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October 8, 2018

Saint Paul Planning Commission
15 Kellogg Blvd W
Saint Paul, MN 55102

Dear Planning Commissioners:

A representative for the McDonald's project at 1841 Suburban Ave met with the District 1 Land Use Committee at our meeting on October 1, 2018 to discuss the project and the proposed variances and conditional use permits. After the opportunity to discuss and ask questions, the committee has chosen to support some of the requests and ask that the other requests be denied.

Overall, we envision the Suburban Ave commercial corridor be transformed from an auto-dominated, over-parked area to one that is pleasant to be in and move through by modes other than car travel. We look forward to the completion of the METRO Gold Line on the other side of Interstate 94 and the possibilities to connect the Suburban corridor to those stations. With this in mind, we ask all developers in the corridor to design their projects to work toward this. We are also mindful that the transformation will be gradual and that compromise is necessary as we move forward.

Specific to this project, we would like the building to move closer to the sidewalk (preferably meeting the 10-foot maximum setback), and we especially would like the drive lane between the building and sidewalk be eliminated. This would continue to establish more traditional urban form along the street as well as provide major safety benefits to customers not accessing the site by car.

Regarding the conditional use permits and variances requested, we are supportive of a fast food use at this location and for the third drive-through window being added. We also do not have objections to the project not meeting the minimum floor area ratio, since moving the building forward would potentially allow future development to include the back portion of the lot. We are comfortable that the design screens mechanical equipment and provides sufficient height to meet the single-story and other design standards.

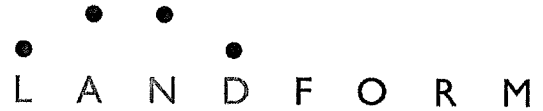
There are also aspects of the proposal that we oppose. We do not support the building being placed further back than the maximum front setback. We also do not support front yard parking as proposed, however, we would be willing to consider support if the building is moved forward to meet the front setback. We finally are not convinced that the proposed number of parking spaces is necessary and so we do not support the request to exceed the off-street parking maximum as proposed. With other design changes, we would be willing to consider an alternative proposal at less than the current proposal that still may be above the maximum.

Our committee appreciates the engagement the applicant has provided so far and we believe that our conversations will continue with revisions to the proposed site plan. We are confident that we can find a solution that works for both the applicant and the community. We will communicate the results of that continued engagement as it happens.

Sincerely,



Paul Sawyer,
Chair, District 1 Land Use Committee
On behalf of the Board of Directors



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MEMORANDUM

DATE October 10, 2018

TO Bill Dermody

CC

FROM Kevin Shay

RE Demonstration of Parking Need for 1841 Suburban Ave, St. Paul 55119

In order to clarify and demonstrate the need for additional parking for the McDonald's at 1841 Suburban Avenue, Landform is submitting this memo detailing the parking needs for the use.

There are three components of the McDonalds business that require on-site parking. The first is parking for the employees that will be working at the restaurant. The second is parking for customers that eat inside the restaurant. The third is parking for mobile orders and UberEats pickups.

1. The McDonald's will have 30 employees on the max shift that will need 30 spaces to be parked on site.
2. The owner of the store provided data from July 2018 for the number of customer cars present during certain time periods throughout the day.

Time	Customer Cars Parked on Site.
4 a.m. – 11 a.m.	122
11 a.m. – 4 p.m.	163
4 p.m. – 8 p.m.	96
8 p.m. – 2 a.m.	66

The peak time period is 11 a.m. to 4 p.m. which has an average of 32 cars parked on site per hour. For a restaurant use, the peak parking hour is statistically shown to be 1.25* times higher than the average. This means that from the data the cars parked during the peak hour would be 40 cars.

3. McDonald's also needs to provide parking spaces for mobile orders and UberEATS, which uses 6 to 7 parking spaces during peak hours and accounts for over 100 orders each day.

The total of the three components that require parking for McDonalds is 77. 30 for employees, plus 40 for customers, plus 7 for mobile orders. We believe this demonstrates a need for the 75 parking spaces requested.

*Source is Urban Land Institute (ULI) Shared Parking Manual.

