

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

WHEREAS, the St. Paul Jewish Community Center, File # 18-024-542, has applied for a conditional use permit for community center expansion under the provisions of §§ 65.235 and 65.501 of the Saint Paul Legislative Code, on property located at 1375 St. Paul Avenue, parcel identification number (PIN) 21.28.23.12.0112, legally described as Registered Land Survey 529 Tract A; and

WHEREAS, the Zoning Committee of the Planning Commission, on February 15, 2018, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of §61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing as substantially reflected in the minutes, made the following findings of fact:

1. The Jewish Community Center (JCC) has been located on St. Paul Avenue since 1963. The JCC is a noncommercial recreation use and is permitted in the RM 2 zoning district with a conditional use permit, Zoning Code § 65.235. The JCC was established before adoption of the current Zoning Code in 1975 and before a conditional use permit was required for the use. A special condition use permit was granted in 1979. According to Zoning Code § 61.503(b) a change to a conditional use requires a new permit when the floor area of a conditional use expands by fifty (50) percent or more. For a conditional use existing on October 25, 1975, expansion is the sum of the floor area of all of the expansions since then. When the JCC was established in 1963 it had a floor area of 66,751 square feet, fifty (50) percent of that amount is 33,376. Additions and demolitions have occurred since 1963, including a 32,122 square feet expansion approved in 2017. Shortly after the 2017 addition was approved the JCC received a donation allowing it to add a creative arts wing to the building. The size of the creative arts wing addition increases the floor area of the use by 4,427 square feet and triggers the need for a new conditional use permit since the floor area of the use will be expanded by more than fifty (50) percent. The proposed floor area increase since 1975 is 35,797 square feet and amounts to a 53.6 percent increase.
2. Zoning Code § 65.235 permits noncommercial recreation areas subject to the following standards and conditions:
 - (a) *The proposed site for any of the uses permitted herein shall have at least one (1) property line abutting a major thoroughfare (in definition), and the site shall be so planned as to provide principal access directly to said major thoroughfare.* This condition is met.

moved by _____
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in favor _____
against _____

The JCC abuts St. Paul Avenue, a major thoroughfare, and the principal access is from this thoroughfare.

(b) All yards shall be landscaped in trees, shrubs and grass. All such landscaping shall be maintained in a healthy condition. There shall be no parking or structures permitted in these minimum yards, except required entrance drives and those walls used to obscure the use from abutting residential districts. This condition is met. The site is landscaped and maintained in a healthy condition. The JCC received a variance to allow the structure to be in the rear yard. The rear yard abuts the CP rail spur.

(c) Whenever a swimming pool is constructed under this subparagraph, said pool area shall be provided with a protective fence, six (6) feet in height, and entry shall be provided by means of a controlled gate. This condition is met. There is an indoor pool in the facility, thus no need for a protective fence.

3. Zoning Code § 61.501 lists five standards that all conditional uses must satisfy:

(a) The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council. This condition is met. The noncommercial recreation use has been in existence at this location since 1963. The property is appropriately zoned for the use and the use is in substantial compliance with the comprehensive plan.

(b) The use will provide adequate ingress and egress to minimize traffic congestion in the public streets. This condition is met. The two points of access to the facility are from St. Paul Avenue on the north and Davern Street on the east. Public Works traffic engineers are in the process of reviewing the site plan for the creative arts wing expansion.

(c) The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare. This condition is met. The expansion is in keeping with the existing facility and with the character of development in the immediate neighborhood and will not endanger the public health, safety, and general welfare. The area surrounding the property is fully developed.

(d) The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. This condition is met. The JCC is aware of the planning underway for the future of the CP rail spur that borders its southern property line.

(e) The use shall, in all other respects, conform to the applicable regulations of the district in which it is located. This condition is met. No variances or modifications are required for the use.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of the St. Paul Jewish Community Center for a conditional use permit for community center expansion at 1375 St. Paul Avenue is hereby approved subject to the following condition:

1. Final plans approved by the Zoning Administrator for this use shall be in substantial compliance with the plans submitted and approved as part of this application.

