy.vang@ci.stpaul.mn.us) 651-266-6474).



Comprehensive and Neighborhood Planning Committee Recommendation

Comprehensive and Neighborhood Planning Committee recommends that the Planning Commission adopt the attached resolution approving the Comprehensive Plan compliance ratings for the 2020 Neighborhood STAR proposals as detailed in the attached spreadsheet.

If you have questions, please contact Menaka Mohan at menaka.mohan@ci.stpau.mn.us or 651-266-6093.

#	Type	Ward	District	Applicant	Project Location	Project/Program Title & Summary	Compliant	Non Compliant	Plans Consulted	Addresses a specific item in an adopted plan? (Identify goal, policy, or objective number)	ACP 50 (Y or N)	Near or within a Neighborhood Node? (Identify location)	Historic Preservation District or Site?	POTENTIAL Historic Preservation District or Site?	Heritage Preservation comments/issues	Notes	Score 5-In an ACP 50 area or serving ACP 50 population 4-High level of compliance 3-Neutral 2-Potential Conflicts 1-Clearly Conflicts/ Not compliant
21-101	C	7	2	735 White Bear Avenue, Nicole Cherry nicolecherrypit@yahoo.com 651-776-6676	735 White Bear Avenue, St. Paul, Mn 55106	<u>Cherry Pit New Curb Appeal A</u> 30x40 Pergola to include possibly 2 fans for circulation and flying insects, heaters, rolled down screens or windows as weather or the season change, patio lights for ambiance & planters.	X		2040 Land Use Plan, White Bear Avenue Small Area Plan, D2 Plan	2040 LU-33 (Nbhd node amenities); 2040 LU-36 (Nbhd serving commercial businesses); 2040 LU-3 (ACP); 2040 LU-6 (Foster econ growth); LU-10 (Active Streetscapes); LU-9 (enhance public realm). White Bear Ave Small Area Plan Commercial Recommendations. Greater East Side Plan, E1 and E3.	Y	Y - White Bear - Minnehaha				Visible project on prominent corner on White Bear Ave; in both ACP50 area and NN.	5
21-102	C	1	13	8218 TRUCE Center and African American Museum, Angela Hooks blackonblackhelp@yahoo.com	175 Lexington Pkwy N. Saint Paul, MN 55104	8218 TRUCE Center and African American Museum Framing adjustments, handrail, tapered ramp, egress, storage, heating vents, 2 ton AC, electrical panel, industrial refrigerator/freezer w/ 72" casters, floor covering, 3 metal clad window, exterior muralist work spanning 13,000+ square feet on four sides of building façade.	X		Land Use Plan, D 13 Plan	LU-33. Promote amenities that support those who live and work in Neighborhood Nodes	N	N				This organization is supporting an ACP50 population	5
21-103	H	2	9	<u>Acky-Northland II, LLC, Website: ackerberg.com</u> mikemunson@ackerberg.com	<u>337 West 7th Street, Saint Paul, MN 55102</u>	<u>Alvera:</u> Local and international muralist work spanning 13,000+ square feet on four sides of building façade.	X		Comp Plan, Dist 9 Plan	Policy LU-10. Activate streetscapes with active	N	Y, Grand-W. 7th/Seven Corners					4
21-104	C	4	11	African Economic Development Solutions, Gene Ggelgelu ggelgelu@aeds-mn.org	678 Snelling Ave N., St. Paul, MN 55104	<u>Little Africa Plaza Rehab:</u> tuckpointing brick, replacing roof, insulate & sheetrock all walls, replace all windows, new rooftop HVAC units, new electrical wiring, 1 new standpipe & sprinklers, 1 LULA lift, new flooring.	X		2040 Land Use Plan; Hamline Midway Community Plan	first-floor uses, street trees, public art, outdoor	N	Y, Snelling/Mhaha				Supports multiple businesses in an incubator, addressed in plans	4
21-105	C	6	2	Amazed Group LLC DBA Cups and Cheers Restaurant, Nufue Chang chang@amazedgrouppllc.com	1624 White Bear Avenue, St. Paul, MN 55106	<u>1624 Expansion</u> Build out to include 8 private multi use rooms for private dining, business meetings, and neighborhood planning meetings Total Capacity will be approx. 132 seats	X		2040 Land Use Plan, White Bear Ave Small Area Plan, D2 Plan	commercial uses and other uses that contribute	N	Y- Idaho-White Bear				No plan available - confirm meets zoning requirements.	3
21-106	C	6	5	Anderson-Freund Holdings LLC, Ashley Anderson ashleya82@gmail.com	955/957 Payne Ave, St Paul, MN 55130	<u>955/957 Payne Building Repairs/Facade Refresh:</u> Facade: hand scrape trim and peeling paint, spot prime, caulk cracks and joints, re-glaze windows, and apply new paint. Stairway: demolition of old stairs, rebuild new stairs and paint.	X		Comp Plan, D5 Plan	to a vibrant street life.	Y	Y, Lawson-Payne-Wells	X		Part of Potential Payne Avenue Commercial District, Proposal would have no adverse affect to the potential historic district.	In ACP50 gets a "5" due to conformance with Comp Plan Policy LU-3.	5
21-107	C	2	9	<u>Ashley Rick,</u> Ashley.rick@yahoo.com	<u>237 W. Forbes Avenue St. Paul, MN 55102</u>	<u>Salvation Army Community Garden:</u> Patio, raised boxes, fencing, rain garden, play area, murals, sculpture	X		Comp Plan, Dist 9 Plan	Policy LU-16. Encourage the equitable spatial distribution of community food assets, including urban farms, community gardens, food markets, healthy retail food options and food hubs.	N	Y, Grand-W. 7th/Seven Corners					4

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21-108	C	ALL	ALL	Asian Economic Development Association, Vamegn Thoj vamegn@aedamn.org	Program	<u>St. Paul Asian Business Capital Improvement:</u> 8-12 capital improvement projects, including renovations to the physical interior & exterior of business buildings and spaces, and equipment upgrades. 20 new/existing jobs will be supported.	X		Comp Plan		Citywide (Yes/No)	Citywide (Yes/No)			Would need more information on which addresses would be included.		4
21-109	C	5	6	B & J Sandstrom LLC, bruce sandstrom brucesandstrom@yahoo.com	515 Maryland Ave West, St. Paul, MN 55117	<u>515 Maryland Crime Prevention & Site Enhancement:</u> Project Involves Installation of additional cameras, additional parking lighting, gate modification, black chain link fence and fence repair, resurface 5,700 ft2 of parking lot	x		Comp Plan, D6 Plan	Y, CP LU-3 Policy LU-3. Prioritize equitable public investments relative to areas of concentrated poverty as defined by the Metropolitan Council. LU-6 Policy LU-6. Foster equitable and sustainable economic growth by facilitating business creation, attraction, retention and expansion;	Y	Y, Maryland-Dale				In ACP50 gets a "5" due to conformance with Comp Plan Policy LU-3.	5
21-110	C	4	12	Bang Brewing Company LLC, Sandy Boss Febbo sandy@bangbrewing.com	2310 Capp Rd, Saint Paul, MN 55114	<u>Bang Brewing. New Parcel New Phases:</u> Extension of concrete slab w/ radiant heat, roof extension, 4 garage doors, 2 doors, 1 to-go window, lighting, bathrooms, pizza kitchen, walk-in, draft system/service bar, solar array.	x		Comp Plan; D12 Plan; W Midway Industrial Plan		N	N					3
21-111	C	2	3	<u>Beautiful Laundrette, Laurel Gamm</u> lrlgmm@gmail.com	<u>625 Stryker Ave. St. Paul, MN 55102</u>	<u>Beautiful Laundrette Landscaping and Mural Project</u> Parking lot and landscaping, including shade trees, shrubs and flower planters. 3000 sq ft., Stryker Boulevard native plant pollinator and rain garden, with sculpture. 600 sq ft., Two Mural restorations	X		2020 Comp Plan (CP), West Side Community Plan (WSCP), Stryker-George Precinct Plan (SGPP)	CP: LU-9, LU-10, LU-19 LU-21 (beautify ped environment; add to tree canopy and native plants) / / WSCP: AC1.1, AC2.2, (include art in beautifying public space) / / SGPP: Ecology and Public Realm strategies 3, 4, 6, Environmental Context strategy 2,	Y	Y, Stryker-George				Stryker Ave has been a focus for revitalization by the local community, including the SGPP and the Stryker Ave Zoning Study; This is in an ACP50 area.	5
21-112	C	2	9	Café Astoria LLC, Website: cafeastoria-stpaul.com, john@cafeastoria-stp.com	325 W 7th st Saint Paul, MN 55102	<u>Cafe Astoria LLC DBA Stella Belle:</u> we are rehabilitating the Paulina buildings storefront at 325 W 7th st just off of downtown. The project will include all new electrical, plumbing and HVAC as well as a full commercial kitchen	X		Comp Plan, Dist 9 Plan		N	Y, Grand-W. 7th/Seven Corners			Surveyed. RA-SPC-5302		3

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21-113	C	6	5	Caydence Records and Coffee Scorp, Matthew Grasko, graskemj@gmail.com	900 Payne Avenue Saint Paul MN 55130	<u>Caydence Buildout</u> : Interior Improvements of business to include 3 new windows, newly constructed seating, newly constructed retail displays for shopping, further lighting, safer flooring material. / Exterior Mural	X		Comp Plan, D5 Plan	Comp Plan Policy LU-3: Prioritize equitable public investments relative to areas of concentrated poverty; Policy LU-10 Activate streetscapes with active first-floor uses...public art.	Y	Y, Payne-Phalen and Lawson-Payne-Wells		X	Part of Potential Payne Avenue Commercial District, Proposal may have an adverse impact to the potential historic district depending on new window locations/sizes, mural location, and changes to retail displays (if exterior facade)	Compliance w 2 general policies: in ACP 50 and uses public art to activate streetscape.	5
21-114	C	4	12	Center for Community Services, Huan Gao huangaomn@gmail.com	1399 Eustis St, St Paul MN 55108	<u>Center for Community Services</u> : Parking lot repair and resurface, adding 1 electric led sign on Eustis Street side, repair 1 pole sign, repair existing 4 parking lot lights, adding 2 solar parking lot lights, 5 raised garden beds.	X		Comp Plan; D 12 Plan		N	N					3
21-115	H	2	3	Cerenity Senior Care- Humboldt, Julie Thelen julie.thelen@benedictineliving.org	512 Humboldt Ave., St. Paul, MN 55107	Cerenity Bliss at Humboldt: An outside improvement to include a new patio, pergola, water feature, a garden, a walking path, and a fence.	X		2020 Comp Plan (CP), West Side Community Plan (WSCP)	No	Y	Y, Stryker-George and District del Sol				May address specific plan goals if the improvements enhance the public ROW or experience. This is in an ACP50 area.	5
21-116	C	2	3	CJK Holdings LLC, Chris Kolve, chrisko7@msn.com	429 Wabasha St S., St. Paul, MN 55107	429 Wabasha Street S. New asphalt parking lot and outdoor lighting and small mural.	X		2020 Comp Plan (CP), West Side Community Plan (WSCP), Harriet Island/District del Sol Concept Plan	CP: LU-10 (beautify with public art), LU-31 (invest in retail in neighborhood nodes) / WSCP: B1.4, B1.5, B2.1 (support local businesses), AC1.1, AC2.2 (include art in beautifying public spaces)	Y	Y, District del Sol				This is in an ACP50 area.	5
21-117	C	7	4	CLUES (Comunidades Latinas Unidas En Servicio), Brittany Kellerman bkellerman@clues.org	797 E. 7th St, St. Paul, MN, 55106	<u>"Santuario" Public Art Project</u> : Creation of street-facing and entrance area public art, to increase visibility of CLUES community center and E 7th Cultural Corridor.	X		Comp Plan, D4 Plan, Near East Side Roadmap	NESRM Strategy RE-1: Make facade improvements on E 7th Street, Strategy RE-2.4: Create community murals on blank walls; Comp Plan Policy LU-10: Activate streetscapes with public art.	N	Y, E. 7th Street-Arcade				High level of compliance, but not in an ACP50 area	4
21-118	C	2	17	Commercial Property Owners, Sharon Werner, W@wdw.com	147 10th Street East, St. Paul, MN 55101	<u>Produce Exchange Bldg. Commercial Rehab</u> : 13,000 SF tuck-pointing, 700 SF brick replacement, 975 LF lintel repair, 975 LF flashing, Attic Vents, Seal Vents, Chimney repairs, DRVWY Structure replacement, Concrete/Misc.	X		Land Use Plan, D 17 Plan	Policy LU-26. Support office and commercial development	N	N					3