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WHEREAS, KTJ 298 LLC, File # 18-024-461, has applied to rezone, from R3 one-family residential to RM2 multiple-family residential, under the provisions of § 61.801(b) of the Saint Paul Legislative Code, property located at 1891 Norfolk Avenue and 1413 Sue Street, Parcel Identification Numbers (PIN) 21.28.23.24.0131 and 21.28.23.24.0133, legally described as Lots 26-28 and the west 42 feet of Lots 23-25, Block 7, Davern’s Burren Addition; and

WHEREAS, the Zoning Committee of the Planning Commission, on February 15, 2018, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of § 61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing as substantially reflected in the minutes, made the following findings of fact:

1. The applicant owns the property to be rezoned and operates Highlands of St. Paul, a senior living community composed of three separate buildings connected by shared community spaces. The continuum of care offered includes memory care, assisted living, and independent living. The applicant intends to demolish two single family homes, one on Sue Street and one on Norfolk Avenue, to create a surface parking lot with 52 spaces. Access to the parking lot is from the alley. One single family home will remain east of the alley on Norfolk Avenue. A fence separating the parking lot from this home is planned.

The property to be rezoned is currently zoned R3, single family. The assisted and senior living facilities are zoned RM2, multiple-family. Zoning code § 63.303 requires that parking spaces for buildings with three or more units be on the same zoning lot or in an abutting zoning lot in the same or less restrictive zoning district. Therefore, the property must be rezoned from R3 to RM 2 to allow the parking spaces in the abutting zoning lot to serve the residential facilities in the RM2 zoning district.

Existing off-street parking, 86 spaces, is located in three underground lots below the assisted and independent living facilities located to the west of the property to be rezoned. All of these spaces are used by facility residents. Employees, visitors, and residents park on the street and employees and visitors also park in a lot that the applicant rents from St. Andrew Kim Catholic Church across the street to the south.

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in favor _____
against _____

The applicant states that they receive complaints from neighborhood residents about their use of on-street parking.

The residential uses owned by the applicant require approximately 54 off-street parking spaces and 86 spaces are currently provided. The proposed parking lot will add 52 spaces for a total of 138 parking spaces.

The proposed parking lot requires site plan review. A Transportation Demand Management Plan is required as part of the site plan review process based on the increased amount of spaces above the minimum requirement and over 100 total spaces provided.

2. The proposed zoning is consistent with the way this area has developed. The rezoning allows development of a parking lot to serve the existing multiple-family residential uses to the west. Rezoning would also allow expansion of the existing multiple-family use to the west or development of a separate multiple-family housing facility.
3. The proposed zoning is consistent with the Comprehensive Plan. The Land Use plan identifies this area as an Established Neighborhood. Established Neighborhoods are predominately residential areas with a range of housing types. Single family houses and duplexes predominate, although there may be smaller scale multiple-family housing scattered with these neighborhoods. Land Use Policy 1.1 states, "Guide the development of housing in Established Neighborhoods, commercial areas within Established Neighborhoods, and in Residential Corridors." Land use policy 1.40, states "Promote the development of housing choices for people of all ages, including singles and young couples, families, empty-nesters, and seniors."
4. The proposed zoning is compatible with the surrounding residential uses and will allow development of a parking lot to decrease use of on-street parking by employees, visitors, and residents.
5. Court rulings have determined that "spot zoning" is illegal in Minnesota. Minnesota courts have stated that this term "*applies to zoning changes, typically limited to small plots of land, which establish a use classification inconsistent with the surrounding uses and create an island of nonconforming use within a larger zoned property.*" The property is adjacent to an existing RM2 zone and will not result in a spot zone.

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission recommends to the City Council that the application of KTJ 298 LLC to rezone, from R3 one-family residential to RM2 multiple-family residential, property at 1891 Norfolk Avenue and 1413 Sue Street be approved.