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21-119	C	1	13	Community Action Partnership of Ramsey & Washington Counties, Cassidy Titcomb, ctitcomb@caprw.org	450 Syndicate Street North, Saint Paul, MN, 55104	<u>Community Action Resource Center Revitalization</u> : Installation of a white roof (27,053 sq ft) and a solar array leading to rebates & ~\$22,000/year in savings for the Community Action Resource Center, home to 15 community-serving non-profits.	X		Land Use Plan, D 13 Plan	LU-3. Prioritize equitable public investments relative to areas of concentrated poverty...LU-17. Promote access to sunlight for solar energy systems...	N	Y, Hamline Station Area				This organization is supporting an ACP50 population	5
21-120	C	4	11,12	Creative Enterprise Zone, Angela Casselton coordinator@creativeenterprisezone.org	Program: Creative Enterprise Zone, Saint Paul, MN	<u>Creative Enterprise Zone - Small Business Resilience Fund</u> : We are requesting grant funds for capital improvement projects for small, independent, or creative businesses in the CEZ, we estimate 6-8 grants - 1 to1 match required.	X		Comp Plan, D11 Plan, D12 Plan, West Midway Industrial Area Plan	LU-6 Policy LU-6. Foster equitable and sustainable economic growth by facilitating business creation, attraction, retention and expansion; D11 policies LU2, E8 D12 policies LU9, 12, 13 West Midway Industrial Area policy B8	N	Y, Westgate, Raymond Station Areas			Would need more information on which addresses would be included.		3
21-121	C	6	5	Design Lab Properties llc, Chuck Hanna Chuck@outdoorlab.net	1229 Payne Ave St Paul MN 55106	<u>1229 Payne Ave Rehab.</u> : Additional 1,400sqf; Repair existing facade and windows; Rehab interior of existing building; Add Patio; Repair parking lot and entrances; Add ADA Bathroom	X		Comp Plan, D5 Plan	Comp Plan Policy LU-3: Prioritize equitable public investments relative to areas of concentrated poverty. D5 Plan Goal 4.1.6: Encourage new businesses... through rehab programs.	Y	Y, Arlington Hills/Maryland-Payne				In ACP50 gets a "5" due to conformance with Comp Plan Policy LU-3.	5
21-122	C	1,5	6	District 6 Planning Council, Website: www.nenostpaul.org, Kerry Antrim, district6ed@dist6pc.org	Program: North End Neighborhood 35E, Dale, Larpenteur, Burlington RR Tracks	<u>North End Revitalization Program IV</u> : The funds will support façade improvements, interior improvements and public improvements	x		Comp Plan,	Y, CP LU-3 Policy LU-3. Prioritize equitable public investments relative to areas of concentrated poverty as defined by the Metropolitan CouncilLU-6 Policy LU-6. Foster equitable and sustainable economic growth by facilitating business creation, attraction, retention and expansion;	Y	Y, Maryland-Dale, Como-Front-Dale, Lawson-Rice-Front			Would need more information on which addresses would be included.	In ACP50 gets a "5" due to conformance with Comp Plan Policy LU-3.	5
21-123	C	7	4	Fong Lor, Fong Lor fonglor651@gmail.com	1189 Minnehaha Ave E, Saint Paul, MN 55106	<u>Fong Lor / 1189 Minnehaha Ave E</u> : One new HVAC system, two air return circulations, 5 air filters, one exhaust outlet, 40-50ft of duct channel, one outdoor unit, one compressor, one coil system, one blower, electrical breaker.	X		Distric 4 Plan, and Comp Plan		Y	N					4

2021 Neighborhood STAR Program Applications

#	Type	Ward	District	Applicant	Project Location	Project/Program Title & Summary	Compliant	Non Compliant	Plans Consulted	Addresses a specific item in an adopted plan? (Identify goal, policy, or objective number)	ACP 50 (Y or N)	Near or within a Neighborhood Node? (Identify location)	Historic Preservation District or Site?	POTENTIAL Historic Preservation District or Site?	Heritage Preservation comments/issues	Notes	Score 5-In an ACP 50 area or serving ACP 50 population 4-High level of compliance 3-Neutral 2-Potential Conflicts 1-Clearly Conflicts/ Not compliant
21-124	C	1	7	Golden Rose Enterprises Corporation of Minnesota, Gladys Igbo, dysie33@aol.com	385 University Avenue West, St Paul MN 55103	<u>Restoration Damages Repair not covered by Insurance.</u> Practice space with Good working Ventilation systems Functioning Elevator with an upgrade for handicap access Replacement of damaged security systems Replacement of Parking lot Security Lights	X		2040 Comprhensive Plan Land Use Chapter; Frogtown Smapl	Policy LU-3. Prioritize equitable public investments relative to areas of concentrated poverty as defined by the Metropolitan Council. Policy LU-6 (4). Foster equitable and sustainable economic growth by proactively directing new development to high-priority geographies, such as Neighborhood Nodes, ACP50 Areas and Opportunity Sites. Policy LU-6 (5). Foster equitable and sustainable economic growth by encouraging cultural and arts-based businesses and business districts, such as Little Mekong, Little Africa, Rondo and the Creative Enterprise Zone. SMAPL Policy LU-9 L9. Support the development and rehabilitation of commercial, mixed use, and multifamily residential uses along arterial and collector streets that are served by public transit.	Y	Y, Western - University				In little Mekong CDA	5
21-125	C	1	7	GSA Group LLC, Sunita Teekasingh gsa2grouppllc@gmail.com	161 Pennsylvania Avenue West	<u>GSA Group LLC:</u> Construction of detailing business- 6 bays, Grey water filtration system- to prevent it going into the sewer system 4 EV3 - 4 quick charge with access to solar and electrical back up. LCD advertising.	X		2040 comprehensiveplan land use chapter; Frogtown SMAPL	Policy LU-3. Prioritize equitable public investments relative to areas of concentrated poverty as defined by the Metropolitan Council.	Y	N				Environomentally sustainable upgrages are consistent with the comprehensive plan theme of sustainability and resilience.	5
21-126	C	5	10	IO Investments LLC, Inti Martinez-Aleman, ioinvestmentsmn@gmail.com	1053 Dale Street N, Saint Paul, MN 55117	<u>Brassavola Building:</u> Out:1 overhang ; 2 window trims,paint & terracotta ; 2 concrete parking stalls. In: 2 locks; 6 camaras;1 roof drainage; 60 led lighting; 1 countertop; 5 cabinets	X		2040 Land Use Plan; D10 Plan	No	N	Y, Como/Front/Dale					3
21-127	C	4	13	Keystone Community Services, Jen Winterfeldt, jwinterfeldt@keystoneservices.org	1790 & 1800 University Avenue West, Saint Paul, MN 55104	<u>Keystone Community Food Site:</u> A complete exterior and interior renovation of two 1920's commercial buildings, including remediation, infrastructure improvements, and buildout of a food shelf and program space.	X		Land Use Plan, D 13 Plan	LU-16. Encourage the equitable spatial distribution of community food assets	N	Y, Fairview Station Area				Even though not in ACP 50 serving an ACP50 population	5
21-128	PI	5	10	Lancer Food and Beverage, LLC, Tony Arvidson, tarvidson@lancercatering.com	1360 Lexington Pkwy N, St. Paul, MN 55103	<u>Lakeside Plaza:</u> Remove 3 current windows and replace with 3 store front entrance doorways. Add three additional awnings to cover doorways	X		D10 Plan, 2040 Comp Plan	LU-5 : Encourage flexible building design to ensure ongoing functionality and viability, and to respond to new market opportunities.	N	N			Surveyed RA-SPC-0777; RA-SPC-0764		3

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21-129	C	6	5	Latino Economic Development Center, Henry Jimenez Lisa@lisakuglerconsults.com	990 Payne Avenue, St. Paul, MN 55130	<u>Plaza del Sol</u> : Rehabilitation and code compliance for this partially occupied commercial building, including 1 new 3-stop elevator, 3 new accessible bathrooms, 4 new rooftop heating units, new roof, new finishes.	X		Comp Plan, D5 Plan	Comp Plan Policy LU-3: Prioritize equitable public investments relative to areas of concentrated poverty. D5 Plan Goal 4.1.6: Encourage new businesses... through rehab programs.	Y	Y, Lawson-Payne-Wells		X	Part of Potential Payne Avenue Commercial District, Proposal would have no adverse affect to the potential historic district.	In ACP50 gets a "5" due to conformance with Comp Plan Policy LU-3.	5
21-130	PI	7	4	<u>Lower Phalen Creek Project, Jennifer Halcrow, jennifer@corvusnorth.com</u>	<u>Corner of Commercial St. and 4th St E, St Paul, MN 55106</u>	<u>Wakan Tipi Center - A Dakota Environmental and Cultural Interpretive Center</u> : LPCP seeks funds to build a 9,000 sq. ft. Dakota environmental and cultural interpretive center at Bruce Vento Nature Sanctuary. The facility will complement the sanctuary and draw more visitors.	X		Comp Plan, D4 Plan, Trout Brook/Lower Phalen Greenway Plan	D4 Plan Policy P4: Provide an interpretive center in the Bruce Vento Nature Sanctuary that focuses on the natural and human history of the area; Comp Plan Policy PR-1: Ensure equitable access to parks, PR-33: Encourage partnerships that provide value-added services to park users...and expand programming.	N	Y, Mounds Station Area			Near Phalen Creek Tunnel which is part of the historic Downtown Context Study. Survey number RA-SPC-5230. Only an issue if project includes any part of the tunnel.	Even though not in ACP 50 serving a population that is over represented in the ACP 50 and very specifically called for by D4 Plan.	5
21-131	C	4	11	<u>Mariam's Daycare, Mariam Ibrahim, bibrahim@comcast.net</u>	<u>567 Asbury Street, Saint Paul, MN, 55104</u>	<u>Basement Rehabilitation Mariam's Daycare Program</u> : Demolition of existing sheetrock, and disposal of all unusable materials currently onsite. Moving bedroom wall over towards bathroom approximately 36", and moving bathroom wall over towards bedroom.	X		2040 Comp Plan	LU-5: Encourage flexible building design to ensure ongoing functionality and viability, and to respond to new market opportunities.	N	Y, Snelling/University					5
21-132	C	7	2	Marva's LLC, Marva Morton marvammorton@yahoo.com	1980 Stillwater Ave E	<u>Improvements, Signage, Hire Staff</u> : Building signs - 4 Large and smaller directional signs. Some lit. Paint for building, Pots, Plants, Shrubs, Employees & Labor cost, Equipment, Misc Exp.	X		2040 Land Use Plan, D2 Plan	2040 LU-33 (Nbhd node amenities); 2040 LU-36 (Nbhd serving commercial businesses); 2040 LU-6 (Foster econ growth); Greater East Side Plan, E1 and E3.	N	Y - Stillwater-Iroquois				Ensure signs meet zoning code requirements	3
21-133	C	5	6	<u>McDonough Resident Council, Nicola Giusti, mcdonough.res.council.mn.giusti@gmail.com</u>	<u>1544 Timberlake Road, St. Paul, MN 55117</u>	<u>McDonough Homes Community Gardens Edible Gardens Preservation</u> : Construction/Rehab 3 Urban Farming Eco+Pollinator+Edible community gardens preservation, community sustainability; Security/Capital improvements of biodiverse inclusive aristate upgrades; perm.fencing.	x		The Northend District 6 Plan, Comp Plan	D6: LU7.4.2 Support the use of green infrastructure systems that could enhance existing natural resources. Comp Plan Policy LU-3: Prioritize equitable public investments relative to areas of concentrated poverty, Policy LU-16. Encourage the equitable spatial distribution of community food assets, including urban farms, community gardens, food markets, healthy retail food options and food hubs. Policy PR-32. Support community gardens and private landscape beautification efforts where physically and financially feasible	Y	N					5

2021 Neighborhood STAR Program Applications

#	Type	Ward	District	Applicant	Project Location	Project/Program Title & Summary	Compliant	Non Compliant	Plans Consulted	Addresses a specific item in an adopted plan? (Identify goal, policy, or objective number)	ACP 50 (Y or N)	Near or within a Neighborhood Node? (Identify location)	Historic Preservation District or Site?	POTENTIAL Historic Preservation District or Site?	Heritage Preservation comments/issues	Notes	Score
21-134	C	2	3	Mickelson's Tax Service LLC, Hilda Mickelson, hilda@mickelsonstaxservice.com	420 Robert St S, Saint Paul, MN 55107	<u>Ornamental Iron Window Bars:</u> A facade improvements to replace security window bars with new decorative bars painted to match the building and give it an improved look.	X		2020 Comp Plan (CP), West Side Community Plan (WSCP)	CP: LU-31 (invest in retail in neighborhood nodes) / WSCP: B1.4, B1.5, B2.1 (support local businesses)	Y	Y, District del Sol				This is in an ACP50 area, however, the project description to just add decorative bars is not the type of investment that was envisioned in LU-31	3
21-135	C	2	17	Minnesota Children's Museum, Brian Gioielli dev@mcm.org	10 W 7th Street, Saint Paul, MN 55102	<u>HVAC Renovations for Minnesota Children's Museum:</u> These HVAC improvements will ensure the safety of our guests in a post-pandemic market and remain an important part of the cultural community in downtown Saint Paul.	X		Land Use Plan, D 17 Plan	LU-26. Support office and commercial development that takes advantage of Downtown's position as the office Center of the East Metro...	N	N			Surveyed. Surveyed. Inventory number RA-SPC-5449. (No impact)		3
21-136	PI	6	5	Minnesota China Friendship Garden Society (MCFGGS), William Zajicek mcfgs@mnchinagar den.org	Phalen Regional Park: 1640 Phalen Dr, Maplewood, MN 55109	<u>Historically Inspired Permanent Stair Rail for the Xiang Jiang Pavilion; St. Paul - Changsha China Friendship Garden: Provide a permanent historically appropriate railing for the St. Paul-Changsha China Friendship Garden's key architectural destination, the Xiang Jiang Pavilion.</u>	X		Comp Plan, D5 Plan	Comp Plan Policy PR-1: Ensure equitable access to parks, PR-33: Encourage partnerships that provide value-added services to park users...and expand programming.	N	N					3
21-137	C	7	4	Mounds Theatre Company, Alex Bajwa alex.bajwa@gmail.com	1029 Hudson Road, Saint Paul, MN 55106	<u>Historic Mounds Theatre HVAC:</u> Two commercial HVAC units.	X		Comp Plan, D4 Plan, Gold Line Station Area Plans	Comp Plan Policy LU-3: Prioritize equitable public investments relative to areas of concentrated poverty.	Y	Y, Earl Station Area			Surveyed. Inventory number RA-SPC-6404 (no impact)	In ACP50 gets a "5" due to conformance with Comp Plan Policy LU-3.	5
21-138	C	7	1	Narayan Investments Inc, Narayan Agrawal nagrawal01@gmail.com	275 McKnight Road S, St. Paul, MN 55119	<u>Capital Improvement:</u> A facade improvement to include middle roof replacement, fencing around 1 dumpster disposal site, and 5-7 cigarette disposal boxes around the building.	X		Comp Plan, D1 Plan	Comp Plan Policy LU-3: Prioritize equitable public investments relative to areas of concentrated poverty.	Y	Y, Lower Afton-McKnight				In ACP50 gets a "5" due to conformance with Comp Plan Policy LU-3.	5
21-139	C	2	3	<u>Neighborhood Development Alliance,</u> Karen Reid kreid@nedahome.org	<u>605-617 Stryker Avenue, St. Paul, MN 55107</u>	<u>Stryker Avenue Sculpture:</u> The sculpture will be a public focal point at the corner of King and Stryker. It will sit on a plinth installed by the project and will be placed in a paved private/public square.	X		2020 Comp Plan (CP), West Side Community Plan (WSCP)	CP: LU-10 (beautify with public art)/ WSCP: AC1.1, AC2.2 (include art in beautifying public spaces), H1.5 (Developing additional senior housing options)	Y	Y, Stryker-George				In ACP50 gets a "5" due to conformance with Comp Plan Policy LU-3.	5