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WHEREAS, Danmark Properties LLC, File # 18-024-674, has applied for a reestablishment of nonconforming use as a 4-family dwelling under the provisions of § 62.109(e) of the Saint Paul Legislative Code, on property located at 780-784 Agate Street, Parcel Identification Number (PINs) 30.29.22.43.0062 and 30.29.22.43.0108, legally described as Lot 11, Block 5, Edmund Rice's Second Addition and Lot 1 of F.W. Lapham's Addition; and

WHEREAS, the Zoning Committee of the Planning Commission, on February 15, 2018, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of §61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing as substantially reflected in the minutes, made the following findings of fact:

1. The applicant is seeking reestablishment of a nonconforming use at the subject property. On August 25, 2016, the Certificate of Occupancy was revoked and the building was registered as a Vacant Building on August 31, 2016. The building has remained vacant for more than one year, which eliminated its legal nonconforming status as a multifamily building in the RT1 district.
2. This property is currently comprised of two zoning lots with the structure appearing to be situated across the property line. Setback requirements do not allow buildings to be built across a property line. To remedy this, the two parcels must be tied together at Ramsey County to create one parcel.
3. Section 62.109(e) states: *When a legal nonconforming use of a structure, or structure and land in combination, is discontinued or ceases to exist for a continuous period of more than one (1) year, the planning commission may permit the reestablishment of a nonconforming use if the commission makes the following findings:*
 - (1) *The structure, or structure and land in combination, cannot reasonably or economically be used for a conforming purpose.* This finding is met. The structure was built in 1890 as a hospital, and the 1903 Sandborn map shows it being used as flats. It is a large, three-story structure that cannot reasonably or economically be used for a conforming purpose.
 - (2) *The proposed use is equally appropriate or more appropriate to the district than the previous legal nonconforming use.* This finding is met as the applicant is seeking to re-establish the building with the same number of units, four, as it had prior to it becoming vacant. In the early 2000s, Certificate of Occupancy records reflect that the building had five units.

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seconded by _____

in favor _____

against _____

- (3) *The proposed use will not be detrimental to the existing character of development in the immediate neighborhood or endanger the public health, safety, or general welfare. This finding is met. The use will neither be detrimental to the existing character of the development in the immediate neighbor nor endanger the public health, safety, or general welfare. This multifamily use has been in this neighborhood since at least 1903.*
- (4) *The proposed use is consistent with the comprehensive plan. This finding is met. The Future Land Use Map of the Comprehensive Plan guides this area as Established Neighborhood. This uses accommodates a range of residential types, including small multifamily.*
- (5) *A notarized petition of at least two-thirds of the owners of the described parcels of real estate within one hundred (100) feet of the subject property has been submitted stating their support for the use. This finding is met. The petition was found sufficient on February 1, 2018: 14 parcels eligible; 10 parcels required; 10 parcels signed.*

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of Danmark Properties LLC for a reestablishment of nonconforming use as a 4-family dwelling at 780-784 Agate Street is hereby approved with the following condition.

1. Tying the two lots together at Ramsey County to create a single parcel.

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WHEREAS, Superior LLC, File # 18-024-155, has applied for a conditional use permit for a mixed residential / commercial use with more than 6 dwelling units (64 proposed), with modification of a special condition for this use to allow dwelling units on the first floor (39 units proposed, no first floor dwelling units permitted), and modification of the condition for this use that at least 80% of the first floor shall be devoted to non-residential principal uses (10% proposed), under the provisions of §§ 61.501, 61.502, and 65.143(b) of the Saint Paul Legislative Code, on property located at 2103 Wabash Avenue, Parcel Identification Number (PIN) 32.29.23.14.0002, legally described as Hewitt's Out Lots, Lots 118 - 119, and vacated adjacent 7 feet of Wabash Avenue, and vacated adjacent 10 feet of Montgomery Street; and

WHEREAS, the Zoning Committee of the Planning Commission, on February 15, 2018, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of §61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing as substantially reflected in the minutes, made the following findings of fact:

1. The site contains a mostly vacant former industrial building (fully vacant 2nd and 3rd floors, partially vacant 1st floor) that has reportedly not been fully used since 1979. Several retail/service businesses have partially occupied the 1st floor in recent years, including pet boarding, industrial tires sales and service, and guitar repair. The building was constructed in several stages of additions, resulting in multiple floor levels and roof levels.
2. The site is surrounded by industrial zoning and mainly industrial uses. It abuts Myrtle Avenue, Montgomery Street, and Wabash Avenue. The surrounding streets accommodate much truck traffic and do not have sidewalks.
3. Zoning Code § 65.143(b) includes the following special conditions that apply to mixed residential and commercial use in an I2 general industrial zoning district. *In I1-I2 industrial districts, dwelling units shall not be located in the basement or first floor and at least eighty (80) percent of the first floor shall be devoted to principal uses permitted in the district, other than residential uses. In the I2 district, a conditional use permit is required for a mixed residential and commercial use with more than six (6) dwelling units.* The application for a conditional use permit proposes 64 dwelling units in the building, including 39 first-floor units comprising up to 90 percent of the first floor area. Therefore, the conditions that there be no dwelling units on the first floor and that at least 80% of the first floor shall be devoted to non-residential principal uses are not met. The application requests that these conditions be modified as discussed below.
4. Zoning Code § 61.501 lists five standards that all conditional uses must satisfy:

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in favor _____

against _____

- (a) *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.* This condition is met. The site is designated in Comprehensive Plan Figure LU-B as Industrial, which calls for "(p)rimarily manufacturing and/or the processing of products; could include light or heavy industrial land uses, large warehouse facilities, and/or utilities." The West Midway Industrial Area Plan (WMIAP) says in Strategy PI-1 that we should, "(r)etain and protect current industrial land from conversions to non-industrial uses." The conditional use permit maintains the I2 zoning and is therefore in compliance with the Comprehensive Plan.
 - (b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. The site has direct access to three streets.
 - (c) *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.* This condition can be met. Adjacent streets do not have sidewalks and convey large amounts of truck traffic. The use does not negatively impact the area's existing character or endanger public safety, provided that the property owner work to improve the surrounding pedestrian and bicycle infrastructure.
 - (d) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.* This condition is met. The adjacent properties are not being rezoned and maintain their permitted uses.
 - (e) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* This condition is not met. The applicant has requested modification of regulations that apply to the proposed use in the I2 general industrial zoning district. The requirements for approval of the requested modification are discussed in Finding 5 below.
5. Zoning Code § 61.502 provides that "*the planning commission ... may modify any or all special conditions when strict application of such special conditions would unreasonably limit or prevent otherwise lawful use of a piece of property or an existing structure and would result in exceptional undue hardship to the owner of such property or structure; provided, that such modification will not impair the intent and purpose of such special condition and is consistent with health, morals and general welfare of the community and is consistent with reasonable enjoyment of adjacent property.*" These requirements for modification of special conditions are met. The application requests modification of conditions that prohibit dwelling units on the first floor and require that 80% of the first floor be devoted to principal uses permitted in the district, other than residential uses. Strict application of these conditions would likely prevent otherwise lawful use of this long-underutilized building due to its condition and the investment that would be required to make it functional for industrial uses. The requested modification to allow 39 dwelling units on the first floor and decrease the required amount of non-residential use on the first floor from 80% to 10% would not impair the intent and purpose of these conditions to retain and protect industrial land in the I2 general industrial district from conversion to residential uses because the property and adjacent properties maintain their industrial zoning.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of Superior LLC for a conditional use permit for a mixed residential / commercial use with more than 6 dwelling units (64 proposed), with modification of a special condition for this use to allow dwelling units on the first floor (39 units proposed, no first floor dwelling units permitted), and modification of the condition for this use that at least 80% of the first floor shall be devoted to non-residential principal uses (10% proposed), at 2103 Wabash Avenue is hereby approved, subject to the following condition:

1. The property owner shall work with the community and other interested parties on a safety plan regarding pedestrian and bicycle access in the area.

St. Anthony Park Community Council/District 12
2395 University Avenue W., Suite 300E, Saint Paul, MN 55114
651/649-5992 tel www.sapcc.org

ST. ANTHONY PARK
February 12, 2018
COMMUNITY COUNCIL
12
DISTRICT

City of Saint Paul – Zoning Committee
25 West 4th Street
City Hall Annex
Suite 1400
Saint Paul, MN 55102

Dear Zoning Committee,

The St. Anthony Park Community Council/District 12 supports the PAK/HBG project at 2103 Wabash. The developer has committed to working with the Community Council to investigate ways to increase the amount of commercial spaces in the project and to improve pedestrian and biking infrastructure surrounding this historic building. This will providing better connections and safety to the mix of nearby offices, warehouse spaces, restaurants, brewery, retail, and other employers that already exist within a few blocks of this proposed development.