2021 Neighborhood STAR Program Applications

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21-140	C	1	8	Nguyen Diep Nails and Spa Inc, Shirley Nguyen, tjnails598@gmail.com	598 University Ave W, Saint Paul, MN 55103	<u>TJ Nails interior upgrade:</u> heat supply vents, Install new door and lock for the room, restore ceiling grid and panels as necessary, tile replacement throughout, installation of new wax room.	X		2040 Comprehensive Plan landuse Chapter; Summit University Neighborhood Plan	Policy LU-3. Prioritize equitable public investments relative to areas of concentrated poverty as defined by the Metropolitan Council. Policy LU-6 (4). Foster equitable and sustainable economic growth by proactively directing new development to high-priority geographies, such as Neighborhood Nodes, ACP50 Areas and Opportunity Sites.	Y	Y, Dale and University				frogtown - Rondo CDA	5
21-141	C	2	17	Nguyen Holding, Kristyanna Nguyen 521liquorvault@gmail.com	170 E. 10th St, St. Paul, MN 55101	<u>Roofing Restoration & Space Build Out:</u> Roofing update 3100 sq ft, 2 exterior doors, 4-6 windows, 20-25 ceiling lights, 1 unisex bathroom, 2 fire exit doors, approx. 1,500 sq ft new floorings.	X		Land Use Plan, D17	LU-10 Activate streetscapes with active first-floor uses, street trees... LU-26. Support office and commercial development that takes advantage of Downtown's position as the office Center of the East Metro...D 17, Strategy 4.17. Support neighborhood serving retail and services..5.12. Encourage street-level storefront presence	N	N					3
21-142	C	1	7	North Point Collision & Auto Center LLC, Jaswant Teekasingh jteekasingh@yahoo.com	159 W. Pennsylvania Ave Saint Paul, MN 55103	<u>Acquisition and Expansion of Facilities:</u> Addition to existing building of 5000 square foot and new building with 9000 square foot. Additional space to perform ADAS calibration. Larger an more modern Paint booth to perform quality work.	X		2040 Comprehensive Plan Landuse Chapter; The frogtown Smapl	Policy LU-3. Prioritize equitable public investments relative to areas of concentrated poverty as defined by the Metropolitan Council. Policy LU-6 (4). Foster equitable and sustainable economic growth by proactively directing new development to high-priority geographies, such as Neighborhood Nodes, ACP50 Areas and Opportunity Sites.	Y	N					4
21-143	C	2	9	Oak Hill Holdings dba Jandrich Floral, Ashley Nichols Weed ashley@jandrichfloral.com	976 7th St. W St. Paul, MN 55102	<u>Jandrich Floral building rehab:</u> A facade improvement repair to the bricks under the stucco on the second level and replace stucco.	X		Comp Plan, Dist 9 Plan		N	Y, Randolph-W. 7th/Schmidt			Surveyed. Inventory number RA-SPC-5324.		3
21-144	C	4	12	OMG Digital Media Solutions, LLC, Monique Linder monique@omgdigitalmediasolutions.com	550 Vandalia St., St. Paul, MN. 55114	<u>OMG Studios:</u> The interior buildout of OMG Studios will include a state-of-the-art livestream broadcast studio, innovation and creative space and digital performance venue.	X		Comp Plan; D12 Plan; W Midway Industrial Plan		N	N					3

2021 Neighborhood STAR Program Applications

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21-145	H	6	2	Options for Women East, Jennifer Meyer edjm@optionsforwomeneast.com	891 White Bear Ave N	<u>Options for Women East Roof Replacement 2021 Project</u> : A roof replacement to include a new Standing Seam Image II Metal roof system.	X		2040 Land Use Plan, White Bear Ave Small Area Plan, D2 Plan	2040 LU-36 (Nbhd serving commercial businesses); 2040 LU-6 (Foster econ growth); White Bear Ave Small Area Plan Commercial Recommendations. Greater East Side Plan, E1 and E3.	Y	N, but fairly close to Stillwater-Iroquois and White Bear - Minnehaha					5
21-146	C	2	3	Papa Legba LLC, Dolly Agnew dretheridge@comcast.net	202 Cesar Chavez	<u>Papa Legba LLC</u> : Rehabbing the old Cozy Cantina into Papa Legba's Lounge by painting interior and exterior, Installing an awning and window in front of building and renovation of the bar.	X		2020 Comp Plan (CP), West Side Community Plan (WSCP)	CP: LU-31 (invest in retail in neighborhood nodes) / WSCP: B1.4, B1.5, B2.1 (support local businesses)	Y	Y, District del Sol				In ACP50 gets a "5" due to conformance with Comp Plan Policy LU-3.	5
21-147	C	4	12	Podiumwear Custom Sports Apparel, Jessica Lutter jessica@podiumwear.com	2408 Territorial Road, St. Paul, MN 55114	<u>Podiumwear Parking Lot Improvement</u> : Replacement of dilapidated chain link/barbed wire fence surrounding parking lot with ornamental steel fence. Removal of trees growing through fence. Landscaping at street entrance to parking lot.	X		Comp Plan; D12 Plan; W Midway Industrial Plan		N	Y, Raymond Station Area					3
21-148	PI	ALL	2-5, 7,8, 10,11,15,17	Public Art Saint Paul, Colleen Sheehy colleen@publicartstpaul.org	381 Wabasha Street, Saint Paul, MN 55102/Multiple Sites	<u>Sculpture Signage at Western Sculpture Park and Minnesota Rocks Sites</u> : Design, fabricate, and install signage for 17 sculptures at Western Sculpture Park and for 12 MN Rocks sculptures in Saint Paul Parks.	X		Comp Plan	LU-10 Activate streetscapes with active first-floor uses, street trees, public art.	N	Y, Rice Park Urban Village				individual signage for sculpture to ID the artist, country of origin, title, date, medium, PASP commission and include the Parks logo. Focus on BIPOC artists/neighborhoods some neighborhoods are not in ACP 50, but the proposal is working with BIPOC artists iustificina a score of 4	4
21-149	C	7	1	Quan Kim LLC Renew, Wonneda Hing, universalhairdesign690@gmail.com	1721, 1727, 1729 Old Hudson Road, Saint Paul, MN 55106	<u>Old Hudson Renew</u> : 1721:- Roof, 6 Glass windows, asphalt, fence, surveillance camera. 1727:- Roof, Sidings, dumpster's Enclosure, surveillance camera. 1729:- New Water line, asphalt, sidings, furnace/cooling.	X		Comp Plan, D1 Plan, Gold Line Station Area Plans	Comp Plan Policy LU-3: Prioritize equitable public investments relative to areas of concentrated poverty.	Y	N, but close to White Bear-Suburban and White Bear Station Area				In ACP50 gets a "5" due to conformance with Comp Plan Policy LU-3.	5
21-150	C	1	8	Quan Kim LLC Renew, Wonneda Hing, universalhairdesign690@gmail.com	690 University Avenue West, Saint Paul, MN 55104	<u>Phnom Penh LLC Renew</u> : New glass window, garage door, steel door in rear, driveway,	X		2040 Comprehensive Plan Landuse Chapter; District 8 neighborhood plan.	Policy LU-3. Prioritize equitable public investments relative to areas of concentrated poverty as defined by the Metropolitan Council. Policy LU-6 (4). Foster equitable and sustainable economic growth by proactively directing new development to high-priority geographies, such as Neighborhood Nodes, ACP50 Areas and Opportunity Sites.	Y	Y, Dale and University				Frogtown - Rondo CDA	5

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21-151	PI	1	8	Ramsey Hill Association, Dan Reed danreed55@icloud.com	375 Summit Ave, St. Paul, MN 55102	<u>Cochran Park: Rebirth of the Native American Hunter and His Dog!</u> : Repair, sand blast & paint railing, Replace new pedestals & shake shingles, Remove utility pole, Plumbing, Electrical	X		2040 Comprehensive Plan Landuse Chapter; District 8 neighborhood plan.		N	N	X		Hill Historic District. Will require HPC review.		3
21-152	C	2	9	Remke Partners, Sara Remke saremke@gmail.com	1545 West 7th . St Paul, 55102	<u>1545 West 7th rehab</u> : The building currently has no HVAC or plumbing, the facade is in shambles and it requires electric upgrades. Walls and bathroom will be added.	X		Comp Plan, Dist 9 Plan		N	Y, Victoria Park					3
21-153	C	2	16	<u>Reza inc., shab shakibi</u> rezaincproperty@gmail.com	<u>770 Grand Ave., St. Paul, MN 55105</u>	<u>770 Grand Ave</u> : 10 new windows, 1 staircase, 1 ADA ramp, Art display/mural, Trash/Recycling, Resurface parking lot & walkway/sidewalk, Install bike parking	X		Comp Plan, D16 Plan	Comp Plan Policy LU-18: Support facilities outside public rights-of-way to support pedestrian and bicycling activity, such as sidewalk access to building entrances, adequate lighting, trails and bicycle parking/storage. Comp Plan Policy LU-10: Activate streetscapes with active first-floor uses, street trees, public art, outdoor commercial uses and other uses that contribute to a vibrant street life.	N	Y, Grand-Victoria			Surveyed. Inventory number: RA-SPC-1373 (The Lick House)	Sidewalk access to building entrances, bike parking, and public art are called out in Comp Plan policies	4
21-154	C	4	11	SA Food Brothers LLC, Ahmed Ali ahmed428@umn.edu	629 Aldine St, St Paul, MN 55104	<u>Business Building Renovation</u> : 4 sets of ceiling lights, 3 sets of security lights, security cameras, floor tiling, painting, bathroom hand wash sink, wall tiling, kitchen plumbing update, exterior crack repair, and more	X		Comp Plan	LU-5: Encourage flexible building design to ensure ongoing functionality and viability, and to respond to new market opportunities.	N	N					3
21-155	PI	6,7	4,5	<u>Saint Paul Parks Conservancy, Michael-Jon Pease</u> pease@stpaulparks.org	<u>665 Greenbrier Street, Saint Paul, MN 55106</u>	<u>Swede Hollow Park Public Improvements</u> : 14 signs: Dakota, Swedish, Italian, Irish ("Connemara Patch"), and Mexican History/end of residential use, Rusty Patched Bumble Bee, Bird Flyway, Hamm Manion, plus maps/wayfinding; 37 light bollards	X		Comp Plan, D4 Plan, D5 Plan, Trout Brook/Lower Phalen Greenway Plan	D4 Plan Policy P9: Promote the use of park and recreation facilities by including signage to identify park locations, park information in multiple languages, and maps of amenities within parks at park entrances and gathering places; TBLPG Plan Impl. Step 10 calls for education of bird migration and Phalen Creek history.	N	N, close to E. 7th Street-Arcade and Payne-Tedesco				Pretty specifically called for by D4 Plan and TBLPG.	5
21-156	C	4	11	Salon Elise, Elisa Sloves, salonelise@yahoo.com	1619 University ave St Paul MN 55104	<u>Salon Elise</u> : paint and repair building .fix 2 doors and 1 window, add security lights. fix landscaping.	X		D11 Plan, 2040 Comp Plan	LU 2.1Promote active business store fronts with pedestrian-scale building facades, oriented toward public spaces and streets, including storefront transparency to provide safety and vitality.	N	Y, Snelling/Univ					3

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21-157	C	2	16	Seasoned Specialty Food Market, LLC, Kayla Yang-Best kayla@seasonedspecialtyfoods.com	1136 Grand Avenue, Saint Paul, Minnesota 55105	<u>Better Use Rehab Project at Seasoned Specialty Food Market:</u> 1. Renovate existing garage with loft (insulation, sheetrock inside) 2. A ramp to/from the garage, in place of the current walkway 3. New siding on existing building and 4. New roof on the building	X		Comp Plan, D16 Plan	LU-5 : Encourage flexible building design to ensure ongoing functionality and viability, and to respond to new market opportunities.	N	N	State Historic District		Proposal does not affect the state historic district (demo review only). Surveyed. Inventory number RA-SPC-1357	Building and loading/storage upgrades to improve business operation and respond to new market opportunities (online orders)	3
21-158	C	6	5	Shen Estates LLC, Nie Ling lingproperties88@gmail.com	1082 Payne Ave, St. Paul MN 55113	<u>1082 Payne Renovation:</u> Exterior Wall Repair; 6 new windows; 2 bathroom renovations with replacement of pipes	X		Comp Plan, D5 Plan	Comp Plan Policy LU-3: Prioritize equitable public investments relative to areas of concentrated poverty.	Y	N, near to Arlington Hills/Maryland-Payne and Lawson-Payne-Wells		X	Part of Potential Payne Avenue Commercial District, Proposal would have no adverse affect to the potential historic district.	In ACP50 gets a "5" due to conformance with Comp Plan Policy LU-3.	5
21-159	C	1	7	Soy Sauce Q, Akalat Thao thaoakalat@yahoo.com	Frogtown Crossroads Building - exact address TBD	<u>Frogtown Crossroads:</u> Space is 1,700 SF located in Frogtown Crossroads. Space is built from scratch, will require plumbing, electrical, drywall, HVAC, painting, flooring, etc	X		2040 Comprehensive Plan Landuse Chapter; The frogtown Smapl	Policy LU-3. Prioritize equitable public investments relative to areas of concentrated poverty as defined by the Metropolitan Council. Policy LU-6 (4). Foster equitable and sustainable economic growth by proactively directing new development to high-priority geographies, such as Neighborhood Nodes, ACP50 Areas and Opportunity Sites. Policy LU-6 (5). Foster equitable and sustainable economic growth by encouraging cultural and arts-based businesses and business districts, such as Little Mekong, Little Africa, Rondo and the Creative Enterprise Zone. SMAPL Policy LU-9 L9. Support the development and rehabilitation of commercial, mixed use, and multifamily residential uses along arterial and collector streets that are served by public transit.	Y	Y, University and Dale				Frogtown - Rondo CDA	5
21-160	H	7	4	Spence Specialties ANEW, Michaelene Colestock, michaelene.ssane@gmail.com	1075 Hudson Rd St. Paul, MN 55106	<u>SSANEW Housing for Women and Children:</u> Add 3 showers and 1 tub to existing half baths, Remove a wall in kitchenette to expand to full kitchen, Install full size fridge, oven, cooktop and cupboards into kitchen area, Convert reception area	X		Comp Plan, D4 Plan, Gold Line Station Area Plans	Comp Plan Policy LU-3: Prioritize equitable public investments relative to areas of concentrated poverty.	Y	Y, Earl Station Area			Wolkoff Building. Surveyed. Inventory number RA-SPC-1861	In ACP50 gets a "5" due to conformance with Comp Plan Policy LU-3.	5