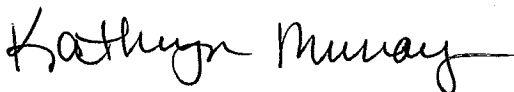
We support this project because we believe it is a worthwhile effort to rehabilitate and repurpose a historic building, and it recognizes that industrial areas need to change to accommodate modern businesses that require innovation and shared resources among networks of collaborators.

One of the key questions that our Community Council has been considering as we draft a new ten-year plan for the community is “How do we support the shift to a creative, more diverse economy?” We believe that industry around maker-culture hubs will create far more jobs than strictly industrial-zoned areas. Such a maker-culture hub is developing near this project. We believe that mixed use buildings including both housing and industrial/commercial spaces will be necessary to increase jobs in the future in areas currently zoned industrial. Zoning needs more flexibility to adapt to changing industry.

This building has been vacant for nearly forty years. This would not be true if the site was in demand for industrial use. We applaud the project’s plan to create commercial spaces that are necessary for small-scale manufacturing and customization businesses, so-called “maker spaces.” These commercial spaces are in demand in our district, and we believe will be an important element of increasing jobs in our district. We would like to see even more of these spaces in the project.

We support either a re-zoning and variance or a conditional use permit to allow the project to move forward. Our preference would be to extend the IT Transitional Industrial zone that reaches the corner of Montgomery Street and Myrtle Avenue to include the site and grant a variance to for more housing than is allowed in an IT zone.

Sincerely,



Kathryn Murray
Operations and Outreach Coordinator

CC: Russ Stark, Council Member; Samantha Henningson, Legislative Aide; Mike Zipko

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

WHEREAS, PAK Properties, File # 18-024-315, has applied for a variance to allow residential use of 90% of the first floor (50% maximum allowed in IT district) and only 10% of the first floor to be devoted to non-residential principal uses (50% minimum in IT district) under the provisions of § 61.202(b) and 61.601 of the Saint Paul Legislative Code, on property located at 2103 Wabash Avenue, Parcel Identification Number (PIN) 32.29.23.14.0002, legally described as Hewitt's Out Lots, Lots 118 - 119, and vacated adjacent 7 feet of Wabash Avenue, and vacated adjacent 10 feet of Montgomery Street; and

WHEREAS, the Zoning Committee of the Planning Commission, on February 15, 2018, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of §61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing as substantially reflected in the minutes, made the following findings of fact:

1. The application requests a variance to allow dwelling units to occupy 90% of the first floor (50% maximum in IT district) and only 10% of the first floor to be devoted to non-residential uses (50% minimum in IT district). An accompanying application requests rezoning from I2 General Industrial to IT Transitional Industrial.
2. The site is surrounded by industrial zoning and mainly industrial uses. It abuts Myrtle Avenue, Montgomery Street, and Wabash Avenue. The surrounding streets accommodate much truck traffic and do not have sidewalks.
3. Zoning Code § 61.601 states that the Planning Commission shall have the power to grant variances from the strict enforcement of the provisions of this code upon a finding that:
 - (a) *The variance is in harmony with the general purposes and intent of the zoning code.* This finding is not met. The intent of the IT Transitional Industrial district is to provide sites for commercial, office and light industrial uses that are compatible with nearby residential and traditional neighborhood districts, parks, and parkways. The variance would permit use of the site to be almost entirely residential. The variance is also not in harmony with the intent and purpose of the limits on residential uses and requirement for a minimum amount of non-residential use, which is to retain and protect industrial land use and industrial viability in the IT district.
 - (b) *The variance is consistent with the comprehensive plan.* This finding is not met. The site is designated in Comprehensive Plan Figure LU-B as Industrial, which calls for "(p)rimarily manufacturing and/or the processing of products; could include light or heavy

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industrial land uses, large warehouse facilities, and/or utilities.” The 2007 Central Corridor Development Strategy identifies the site as being outside the Areas of Change adjacent to the Green Line LRT. The West Midway Industrial Area Plan (WMIAP) says in Strategy PI-1 that we should “(r)etain and protect current industrial land from conversions to non-industrial uses.” The WMIAP also places great importance on improving buffering between existing “vulnerable land use edges” between residential and industrial uses so as to reduce conflicts and preserve industrial viability. The proposed introduction of additional residential units at this location is contrary to the Comprehensive Plan’s Industrial designation and creates a new vulnerable land use edge in the heart of an industrial area that will put surrounding industrial uses at risk.