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21-161	PI	4	12	<u>St. Anthony Park Community Council.</u> — <u>Kathryn Murray</u> kathryn@sapcc.org	<u>Block of 2300 Territorial Ave. St. Paul, MN 55114</u>	<u>Territorial-Carleton</u> : A public space x installation of 2 artistic benches and 2 creative crosswalks connecting the pedestrian along the path to a light rail station, including crossing an arterial street.			Comp Plan; D12 Plan; Raymond SAP	Public art should become an integral part of all future development and public realm projects within the Station Area. p.21 Raymond SAP	N	Y, Raymond Station Area	X				5
21-162	C	1	8	Sterling Club, Ellery Carr sterlingclub300@gmail.com	300 St. Albans St. N, Saint Paul, Minnesota 55104	<u>Sterling Club Renovations</u> : Exterior Improvements: concrete, steps, ramps, landscaping, irrigation, parking lot overlay, storage shed. Interior Improvements: kitchen, bathrooms, entry doors, audio/video, security systems, etc.	X		2040 Comprehensive Plan Landuse Chapter; district 8 neighborhood plan.	Policy LU-3. Prioritize equitable public investments relative to areas of concentrated poverty as defined by the Metropolitan Council. Policy LU-6 (4). Foster equitable and sustainable economic growth by proactively directing new development to high-priority geographies, such as Neighborhood Nodes, ACP50 Areas and Opportunity Sites.	Y	N					5
21-163	C	2	9	Stone Saloon, SBC dba Waldmann Brewery, Tom Schroeder tom@waldmannbrewery.com	445 Smith Ave N, Saint Paul MN 55102	<u>Waldmann Kitchen Gardens and Greenspace</u> : Kitchen garden boxes, crushed stone paths/seating areas, 6 trees, 7 arborvitae, native grasses & perennials, sound/sight-mitigating fence (south), cedar rail fence (east), bike racks, retaining wall.	X		Comp Plan, Dist 9 Plan		N	Y, Grand-W. 7th/Seven Corners	X		Will require HPC review for hardscaping and fencing.		3
21-164	C	7	1	Sunray Gas LLC, Jorge Samper Zelaya sunraybp@yahoo.com	344 Ruth St North St Paul MN 55119	<u>Sunray BP repairs and EMV update</u> : 4 new Gilbarco fuel dispensers and 3,400 sq ft of flat rubber roof	X		Comp Plan, D1 Plan, Gold Line Station Area Plans		N	Y, Sun Ray Station Area				Auto uses are discouraged by plans, but this is just maintenance - not an expansion.	3
21-165	C	6	2	Sunrise Asian Supermarket, Thanh Hoang asiangrocery1650@gmail.com	1650 White Bear Ave N, Saint Paul, MN 55106	<u>Sunrise Asian Supermarket 1650 White Bear Ave</u> : Bid came in at \$395,000 for complete build out-fixture and equipment should be around \$200,000, Property owner has committed to \$150,000 for the build out, \$200,000 owner cash investment	X		2040 Land Use Plan, White Bear Ave Small Area Plan, D2 Plan	2040 LU-33 (Nbhd node amenities); 2040 LU-36 (Nbhd serving commercial businesses); 2040 LU-6 (Foster econ growth); White Bear Ave Small Area Plan Commercial Recommendations. Greater East Side Plan, E1 and E3.	N	Y, Idaho-White Bear				Plans not available - ensure they meet code requirements. CNPC-neighborhood nodes, near Hillcrest site,	4
21-166	C	1	13	The Sanneh Foundation, Karen Manikowski kmanikowski@thesannefoundation.org	1276 University Avenue W, St. Paul, MN	<u>The Sanneh Foundation HQ Renovations at 1276 University Ave. W., St. Paul</u> : Rehabilitating the roofing, parking lot, and interior with contemporary upgrades. I. Roof Renovation - \$48k; II. Parking Lot Resurface & Striping - \$5k; III. Interior Demolition/Remodel - \$362k	X		Land Use Plan, D 13 Plan	LU-3. Prioritize equitable public investments relative to areas of concentrated poverty...	N	Y, Hamline Avenue Station				CNPC-serving ACP 50 community	5

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21-167	C	1	7	V&C Tasty Inc, Lien Lieu, littleszechuanunivers ityave@gmail.com	422 University Ave W, Saint Paul, MN 55103	<u>Little Szechuan on University Ave: Interior Improvements- Walls, Tiles, New Wok Station, Ceiling Tiles, Bathroom Upgrades, AC Unit, HVAC work, flooring</u>	X		2040 Comprehensive Plan Landuse Chapter; The frogtown Smapl	Policy LU-3. Prioritize equitable public investments relative to areas of concentrated poverty as defined by the Metropolitan Council. Policy LU-6 (4). Foster equitable and sustainable economic growth by proactively directing new development to high-priority geographies, such as Neighborhood Nodes, ACP50 Areas and Opportunity Sites. Policy LU-6 (5). Foster equitable and sustainable economic growth by encouraging cultural and arts-based businesses and business districts, such as Little Mekong, Little Africa, Rondo and the Creative Enterprise Zone. SMAPL Policy LU-9 L9. Support the development and rehabilitation of commercial, mixed use, and multifamily residential uses along arterial and collector streets that are served by public transit.	Y	Y, Western and University				Little Mekong CDA	5
21-168	C	1	8	Victoria Best Steak House, INC., Evangelos Hatzistamoulus thebeststeak@gmail.com	860 University Avenue W. Saint Paul, MN 55104	<u>Best Roof for Best Steak!:</u> Roof: Remove perimeter flashing, install 40 ml PVC prefabricated single ply membrane, roofing mechanically fastened w/custom boots, venting, heat weld seams. Carpet: 4 apartments take up/haul/labor.	X		2040 Comprehensive Plan Landuse Chapter; district 8 neighborhood plan.	Policy LU-3. Prioritize equitable public investments relative to areas of concentrated poverty as defined by the Metropolitan Council. Policy LU-6 (4). Foster equitable and sustainable economic growth by proactively directing new development to high-priority geographies, such as Neighborhood Nodes, ACP50 Areas and Opportunity Sites. Policy LU-6 (5). Foster equitable and sustainable economic growth by encouraging cultural and arts-based businesses and business districts, such as Little Mekong, Little Africa, Rondo and the Creative Enterprise Zone.	Y	Y, University and Victoria				Frogtown Rondo CDA, CNPC leave it as a 4, even though in ACP 50 because of the type of work proposed	4

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21-169	C	1	7	Victoria Theater Arts Center, Tyler Olsen-Highness tyler@victoriatheater.org	825 University Ave., Saint Paul MN 55104	<u>Victoria Theater Arts Center Renovation:</u> Adaptive re-use of 5500 SF vacant silent movie house, including: 120 seat theater, flexible space, technical and dressing & lobby, replacement of all windows & doors, historic facade repair.	X		2040 Comprehensive Plan Landuse Chapter; The frogtown Smapl, The Victoria Station Area Plan	Policy AE6. Support the revitalization of the Victoria Theatre so it can serve as a hub for arts based education/ programming, performances, and community engagement within Frogtown. Section 4.1.1 (d) of the station area plan states that The Victoria Theater is a unique historic structure and is an important local landmark for the neighborhood. New uses and developments should seek to reuse the Theater to strengthen the connection between the station area's past and present condition. Policy LU-3. Prioritize equitable public investments relative to areas of concentrated poverty as defined by the Metropolitan Council. Policy LU-6 (4). Foster equitable and sustainable economic growth by proactively directing new development to high-priority geographies, such as Neighborhood Nodes, ACP50 Areas and Opportunity Sites. Policy LU-6 (5). Foster equitable and sustainable economic growth by encouraging cultural and arts-based businesses and business districts	Y	Y, University and Victoria	X		Will require HPC review.	This project is specifically mentioned in the station area plan and the neighborhood plan. It is also within a the Frogtown Rondo Cultural Destination Area and it would be a beneficial land use within a cultural district.	5

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21-170	C	1	7	West Indies Soul Food Inc., Sharon Richards-Noel westindiessoulfood1@gmail.com	839 University Ave W, St Paul, MN 55104	<u>West Indies Soul Food Project at Model Cities Brownstone:</u> Complete build-out of 2,545 SF of space including electrical work, water and sewer connections, exhaust hood/fire suppression system, flooring and walls, and construction of restroom facilities.	X		2040 Comprehensive Plan Landuse Chapter; The frogtown Smapl	Policy LU-3. Prioritize equitable public investments relative to areas of concentrated poverty as defined by the Metropolitan Council. Policy LU-6 (4). Foster equitable and sustainable economic growth by proactively directing new development to high-priority geographies, such as Neighborhood Nodes, ACP50 Areas and Opportunity Sites. Policy LU-6 (5). Foster equitable and sustainable economic growth by encouraging cultural and arts-based businesses and business districts, such as Little Mekong, Little Africa, Rondo and the Creative Enterprise Zone. SMAPL Policy LU-9 L9. Support the development and rehabilitation of commercial, mixed use, and multifamily residential uses along arterial and collector streets that are served by public transit.	Y	Y, University and Victoria			Surveyed. Inventory number: RA-SPC-3893	Frogtown Rondo CDA	5
21-171	C	2	9	WHB Inc., William Burg billburg@edinarealty.com	678 West 7th Street, Saint Paul, MN 55102	<u>HVAC at 678 West 7th Street:</u> Mechanical system renovation & replacement.	X		Comp Plan, Dist 9 Plan		N	Y, St. Clair-W. 7th					3
21-172	C	2	9	White Squirrel LLC, Jarret Oulman jarretoulman@331club.com	974 7th St W., St. Paul, MN 55102	<u>White Squirrel:</u> Pavers installation for walkway and patio area behind the building. Fencing and Landscaping the area around the patio. Installing a garbage enclosure.	X		Comp Plan, Dist 9 Plan		N	Y, Randolph-W. 7th/Schmidt			Surveyed. Inventory number: RA-SPC-5323		3
21-173	C	4	11	Work it Coworking, Anne Hendrickson anne@co-workit.com	635 Fairview Ave N St. Paul MN 55104	<u>Sprinkler System for Childcare Center in Work it Building:</u> Sprinkling a vacant woman, locally owned building so a daycare serving youth in need can occupy the space.	X		2040 Comp Plan	Policy LU-5. Encourage flexible building design to ensure ongoing functionality and viability, and to respond to new market opportunities.	N	N, near Fairview/University				Potentially serving ACP 50 population	4

#	Type	Ward	District	Applicant	Project Location	Project/Program Title & Summary	Compliant	Non Compliant	Plans Consulted	Addresses a specific item in an adopted plan? (Identify goal, policy, or objective number)	ACP 50 (Y or N)	Near or within a Neighborhood Node? (Identify location)	Historic Preservation District or Site?	POTENTIAL Historic Preservation District or Site?	Heritage Preservation comments/issues	Notes	Score
21-174	H	1,3	8,15	Young Women's Christian Association of St. Paul, Jeni Gregory jgregory@ywcastpaul.org	245, 251, 261 Oxford Street North, St. Paul 55104; 2052-2058 Saunders Ave and 930-942 Cleveland Ave, St. Paul MN 55116	<u>YWCA St. Paul Supportive Housing Rehabilitation & Preservation Project</u> : Oxford: brick replacement and tuckpointing, metal covers over waterproofing, gutter system. Cleveland-Saunders: deck replacement, shrub removal, retaining wall and paver repair, molding repair.	X		Land Use Plan, Housing Plan, D 15 Plan	H-2. Address housing deficiencies and encourage reinvestment in residential properties...H-39. Promote preservation of existing income-restricted affordable housing units to ensure continued affordability of those units. H-40. Prioritize preservation of income restricted and naturally-occurring affordable housing in areas with improved/improving transit.. D 15 H1.6 Prioritize preservation of naturally occurring affordable housing to minimize resident displacement, especially those in areas where transit or redevelopment investments are planned.	N	Y, near Highland Village Ford Site				Serving an ACP population	5

city of saint paul
planning commission resolution
file number 21-28
date May 14, 2021

**Rating of 2021 Neighborhood STAR Applications
for Compliance with the City of Saint Paul Comprehensive Plan**

WHEREAS, Minnesota State Statute 462.356 states that the planning agency shall review any proposed capital improvement and report to the governing body its findings as to compliance of the proposed improvement with the comprehensive municipal plan; and

WHEREAS, the Neighborhood STAR program funds capital improvement projects within the City of Saint Paul, and the Neighborhood STAR Board is reviewing applications to the Neighborhood STAR Program and will make funding recommendations to the Mayor and City Council; and

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

WHEREAS, on May 12, 2021, the Comprehensive and Neighborhood Planning Committee discussed and approved Comprehensive Plan ratings and comments on the Neighborhood STAR applications and forwarded these to the Planning Commission in a memo dated May 13, 2021; and

WHEREAS, the Comprehensive and Neighborhood Planning Committee recommends that applicants for projects on properties that are found to be out of compliance with existing zoning regulations or permits be ineligible for Neighborhood STAR funds, either directly or as a sub-grantee; and

WHEREAS, the Planning Commission has reviewed these recommendations, and encourages the Neighborhood STAR board to consider the various planning themes that different projects may or may not fall under;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission approves the attached Comprehensive Plan compliance ratings for the 2021 Neighborhood STAR applications and forwards the ratings to the Neighborhood STAR Board for its consideration.

moved by Grill

seconded by Thomas

in favor 14-0 with 1 abstention (Rangel Morales)

against _____