- (c) *The applicant has established that there are practical difficulties in complying with the provision; that the property owner proposes to use the property in a reasonable manner not permitted by the provision. Economic considerations alone do not constitute practical difficulties.* This finding is met. There are multiple floor levels on the first floor, limiting its flexibility and viability for commercial and industrial uses. Because of this and the poor condition of the building, renovation of the building for commercial or industrial use would not likely justify the return on investment.
- (d) *The plight of the landowner is due to circumstances unique to the property not created by the landowner.* This finding is met. The large industrial building with multiple floor levels is a difficult situation for reuse that was not created by the landowner.
- (e) *The variance will not permit any use that is not allowed in the zoning district where the affected land is located.* This finding is met. Mixed residential and commercial uses are allowed in the proposed IT Transitional Industrial district.
- (f) *The variance will not alter the essential character of the surrounding area.* This finding is not met. The variance would alter the essential industrial character of the surrounding area by introducing many residential units in the heart of an industrial area, and tend to impede the development and improvement of surrounding property for industrial uses.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of PAK Properties for a variance to allow residential use of 90% of the first floor (50% maximum allowed in IT district) and only 10% of the first floor to be devoted to non-residential principal uses (50% minimum in IT district) at 2103 Wabash Avenue is hereby denied.

St. Anthony Park Community Council/District 12
2395 University Avenue W., Suite 300E, Saint Paul, MN 55114
651/649-5992 tel www.sapcc.org

ST. ANTHONY PARK
February 12, 2018


City of Saint Paul – Zoning Committee
25 West 4th Street
City Hall Annex
Suite 1400
Saint Paul, MN 55102

Dear Zoning Committee,

The St. Anthony Park Community Council/District 12 supports the PAK/HBG project at 2103 Wabash. The developer has committed to working with the Community Council to investigate ways to increase the amount of commercial spaces in the project and to improve pedestrian and biking infrastructure surrounding this historic building. This will providing better connections and safety to the mix of nearby offices, warehouse spaces, restaurants, brewery, retail, and other employers that already exist within a few blocks of this proposed development.

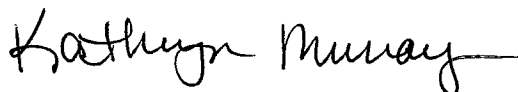
We support this project because we believe it is a worthwhile effort to rehabilitate and repurpose a historic building, and it recognizes that industrial areas need to change to accommodate modern businesses that require innovation and shared resources among networks of collaborators.

One of the key questions that our Community Council has been considering as we draft a new ten-year plan for the community is “How do we support the shift to a creative, more diverse economy?” We believe that industry around maker-culture hubs will create far more jobs than strictly industrial-zoned areas. Such a maker-culture hub is developing near this project. We believe that mixed use buildings including both housing and industrial/commercial spaces will be necessary to increase jobs in the future in areas currently zoned industrial. Zoning needs more flexibility to adapt to changing industry.

This building has been vacant for nearly forty years. This would not be true if the site was in demand for industrial use. We applaud the project’s plan to create commercial spaces that are necessary for small-scale manufacturing and customization businesses, so-called “maker spaces.” These commercial spaces are in demand in our district, and we believe will be an important element of increasing jobs in our district. We would like to see even more of these spaces in the project.

We support either a re-zoning and variance or a conditional use permit to allow the project to move forward. Our preference would be to extend the IT Transitional Industrial zone that reaches the corner of Montgomery Street and Myrtle Avenue to include the site and grant a variance to for more housing than is allowed in an IT zone.

Sincerely,



Kathryn Murray
Operations and Outreach Coordinator

CC: Russ Stark, Council Member; Samantha Henningson, Legislative Aide; Mike Zipko